

CITY COUNCIL REGULAR MEETING

JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY

TUESDAY, AUGUST 18, 2026

5:30 PM

AGENDA
JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY OF THE REDEVELOPMENT AGENCY

City Council Regular Meeting - Tuesday, August 18, 2026
5:30 PM

THIS MEETING WILL BE HELD VIRTUALLY AND IN PERSON, IS COMPLIANT WITH ASSEMBLY BILL ("AB") 2449, SIGNED INTO LAW ON SEPTEMBER 13, 2022, WHICH AMENDS GOVERNMENT CODE SECTION 54953 TO PROVIDE AUTHORITY FOR PUBLIC AGENCIES TO CONTINUE TO HOLD VIRTUAL MEETINGS AND REMAIN IN COMPLIANCE WITH THE BROWN ACT (GOV. CODE §§ 54950 ET SEQ.).
TO PARTICIPATE IN THE ZOOM COUNCIL WEBINAR LIVE:

https://us02web.zoom.us/j/88349100938

Webinar ID: 883 4910 0938

To participate telephonically by calling the number below:
(669) 900-6833

Webinar ID: 883 4910 0938#

If prompted to enter a participant ID, press #

TO PARTICIPATE IN PERSON:
City Hall Council Chamber
1 Pendergrass Way
Sand City, CA

Public Comments:
If any member of the public would like to provide written comments at the meeting, please do as set forth below.

Written: All comments received before 10:00 am the day of the meeting will be posted on the City's website as "Correspondence" under the relevant agenda item and provided to the City Council at the meeting. Please email your comments to: cityclerk@sandcityca.org.

Members of the public may participate by calling and speaking live during the designated time(s), subject to time limits that may be imposed pursuant to the Brown Act at the number provided above. Please use the "raise your hand" option on Zoom, and the City Clerk will call on your name.

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1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ANNOUNCEMENT BY MAYOR, CITY ATTORNEY, AND CITY MANAGER

4. COMMUNICATIONS

Members of the public may address the City Council/Successor Agency on matters not appearing on the City Council/Successor Agency Agenda at this time for up to three minutes. In order that the City Clerk may later identify the speaker in the minutes of the meeting, it is helpful if speakers state their names. Public comments regarding items on the scheduled agenda will be heard at the time the item is being considered by the City Council/Successor Agency. The City Council Chamber is equipped with a portable microphone for anyone unable to come to the podium. If you need assistance, please advise the City Clerk as to which item you would like to comment on and the microphone will be brought to you.

5. CONSENT CALENDAR

The Consent Agenda consists of routine items for which City Council approval can be taken with a single motion and vote. A Council member may request that any item be placed on the Regular Agenda for separate consideration.

5A. Designation of Voting Delegate and Alternates for the 2026 League of California Cities Annual Conference and Expo
Staff Report
Voting Delegates Packet

5B. Receive the June 2026 Financial Report and Quarterly Summary of Cash and Investments for the City of Sand City and Sand City Successor Agency
Staff Report
Sand City Cash Receipt Report
Sand City Check Report
Sand City Successor Agency Revenue Report
Quarterly Summary of Cash and Investments

6. CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

7. PRESENTATION

7A. Received a Presentation on the TAMC Regional Vision Zero Safety Action Plan for the City of Sand City, Presented by TAMC and DKS

8. PUBLIC HEARING

8A. Approve a Resolution Approving the Fiscal Year 2026-2027 Fee Schedule
Staff Report
Resolution
Proposed FY 2026-2027 Fee Schedule
FY 2025-2026 Fee Schedule (redlined)

9. NEW BUSINESS

9A. Approve a Resolution Providing for the Appointment of Nominated City Officials as if Elected at the November 3, 2026 Municipal Election and Cancelling the November 3, 2026 City of Sand City Municipal Election
Staff Report
Resolution

9B. Approve a Resolution Approving the Selection of Leon Keer as the Muralist for the Graniterock Batch Plant Project and Approving the Proposed Mural Design
Staff Report
Resolution
Leon Keer Sand City Presentation
Julie Engelmann Sand City Presentation

9C. Approve a Resolution Authorizing the City Manager to Execute an Exclusive Negotiation Agreement (ENA) with CHISPA for the Sand City Art Park Mixed-Use and Affordable Housing Development
Staff Report
Resolution
Draft Exclusive Negotiation Agreement (ENA) between the City of Sand City and CHISPA
CHISPA Letter of Intent (LOI) and Submittal Materials (June 30, 2026)

10. COMMENTS BY COUNCILMEMBERS ON ITEMS OF INTEREST TO SAND CITY

11. ADJOURNMENT

The current agenda is available in PDF format on our website at:
www.sandcity.org

If you have a request for a disability-related modification or accommodation, including auxiliary aids or services, which will allow you to participate in a Sand City public meeting, please call the City Clerk at (831) 394-3054 extension 220, or give your written request to the City Clerk at 1 Pendergrass Way, Sand City, CA 93955 at least 48 hours prior to the scheduled meeting to allow the City Clerk time to arrange for the requested modification or accommodation.

AGENDA ITEM
5A.

Designation of Voting Delegate and Alternates for the 2026 League of California Cities Annual Conference and Expo

City of Sand City

STAFF REPORT

TO: Honorable Mayor and City Council
FROM: Kerry Lindstrom, City Clerk
SUBJECT: Designation of Voting Delegate and Alternates for the 2026 League of California Cities Annual Conference and Expo
DATE: August 18, 2026

BACKGROUND/DISCUSSION:
The upcoming 2026 League of California Cities Annual Conference & Expo will be held September 23-25, 2026, in Anaheim, California. Each year, all California cities represented at the conference may appoint a voting delegate and up to two alternates to represent their local jurisdictions. The voting delegate and alternates must be approved by Council action by September 1, 2026.

CEQA:
This action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) guidelines section 15378.

FISCAL IMPACT:
None.

RECOMMENDATION:
It is recommended that Vice Mayor Marilee Diaz serve as the voting delegate and Councilmember Michelle Adams serve as the alternate to represent the City of Sand City.

ATTACHMENTS:
1. Voting Delegates Packet

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by September 1, 2026

DATE: Wednesday, May 13, 2026

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Sept. 23-25, 2026
Anaheim Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Friday, Sept. 25, 2026 the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through the online submission portal by Tuesday, Sept. 1, 2026. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration opens June 2.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and

alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' event and meeting policy in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Anaheim Convention Center, will be open at the following times: Wednesday, Sept. 23, 8:00 a.m.-6:00 p.m. and Thursday, Sept. 24, 7:30 a.m.-4:00 p.m. On Friday, Sept. 25, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Tuesday, Sept. 1. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates —one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly

AGENDA ITEM
5B.

Receive the June 2026 Financial Report and Quarterly Summary of Cash and Investments for the City of Sand City and Sand City Successor Agency

City of Sand City

STAFF REPORT

TO: Honorable Mayor and City Council/Successor Agency Board Members
FROM: Jennifer Pope, Finance Manager
SUBJECT: June 2026 Financial Report & Quarterly Summary of Cash and Investments
DATE: August 18, 2026

BACKGROUND/DISCUSSION:
Attached are monthly financial reports along with the quarterly cash and investment report for the City of Sand City and the Sand City Successor Agency of the former Redevelopment Agency.

A. City of Sand City Reports

a. Cash Receipt Report, June 2026 (Attachment 1)
   Revenue total - **$2,159,688**
b. Check Report, June 2026 (Attachment 2)
   Expenditure total - **$571,209**

B. Sand City Successor Agency for the former Redevelopment Agency Reports

a. Revenue Report, June 2026 (Attachment 3)
   Revenue total - **$5,066**
b. Check Report, June 2026
c. Expenditures total - **$0**

Transfers

Listed below are transfers from one bank account to another and should not be considered as revenue or expenditure.

Date	Source	Amount	Description
6/24/2026	Electronic Funds Transfer	$1,500,000.00	Transfer to LAIF Account

C. Summary of Cash & Investments, 4th Quarter FY 25/26 (Attachment 4)

CEQA:
This action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) guidelines section 15378.

FISCAL IMPACT:
There is no fiscal impact with receiving this report.

RECOMMENDATION:
Receive the report.

ATTACHMENTS:

1. Sand City Cash Receipt Report
2. Sand City Check Report
3. Sand City Successor Agency Revenue Report
4. Quarterly Summary of Cash and Investments

City of Sand City

Cash Receipt Report

By Transaction Code

Date Range: 6/1/2026 - 6/30/2026

Transaction Code	Entity Account	Receipt Date	Transaction Description	Applied Amount
WEST	R00001684	6/2/2026 12:00:00 AM	West End Revenue	150.00
TOT01	R00001685	6/4/2026 12:00:00 AM	TOT Tax	626.13
TOT01	R00001687	6/4/2026 12:00:00 AM	TOT Tax	143,935.62
MCTID	R00001687	6/4/2026 12:00:00 AM	MCTID	9,241.35
MCTIDA	R00001687	6/4/2026 12:00:00 AM	MCTID Admin Fee	93.35
TOT01	R00001688	6/4/2026 12:00:00 AM	TOT Tax	1,903.32
TOT01	R00001690	6/4/2026 12:00:00 AM	TOT Tax	756.00
UUT	R00001691	6/4/2026 12:00:00 AM	Utility Users Tax	17.23
UUT	R00001692	6/4/2026 12:00:00 AM	Utility Users Tax	5.46
UUT	R00001693	6/4/2026 12:00:00 AM	Utility Users Tax	514.46
UUT	R00001694	6/4/2026 12:00:00 AM	Utility Users Tax	1,475.88
UUT	R00001695	6/4/2026 12:00:00 AM	Utility Users Tax	147.04
UUT	R00001696	6/4/2026 12:00:00 AM	Utility Users Tax	291.12
UUT	R00001697	6/4/2026 12:00:00 AM	Utility Users Tax	0.40
UUT	R00001698	6/4/2026 12:00:00 AM	Utility Users Tax	2,569.32
UUT	R00001699	6/4/2026 12:00:00 AM	Utility Users Tax	35.31
UUT	R00001700	6/4/2026 12:00:00 AM	Utility Users Tax	14,419.12
MULTI	R00001701	6/4/2026 12:00:00 AM	Multi Use Trail and Bike Lane Improvements	48,967.95
REIMB	R00001702	6/4/2026 12:00:00 AM	Reimbursements	200.00
REN01	R00001703	6/4/2026 12:00:00 AM	Rental Income	3,000.00
REN01	R00001705	6/4/2026 12:00:00 AM	Rental Income	1,699.59
REN01	R00001706	6/4/2026 12:00:00 AM	Rental Income	3,000.00
RMRA	R00001707	6/4/2026 12:00:00 AM	Road Maintenance & Rehab	945.64
PAR02	R00001708	6/4/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001709	6/4/2026 12:00:00 AM	Sand City Parking	40.00
MISC	R00001710	6/4/2026 12:00:00 AM	Misc revenue	1.46
WEST	R00001711	6/4/2026 12:00:00 AM	West End Revenue	300.00
TUT01	R00001712	6/4/2026 12:00:00 AM	Transaction/Use Tax	446,273.10
STAX	R00001713	6/4/2026 12:00:00 AM	Sales Tax Received	447,926.61
BL01	R00001714	6/4/2026 12:00:00 AM	Business License	1,951.91
BL02	R00001714	6/4/2026 12:00:00 AM	Business License Late Charge	7.50
CAS90	R00001714	6/4/2026 12:00:00 AM	CASP Fee	295.20
TRA01	R00001715	6/4/2026 12:00:00 AM	Traffic Safety Fund	52.82
CRI01	R00001715	6/4/2026 12:00:00 AM	Criminal PC1463/City Fines	44.69
CFD01	R00001715	6/4/2026 12:00:00 AM	Property Tax Tranche- CFD	8,311.05
P172	R00001715	6/4/2026 12:00:00 AM	1/2 Tax Police/Prop 172	33.97
REV	R00001715	6/4/2026 12:00:00 AM	County/Rev & Recovery	57.03
WEST	R00001716	6/16/2026 12:00:00 AM	West End Revenue	150.00
REF02	R00001717	6/16/2026 12:00:00 AM	West End Refundable Fees	100.00
WEST	R00001718	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001719	6/16/2026 12:00:00 AM	West End Revenue	150.00

Transaction Code	Entity Account	Receipt Date	Transaction Description	Applied Amount
WEST	R00001720	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001721	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001722	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001723	6/16/2026 12:00:00 AM	West End Revenue	300.00
WEST	R00001724	6/16/2026 12:00:00 AM	West End Revenue	150.00
ENG01	R00001725	6/16/2026 12:00:00 AM	Engineering Fees	620.00
ENG01	R00001726	6/16/2026 12:00:00 AM	Engineering Fees	830.00
WEST	R00001727	6/16/2026 12:00:00 AM	West End Revenue	150.00
ENG01	R00001728	6/16/2026 12:00:00 AM	Engineering Fees	435.00
WEST	R00001729	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001730	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001731	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001732	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001733	6/16/2026 12:00:00 AM	West End Revenue	150.00
PLA02	R00001734	6/16/2026 12:00:00 AM	Plan Check Fee- Building	720.24
ENG01	R00001735	6/16/2026 12:00:00 AM	Engineering Fees	5,220.00
WEST	R00001736	6/16/2026 12:00:00 AM	West End Revenue	300.00
WEST	R00001737	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001738	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001739	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001740	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001741	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001742	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001743	6/16/2026 12:00:00 AM	West End Revenue	300.00
REF02	R00001744	6/16/2026 12:00:00 AM	West End Refundable Fees	100.00
WEST	R00001745	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001746	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001747	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001748	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001749	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001750	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001751	6/16/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001752	6/16/2026 12:00:00 AM	West End Revenue	150.00
SQU01	R00001754	6/16/2026 12:00:00 AM	Square Fees	(14.76)
PAR02	R00001755	6/16/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001756	6/16/2026 12:00:00 AM	Sand City Parking	300.00
PAR02	R00001757	6/16/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001758	6/16/2026 12:00:00 AM	Sand City Parking	40.00
FIN01	R00001759	6/16/2026 12:00:00 AM	City Fines- Public Safety	10.00
PAR02	R00001760	6/16/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001761	6/16/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001762	6/16/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001763	6/16/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001764	6/16/2026 12:00:00 AM	Sand City Parking	40.00
SQU01	R00001765	6/16/2026 12:00:00 AM	Square Fees	(0.69)
TOT01	R00001766	6/18/2026 12:00:00 AM	TOT Tax	854.40
TOT01	R00001767	6/18/2026 12:00:00 AM	TOT Tax	1,066.54
TOT01	R00001768	6/18/2026 12:00:00 AM	TOT Tax	226.80

Transaction Code	Entity Account	Receipt Date	Transaction Description	Applied Amount
TOT01	R00001769	6/18/2026 12:00:00 AM	TOT Tax	896.44
TOT01	R00001770	6/18/2026 12:00:00 AM	TOT Tax	666.15
TOT01	R00001771	6/18/2026 12:00:00 AM	TOT Tax	190.80
TOT01	R00001772	6/18/2026 12:00:00 AM	TOT Tax	1,852.32
TOT01	R00001774	6/18/2026 12:00:00 AM	TOT Tax	131,761.77
MCTID	R00001774	6/18/2026 12:00:00 AM	MCTID	8,112.06
MCTIDA	R00001774	6/18/2026 12:00:00 AM	MCTID Admin Fee	81.94
TOT01	R00001775	6/18/2026 12:00:00 AM	TOT Tax	186.00
UUT	R00001776	6/18/2026 12:00:00 AM	Utility Users Tax	11.62
UUT	R00001777	6/18/2026 12:00:00 AM	Utility Users Tax	27.53
UUT	R00001778	6/18/2026 12:00:00 AM	Utility Users Tax	4.38
UUT	R00001779	6/18/2026 12:00:00 AM	Utility Users Tax	37.22
UUT	R00001780	6/18/2026 12:00:00 AM	Utility Users Tax	447.16
UUT	R00001781	6/18/2026 12:00:00 AM	Utility Users Tax	134.66
UUT	R00001782	6/18/2026 12:00:00 AM	Utility Users Tax	4,081.95
RL01	R00001783	6/18/2026 12:00:00 AM	County/Red Light	52.82
POC01	R00001783	6/18/2026 12:00:00 AM	County/Proof of Corr	5.89
CFD01	R00001783	6/18/2026 12:00:00 AM	Property Tax Tranche- CFD	1,732.50
P172	R00001783	6/18/2026 12:00:00 AM	1/2 Tax Police/Prop 172	48.40
REV	R00001783	6/18/2026 12:00:00 AM	County/Rev & Recovery	94.55
CRI01	R00001783	6/18/2026 12:00:00 AM	Criminal PC1463/City Fines	26.64
COPS	R00001784	6/18/2026 12:00:00 AM	COPS Grant	8,333.33
CALAM	R00001785	6/18/2026 12:00:00 AM	CalAm Lease	7,000.00
UUT	R00001786	6/18/2026 12:00:00 AM	Utility Users Tax	0.80
USB01	R00001787	6/18/2026 12:00:00 AM	US Bank Cal Card Rebate	319.35
2103	R00001788	6/18/2026 12:00:00 AM	Gas Tax 2103	385.71
2105	R00001788	6/18/2026 12:00:00 AM	Gas Tax -2105 31	206.28
2106	R00001788	6/18/2026 12:00:00 AM	Gas Tax 2106 32	495.01
2107	R00001788	6/18/2026 12:00:00 AM	Gax Tax- 2107 33	290.73
CERBT	R00001789	6/18/2026 12:00:00 AM	CERBT Disbursement	77,889.00
WEST	R00001790	6/18/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001791	6/18/2026 12:00:00 AM	West End Revenue	150.00
WEST	R00001792	6/18/2026 12:00:00 AM	West End Revenue	150.00
PRO01	R00001793	6/30/2026 12:00:00 AM	Property Tax	1,059.25
PRO01	R00001793	6/30/2026 12:00:00 AM	Property Tax	108.60
HOPTR	R00001793	6/30/2026 12:00:00 AM	HOPTR	150.53
SB813	R00001793	6/30/2026 12:00:00 AM	Supplemental Roll	1,357.92
PRI01	R00001793	6/30/2026 12:00:00 AM	Prior Year Tax	236.53
PRI01	R00001793	6/30/2026 12:00:00 AM	Prior Year Tax	27.62
ROPS	R00001793	6/30/2026 12:00:00 AM	ROPS Residual	78,940.90
MISC	R00001793	6/30/2026 12:00:00 AM	Misc revenue	1,249.80
UUT	R00001794	6/30/2026 12:00:00 AM	Utility Users Tax	14,244.72
UUT	R00001795	6/30/2026 12:00:00 AM	Utility Users Tax	1,475.96
UUT	R00001796	6/30/2026 12:00:00 AM	Utility Users Tax	0.33
UUT	R00001797	6/30/2026 12:00:00 AM	Utility Users Tax	2,706.03
CAS90	R00001798	6/30/2026 12:00:00 AM	CASP Fee	86.40
BL01	R00001798	6/30/2026 12:00:00 AM	Business License	1,836.27
CUP01	R00001799	6/30/2026 12:00:00 AM	Conditional Use Permit	1,977.00

Transaction Code	Entity Account	Receipt Date	Transaction Description	Applied Amount
CUP01	R00001800	6/30/2026 12:00:00 AM	Conditional Use Permit	1,977.00
TUT01	R00001801	6/30/2026 12:00:00 AM	Transaction/Use Tax	341,729.63
RMRA	R00001802	6/30/2026 12:00:00 AM	Road Maintenance & Rehab	862.27
COPS	R00001803	6/30/2026 12:00:00 AM	COPS Grant	8,333.33
COA02	R00001804	6/30/2026 12:00:00 AM	Coastal Conservancy Grant	12,223.00
BUI01	R00001805	6/30/2026 12:00:00 AM	Building Permit 4115	2,053.20
REF02	R00001806	6/30/2026 12:00:00 AM	West End Refundable Fees	100.00
PAR02	R00001807	6/30/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001808	6/30/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001809	6/30/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001810	6/30/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001811	6/30/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001812	6/30/2026 12:00:00 AM	Sand City Parking	40.00
PAR02	R00001813	6/30/2026 12:00:00 AM	Sand City Parking	40.00
REF02	R00001814	6/30/2026 12:00:00 AM	West End Refundable Fees	100.00
STAX	R00001815	6/30/2026 12:00:00 AM	Sales Tax Received	274,944.11
TAMCX	R00001816	6/30/2026 12:00:00 AM	TAMC Measure X for Streets	10,737.17
			TOTAL JUNE RECEIPTS	**2,159,687.74**

City of Sand City

Check Report

By Check Number

Date Range: 06/01/2026 - 06/30/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Mechanics - General-Mechanics Bank - General Pooled Cash						
1OF01	1ov1	06/11/2026	Regular	0.00	3,871.19	41577
A&R01	A & R Plumbing, Inc	06/11/2026	Regular	0.00	425.00	41578
AMA01	Amazon Capital Services, Inc	06/11/2026	Regular	0.00	515.74	41579
ATT04	AT&T	06/11/2026	Regular	0.00	95.24	41580
ATT03	AT&T	06/11/2026	Regular	0.00	203.89	41581
BLU01	Blue Star Investigations	06/11/2026	Regular	0.00	2,000.00	41582
FOU01	Brian Foutch	06/11/2026	Regular	0.00	96.27	41583
CAL01	California American Water	06/11/2026	Regular	0.00	3,335.37	41584
CAL15	California Consulting, Inc	06/11/2026	Regular	0.00	9,000.00	41585
CHA04	California Highway Adoption Co.	06/11/2026	Regular	0.00	350.00	41586
COM11	Comcast	06/11/2026	Regular	0.00	292.51	41587
COR05	Corodata Records Management	06/11/2026	Regular	0.00	65.20	41588
COR04	Corodata Shredding, Inc	06/11/2026	Regular	0.00	78.51	41589
CUR02	Currence Electric	06/11/2026	Regular	0.00	450.00	41590
HON01	David Honda	06/11/2026	Regular	0.00	177.00	41591
EMC02	EMC Planning Group, Inc.	06/11/2026	Regular	0.00	60,774.02	41592
ETH01	Ethical Compass Consulting, LLC	06/11/2026	Regular	0.00	1,250.00	41593
GHD01	GHD, Inc	06/11/2026	Regular	0.00	24,666.50	41594
GRE01	Green Valley Landscape, Inc.	06/11/2026	Regular	0.00	1,308.93	41595
HAN02	Hanson Bridgett LLC	06/11/2026	Regular	0.00	2,650.00	41596
HDL02	HDL Companies, LLC.	06/11/2026	Regular	0.00	1,883.10	41597
HOM01	Home Depot Credit Service	06/11/2026	Regular	0.00	349.65	41598
HOP01	Hope Services	06/11/2026	Regular	0.00	5,866.25	41599
BUS05	Jeff Bushnell	06/11/2026	Regular	0.00	448.28	41600
MAL01	Mallory Safety and Supply, LLC	06/11/2026	Regular	0.00	2,072.89	41601
MEY01	Meyers Nave, Corporation	06/11/2026	Regular	0.00	75,523.59	41602
MOB02	Mobile Modular	06/11/2026	Regular	0.00	610.41	41603
MBT01	Monterey Bay Technologies, Inc.	06/11/2026	Regular	0.00	2,700.00	41604
MCB01	Monterey County Business Council	06/11/2026	Regular	0.00	50.00	41605
MCW01	Monterey County Weekly	06/11/2026	Regular	0.00	1,732.82	41606
MOW01	Monterey One Water	06/11/2026	Regular	0.00	850.70	41607
MRW02	Monterey Regional Waste Management District	06/11/2026	Regular	0.00	217.89	41608
NDM01	Nadja De Maeseneer	06/11/2026	Regular	0.00	340.00	41609
NBS01	NBS	06/11/2026	Regular	0.00	4,684.00	41610
PGE01	Pacific Gas & Electric	06/11/2026	Regular	0.00	3,940.23	41611
PET01	Petty Cash	06/11/2026	Regular	0.00	118.80	41612
PBC01	Pitney Bowes Global Financial Services LLC	06/11/2026	Regular	0.00	581.43	41613
PRI01	Primo Brands	06/11/2026	Regular	0.00	158.78	41614
SAF02	Safeguard Business Systems	06/11/2026	Regular	0.00	86.31	41615
SPC01	SPCA	06/11/2026	Regular	0.00	260.00	41616
STU02	Sturdy Oil Company	06/11/2026	Regular	0.00	1,232.03	41617
HER01	The Monterey County Herald	06/11/2026	Regular	0.00	307.11	41618
VES01	Vestis	06/11/2026	Regular	0.00	609.35	41619
NOR02	Vibeke Norgaard	06/11/2026	Regular	0.00	399.00	41620
WHI01	Whitson Engineers	06/11/2026	Regular	0.00	52.00	41621
ATT03	AT&T	06/26/2026	Regular	0.00	203.89	41622
ATT05	AT&T Mobility	06/26/2026	Regular	0.00	1,086.45	41623
COM11	Comcast	06/26/2026	Regular	0.00	567.87	41624
DEL04	Dell Marketing L.P. C/O Dell USA L.P.	06/26/2026	Regular	0.00	18,382.37	41625
DOJ02	Department of Justice	06/26/2026	Regular	0.00	66.00	41626
ABA01	Edward Herd & Rodney Herd	06/26/2026	Regular	0.00	11,185.00	41627
EMC02	EMC Planning Group, Inc.	06/26/2026	Regular	0.00	57,671.32	41628
GRA12	Graniterock	06/26/2026	Regular	0.00	282.96	41629
HAR06	Harris & Associates, Inc	06/26/2026	Regular	0.00	24,237.50	41630

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
HDL04	Hinderliter de Llamas & Associates	06/26/2026	Regular	0.00	1,659.52	41631
MCH05	Monterey County Health Department	06/26/2026	Regular	0.00	4,156.00	41632
MCW01	Monterey County Weekly	06/26/2026	Regular	0.00	237.00	41633
MOT03	Motorola Solutions, Inc.	06/26/2026	Regular	0.00	376.91	41634
MME01	Municipal Maintenance Equipment	06/26/2026	Regular	0.00	1,697.47	41635
NDM01	Nadja De Maeseneer	06/26/2026	Regular	0.00	2,500.00	41636
NDM01	Nadja De Maeseneer	06/26/2026	Regular	0.00	4,671.99	41637
PET01	Petty Cash	06/26/2026	Regular	0.00	53.15	41638
PLA02	Planet Bids	06/26/2026	Regular	0.00	7,475.00	41639
PRI01	Primo Brands	06/26/2026	Regular	0.00	199.76	41640
PUB01	Public Storage	06/26/2026	Regular	0.00	546.00	41641
SAF02	Safeguard Business Systems	06/26/2026	Regular	0.00	86.31	41642
STA03	Star Sanitation, LLC	06/26/2026	Regular	0.00	813.00	41643
STU02	Sturdy Oil Company	06/26/2026	Regular	0.00	825.16	41644
FLO01	The Flower Market	06/26/2026	Regular	0.00	87.40	41645
VER01	Verizon Wireless	06/26/2026	Regular	0.00	64.26	41646
WHI01	Whitson Engineers	06/26/2026	Regular	0.00	1,939.80	41647
AFL01	Aflac	06/30/2026	Regular	0.00	548.98	41648
CLE01	California Law Enforcement Association	06/30/2026	Regular	0.00	288.00	41649
CSD01	California State Disburse Unit	06/30/2026	Regular	0.00	269.00	41650
HUM02	Humana Insurance Company	06/30/2026	Regular	0.00	5,064.50	41651
SAN01	Sand City Police Officers & Dept. Employees Ass	06/30/2026	Regular	0.00	1,420.00	41652
SUN02	Sun Life Financial	06/30/2026	Regular	0.00	990.92	41653
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	1,930.45	DFT0000354
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	3,821.27	DFT0000355
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	3,924.81	DFT0000356
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	7,495.64	DFT0000357
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	7,626.48	DFT0000358
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	6,862.60	DFT0000359
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	888.08	DFT0000360
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	3,818.62	DFT0000361
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	11,512.21	DFT0000362
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	5,672.94	DFT0000363
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	2,910.50	DFT0000364
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	10,293.47	DFT0000365
PERSRETIREMENT	CalPERS Retirement	06/30/2026	Bank Draft	0.00	46.00	DFT0000366
PERSHEALTH	CalPERS Health	06/30/2026	Bank Draft	0.00	40,625.33	DFT0000367
CAL16	Calpers 457 Plan	06/30/2026	Bank Draft	0.00	24,212.89	DFT0000368
EDD001	Employment Development Dept	06/30/2026	Bank Draft	0.00	19,599.29	DFT0000369
EFTPS	Electronic Federal Tax Payment System	06/30/2026	Bank Draft	0.00	53,634.48	DFT0000370

Bank Code Mechanics - General Summary

Payment Type	Payable Count	Discount	Payment
Regular Checks	138	0.00	366,333.48
Manual Checks	0	0.00	0.00
Voided Checks	0	0.00	0.00
Bank Drafts	17	0.00	204,875.06
EFT's	0	0.00	0.00
	155	**0.00**	**571,208.54**



City of Sand City Successor Agency

Revenue Report

By Transaction Code

Date Range: 6/1/2026 - 6/30/2026

Transaction Code	Account	Receipt Date	Transaction Description	Applied Amount
INT01	40-4410-801	5/29/2026	Bank Interest	5,066.03
			Total Cash Receipts	**5,066.03**

City of Sand City
Summary of Cash & Investments
As of June 30, 2026

City of Sand City Accounts

Cash	**Balance**	**Interest**	**CD Length**	
Sand City Checking	$1,405,212.46	0.01	N/A	
Public Money Market	$5,281,085.67	3.92	N/A	
N of Playa Edgewater Habitat	$110,024.57	0.01	N/A	Restricted
Public Money Market - Housing	$150,761.24	3.74	N/A	Restricted
Investments				
Sand City LAIF	$14,776,077.40	3.82	N/A	
TVI - California CR	$243,000.00	3.74	1 Year	
TVI - American Express	$245,000.00	4.05	2 Year	
TVI - Toyota Fin	$249,000.00	3.75	1 Year	
TVI - Morgan Stanley	$245,000.00	4.1	1 Year	
TVI - Synchrony	$245,000.00	4.05	3 Year	
TVI - Goldmman Sachs	$245,000.00	3.65	3 Year	
TOTAL CITY OF SAND CITY	**$23,195,161.34**			

Successor Agency Accounts

Cash	**Balance**	**Interest**	**CD Length**	
Successor Agency Tax Increment - MM	$1,575,293.92	3.74	N/A	
Successor Agency King Ventures	$1,224,716.00	3.74	N/A	Restricted
TOTAL SUCCESSOR AGENCY	**$2,800,009.92**			
TOTAL CASH and INVESTMENTS	**$25,995,171.26**			

AGENDA ITEM
7A.

Received a Presentation on the TAMC Regional Vision Zero Safety Action Plan for the City of Sand City, Presented by TAMC and DKS

AGENDA ITEM
8A.

Approve a Resolution Approving the Fiscal Year 2026-2027 Fee Schedule

City of Sand City

STAFF REPORT

TO: Honorable Mayor and City Council Members
FROM: Vibeke Norgaard, City Manager; Jennifer Pope, Finance Manager
SUBJECT: FY 2026-2027 Fee Schedule
DATE: August 18, 2026

BACKGROUND/DISCUSSION:

The City's Fee Schedule establishes the fees and charges for permits, applications, reviews, and other services provided by the City. These fees help the City recover a portion of the cost of providing these services. Any changes to the Fee Schedule must be publicly noticed and approved by the City Council.

On April 16, 2024, the City Council adopted Resolution No. SC 24-20, which established an annual process for updating the Master Fee Schedule. Beginning July 1 of each year, fees are adjusted using, at a minimum, the April Consumer Price Index (CPI) for the San Francisco Area (All Urban Consumers), as published by the U.S. Department of Labor.

The proposed FY 2026-2027 Fee Schedule was developed with input from City departments. Proposed changes include:

- A 3.8% CPI increase to applicable fees
- A Property History Letter fee;
- A Design Review Committee Sign Permit;
- A Planning fee for any item not specifically identified in the Fee Schedule

The newly proposed fees are intended to accurately reflect current City services and associated costs.

CEQA Claim of Exemption

Staff has also clarified the CEQA-related language in the Fee Schedule. “Categorical Exemption (per CEQA)” has been updated to “CEQA Claim of Exemption.”

Footnote [7] was also added. See language below:

“This fee applies to every permit application with a CEQA Categorical or Statutory Claim of Exemption. It does not include separate CEQA filing or recording fees for a Notice of Exemption by the Monterey County Clerk-Recorder’s Office.”

All changes beyond the CPI increase are highlighted in yellow on Attachment #3 – FY 2025-2026 Fee Schedule (redlined).

CEQA:
This action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) guidelines section 15378.

FISCAL IMPACT:
The proposed Fee Schedule is generally consistent with the City Council's direction to recover approximately 50% of the City's costs for providing fee-supported services. Certain complex or high-value projects may require a separate reimbursement agreement to recover the full cost of staff time and resources.

RECOMMENDATION:
Approve the proposed FY 2026-2027 Fee Schedule.

ATTACHMENTS:
1. Resolution
2. Proposed FY 2026-2027 Fee Schedule
3. FY 2025-2026 Fee Schedule (redlined)

CITY OF SAND CITY
RESOLUTION SC ___, 2026

RESOLUTION OF THE CITY COUNCIL OF SAND CITY APPROVING THE FISCAL YEAR 2026-2027 FEE SCHEDULE

WHEREAS, Resolution SC 24-20 states that on July 1st of every year fees will be adjusted using, at a minimum, the April Consumer Price Index (CPI) for the San Francisco Area (All Urban Consumers), as published by the U.S. Department of Labor; and

WHEREAS, notice of the proposed Fee Schedule was published at least ten (10) days prior to the meeting in accordance with California Government Code Section 6062a; and

WHEREAS, the City of Sand City held a public hearing on August 18, 2026, regarding the adjustments to the Fee Schedule; and

WHEREAS, the City Council of the City of Sand City approves the adoption of the proposed Fee Schedule for Fiscal Year 2026-2027.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Sand City does hereby approve the FY 2026-2027 Fee Schedule, attached to the resolution, with the 3.8% CPI increase effective immediately and all other changes to the Fee Schedule taking effect sixty (60) days after the approval of this resolution.

PASSED AND ADOPTED by the City Council of the City of Sand City this ___, day of _____, 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:
DATED: _____

_____
Kerry Lindstrom, City Clerk

Fee Schedule

FY 2026 - 2027

ADMINISTRATION DEPARTMENT

ADMINISTRATION FEES	
Credit Card Processing Fee	3.5% plus $.15 per transaction
Facility Rental per day	$53.50
Returned Check Fee	$16.00
DOCUMENT FEES	
Copies of City Documents	$.15per page
Records provided on thumb drive	$12.00
Mailing List	$.15 per page
Mailing List on Labels	$2.50 per page
Notary Fee (per signature) *Unless otherwise specified in Government Code § 8211	$15.00

BUILDING DEPARTMENT

OVER THE COUNTER PERMITS	
Plumbing Permit (no plan review required) [1]	$216.00
Electrical Permit (no plan review required) [1]	$216.00
Mechanical Permit (no plan review required) [1]	$216.00
Residential Rooftop Photovoltaic Permit	$244.00
Commercial Rooftop Photovoltaic permit (minimum) [2]	$244.00
Residential vehicle charging station [2]	$216.00
Commercial Vehicle Charging System (plus $80/hour plan review after 2 hours of review)	$159.00
PERMITS	
Value $0-9,000	$211.00
Value $9,000-25,000	$475.00
Value $25,001-50,000	$736.00
Value $50,001-100,000	$1,376.00
Value $100,001-500,000	$3,721.00
Value $500,001-1,000,000 [3]	$4,201.00(plus $10.50/1,000)
Value $1,000,001 and up [4]	$6,386.00 (plus $6.50/1,000)
MISCELLANOUS FEES	
Minimum permit fee not itemized [3]	$211.00
Investigative fee (work without permit)	Minimum cost equal to permit.
After Hours Inspections (hourly rate with 4 hour minimum)	$105.00
Building Permit extension per 90 days (after a one-time 180 day no charge extension	$533.00
Plan Review Extension per 90 days (after a one-time 180 day no cost extension)	$267.00
Erosion and Sediment Control Plan/Construction BMPs Plan Review (small sites)	

Effective October 19, 2026

Erosion and Sediment Control Plan/Construction BMPs (small sites) Inspection plus $70 per hour after two hours inspection	$159.00
Plan review [3]	65% of building permit fee this fee includes a total of one review
Expedited plan review	Regular plan review cost, plus 50%
Building fee for any item not specifically identified (per hour)	$160.50

PLANNING DEPARTMENT

ADMINISTRATIVE LAND USE APPROVALS AND ZONING PERMITS	
Zoning Compliance Statement (2 hours)	$373.00
Property History Letter (2 hours)	$373.00
Home Occupation	$373.00
Temporary Use Permit	$560.00
DISCRETIONARY LAND USE PERMITS (1 review)	
Conditional Use Permit [3]	$1,493.00
Coastal Development Permit [3]	$1,679.00
Site Plan/Sign Plan Review [3]	$373.00
Variance [3]	$1,023.50
Planned Unit Development [3]	$1,023.50
Combining Multiple Permits [3]	Sum of All Fees that Apply
Appeal	$746.00
Permit Amendment [3]	50% of base permit fee
Special Event	$1,120.00
DESIGN PERMITS (1 review)	
Architectural Review by Design Review Committee [3]	$746.00
Master Sign Program [3]	$1,120.00
Design Review Committee Sign Permit	$373.00
City Council Sign Permit (sign variance)	$560.00
Individual Sign (consistent with an approved Master Sign Program or Sign Plan)	$53.50
ENVIRONMENTAL REVIEW (1 review)	
Environmental Impact Report [5] (EIR) [3]	Initial 50% deposit of the cost
Negative Declaration [5] (initial study) [3]	Initial 50% deposit of the cost
Environmental Enhancement Fund	$2.50/sq. ft
CEQA Claim of Exemption [7]	$373.00
Note: external agency filing fees are not included and are additional	
LEGISLATIVE AMENDMENTS (1 review)	
General Plan Amendment [3]	$2,985.00
Zoning Amendment [3]	$1,679.00
Specific Plan Approval or Amendment [3]	$2,238.00
Local Coastal Plan (LCP) Amendment [3]	$2,238.00
MISCELLANOUS FEES	

Short Term Rental Application	$340.00
Short Term Rental Renewal Application	$104.00
Preliminary Project Review (prior to submittal – 1 hour)	$186.00
Planning fee for any item not specifically identified (per hour)	$93.00
Parking Permit (one per vehicle/year)	$267.00
Parking in Lieu fee (annually, per space)	$1,447.00
Tree Removal Permit (per tree)	$53.50
Planning fee for any item not specifically identified (per hour)	$160.50

POLICE DEPARTMENT

ADMINISTRATION FEES	
Credit Card Processing Fee	3.5% plus $.15 per transaction
Copy of Police Report	$11.00
Citation Correction (non-SCPD)	$11.00
Dog License	$5.50
Vehicle Release	$101.00

ENGINEERING AND PUBLIC WORKS DEPARTMENT

PLAN CHECK (2 reviews)	
Plan Check for Public or Private Site Improvements [6]	$107.00 plus 2% of improvement cost (Min. fee shall be $500)
Additional plan review required by changes, additions or revisions to approved plans per hour (1/2-hour min.)	$112.00
STORMWATER PLAN CHECK (2 reviews)	
Pre-review Meeting	$112.00
Small Project (2,500-5,000 sq-ft) [6]	$235
Medium Project (5,000-15,000 sq-ft) [6]	$1,791.00
Large Project (> 15,000 sq-ft) [6]	$3,582
Storm Water Pollution Prevention Plan (SWPPP) Review [6]	$672.00
INSPECTION OF PUBLIC OR PRIVATE SITE IMPROVEMENTS	
Cost of improvement up to $100,000	5% of improvement cost
Cost of improvement from $100,001 to $200,000	4% of improvement cost
Cost of improvement over $200,000	3% of improvement cost
Inspections outside of normal business hours (per hour)	$224.00
Reinspection fee (per inspection)	$112.00
Inspection for which no fee is specifically indicated per hour (1/2-hour min.)	$112.00
MAPS (2 reviews)	
Minor Subdivision (1-4 lots) – Tentative Parcel Map	$320.00
Major Subdivision (5+ lots) – Tentative Map [6]	$960.00+ $320.00 per lot after 10 lots
Final Parcel Map (1-4 lots) [6]	$1,439.00

Final Tract Map (5+ lots) [6]	$1,759.00+ $320.00 per lot after 10 lots
Voluntary Lot Merger	$513.50 and $320.00 per each additional review.
Certificate of Compliance	$533.00 and $320.00 per each additional review.
Lot Line Adjustment (Max. up to 4 parcels may be adjusted)	$960.00 for 2 parcels + recording fees, $320.00 per parcel beyond 2 parcels, $160.00 per each additional review.
ENCROACHMENT PERMIT	
Encroachment Permit	$493.00 Minimum fee at time of application. Additional fees or reimbursement agreement determined by city.

Note: A 75% planning fee discount will be applied for all projects that include at least 20% affordable housing units.

All soil compaction and survey work (if required by City) will be charged as an "extra" at cost plus 10% for administration.

Copies of aerials, maps, plans cost of reproduction plus 15%

[1] Fees are minimum and are based on 2-hours inspection at $62.00/Hour (Inspector) plus 1 hour at $36.50/hour (Building Tech). Additional hours may be charged.

[2] Fees are minimums and are based on 2-hours at $62.00/Hour (Inspector) 1-Hour at $85.00/Hour (Plan Review) 1-hour $36.50/Hour (Building Tech). Additional hours may be charged.

[3] Applications requiring more than one round of review or an extensive first review due to the complexity of the project may be subject to a City Cost Reimbursement Agreement for additional staff time.

[4] Projects over $1,000,000 in valuation shall be subject to a City Cost Reimbursement Agreement for additional staff time.

[5] 50% deposit of the cost upon application submittal.

[6] Applications requiring more than two reviews may be subject to a City Cost Reimbursement Agreement for additional staff time.

[7] This fee applies to every permit application with a CEQA Categorical or Statutory Claim of Exemption. It does not include separate CEQA filing or recording fees for a Notice of Exemption by the Monterey County Clerk-Recorder's Office.

Fee Schedule

FY ~~2025 - 2026~~2026 - 2027

ADMINISTRATION DEPARTMENT	
ADMINISTRATION FEES	
Credit Card Processing Fee	3.5% plus $.15 per transaction
Facility Rental per day	~~$51.50~~$53.50
Returned Check Fee	~~$15.50~~$16.00
DOCUMENT FEES	
Copies of City Documents	~~$.10~~$.15 per page
Records provided on thumb drive	~~$11.50~~$12.00
Mailing List	~~$.10~~ $.15 per page
Mailing List on Labels	~~$2.00~~ $2.50 per page
Notary Fee (per signature) *Unless otherwise specified in Government Code § 8211	$15.00

BUILDING DEPARTMENT	
OVER THE COUNTER PERMITS	
Plumbing Permit (no plan review required) [1]	~~$208.50~~$216.00
Electrical Permit (no plan review required) [1]	~~$208.50~~$216.00
Mechanical Permit (no plan review required) [1]	~~$208.50~~$216.00
Residential Rooftop Photovoltaic Permit	~~$235.00~~$244.00
Commercial Rooftop Photovoltaic permit (minimum) [2]	~~$235.00~~$244.00
Residential vehicle charging station [2]	~~$208.50~~$216.00
Commercial Vehicle Charging System (plus $80/hour plan review after 2 hours of review)	~~$153.00~~$159.00
PERMITS	
Value $0-9,000	~~$203.50~~$211.00
Value $9,000-25,000	~~$458.00~~$475.00
Value $25,001-50,000	~~$709.00~~$736.00
Value $50,001-100,000	~~$1,325.50~~$1,376.00
Value $100,001-500,000	~~$3,584.50~~$3,721.00
Value $500,001-1,000,000 [3]	~~$4,047.00~~ $4,201.00(plus ~~$10~~$10.50/1,000)
Value $1,000,001 and up [4]	~~$6,152.00~~$6,386.00 (plus ~~$6~~$6.50/1,000)
MISCELLANOUS FEES	
Minimum permit fee not itemized [3]	~~$203.50~~$211.00
Investigative fee (w~~W~~ork without permit)	Minimum cost equal to permit.
After Hours Inspections (hourly rate with 4 hour minimum)	~~$101.25~~$105.00
Building Permit extension per 90 days (after a one-time 180 day no charge extension	~~$513.50~~$533.00
Plan Review Extension per 90 days (after a one-time 180 day no cost extension)	~~$257.00~~$267.00

Effective October 19, 2026 ~~November 15, 2025~~

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Erosion and Sediment Control Plan/Construction BMPs Plan Review (small sites)	
Erosion and Sediment Control Plan/Construction BMPs (small sites) Inspection plus $70 per hour after two hours inspection	~~$153.00~~$159.00
Plan review [3]	65% of building permit fee this fee includes a total of one review~~s~~
Expedited plan review	R~~50% plus r~~egular plan review cost, plus 50%
Building fee for any item not specifically identified (per hour)	~~$154.05~~$160.50

PLANNING DEPARTMENT

ADMINISTRATIVE LAND USE APPROVALS AND ZONING PERMITS	
Zoning Compliance Statement (2 hours)	~~$359.50~~$373.00
Property History Letter (2 hours)	$373.00
Home Occupation	~~$359.50~~$373.00
Temporary Use Permit	~~539.00~~$560.00
DISCRETIONARY LAND USE PERMITS (1 review)	
Conditional Use Permit [3]	~~$1,438.00~~$$1,493.00
Coastal Development Permit [3]	~~$1,617.50~~$1,679.00
Site Plan/Sign Plan Review [3]	~~$359.50~~$373.00
Variance [3]	~~$985.92~~$1,023.50
Planned Unit Development [3]	~~$985.92~~$1,023.50
Combining Multiple Permits [3]	Sum of All Fees that Apply
Appeal	~~$719.00~~$746.00
Permit Amendment [3]	50% of base permit fee
Special Event	~~$1,078.50~~$1,120.00
DESIGN PERMITS (1 review)	
Architectural Review by Design Review Committee [3]	~~$719.00~~$746.00
Master Sign Program [3]	~~$1,078.50~~$1.120.00
Design Review Committee Sign Permit	$373.00
City Council Sign Permit (sign variance)	$560.00
Individual Sign (consistent with an approved Master Sign Program or Sign Plan)	~~$51.50~~$53.50
ENVIRONMENTAL REVIEW (1 review)	
Environmental Impact Report [5] (EIR) [3]	Initial 50% deposit of the cost
Negative Declaration [5] (i~~I~~nitial s~~S~~tudy) [3]	Initial 50% deposit of the cost
Environmental Enhancement Fund	$2.50/sq. ft
CEQA Claim of Exemption ~~Categorical Exemption (per CEQA) 7~~	~~$359.50~~$373.00
Note: external agency filing fees are not included and are additional	
LEGISLATIVE AMENDMENTS (1 review)	
General Plan Amendment [3]	~~$2,875.50~~$2,985.00
Zoning Amendment [3]	~~$1,617.50~~$1,679.00
Specific Plan Approval or Amendment [3]	~~$2,156.50~~$2,238.00
Local Coastal Plan (LCP) Amendment [3]	~~$2,156.50~~$2,238.00

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Effective October 19, 2026 ~~November 15, 2025~~

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MISCELLANOUS FEES	
Short Term Rental Application	~~$327.50~~$340.00
Short Term Rental Renewal Application	~~$100.50~~$104.00
Preliminary Project Review (p~~P~~rior to submittal – 1 hour)	~~$179.50~~$186.00
Planning fee for any item not specifically identified (per hour)	~~$89.50~~$93.00
Parking Permit (o~~O~~ne per vehicle/year)	~~$257~~$267.00
Parking in Lieu fee (annually, per space)	~~$1,394~~$1,447.00
Tree Removal Permit (per tree)	~~$51.50~~$53.50
Planning fee for any item not specifically identified (per hour)	$160.50

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POLICE DEPARTMENT

ADMINISTRATION FEES	
Credit Card Processing Fee	3.5% plus $.15 per transaction
Copy of Police Report	~~$10.50~~$11.00
Citation Correction (non-SCPD)	~~$10.50~~$11.00
Dog License	~~$5.00~~$5.50
Vehicle Release	~~$97.50~~$101.00

ENGINEERING AND PUBLIC WORKS DEPARTMENT

PLAN CHECK (2 reviews)	
Plan Check for Public or Private Site Improvements [6]	~~$103.00~~ $107.00 plus 2% of improvement cost (Min. fee shall be $500)
Additional plan review required by changes, additions or revisions to approved plans per hour (1/2-hour min.)	~~$108.00~~$112.00
STORMWATER PLAN CHECK (2 reviews)	
Pre-review Meeting	~~$108.00~~$112.00
Small Project (2,500-5,000 sq-ft) [6]	~~$226.00~~$235
Medium Project (5,000-15,000 sq-ft) [6]	~~$1,725.50~~$1,791.00
Large Project (> 15,000 sq-ft) [6]	~~$3,450.50~~$3,582
Storm Water Pollution Prevention Plan (SWPPP) Review [6]	~~$647.00~~$672.00
INSPECTION OF PUBLIC OR PRIVATE SITE IMPROVEMENTS	
Cost of improvement up to $100,000	5% of improvement cost
Cost of improvement from $100,001 to $200,000	4% of improvement cost
Cost of improvement over $200,000	3% of improvement cost
Inspections outside of normal business hours (per hour)	~~$215.50~~$224.00
Reinspection fee (per inspection)	~~$108.00~~$112.00
Inspection for which no fee is specifically indicated per hour (1/2-hour min.)	~~$108.00~~$112.00
MAPS (2 reviews)	
Minor Subdivision (1-4 lots) – Tentative Parcel Map	~~$308.00~~$320.00
Major Subdivision (5~~+ 10~~ lots) – Tentative Map [6]	~~$924.50~~ $960.00+ ~~$308.00~~ $320.00 per lot after 10 lots
Final Parcel Map (1-4 lots) [6]	~~$1,386.50~~$1,439.00

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Final Tract Map (5+~~-10~~ lots) [6]	~~$1,694.50~~ $1,759.00+ ~~$308.00~~ $320.00 per lot after 10 lots
Voluntary Lot Merger	$513.50 and ~~$308.00~~ $320.00 per each additional review.
Certificate of Compliance	~~$513.50~~ $533.00and ~~$308.00~~ $320.00 per each additional review.
Lot Line Adjustment (Max. up to 4 parcels may be adjusted)	~~$924.50~~ $960.00for 2 parcels + recording fees, ~~$308.00~~ $320.00 per parcel beyond 2 parcels, ~~$154.00~~ 160.00 per each additional review.
ENCROACHMENT PERMIT	
Encroachment Permit	~~$475~~ $493.00 Minimum fee at time of application. Additional fees or reimbursement agreement determined by city.

Note: ***A 75% planning fee discount will be applied for all projects that include at least 20% affordable housing units.***

All soil compaction and survey work (if required by City) will be charged as an "extra" at cost plus 10% for administration.

Copies of aerials, maps, plans cost of reproduction plus 15%

[1] Fees are minimum and are based on 2-hours inspection at ~~$59.50~~$62.00/Hour (Inspector) plus 1 hour at ~~$35.00~~$36.50/hour (Building Tech). Additional hours may be charged.

[2] Fees are minimums and are based on 2-hours at ~~$59.50~~$62.00/Hour (Inspector) 1-Hour at ~~$82.00~~$85.00/Hour (Plan Review) 1-hour ~~$35.00~~$36.50/Hour (Building Tech). Additional hours may be charged.

[3] Applications requiring more than one round of review or an extensive first review due to the complexity of the project may be subject to a City Cost Reimbursement Agreement for additional staff time.

[4] Projects over $1,000,000 in valuation shall be subject to a City Cost Reimbursement Agreement for additional staff time.

[5] 50% deposit of the cost upon application submittal.

[6] Applications requiring more than two reviews may be subject to a City Cost Reimbursement Agreement for additional staff time.

[7] This fee applies to every permit application with a CEQA Categorical or Statutory Claim of Exemption. It does not include separate CEQA filing or recording fees for a Notice of Exemption by the Monterey County Clerk-Recorder's Office.

Effective October 19, 2026 ~~November 15, 2025~~

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AGENDA ITEM
9A.

Approve a Resolution Providing for the Appointment of Nominated City Officials as if Elected at the November 3, 2026 Municipal Election and Cancelling the November 3, 2026 City of Sand City Municipal Election

City of Sand City

STAFF REPORT

TO: Honorable Mayor and City Council
FROM: Vibeke Norgaard, City Manager, Adam Lindgren, City Attorney
SUBJECT: Appointment of Nominated City Officials and Cancellation of the November 3, 2026 Municipal Election
DATE: August 18, 2026

BACKGROUND/DISCUSSION:
The City of Sand City is scheduled to hold a Municipal Election on November 3, 2026, for the purpose of electing a Mayor and two City Councilmembers.

The regular nomination period for candidates for the November 3, 2026 election closed on August 7, 2026. However, since an eligible incumbent did not file for re-election, the filing period for non-incumbents was extended to August 12, 2026.

At the close of the nomination period, if the number of candidates nominated for an office is equal to the number of offices to be filled, California Elections Code Section 10229 permits the City Council to take action to avoid the expense of conducting an election.

Under Elections Code Section 10229, when the number of persons nominated for an office is equal to or less than the number of offices to be filled, the City Council may:

1. Appoint to the office the person or persons who have been nominated;
2. Appoint an eligible elector to the office if no one has been nominated; or
3. Hold the election, if either no one or only one person has been nominated.

For the November 3, 2026, Municipal Election, one candidate has been nominated for the office of Mayor, and two candidates have been nominated for the two City Council seats to be filled. The nominated candidates are:

NAME	**OFFICE**
Mary Ann Carbone	Mayor
Luke Kilpatrick	Councilmember
Justin R. Rumps	Councilmember

Accordingly, the number of candidates nominated is equal to the number of offices to be filled.

No other City offices are scheduled to be filled at the November 3, 2026 election, and no City measure has qualified for placement on the ballot.

If the City Council adopts the attached resolution, the appointed candidates will qualify and take office at the first City Council meeting following receipt of the certification of the General Election from the Monterey County Elections Department. The appointed officials will serve in the same manner and for the same terms as if they had been elected at the November 3, 2026 Municipal Election.

The appointment of the nominated candidates will also allow the City to cancel its Municipal Election and avoid the costs associated with placing and conducting a City election when there are no contested City offices or measures requiring a vote of the electorate.

CEQA:
This action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) guidelines section 15378.

FISCAL IMPACT:
The City budgeted $3,500 for the upcoming election. Cancelling the November 3, 2026, Municipal Election will prevent any costs associated with conducting a separate City election for the offices identified above. The actual savings will depend on costs charged to the City by the Monterey County Elections Department. The 2024 election cost the City approximately $1,500.

RECOMMENDATION:
Staff recommends approving the attached resolution appointing the nominated candidates and cancelling the City of Sand City's November 3, 2026 Municipal Election pursuant to California Elections Code Section 10229.

ATTACHMENTS:
1. Resolution

CITY OF SAND CITY
RESOLUTION SC 26-___, 2026

RESOLUTION OF THE CITY COUNCIL OF SAND CITY PROVIDING FOR THE APPOINTMENT OF NOMINATED CITY OFFICIALS AS IF ELECTED AT THE NOVEMBER 3, 2026 MUNICIPAL ELECTION AND CANCELLING THE NOVEMBER 3, 2026 CITY OF SAND CITY MUNICIPAL ELECTION

WHEREAS, at close of the nomination period of August 12, 2026, there is an exact total of candidates and offices to be elected at the November 3, 2026 Municipal Election; and

WHEREAS, under such circumstances, Section 10229 of the California Elections Code allows one of the following courses of action to be taken by the City Council:

1. Appoint to the office the person who has been nominated.
2. Appoint to the office any eligible elector if no one has been nominated.
3. Hold the election if either no one or only one person has been nominated; and

WHEREAS, only one candidate was nominated for the Mayor position and only two candidates were nominated for the two City Council seats to be filled at the November 3, 2026 Election; therefore the City Council may take action pursuant to either Option 1 or Option 3; and

WHEREAS, no other City offices are to be filled at the November 3, 2026 Election, and no City measure has qualified to be submitted to the voters at that election; and

WHEREAS, the City Council determined that by appointing the officers as permitted by Elections Code Section 10229, the City will save the cost associated with the Municipal Election.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Sand City does hereby as follows:

Section 1. That pursuant to Section 10229 of the Elections Code, the following persons are hereby appointed to the office to which they are nominated:

NAME	**OFFICE**	**TERM**
Mary Ann Carbone	Mayor	2026-2028
Luke Kilpatrick	Councilmember	2026-2030
Justin R. Rumps	Councilmember	2026-2030

Section 2. That the persons appointed by Section 1 of this Resolution shall qualify and take office at the first City Council meeting after receipt of certification of the Municipal Election from the Monterey County Elections Department and serve

exactly as if elected at the November 3, 2026 Municipal Election.

Section 3. That the November 3, 2026, Municipal Election is cancelled in the City of Sand City.

Section 4. That the City Clerk shall certify to the passage and adoption of this Resolution and shall transmit a certified copy to the Monterey County Elections Department and the Board of Supervisors of Monterey County.

PASSED AND ADOPTED by the City Council of the City of Sand City this ___, day of _____, 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:
DATED: _____

_____
Kerry Lindstrom, City Clerk

AGENDA ITEM
9B.

Approve a Resolution Approving the Selection of Leon Keer as the Muralist for the Graniterock Batch Plant Project and Approving the Proposed Mural Design

City of Sand City

STAFF REPORT

TO: Honorable Mayor and City Council
FROM: Vibeke Norgaard, City Manager, Audrey Cray, Administrative Services Manager
DATE: August 18, 2026
SUBJECT: Recommendation from the Art Committee of the Muralist Selection for the Commissioned Mural at Graniterock

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BACKGROUND/DISCUSSION:
The City has held five mural festivals since the inaugural festival in September 2020. In 2023, the City issued a Request for Proposals (RFP) for mural curators and selected Crystal and Cameron Moberg of Talking Walls to curate the 2023 and 2024 we.Mural festivals.

The Art Committee met on February 12 and March 28, 2025, to discuss recommendations regarding a potential 2025 mural festival. On April 15, 2025, based on the Art Committee's recommendation, the City Council directed the City Manager to pursue a mural project focused on a large-scale commissioned mural, such as the Graniterock Batch Plant. On January 20, 2026, the City Council authorized the City Manager to execute an agreement with Talking Walls to initiate the commissioned mural project.

Selection Process

In April 2026, following discussions between the City Manager and Graniterock, the City and Graniterock finalized an agreement that allowed Talking Walls to begin identifying muralists interested in developing a design for the Graniterock Batch Plant.

On April 28, 2026, Talking Walls presented the Art Committee with a range of muralists and examples of their work. The Art Committee provided direction regarding its preferences, including consideration of local and female muralists. On June 11, 2026, Talking Walls presented a more focused group of artists whose work aligned with the Art Committee's direction, Graniterock's design preferences, and the aesthetic of Sand City.

The Art Committee selected three muralists to develop designs for consideration. Talking Walls subsequently provided the selected artists with information from Graniterock regarding preferred artistic styles and themes. Crystal and Cameron Moberg also met with Graniterock to further discuss themes and elements the company wished to incorporate into the mural.

On August 11, 2026, Talking Walls presented two of the three selected muralists and their proposed designs to the Art Committee. The third muralist was unable to participate due to scheduling conflicts.

Muralists

Leon Keer is an internationally recognized Dutch artist whose work is well known in Sand City. The City currently features one of Keer's 3D mural installations on a public roadway. As shown in Attachment 1, Keer's proposed design incorporates elements inspired by the children's books and imagery identified by Graniterock, including toy work trucks and mixer trucks. The design also incorporates Sand City themes, including seashells, sand toys, and starfish. The mural would be rendered in a three-dimensional style resembling a classical marble carving.

Julie Engelmann is a California-based muralist known for highly detailed, surrealistic paintings that transform public spaces into visual narratives. Engelmann's proposed design incorporates several themes identified by Graniterock, including a historic steam locomotive, excavators, quarry equipment operators, and a painter creating a seascape representing Sand City's coastline and artist community.

Art Committee Recommendation

At its August 11, 2026 meeting, the Art Committee expressed support for both proposed designs and found that each would appropriately represent both Graniterock and the City of Sand City. Following discussion, a majority of the Art Committee determined that Leon Keer's artistic style, experience, and proposed design best aligned with the vision for a large-scale mural at the Graniterock Batch Plant.

Next Steps

Upon City Council approval of the Art Committee's recommendation, Talking Walls will present the selected design to Graniterock for final approval. If Graniterock requests minor revisions, Talking Walls will coordinate with the selected muralist to incorporate those revisions. Following final approval, Talking Walls will coordinate the installation schedule with the artist and Graniterock. Installation is anticipated to occur in October or November 2026.

FISCAL IMPACT:

The existing contract between the City and Talking Walls, approved by the City Council on January 20, 2026, includes the cost of the muralist and is included in the City's approved FY 2026/27 budget.

RECOMMENDATION:

Staff recommends that the City Council approve the Art Committee's recommendation to select Leon Keer as the muralist for the Graniterock Batch Plant and approve the proposed mural design.

Attachment:

1. Resolution
2. Leon Keer Sand City Presentation
3. Julie Engelmann Sand City Presentation

CITY OF SAND CITY
RESOLUTION SC 26-___, 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY APPROVING THE SELECTION OF LEON KEER AS THE MURALIST FOR THE GRANITEROCK BATCH PLANT MURAL PROJECT AND APPROVING THE PROPOSED MURAL DESIGN

WHEREAS, the City of Sand City has supported public art and mural projects as part of its efforts to enhance the community and promote Sand City as an arts destination; and

WHEREAS, on January 20, 2026, the City Council authorized the City Manager to execute an agreement with Talking Walls to initiate a commissioned mural project at the Graniterock Batch Plant; and

WHEREAS, Talking Walls worked with the City's Art Committee and Graniterock to identify qualified muralists and solicit proposed designs consistent with the vision for the project; and

WHEREAS, on August 11, 2026, Talking Walls presented proposed mural designs to the Art Committee, which determined that both designs presented appropriately represented Graniterock and the City of Sand City; and

WHEREAS, following discussion, a majority of the Art Committee recommended Leon Keer as the muralist whose artistic style, experience, and proposed design best align with the vision for the large-scale Graniterock Batch Plant mural; and

WHEREAS, the proposed design by Leon Keer incorporates elements representative of Graniterock, as well as themes associated with Sand City, including its coastline, artistic community, and beach culture.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Sand City hereby:

1. Approves the Art Committee's recommendation to select Leon Keer as the muralist for the Graniterock Batch Plant mural project; and
2. Approves the proposed mural design by Leon Keer, subject to final approval by Graniterock and any minor revisions requested by Graniterock that are coordinated through Talking Walls and the selected muralist; and
3. Authorizes the City Manager, or designee, to take such actions as are necessary to implement the mural project consistent with this Resolution and the City's agreement with Talking Walls.

PASSED AND ADOPTED by the City Council of the City of Sand City this 18th, day of August, 2026 by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:
DATED: _____

_____
Kerry Lindstrom, City Clerk

LEON KEER

UTRECT, NETHERLANDS

Anamorphic Street Artist | Muralist | Fine Artist



Leon Keer is an internationally recognized Dutch artist celebrated for his mastery of anamorphic illusion and large-scale public art. For more than two decades, he has transformed ordinary public spaces into immersive visual experiences through meticulous perspective drawing, mural painting, and sculptural illusion.

His work explores themes of culture, environmental awareness, consumerism, and nostalgia, inviting viewers to become active participants in the artwork rather than passive observers.

Working across Europe, North America, Asia, Australia, and the Middle East, Leon has become one of the leading contemporary artists working in optical illusion and three-dimensional street art. His projects combine classical artistic techniques with contemporary storytelling, producing works that surprise audiences while rewarding close observation.

ARTISTIC SIGNATURE

WORLD-RENOWNED PIONEER OF ANAMORPHIC STREET ART

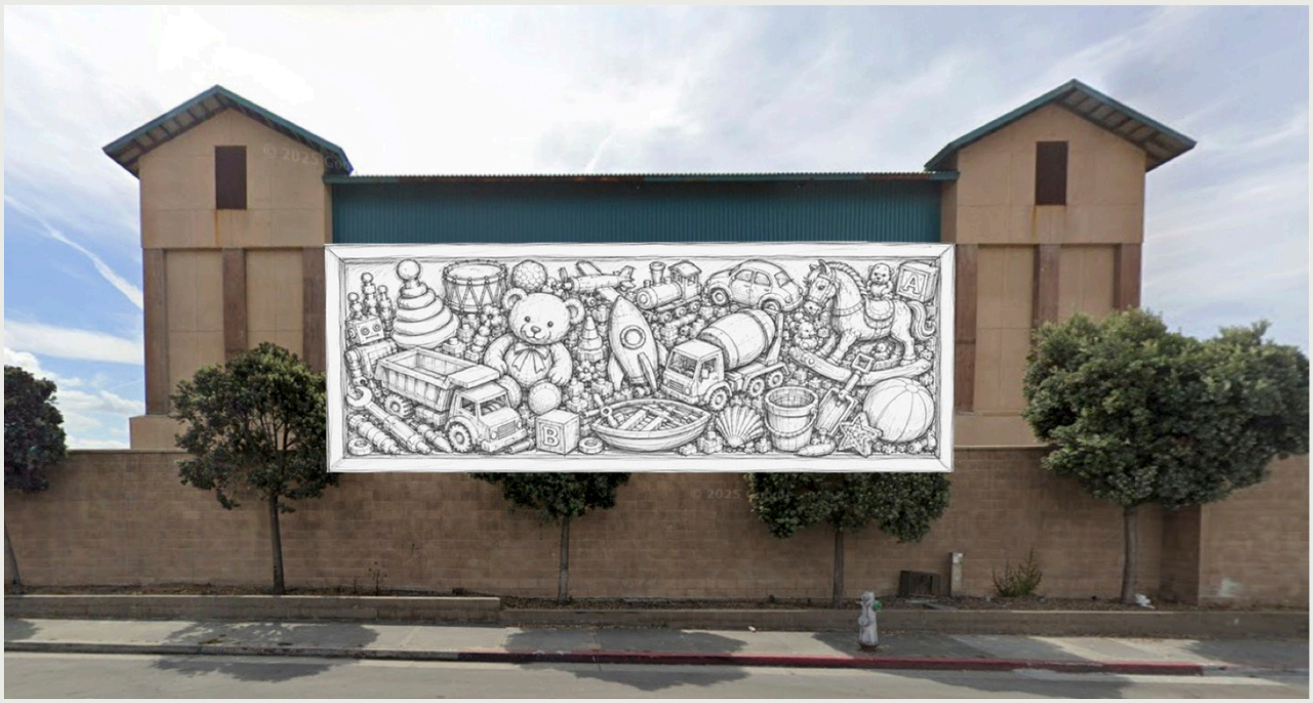
HYPER-REALISTIC PAINTED ILLUSIONS

MONUMENTAL PUBLIC ARTWORKS

INTERACTIVE, PHOTO-FRIENDLY INSTALLATIONS

CLASSICAL PAINTING TECHNIQUES WITH CONTEMPORARY SUBJECTS

LEON KEER



CARVED IMAGINATION

A monumental mural depicting a playful collection of diverse toys, intertwined and layered together as though *carved from an elaborate classical marble relief*. Recognizable toys overlap and emerge organically from one another, creating the illusion that the entire composition has been sculpted from a single block of stone rather than painted onto the wall. Inspired by traditional bas-relief sculpture, the artwork transforms familiar childhood objects into timeless monuments.

Drawing inspiration from classical marble carving (as shown in the provided reference image), the mural celebrates the intersection of imagination and craftsmanship. The toys symbolize creativity, curiosity, and play, while the illusion of carved stone represents permanence, precision, and the enduring value of making things by hand. Together, these elements create a work that feels simultaneously contemporary and timeless—inviting viewers to experience a playful subject through the visual language of classical sculpture.

LEON KEER



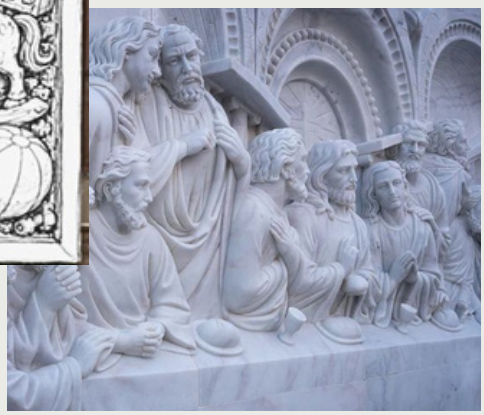
CLASSIC MARBLE RELIEF



LEONKEER.COM x TALKINGWALLS.ART

WHY WE LOVE THIS:





- VISUALLY STRIKING FROM A DISTANCE.
- REWARDS CLOSE INSPECTION.
- APPEALS TO CHILDREN AND ADULTS ALIKE.
- TIMELESS RATHER THAN TREND–DRIVEN.
- CREATES A MEMORABLE DESTINATION PIECE WITHOUT RELYING ON BRIGHT COLOR.

LEONKEER.COM x TALKINGWALLS.ART

JULIE ENGELMANN

HALF MOON BAY, CALIFORNIA, USA

Muralist | Fine Artist | Illustrator



Julie Engelmann is a California-based muralist and fine artist whose highly detailed, surrealistic paintings transform public spaces into meaningful visual narratives. Working across murals, acrylic painting, and digital illustration, she creates artwork that balances technical precision with imaginative storytelling, bringing history, culture, and community identity to life through richly layered compositions.

Known for her thoughtful design process and collaborative approach, Julie develops each mural with careful attention to composition, color palette, and the unique character of its setting. Whether painting a historical landmark, celebrating local heritage, or creating contemporary public art, her work invites viewers to discover new details with every encounter while fostering a lasting connection between people and place.

ARTISTIC SIGNATURE

HIGHLY DETAILED, SURREALISTIC IMAGERY

COMMUNITY-CENTERED STORYTELLING

HISTORICAL AND CULTURAL NARRATIVES

RICH COLOR PALETTES AND LAYERED COMPOSITIONS

FINE ART CRAFTSMANSHIP AT ARCHITECTURAL SCALE

JULIE ENGELMANN



A CELEBRATION OF SAND CITY'S HISTORY, INDUSTRY & CREATIVE SPIRIT

This design celebrates the people, industries, landscape, and creative spirit that define Sand City. Historic imagery of Graniterock's quarry operations and locomotive connects the mural to the city's industrial roots, while sand dunes and coastal imagery reflect its unique landscape and history. An artist at work represents Sand City's evolution into a vibrant arts destination. At the center, "SAND CITY" unifies these elements into a visual portrait of a community shaped by both its hardworking past and its creative future.

JULIE ENGELMANN

VERSION 1



DESIGN ELEMENTS & INSPIRATION

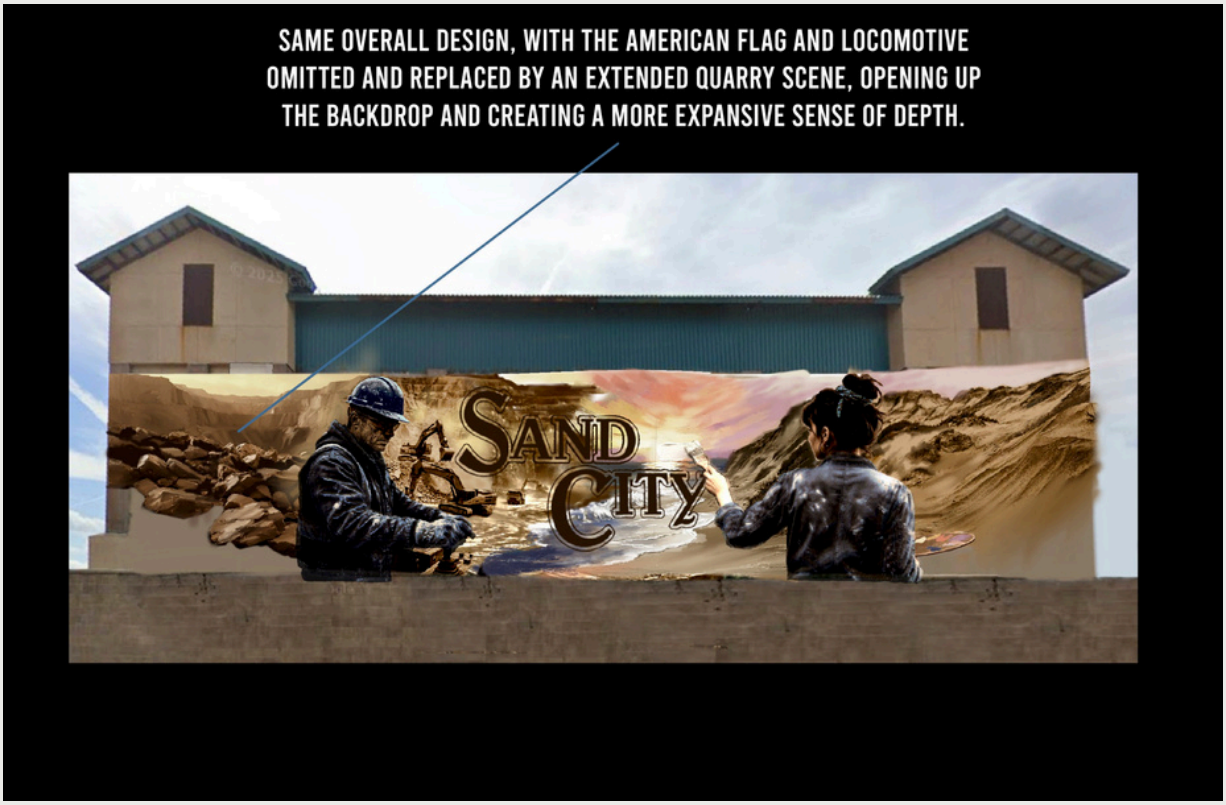


JULIE ENGELMANN

VERSION 2



DESIGN ELEMENTS & INSPIRATION



JULIE ENGELMANN





WHY WE LOVE THIS:

- STRONG SENSE OF PLACE
- CELEBRATES LOCAL INDUSTRY
- PAST MEETS PRESENT
- LAYERED STORYTELLING
- RECOGNIZABLE IMAGERY
- DISTINCTLY SAND CITY

AGENDA ITEM
9C.

Approve a Resolution Authorizing the City Manager to Execute an Exclusive Negotiation Agreement (ENA) with CHISPA for the Sand City Art Park Mixed-Use and Affordable Housing Development

City of Sand City

STAFF REPORT

TO: Honorable Mayor and City Council
FROM: Vibeke Norgaard, City Manager and Nicholas McIlroy, AICP, Planning Manager
SUBJECT: Review of Letter of Intent (LOI) Submission from CHISPA for the Sand City Art Park Mixed-Use and Affordable Housing Development (RFQ/RFP #26-01) and Authorization of Exclusive Negotiation Agreement (ENA)
DATE: August 18, 2026

BACKGROUND:
On May 18, 2026, the City issued a formal Request for Letter of Intent (LOI) to CHISPA following the review of their Statement of Qualifications (SOQ), opting to bypass the full Request for Proposals (RFQ/RFP #26-01) process to focus direct negotiations on a public/non-profit partnership. The City envisions the Sand City Art Park as a landmark development within the West End District, integrating housing, arts programming, a public plaza, and commercial activity on City-owned land.

CHISPA submitted its formal LOI response on June 30, 2026.

SUMMARY:
Following the review of CHISPA's Statement of Qualifications (SOQ), the City issued a Request for Letter of Intent (LOI) to streamline the process toward a direct public/non-profit partnership. CHISPA submitted their formal LOI response, outlining a viable financial and development structure for the site.

To keep the discussion clear and focused for the City Council, the immediate objective is solely to grant exclusivity so that staff and CHISPA can work through the complex property, financial, and design details without outside competition.

KEY ELEMENTS OF THE PROPOSED PARTNERSHIP

- **Preliminary Project Scope:** The development is envisioned as a mixed-use project featuring multi-family affordable housing, community-oriented commercial space, and a public art plaza in the West End District.

- **Ownership and Structure Options:** CHISPA proposes separating the property into distinct housing and commercial parcels utilizing specialized funding structures, such as New Markets Tax Credits (NMTC) and federal Opportunity Zone financing. This will maximize the non-City financial leverage.
- **Local Objectives:** The concept integrates community health, arts education, job training, and culinary incubation spaces, alongside a targeted local artist housing preference model.

CEQA:
This action does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15378, as it is purely an administrative agreement to conduct preliminary negotiations and does not result in a direct or reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT:
There is no fiscal impact from this decision, and authorizing the Exclusive Negotiation Agreement requires no direct General Fund expenditures. Any future agreements involving financial commitments, property disposition, or resource allocations will be brought back to the City Council for separate review and formal approval at a later date.

RECOMMENDATION:
Staff recommends that the City Council authorize the City Manager to execute an Exclusive Negotiation Agreement (ENA) in substantially the same form as that attached hereto with CHISPA for the Sand City Art Park Mixed-Use and Affordable Housing Development to formally initiate partnership discussions and draft a future Development and Disposition Agreement (DDA) to be brought back to the City Council for final execution.

ATTACHMENTS:
1. Resolution No. 26-
2. Draft Exclusive Negotiation Agreement (ENA) between the City of Sand City and CHISPA
3. CHISPA Letter of Intent (LOI) and Submittal Materials (June 30, 2026)

CITY OF SAND CITY
RESOLUTION SC 26-___, 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAND CITY AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXCLUSIVE NEGOTIATION AGREEMENT (ENA) WITH CHISPA FOR THE SAND CITY ART PARK MIXED-USE AND AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, the City of Sand City ("City") envisions the development of the Sand City Art Park as a mixed-use project integrating multi-family affordable housing, community-oriented commercial space, and a public art plaza in the West End District; and

WHEREAS, following the review of CHISPA's Statement of Qualifications, the City pursued direct partnership discussions and received a formal Letter of Intent (LOI) response from CHISPA outlining a viable development and financial structure; and

WHEREAS, the City Council desires to enter into an Exclusive Negotiation Agreement (ENA) with CHISPA to formally initiate partnership discussions and draft a future Development and Disposition Agreement (DDA); and

WHEREAS, this action is purely administrative and procedural in nature, and does not constitute a "project" under the California Environmental Quality Act (CEQA) Guidelines Section 15378; and

WHEREAS, this action has no direct fiscal impact or General Fund expenditure, with all future financial commitments to be returned to the City Council for separate review and approval;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Sand City does hereby:

1. Authorize the City Manager to execute an Exclusive Negotiation Agreement (ENA) in substantially the same form as that attached hereto with CHISPA for the Sand City Art Park Mixed-Use and Affordable Housing Development; and
2. Direct that any resulting Disposition and Development Agreement (DDA) be brought back to the City Council for final review and formal approval prior to execution.

PASSED AND ADOPTED by the City Council of the City of Sand City this 18th, day of August 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Mary Ann Carbone, Mayor

ATTEST:
DATED: _____

_____
Kerry Lindstrom, City Clerk

EXCLUSIVE NEGOTIATING AGREEMENT

THIS EXCLUSIVE NEGOTIATING AGREEMENT (this "**Agreement**") is dated as of _____, 2026 ("**Effective Date**"), and is entered into by and between the City of Sand City, a Municipal Corporation ("**City**"), and CHISPA, a California non-profit public benefit corporation ("**Developer**" and collectively with the City, the "**Parties**"), with reference to the following recitals of fact:

RECITALS

A. WHEREAS, Developer is in the business of developing and managing affordable rental and for sale housing, and mixed-use projects in California; and

B. WHEREAS, City is the owner of that certain real property containing approximately 0.388 acres, located at the "Art Park" 525 Ortiz Avenue, Sand City, California, APN 011-196-020-000, APN 011-196-014-000, and APN 011-196-023-000, and may contain up to 4,890 SF of APN 011-196-015-000 (not to exceed 0.49 acres total) as more specifically described in Exhibit "A" attached hereto ("**Site**");

C. WHEREAS, City desires to facilitate a project to provide much-needed housing, specifically geared towards the City's artist community, while maintaining part of the site as an important and vibrant community Art Park or plaza. The Site is City-owned and is currently underutilized. It is identified in the City's 6th Cycle Housing Element Site Inventory to accommodate 16 affordable units (8 very-low income and 8 low-income). This project is an opportunity to reimagine this underutilized City-owned site with a mixed-use housing project that includes an outdoor community plaza, art studios, and food & beverage commercial space (the "**Project**"); and

D. WHEREAS, City and Developer desire to negotiate with each other regarding the potential terms and conditions of a future Disposition and Development Agreement, Development Agreement, or other agreement (the "DA") between City and Developer for Developer to acquire the Site from the City and develop the Project on the Site, in accordance with the terms and conditions of said agreements.

NOW, THEREFORE, in view of the goals and objectives of City relating to providing affordable housing in the City and in consideration of the mutual promises of City and Developer set forth in this Agreement, City and Developer agree as follows:

1. Negotiation of DA. During the Negotiation Period (defined in Section 3) and subject to the terms and conditions of this Agreement, both City and Developer shall proceed diligently and in good faith regarding negotiation and documentation of the potential terms, conditions, covenants, restrictions and agreements of a DA between them. City and Developer shall generally cooperate with each other and supply such documents and information as may be reasonably requested by the other to facilitate the conduct of the negotiations. Both City and Developer shall exercise reasonable efforts to complete discussions relating to the terms, conditions, covenants, restrictions or agreements of the DA, all as may be mutually acceptable to both City and Developer in their respective sole and absolute discretion. The exact terms and conditions of the DA, if any, shall be determined during the course of these negotiations. Nothing in this Agreement shall be interpreted or construed to be a representation or agreement by either City or Developer that a mutually acceptable DA will be produced from negotiations under this Agreement. Nothing in this Agreement shall impose any obligation on either Party to agree to a definitive DA in the future. Nothing in this Agreement shall be interpreted or construed to be a

guaranty, warranty or representation that any proposed DA that may be negotiated by City staff and Developer will be approved by the City Council of the City. Developer acknowledges and agrees that City's consideration of any DA is subject to the sole and absolute discretion of the City Council and any and all legally required public hearings, public meetings, notices, factual findings and other determinations and procedures required by law. City agrees not to solicit any other proposals or negotiate with any other person regarding development of the Site during the Negotiation Period.

2. Developer Acknowledgments. Developer acknowledges and agrees that: (a) under this Agreement, City is not committing itself or agreeing to enter into a DA or undertake any exchange, sale, lease or other transfer of real property, any disposition of any real property interests to Developer, approve any land use entitlements or undertake any other acts or activities; (b) no provision of this Agreement shall be deemed to be an offer by City, nor an acceptance by City of any offer or proposal from Developer, for City to convey any estate or interest in the Site to Developer or for City to provide any financial or other assistance to Developer for development of the Project or the Site; (c) Developer has not acquired, nor will acquire, by virtue of the terms of this Agreement, any legal or equitable interest in real or personal property from City; (d) further efforts by either Party to perform due diligence, arrange or obtain financing, or carry out other acts in contemplation of the possible acquisition, transfer or development of the Site or the Project shall not be deemed evidence of intent by either Party to be bound by any terms, conditions, covenants, restrictions or agreements relating to acquisition, transfer or development of the Site or the Project.

3. Negotiation Period.

3.1 Duration. The "**Negotiation Period**" shall begin on the Effective Date and shall automatically expire one hundred twenty (120) days after the Effective Date, unless extended pursuant to Section 4 or earlier terminated pursuant to Section 3.4.

3.2 Preparation of DA. The City shall prepare and draft a proposed form of DA, and the Parties shall meet and confer regularly, in good faith, and jointly negotiate the form and terms of the DA. The Parties shall use good faith efforts to negotiate and draft a mutually acceptable form of DA or before the end of the Negotiation Period.

3.3 Consideration and Approval of DA. Upon completion of a DA which is mutually acceptable to City staff and the Developer, the DA will be presented to the City Council for approval. The City may be required to prepare a public report, publish public notices, obtain appraisals of real property, and/or prepare documentation and making findings in accordance with the California Environmental Quality Act, if and as required by applicable law. The City Council may, in its sole discretion, approve, approve with modifications, or disapprove the DA which has been prepared by City staff and the Developer. The parties understand that the City Council is not under any obligation to approve the DA, in its sole and absolute discretion.

3.4 Termination. This Agreement shall terminate upon the earliest to occur of the following events: (a) the expiration of the Negotiation Period; or (b) the occurrence of an Event of Default under Section 13.1 of this Agreement, subject to all applicable notice and cure periods, unless such breach is expressly waived by the City; or (c) entry into a DA by both City and Developer.

4. Extension of Negotiation Period. The Negotiation Period may be extended in writing at the sole discretion of the City Manager for up to a maximum two (2) extensions of thirty (30) days each, for a total aggregate extension time period of sixty (60) days. Prior to granting any such extension, the City Manager shall consider the efforts made by Developer under and pursuant to the terms and conditions of this Agreement to negotiate in good faith regarding a future DA with City for the Project.

5. DA Provisions.

5.1 Essential Terms and Conditions. The DA shall include provisions addressing all of the following described subjects:

5.1.1 Site Control. The Site shall be purchased, leased or structured for development through one of the following methods or for separate consideration acceptable to the City:

(i) Fee Simple Purchase. Direct purchase of the Site by Developer, or Developer's permitted assignee, at the fair market value or for separate consideration acceptable to the City. Such purchase may utilize seller financing via a city loan secured against the property, subject to mutually agreeable terms regarding repayment (such as residual receipts), or structured via parcel separation (e.g., distinct housing and commercial parcels) to accommodate tax-credit compliance and third-party equity requirements.

(ii) Third-Party Ground Lease Model. Implementation of a ground lease structure (such as an institutional ground lease model) providing upfront capital to reduce project funding gaps, subject to City review and approval of lease terms, creditworthiness, and alignment with project financing objectives.

(iii) Alternative P3 Structures. Any other Public-Private Partnership (P3) or ownership configuration that achieves financial feasibility, satisfies lender requirements, and protects the City's long-term interests through appropriate deed restrictions, regulatory agreements, or purchase options (such as a Right of First Refusal).

5.1.2 Developer Compliance with Laws. Developer shall comply with the requirements of all applicable Federal and State laws, City ordinances, resolutions, regulations or other laws or approvals in all aspects (planning, design, construction, management and occupancy) of developing and operating the Project on the Site.

5.1.3 Project Scope and Community Elements. The DA shall incorporate provisions establishing the core parameters of the Project, including: (i) the minimum number and affordability mix of housing units (consistent with the City's 6th Cycle Housing Element); (ii) dedicated spaces or preference policies for the local artist community; (iii) the design, construction, public access, and ongoing maintenance of the outdoor community plaza/Art Park; and (iv) parameters for the food & beverage and art studio commercial spaces.

6. License to Enter Site. City authorizes Developer, its contractors, agents and employees to enter the Site for the purpose of performing tests, surveys and inspections, and obtaining data necessary or appropriate to negotiate the DA or perform investigations related to the Project; provided, however, Developer shall deliver prior written notice to City of any such entry and written evidence of Developer's satisfaction of all insurance requirements of this Agreement prior to entering the Site. In the case of invasive tests or sampling, City may impose such insurance, indemnification, guaranty and other requirements as City determines appropriate, in its reasonable discretion. Notwithstanding the foregoing, Developer's right to enter the Site is contingent on the terms and conditions of the Site Leases and applicable law.

7. Costs and Expenses. All fees or expenses of engineers, architects, financial consultants, legal, planning or other consultants or contractors, retained by Developer for any study, analysis, evaluation, report, schedule, estimate, environmental review, planning or design activities, drawings, specifications or other activity or matter relating to the Site or the Project or negotiation or documentation of a future DA that may be undertaken by Developer during the Negotiation Period, pursuant to or in

reliance upon this Agreement or in Developer's discretion, regarding any matter relating to this Agreement, a future DA, the Site or the Project, shall be the sole responsibility of and undertaken at the sole cost and expense of Developer and no such activity or matter shall be deemed to be undertaken for the benefit of, at the expense of or in reliance upon City. Developer shall also pay all fees, charges and costs, make all deposits and provide all bonds or other security associated with the submission to and processing by the City of any and all applications and other documents and information to be submitted to the City by Developer pursuant to this Agreement or otherwise associated with the Project or the Site.

8. No City Approval. Nothing in this Agreement, or representations by City staff, shall: (1) modify or replace any land use entitlement process of either the City applicable to the Project, (2) limit the police power land use jurisdiction of either the City relative to the Project, (3) constitute an approval of all or any portion of the Project by the City pursuant to the police power land use jurisdiction of either the City or (4) constitute any approval of all or any portion of a future DA with Developer by the City.

9. City Due Diligence. City reserves the right to reasonably obtain further information, data and commitments to ascertain the ability and capacity of Developer to purchase, lease, develop and operate the Site or the Project. Developer acknowledges that Developer may be requested to make certain financial disclosures to City, City staff, legal counsel or other consultants, as part of the financial due diligence investigations of City relating to the potential sale of the Site and development of the Project on the Site by Developer and that any such disclosures may become public records. City shall maintain the confidentiality of financial information of Developer to the extent allowed by law, as determined by the City Attorney for the City.

10. Developer Indemnity. Developer shall indemnify, defend and hold harmless City, and the elected and appointed officials, officers, agents and employees of City (individually or collectively, an "**Indemnified Party**"), with counsel selected by City, against any and all losses arising out of any claim, demand or cause of action, or any action or other proceeding, whether meritorious or not, arising through Developer, Developer's contractors or employees and brought or asserted against any Indemnified Party that relates to or arises out of: (i) property damage or bodily injury or death of any person in connection with this Agreement; (ii) entry upon the Site by Developer, its contractors or employees; (iii) any inspection of the Site by Developer, its contractors or employees; or (iv) the preparation of any report or plans commissioned by Developer; provided, however, that no Indemnified Party shall be entitled to indemnification under this Section 10 for matters caused by such Indemnified Party's gross negligence, willful misconduct or illegal act or for any matter arising from the discovery of any pre-existing condition upon the Site. In the event any action or proceeding is brought against an Indemnified Party by reason of a claim arising out of any loss for which Developer is obligated to indemnity, defend or hold harmless the Indemnified Party, and upon written notice from such Indemnified Party, Developer shall, at Developer's sole expense, answer and otherwise defend such action or proceeding. The provisions of this Section 10 shall survive the expiration or termination of this Agreement.

11. Developer Insurance.

11.1 Types of Insurance. In the event that Developer desires to exercise its rights to inspect the Site pursuant to Section 6 hereof, and without in any way limiting Developer's indemnification obligations under this Agreement, subject to the other provisions of this Section 11 and subject to approval by City of the insurers and policy forms, Developer shall obtain and maintain, at Developer's expense, the following insurance throughout the Negotiation Period:

11.1.1 Liability Insurance. "**Liability Insurance**" means and refers to commercial general liability insurance against claims for bodily injury, personal injury, death, or property damage occurring upon, in, or about the Site or adjoining streets or passageways, at least as broad as Insurance Services Office Occurrence Form CG0001, with a minimum liability limit of Two Million

Dollars ($2,000,000) for any one occurrence and which may be provided through a combination of primary and excess or umbrella insurance policies. If commercial general liability insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the Site or the general aggregate limit shall be twice the required minimum liability limit for any one occurrence.

11.2 Nature of Insurance. All Liability Insurance policies this Agreement requires shall be issued by carriers that: (a) are rated by A.M. Best Company, Inc. in the most current version of Best's Insurance Reports, Property/Casualty, United States & Canada (or, if such publication is no longer published, an equivalent then-current A.M. Best rating publication or service) with a minimum financial strength rating of 'A-' and a minimum financial size category of "VII"; and (b) are authorized to do business in the State of California by the State of California Department of Insurance. Developer may provide any insurance under a "blanket" or "umbrella" insurance policy through its own policy or that of any applicable affiliates, provided that: (i) such policy or a certificate of such policy shall specify the amount(s) of the total insurance allocated to the Site, which amount(s) shall equal or exceed the amount(s) required by this Agreement; and (ii) such policy otherwise complies with the insurance requirements in this Agreement.

12. Restrictions Against Change in Ownership, Management or Control of Developer; Assignment of Agreement. City and Developer acknowledge and agree that City is entering into this Agreement with Developer on the basis of the particular experience, financial capacity, skills and capabilities of Developer. This Agreement is personal to Developer and is not assignable without the prior written consent of City, which may be given, withheld or conditioned in City's sole and absolute discretion.

13. Developer Events of Default and City Remedies.

13.1 Developer Events of Default. The occurrence of any of the following shall constitute an "**Event of Default**" on the part of Developer under this Agreement:

13.1.1 Misrepresentation. Any material breach of any representation or warranty made by Developer in this Agreement that is not cured within thirty (30) days after written notice from City to Developer of such breach.

13.1.2 Unauthorized Assignment. Any assignment or attempted assignment by Developer in violation of Section 12 that is not cured within thirty (30) days after written notice from City to Developer of such breach.

13.1.3 Insurance. Failure of Developer to procure or maintain any of the insurance coverage required by this Agreement resulting in a lapse in required insurance coverage which lapse is not cured within ten (10) days after written notice of such breach from City to Developer.

13.2 City Remedies. If there is an Event of a Default by Developer, City may, in City's sole and absolute discretion, terminate this Agreement by delivering written notice of termination to Developer. Upon any such termination, neither Party shall have any further rights or obligations to the other under this Agreement, except obligations that expressly survive termination of this Agreement.

14. Developer Representations and Warranties. Developer represents, warrants and covenants to and for the benefit of City, as of the Effective Date and at all times during the Negotiation Period, as follows:

14.1 Valid Existence; Good Standing; Joint Venture Relationships. Developer is a California non-profit public benefit corporation duly organized and validly existing under the laws of the State of California. Developer has all requisite power and authority to own its property and conduct its business as presently conducted. Developer has made all filings and is in good standing in the jurisdiction of the State of California.

14.2 Authority. Developer has all requisite power and authority to enter into and perform this Agreement.

14.3 No Limitation on Ability to Perform. Neither Developer's certificate of formation nor any other organizational document regarding Developer in any way prohibits, limits or otherwise affects the right or power of Developer to enter into or perform this Agreement. Developer is not a party to or bound by any contract, agreement, indenture, trust agreement, note, obligation or other instrument that could prohibit, limit or otherwise affect Developer's entry into or performance of this Agreement. To the best of Developer's knowledge, no consent, authorization or approval of, or other action by, and no notice to or filing with, any governmental authority, regulatory body or any other person or entity is required for the due execution, delivery or performance by Developer of this Agreement or any of the terms or covenants contained in this Agreement. There is no pending or threatened suit or proceeding or undischarged judgment affecting Developer before any court, governmental agency, or arbitrator that might materially adversely affect the enforceability of this Agreement, the ability of Developer to perform the transactions contemplated by this Agreement or the business, operations, assets or condition of Developer.

14.4 Valid Execution. The execution and delivery of this Agreement by Developer have been duly and validly authorized by all necessary action of Developer and others. This Agreement will be a legal, valid and binding obligation of Developer, enforceable against Developer in accordance with its terms. Developer will provide to City upon request a written resolution of Developer's members authorizing Developer's entry into and performance of this Agreement.

15. Notices. A notice or communication under this Agreement by either Party to the other shall be sufficiently given or delivered, if in writing and delivered by messenger, overnight air courier or registered or certified first class mail with return receipt requested (for U.S. mailings) to the appropriate Party at its address as follows:

In the case of a notice or communication to City:

Vibeke Norgaard, City Manager
1 Pendergrass Wy, Sand City, CA 93955
(831) 394-3054
vibeke@sandcityca.org

With copies to:

Adam Lindgren, City Attorney
(916) 556-1531
Adam@meyersnave.com

And in the case of a notice or communication sent to Developer:

CHISPA Housing

295 Main St., Suite 100

Salinas, CA 93901

Attention: Geoffrey Morgan

Any mailing address may be changed at any time by giving written notice of such change in the manner provided above at least ten (10) days prior to the effective date of the change. All notices under this Agreement shall be deemed given, received, made or communicated on the date personal receipt actually occurs or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.

16. General Provisions.

16.1 Amendments. This Agreement may be amended or modified only by a written instrument signed by both City and Developer.

16.2 Severability. If any provision of this Agreement, or its application to any person or circumstance, is held invalid by any court, the invalidity or inapplicability of such provision shall not affect any other provision of this Agreement or the application of such provision to any other person or circumstance, and the remaining portions of this Agreement shall continue in full force and effect, unless enforcement of this Agreement as so modified by and in response to such invalidation would be unreasonable or grossly inequitable under all of the circumstances or would frustrate the fundamental purposes of this Agreement. Without limiting the foregoing, in the event that any applicable federal or state law prevents or precludes compliance with any material term of this Agreement, the Parties shall promptly modify, amend or suspend this Agreement, or any portion of this Agreement, to the extent necessary to comply with such provisions in a manner which preserves to the greatest extent possible the benefits to each of the Parties to this Agreement. However, if such amendment, modification or suspension would deprive City or Developer of the substantial benefits derived from this Agreement or make performance unreasonably difficult or expensive, then the affected Party may terminate this Agreement upon written notice to the other Party. In the event of such termination, neither Party shall have any further rights or obligations under this Agreement except as otherwise provided herein.

16.3 Non-Waiver. No waiver made by either Party with respect to the performance, or manner or time of performance, or any obligation of the other Party or any condition to its own obligation under this Agreement will be considered a waiver with respect to the particular obligation of the other Party or condition to its own obligation beyond those expressly waived, to the extent of such waiver, or a waiver in any respect in regard to any other rights of the Party making the waiver or any other obligations of the other Party.

16.4 Non-Liability. No member, official, agent or employee of City will be personally liable to Developer, or any successor in interest (if and to the extent permitted under this Agreement), in an event of default by City or for any amount that may become due to Developer or successor or on any obligations under the terms of this Agreement. No director, officer, agent, member or employee of Developer will be personally liable to City in an event of default by Developer or for any amount that may become due to City or on any obligations under the terms of this Agreement.

16.5 Successors and Assigns; Third Party Beneficiary. This Agreement shall inure to the benefit of and bind the respective successors and assigns of City and Developer, subject to the limitations on assignment by Developer set forth in Section 12. This Agreement is for the exclusive benefit of the Parties to this Agreement and not for the benefit of any other person and shall not be deemed to have conferred any rights, express or implied, upon any other person.

16.6 Governing Law. City and Developer acknowledge and agree that this Agreement was negotiated, entered into and is to be fully performed in the City. City and Developer agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the substantive and procedural laws of the State of California, without application of conflicts or choice of laws principles.

16.7 Venue. Any legal action to cure, correct or remedy any Default, to enforce any covenants or agreements herein, to enjoin any threatened or attempted violation thereof, or to obtain any other remedies consistent with the purpose of this Agreement shall be brought in the Superior Court for Monterey County, California, except for actions that include claims in which the Federal District Court for the Northern District of the State of California has original jurisdiction, in which case the Northern District of the State of California shall be the proper venue.

16.8 Compliance with Law. Developer acknowledges that any future DA, if approved by the City Council, will require Developer (among other things) to carry out the development of the Project on the Site in conformity with all applicable laws, including all applicable building, planning and zoning laws, environmental laws, safety laws and federal and state labor and wage laws.

17. Interpretation of Agreement. No inference in favor of or against any Party shall be drawn from the fact that such Party has drafted any part of this Agreement. The Parties have both participated substantially in the negotiation, drafting, and revision of this Agreement, with advice from legal and other counsel and advisers of their own selection. Headings at the beginning of each section or sub-section of this Agreement are solely for the convenience of reference of City and Developer and are not a part of this Agreement. All exhibits referred to in this Agreement are attached to this Agreement, unless otherwise specified.

17.1 Entire Agreement. This Agreement (including the attachments and exhibits) contains all of the representations of and the entire agreement between the Parties with respect to the subject matter of this Agreement. Any prior correspondence, memoranda, agreements, warranties or representations relating to such subject matter are superseded in total by this Agreement. No prior drafts of this Agreement or changes from those drafts to the signed version of this Agreement shall be introduced as evidence in any litigation or other dispute resolution proceeding by either Party or any other person and no court or other body shall consider those drafts in interpreting this Agreement.

17.2 Time for Performance.

17.2.1 Expiration. All performance, expiration or termination dates (including cure dates) in this Agreement (including the attached Schedule of Performance) expire at 5:00 p.m., Pacific Time, on the specified date.

17.2.2 Weekends and Holidays. A date that falls on a Saturday, Sunday or City holiday is deemed extended to the next day on which the City is open for performance of general City functions with regular City personnel.

17.2.3 Days for Performance. All periods for performance specified in this Agreement in terms of days shall be calendar days, and not business days, unless otherwise expressly provided in this Agreement.

17.2.4 Time of the Essence. Time is of the essence with respect to each provision of this Agreement.

17.3 Counterparts. This Agreement may be signed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

17.4 Approvals and Consents. Unless this Agreement otherwise expressly provides or unless applicable law requires otherwise, all approvals, consents or determinations to be made by or on behalf of (excluding amendments to this Agreement): (i) City under this Agreement shall be made by the City Manager, who may require City Council approval of any such matter; and (ii) Developer under this Agreement shall be made by Geoffrey Morgan, President / CEO ("**Developer Representative**") or such other employee or agent of Developer as Developer may designate by written notice to City to act as Developer Representative for a particular matter. Unless otherwise provided in this Agreement, whenever approval, consent or satisfaction is required of a Party pursuant to this Agreement, it shall not be unreasonably withheld, conditioned or delayed and any reasons for disapproval shall be stated in reasonable detail in writing. Approval by Developer or City of any act or request by the other shall not be deemed to waive or render unnecessary approval of any similar or subsequent acts or requests.

17.5 Survival. Notwithstanding anything to the contrary in this Agreement, each indemnity obligation under this Agreement shall survive expiration or termination of this Agreement. Further all other obligations under this Agreement that arise and were not satisfied before expiration or termination of this Agreement shall survive any expiration or termination of this Agreement.

17.6 Relationship of the Parties. The subject of this Agreement is a private development with neither Party acting as the agent of the other Party in any respect. None of the provisions in this Agreement shall be deemed to render City a partner in Developer's business, or joint venturer or member in any joint enterprise with Developer.

[remainder of page intentionally left blank]

Signature Page
TO
EXCLUSIVE NEGOTIATING AGREEMENT

IN WITNESS WHEREOF, City and Developer have signed and entered into this Agreement as of the Effective Date by and through the signatures of their respective authorized representative(s), as follow:

CITY OF SAND CITY,
A municipal corporation

By: _____
Vibeke Norgaard, City Manager

CHISPA
A California non-profit public benefit corporation

By: _____
Geoffrey Morgan, CHISPA President / CEO ("**Developer Representative**")

EXHIBIT "A"
TO
EXCLUSIVE NEGOTIATING AGREEMENT

Legal Description of Site

[To Be Inserted]

3227873.1

10019739.1

10019742.1

CHISPA
WE BUILD NEIGHBORHOODS

June 30, 2026

Nicholas McIlroy, AICP
Planning Manager
City of Sand City
Email: nmcilroy@sandcityca.org

Re: Letter of Intent – Sand City Art Park Mixed-Use & Affordable Housing Development (RFQ/RFP #26-01)

CHISPA appreciates the opportunity to continue working with the City of Sand City toward a shared vision for the Art Park Mixed-Use and Affordable Housing Development. We are encouraged by the City's commitment to creating a vibrant, community-centered project that integrates housing, arts, and public space, and we are excited to advance a collaborative partnership.

This Letter of Intent outlines our initial approach to partnership structure, development concept, and financing strategy. We look forward to refining these elements together through the next phase of discussions.

Proposed Partnership Structure

The CHISPA team is committed to a Public Private Partnership (P3) model. Our main objective is financial feasibility. The most important way to come close to feasibility while also ensuring timely execution, is to utilize approaches that work for lenders and facilitate competitive bidding with minimum regulatory constraints. The City's P3 participation will be achieved by separating the property into two separate parcels with separate ownership structures.

- Housing Parcel: Sale to limited liability affiliate of CHISPA. Purchase price based on the value of the property after regulatory restrictions. City loan for purchase price with payments due from residual receipts once the Opportunity Zone financial partner has left the property.
- Commercial Parcel: Ownership by a limited partnership that is compliant with the requirements for New Markets Tax Credits.
- Both Parcels: Purchased with purchase price financed by the City shortly before the start of construction with deed restrictions/regulatory agreement recorded against

the land. The City shall have a Right of First Refusal once all investors are outside the transaction. This structure will allow favorable financing to occur.

An additional approach that we are exploring for future discussions is a third-party ground lease model from a group like Safehold https://www.safeholdinc.com/safehold-ground-lease/ that puts significant money into the project in return for the ground lease while reducing any funding gap and boosting investor returns that could potentially align with the Opportunity Zone 2.0 model. This approach may also require a soft loan from the Sand City as proposed above.

Terms of Agreement

Part of the next steps in pursuit of final terms would include an Exclusive Right to Negotiate Agreement (or ERNA) for 60-90 days with two 30-day extensions at the discretion of the City Manager contingent on progress being made toward the ultimate goal of finalizing the Development and Disposition Agreement (DDA). During this period, we would also further pursue multiple financing models described above on the best way to hold the property and ensure that the needs of both parties can be achieved. Different investors for each financial model require changes to the security/ownership structure for their participation. We will work with the Sand City to assess these requirements and reach agreement on any funder required changes to the DDA to gain access to their funding. These could include investors in a Qualified Opportunity Fund (QOF) and a Leveraged NMTC entity with a complex organizational structure. https://cityscapecapital.com/new-markets-transactional-structures .

Requests of the City

While the City has requested Developer to refrain from asking the City to tap into their General Fund capital, CHISPA requests the City consider the following:

- Nominate OZ 2.0 census tract
- Waive Impact and other fees through an Affordable Housing ordinance to facilitate competitive bidding with minimum regulatory constraints.
- Assist in the site-control of adjacent parking options and participate in negotiations of long-term leases or sales on such land sites.
- Agree to contribute some or all the Pro-housing funding from HCD.
- Seek funding when available to public entities for the project.

Development Concept/Alignment with City Baseline Program/Schedule

The following is the latest thinking of the overall development plan with much work yet to be done to verify alignment with local codes and preferences. The City has laid out a quite specific vision for the site including a preference for specific uses and sizes down to the square foot. As stated in prior meetings and in the initial RFQ response, the exact development plan proposed by the City needs to be balanced with available sources of funding and input from the market on demand for specific uses.

The proposed plan (submitted as an addendum to this LOI Response) is for a single phase/single L shaped building along Redwood and the East property line backing up to the adjacent parking lot. The building would be Type 5 wood frame construction with a legal vertical separation into two condominiums for financing purposes. The ground floor would offer roughly 8,500 –10,000 sf of commercial use plus common area for elevator lobby and mechanical room space. The Plaza would be roughly 5,200 sf. The east wing would be adjusted from the prior plan to provide for a double loaded corridor increasing efficiency. This design creates a permeability between outdoor and indoor spaces for more flexible community programming, aligning combined square footages with the original design.

Residential: The design was initially for 43 units with mostly one-bedrooms but also with up to 11 two bedrooms and two studios. We are looking at increasing the unit count by reducing peripheral street parking to parallel only. That combined analysis generated six additional apartments and an additional 1,500 sf of commercial without impacting the size of the Plaza and a significant reduction of the gap.

As far as income tiers for the tenants, it will, at the end of the day, depend on the amount of subsidy sources we can bring to the table. Securing a maximum of eight Project Based Vouchers would significantly help support the lower income tiers which will involve an allocation from the Monterey County Housing Authority. It is important to look at Project Based vs Tenant Held Vouchers for long term underwriting purposes. Without PBV's or significant philanthropy, this would likely remain a building only supporting 80-100% of Average Median Income tiers.

Commercial- The ground floor commercial spaces will be community focused providing programs such as health care, arts focused education, job training and arts and culinary focused small business incubation, all which will be critical in securing a New Markets Tax Credit investment. The NMTC will provide a net subsidy of roughly 18% of the total development cost and land value to fund development of the ground floor space.

Proposed uses include workforce development models such as culinary training inclusive of food service. An inspiring model that has proven to be a viable and successful program is Inspiration Kitchens in Chicago. https://www.inspirationkitchens.org/ This program combines teaching back of house food prep with front of house food service. Preliminary discussions will also be occurring with Rancho Cielo's culinary training program https://www.ranchocieloyc.org/programs/drummond-culinary-academy/

A health care model with a local track record is the work of Aspire Health in partnership with Montage Health that actively supports community health in Monterey County through a variety of health-meets-arts initiatives, local clinical access, and remote care options. The Arts in Health Initiatives administered through the Montage Health Foundation, these programs merge creative therapeutic care with physical medicine:

- **Art for All Program**: A year-round initiative offering free, bilingual arts workshops for local youth and families.
- **The Art Cart**: Launched in collaboration with volunteers to deliver hands-on art projects and creative materials to hospitalized patients and families at Community Hospital of the Monterey Peninsula and Ohana.
- **Therapeutic Classes**: Public health classes that integrate creative mediums, self-expression exercises, and mindfulness techniques

Conceptual Project Schedule

- June 2026 – RRM began design
- July 2026 – Execute ERNA and begin search for financing, including predevelopment funds
- July 2026- City to seek nomination for OZ 2.0 Rural Eligible census tract
- October 2026 – CHISPA submits for design review and conducts public outreach. Project is deemed exempt from CEQA. CCRB (CHISPA affiliate) to develop preliminary budget
- January 2027 – Design Review Hearing (with City Council input)
- February 2027 – RRM starts design development with approved predevelopment financing

- September 2027 – Construction drawings/plans complete
- October 2027 - CHISPA submits for building permits
- Late Fall/Winter, 2027 – Confirmation of other funding commitments
- January 2028 - Building Permit Issuance or permit ready letter
- January 2028 - CCRB solicits bids to complete final budget
- February 2028 – Subcontractor, consultants & supplier bids due.
- May 2028 – Close on financing
- June 2028 - Groundbreaking
- June 2028 - CCRB starts site preparation
- July – August 2028 - Infrastructure Installation
- September 2028 – October 2029 - Vertical Construction
- December 20, 2029 - Final Inspection / Certificate of Occupancy

Deviations from City Concept

- The CHISPA team would like to see a cohesive commercial site owned by the condominium structure with all access issues resolved through easements and covenants. Due to the complicated financing structures, having a separate City owned lot right up to the footprint of the buildings could be problematic for investors and/or lenders in the structure.
- The CHISPA team is pursuing the City's vision of art studios and live-work spaces by exploring ways to integrate the arts focused health, education and economic development organizations that are attractive to NMTC investors into the ground floor. These uses are strongly preferred by outside NMTC experts to the financing team as the optimal way to entice Community Development Entities (CDE's) to support the project.

Artist Preference Approach

The team shall work with both arts organizations and the public agencies to establish a process for bringing artist housing options to the site. This will require an ordinance that

outlines the City and/or County's need for artist housing that is required for a California fair housing compliant way to have artist preferences. This was recently done by San Francisco, which can serve as a model.

Whether it is a true set aside (if possible) or through Affirmative Marketing, we hope to attract artists to live and work in the residential portion of the project. We will include an arts focus for programmatic aspects of the ground floor uses, while serving needs such as job training, health care, and education.

High Level Financing Approach

The preferred financing approach is based on multiple conversations with lenders, investors, and experts in the NMTC and Opportunity Zone space. Because of the complexity of the models, we are leaning towards pursuing NMTC as a tool for funding the commercial space, and OZ 2.0 funding and 501 c3 financing for the residential side. The OZ model, as explained in prior conversations, relies on higher net worth individuals parking their capital gains into a Fund of eligible projects that generate real returns that are much less likely using LIHTC (Low-Income Housing Tax Credits). The census tract is uniquely able to attract investment as a Rural Eligible census tract in an infill community that should have strong demand with nearby access to amenities and Highway 1. Being rural in the new round offers enhanced tax incentives where much of their capital gains tax is wiped-out with three times the benefits of "urban" census tracts.

Our model also seeks local funding from the State, County and City, including fee waivers, Pro-housing funding, and philanthropy. We would seek predevelopment funding from CDFI's such as Housing Trust Silicon Valley and others. We also have interest in working with the City and County on the creation or expansion of Enhanced Infrastructure Finance Districts (EIFD's).

Once the ERNA is executed, we look forward to kicking off a fundraising campaign to generate program funding, capital funding, and excitement over the course of the project coming together. State funding for the project will be focused on programmatic support, and funding for tenant improvements upon completion of the housing.

Next Steps

- Draft and execute an ERNA with milestones for entering into DDA.

- Order a market study to verify demand at various income tiers, including demand for artists' housing.
- Move quickly to support city efforts to secure parking options.
- City to seek nomination for OZ 2.0 census tract

Acknowledgment

CHISPA acknowledges that the City reserves the right to move to a full RFP competition.

Although the site is small and lacks economy of scale, we are excited about its potential as an engine for creative businesses and a community gathering place. It will not be an easy project, but we believe that the combination of expertise on our team combined with the City's commitment and know how will lead to an outcome that we can all be proud of. Thank you for the opportunity to work together on this important model for economic development.

Sincerely,

Geoffrey Morgan
President/CEO
CHISPA
Date: 6/30/26

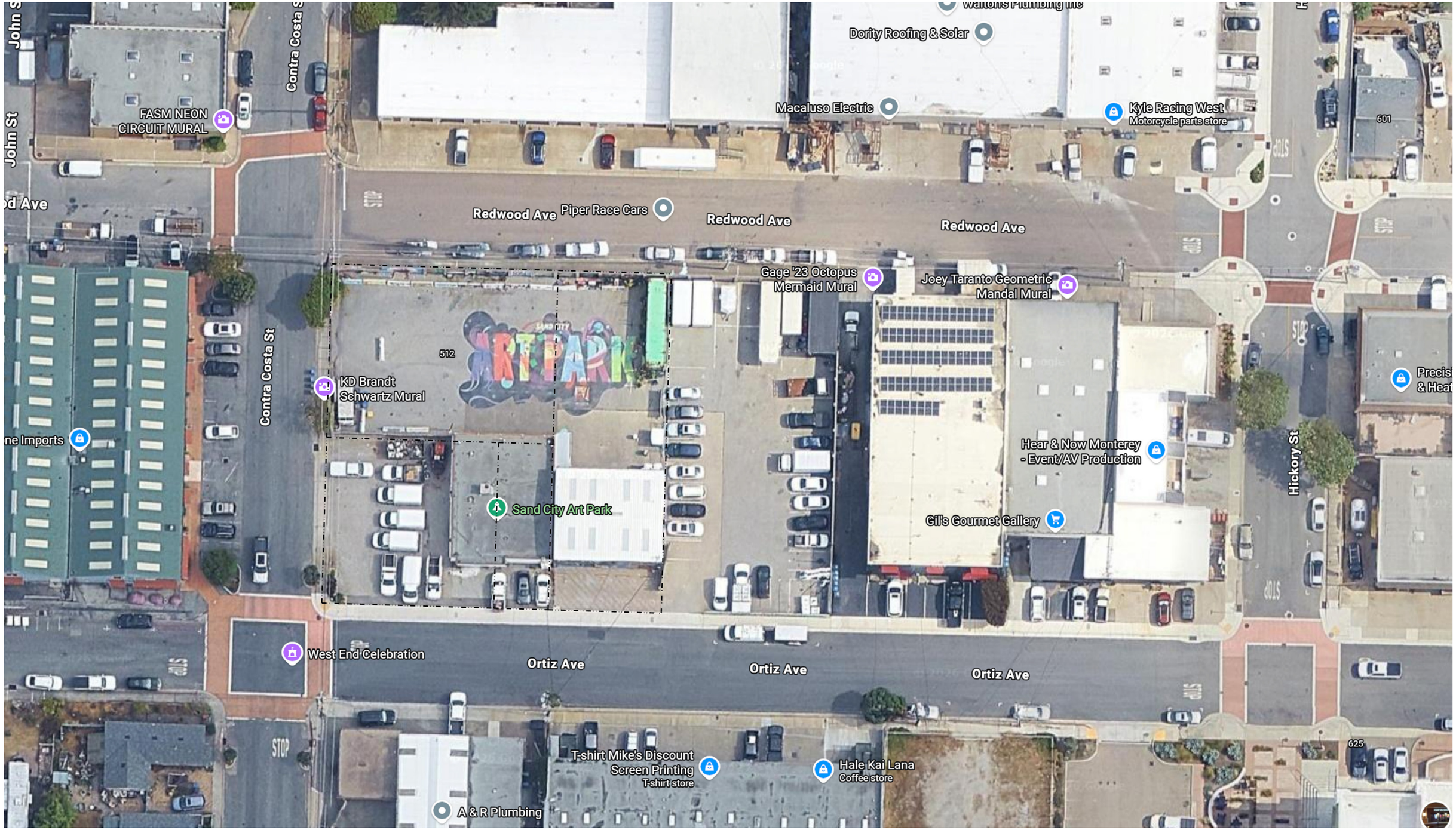
Acknowledged by the City of Sand City for purposes of continuing partnership discussions:

_____
Name: _____
Title: _____
City of Sand City
Date: _____

Addendum A

Conceptual Architecture Plans

Sand City Art Park Mixed-Use & Affordable Housing Development



CHISPA
WE BUILD NEIGHBORHOODS

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BASE PLAN
SAND CITY - ART PARK

#X3756-01-HS25
27 APRIL 2025

1

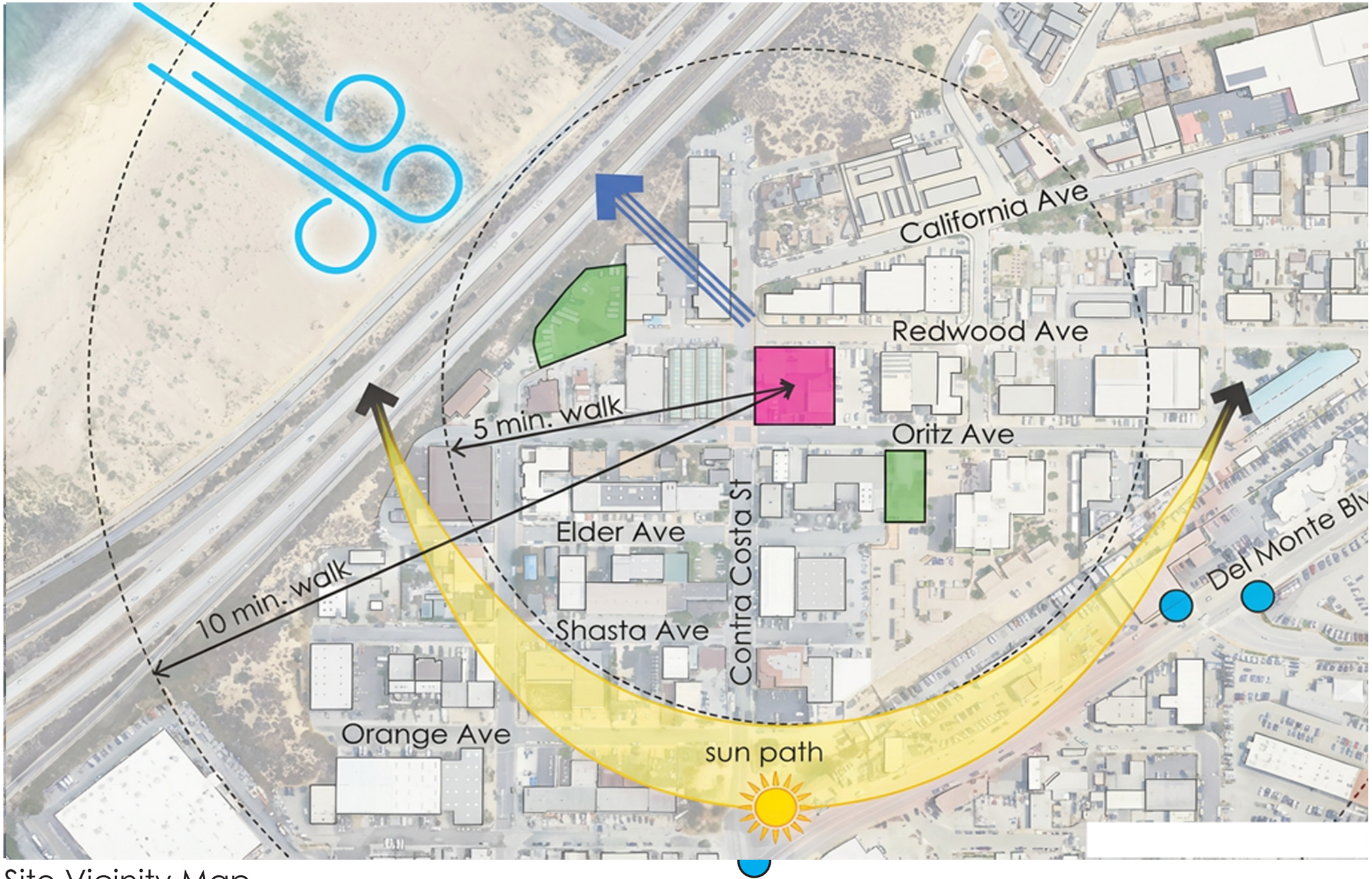
Project Site

Potential Parking Site

Prevailing Wind

Potential views

Transit Stop



Site Vicinity Map

SITE ANALYSIS
SAND CITY - ART PARK

#X3756-01-HS25
27 APRIL 2025

Project Site

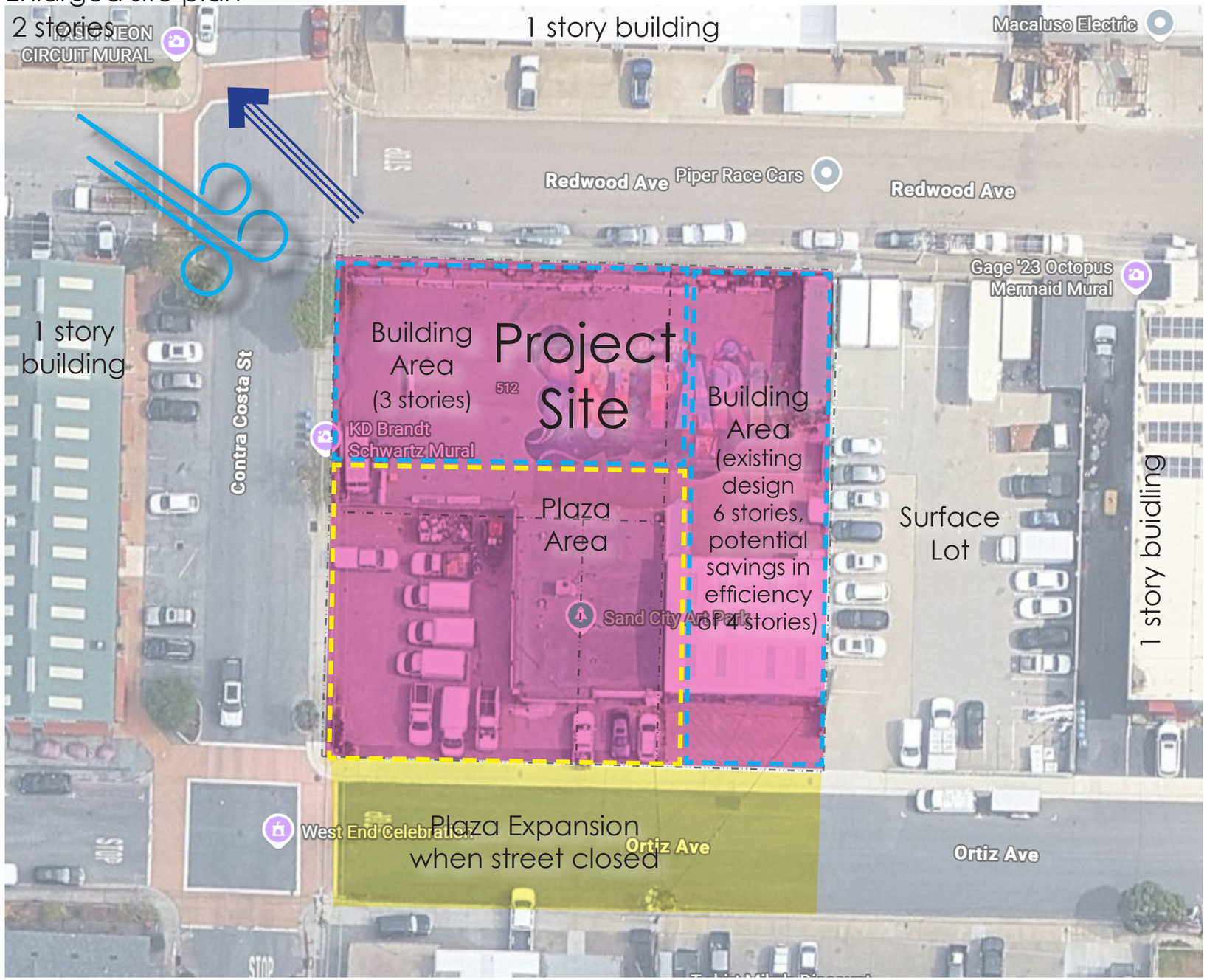
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Transit Stop

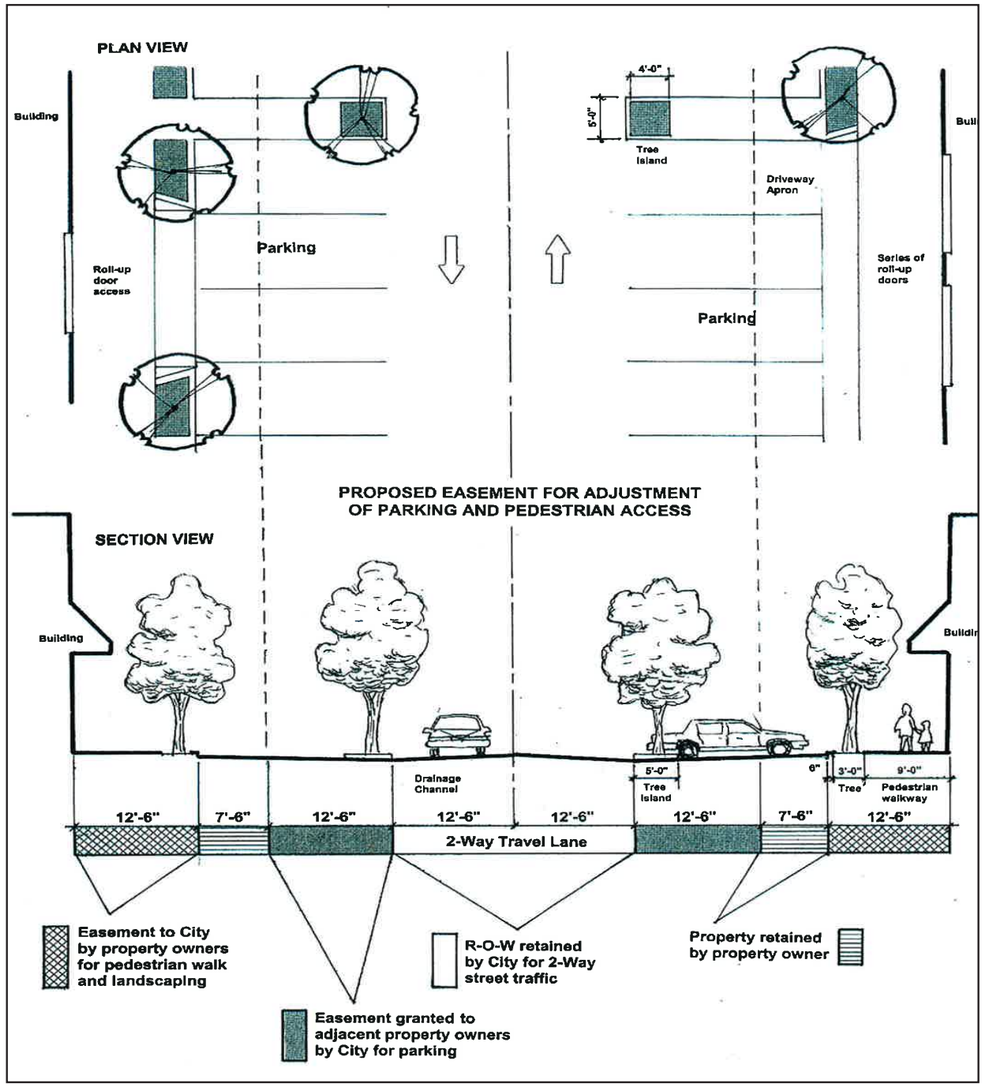
Enlarged site plan



PREVIOUS DESIGN CHALLENGES
SAND CITY - ART PARK

ON STREET STRATEGY: MIMIC WHAT WAS DONE ON CONTRA COSTA, ADDING SPACES ON REDWOOD AND ORTIZ. THE CONTRA COSTA STREET IS NOT POSSIBLE DUE TO STORM WATER PLANS ALREADY APPROVED AND IN THE WORKS. *REDUCES SITE AREA OVERALL*





Source: City of Sand City 2013

Figure 2-3
Reciprocal Parking
Sand City West End Parking Plan

CHISPA WE BUILD NEIGHBORHOODS

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ON STREET STRATEGY
SAND CITY - ART PARK

#X3756-01-HS25
27 APRIL 2025

STORAGE LOT NEAR HWY: ADD PARKING SPACES TO EXISTING 2 LOTS. SURFACE PARKING, APPROX 70 SURFACE SPACES. *PERCEPTION OF PROXIMITY AND SECURITY CHALLENGES*



LOT ON ORTIZ AVE: ADD PARKING SPACES TO EXISTING 3 LOTS. SURFACE PARKING, APPROX 30 SURFACE SPACES. *OWNERSHIP NEEDED*



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OFF SITE STRATEGY
SAND CITY - ART PARK

#X3756-01-HS25
27 APRIL 2025



PROJECT STATS:

GROUND FLOOR:	
FLEX COMMERCIAL	8,500 SF
RES. LOBBY	1,130 SF
BACK OF HOUSE	1,700 SF
TOTAL BLDG	11,754 SF
PLAZA	5,200 SF
SECOND FLOOR:	
RESIDENTIAL	10,370 SF
2 BEDS	4
1 BEDS	10
STUDIOS	1
CIRCULATION	1,800 SF
TOTAL FLOOR	12,170 SF
THIRD FLOOR:	
RESIDENTIAL	10,370 SF
2 BEDS	4
1 BEDS	10
STUDIOS	1
CIRCULATION	1,800 SF
TOTAL FLOOR	12,170 SF
FOURTH FLOOR:	
RESIDENTIAL	10,370 SF
2 BEDS	4
1 BEDS	10
STUDIOS	1
CIRCULATION	1,800 SF
TOTAL FLOOR	12,170 SF
ROOF DECK	3,500 SF
TOTALS:	
RESIDENTIAL	31,110 SF
2 BEDS	12
1 BEDS	28
STUDIOS	3
TOTAL UNITS	43
TOTAL BUILDING	47,964 SF

GROUND FLOOR CONCEPT PLAN
SAND CITY - ART PARK

#X3756-01-HS25
27 APRIL 2025

SECOND, THIRD, AND FOURTH FLOOR PLAN: RESIDENTIAL



ROOF PLAN: DECK ONLY



UPPER LEVEL FLOOR PLANS
SAND CITY - ART PARK

#X3756-01-HS25
27 APRIL 2025

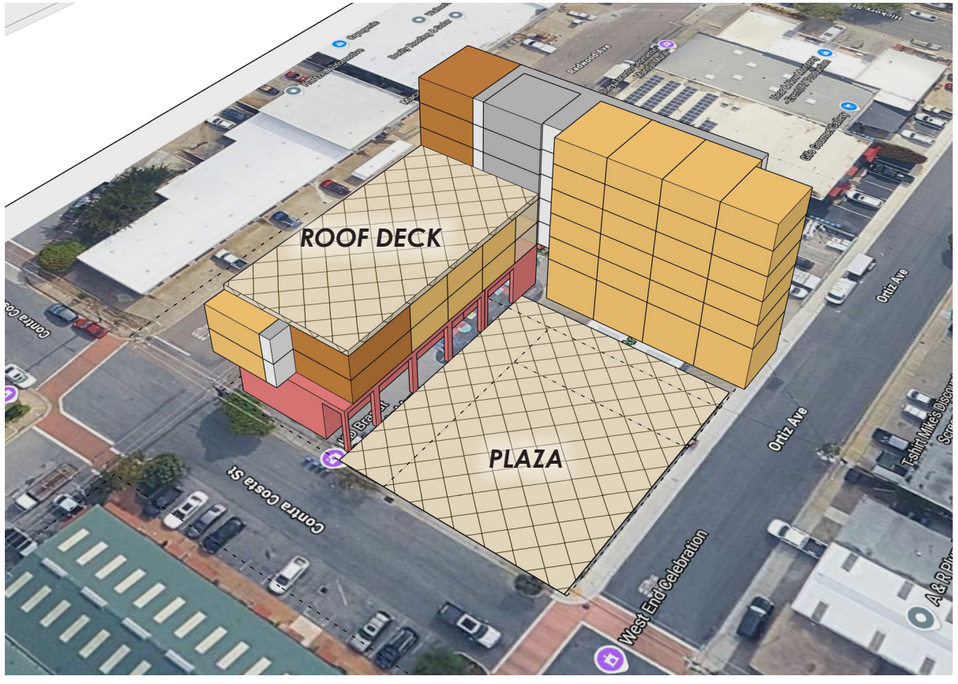
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PREVIOUS DESIGN PROJECT STATS:

GROUND FLOOR:	
FLEX COMMERCIAL	5,925 SF
RES. LOBBY	560 SF
BACK OF HOUSE	335 SF
RESIDENTIAL	2,728 SF
TOTAL BLDG	10,273 SF
PLAZA	10,000 SF
SECOND/THIRD FLOOR:	
RESIDENTIAL	9,338 SF
2 BEDS	3
1 BEDS	10
STUDIOS	2
CIRCULATION	2,617 SF
TOTAL FLOOR	11,955 SF
FOURTH/FIFTH/SIX FLOOR:	
RESIDENTIAL	3,336 SF
2 BEDS	1
1 BEDS	4
CIRCULATION	1,746 SF
TOTAL FLOOR	5,082 SF
ROOF DECK	6,541 SF
TOTALS:	
RESIDENTIAL	31,412 SF
2 BEDS	9
1 BEDS	32
STUDIOS	4
LOFTS	4
TOTAL UNITS	49
TOTAL BUILDING	49,429 SF

PREVIOUS DESIGN: ISOMETRIC



PROPOSED DESIGN: ISOMETRIC



PROJECT COMPARISON
SAND CITY - ART PARK

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GROUND FLOOR CONCEPT PLAN - OPT 2

SAND CITY - ART PARK

#X3756-01-HS25
27 APRIL 2025

SECOND, THIRD, AND FOURTH FLOOR PLAN: RESIDENTIAL



ROOF PLAN: DECK ONLY



UPPER LEVEL FLOOR PLANS - OPT 2
SAND CITY - ART PARK

#X3756-01-HS25
27 APRIL 2025

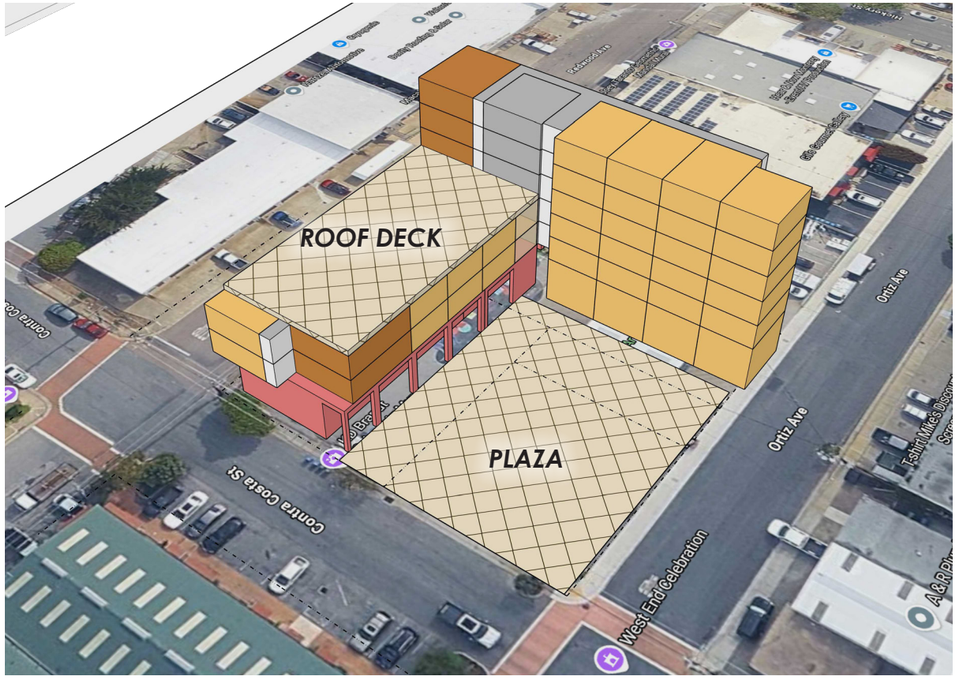
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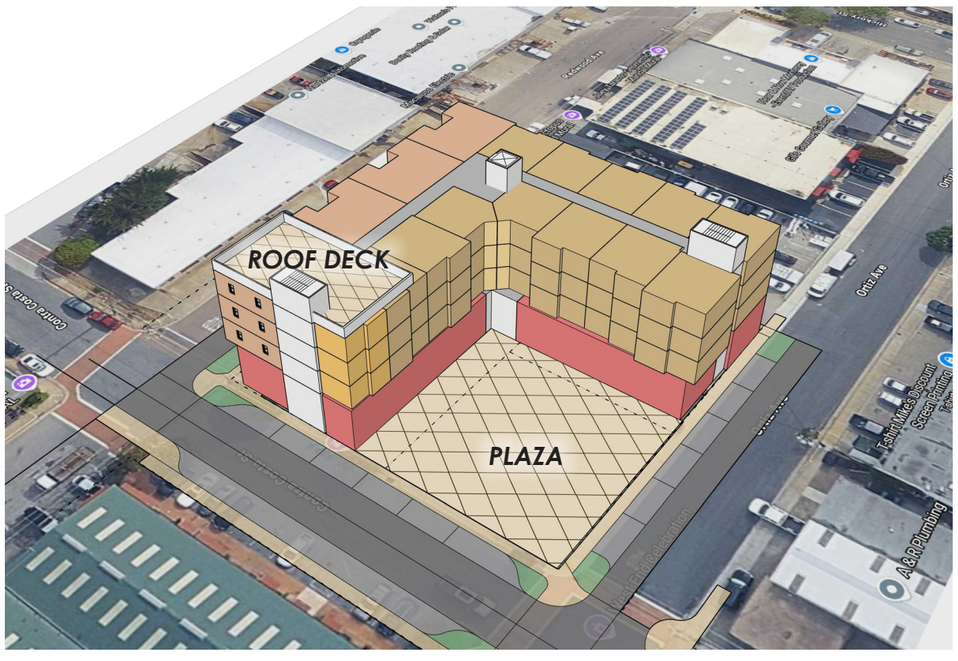
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PROPOSED DESIGN: ISOMETRIC



PROJECT COMPARISON - OPT 2
SAND CITY - ART PARK