



AGENDA

CITY OF SEASIDE
CITY COUNCIL
PLANNING COMMISSION
BOARD OF
ARCHITECTURAL REVIEW

JOINT SPECIAL MEETING
Oldemeyer Center
986 Hilby Ave
Thursday, October 26, 2017
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL – ESTABLISHMENT OF QUORUM**

Ralph Rubio	Mayor
Dennis Alexander	Council Member
Jason Campbell	Council Member
David R. Pacheco	Council Member
Kayla Jones	Council Member

PLANNING COMMISSION

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	Commissioner
Ian Oglesby	Commissioner

**BOARD OF ARCHITECTURAL
REVIEW**

Toby Keller	Chair
Mitsugu Mori	Vice Chair
Kathleen Ventimiglia	Board Member
Bani Khalsa	Board Member
Keith Mitchell	Board Member

3. **PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. **BUSINESS ITEMS**

**A. RECEIVE REPORT ON THE CUTINO PARK IMPROVEMENT PROJECT
DESIGN STATUS, DISCUSS THE DRAFT CONCEPTUAL PLAN AND MAKE A
RECOMMENDATION TO STAFF REGARDING ACCEPTANCE OF THE
CONCEPTUAL PLAN FOR THE CUTINO PARK IMPROVEMENTS**

PURPOSE: The purpose of the item is for the City Council, Planning Commission and Board of Architectural Review to receive a presentation on the Cutino Park Improvements Project, discuss the draft conceptual plan, and make a recommendation to staff about the conceptual plan for Cutino Park Improvements Project.

RECOMMENDATION: It is recommended that the City Council, Planning Commission and Board of Architectural Review receive the presentation, discuss the draft concept plan, and make a recommendation to staff regarding the conceptual plan to move forward with the design for the Cutino Park renovations.

5. ADJOURNMENT

Next Regularly Scheduled Meeting:
City Council Regular Meeting
November 19, 2017
7:00 PM

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<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>

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**CITY OF SEASIDE
STAFF REPORT**

Item No.: 4.A.

TO: City Council/Planning Commission/Board of Architectural Review

BY: Rick Riedl, City Engineer
Leslie Llantero, Assistant Engineer
Nancy Towne, Recreation Services Director
Dan Meewis, Recreation Supervisor

DATE: October 26, 2017

**SUBJECT: RECEIVE REPORT ON THE CUTINO PARK IMPROVEMENT
PROJECT DESIGN STATUS, DISCUSS THE DRAFT CONCEPTUAL
PLAN AND MAKE A RECOMMENDATION TO STAFF REGARDING
ACCEPTANCE OF THE CONCEPTUAL PLAN FOR THE CUTINO
PARK IMPROVEMENTS**

PURPOSE

The purpose of the item is for the City Council, Planning Commission and Board of Architectural Review to receive a presentation on the Cutino Park Improvements Project, discuss the draft conceptual plan, and make a recommendation to staff about the conceptual plan for Cutino Park Improvements Project.

RECOMMENDATION

It is recommended that the City Council, Planning Commission and Board of Architectural Review receive the presentation, discuss the draft concept plan, and make a recommendation to staff regarding the conceptual plan to move forward with the design for the Cutino Park renovations.

BACKGROUND

Cutino Park is situated between San Pablo Avenue and La Salle Avenue east of Noche Buena Street adjacent to the Boys and Girls Club. This park, if renovated could provide increased recreational space and recreational offerings and serve a larger number of youth and families and improve the quality of life of our residents.

On December 15, 2016, the City Council authorized \$200,000 for the preliminary design of Cutino Park Improvements Project. Staff released a Request of Proposal (RFP) on April 24, 2017 to retain professional services to design the improvements. Through their proposal, interview and

presentation, Verde Design (Verde) demonstrated they understood the City's goals for Cutino Park, have the staff and experience in design of the multi-use athletic facilities and therefore was selected as the most qualified firm to provide design services.

The proposed improvements to the park include field renovations to incorporate synthetic turf for multi-use sport activities; new play structures; storage, restrooms, and concession facility renovations; new skate park and upgrade basketball area; field lighting and restroom security enhancements; batting cages; and ADA upgrades for pathway, entrances, and viewing areas.

Community Outreach

Community input into the project was a priority to understand how to best focus the improvement efforts. Representatives from Verde and city staff met with community stakeholders and residents in a series of meetings to obtain feedback. The intent of these meetings was to gain direction and feedback on the conceptual plans. Public participation was encouraged and the comments provided during these meetings have been incorporated in the conceptual designs. A community survey is currently being conducted to gain further input from the public about desired improvements and increased recreational options. Information gathered to date will be reported at the meeting. Summaries of the stakeholder and community meeting are included in the attachments to this report.

Cutino Park Improvements Conceptual Plans

Based upon the initial concepts of the improvements and community and stakeholder input, the consultant team developed two conceptual plans for Cutino Park Improvements. Refinements were made to the previously prepared concepts for these improvements in order to enhance the phasing of improvements; to include the Boys & Girls Club future teen center expansion; to use existing infrastructure within the park boundaries; to improve pedestrian access; to provide synthetic turf for multi-use sport field; to incorporate a skate park; to provide adequate spectator seating; and to provide onsite parking. The consultant team developed conceptual designs that incorporated the following features:

- Synthetic Turf Sports Fields with multiple sports activities:
 - o Soccer
 - o Youth baseball
 - o Practice baseball area that can also be used for 'T' Ball
 - o Striping for Lacrosse
- Parking lot
- Youth and older children's playgrounds
- Reconditioned basketball and handball wall court
- Skate Park
- Upgrades to existing lighting
- Upgrades to existing facilities for ADA compliance
- Native garden and picnic area close to the Boys & Girls Club parking lot

On October 16, 2016, the design alternatives were narrowed down to two conceptual alternatives and presented to the Recreation and Parks Commission. The following elements were different in

these two concepts;

- Synthetic Turf Sports Fields:
 - o Right field of 270 feet versus 200 feet
- Parking lot with 14 stalls versus 16 stalls
- Location of children's playgrounds – either near the parking lot or by the sports field

Public input was received on the design alternatives. After careful consideration, the commissioners recommended that the attached conceptual plan be selected as the preferred alternative.

Next Steps

The design and engineering effort will be undertaken in phases over the next several months. The 30% Cutino Park Design Plans and Cost Estimate would be presented to the Board of Architectural Review for review and approval on December 6. Then the 30% Cutino Park Design Plans and Cost Estimate would be presented to City Council on December 21.

ENVIRONMENT COMPLIANCE

Both California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) determinations are currently being conducted for this project.

FISCAL IMPACT

Funding for this design project is from general fund.

ATTACHMENTS

1. Cutino Park Infrastructure Improvements, Stakeholder Meetings Summary
2. Cutino Park Infrastructure Improvements, Design Charrette Meeting Summary
3. Cutino Park Infrastructure Improvements, Skate Park Meeting Summary
4. Exhibit Concept Plan

Reviewed for Submission to the
City Council by:



Craig Malin, City Manager



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STAKEHOLDERS MEETING REPORT

DATE: September 12, 2017 MEETING DATE: September 5, 2017
 FACILITATOR: Derek McKee MEETING TYPE: Kick-off Meeting
 RECORDER: Corbin Schneider MEETING TIME: 5:30AM – 8:30PM
 PROJECT NAME: Cutino Park PROJECT NUMBER: 1706000
 MEETING LOCATION: Boys and Girls Club

ATTENDEES: Leslie Llantero, City of Seaside
 Dan Meewis, City of Seaside
 Derek McKee, Verde Design
 Corbin Schneider, Verde Design

COPY TO: Rick Riedl, City of Seaside
 Leslie Llantero, City of Seaside

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This report, if not corrected within seven (7) days after receipt by any party in attendance, shall be acknowledged as an accurate report of the events that took place at this meeting.

MEETING REPORT REVIEW / COMMENTS

MEETING CONTEXT: Stakeholder's Meeting.

MEETING PURPOSE: Meet with individual stakeholder groups to review project process, anticipated scope of work, schedule and milestones for the identified park improvements.

INTENDED RESULTS: Receive comments, input, ideas and concerns from the park user groups and local neighbors, and provide a clear understanding of the following items for all stakeholders:

1. Identification of roles and responsibilities of consultant team, and City staff.
2. Review the existing site plan, proposed park improvements and steps toward input, consensus and development of the design process.
3. Review the ADA survey and priority areas for potential renovation.
4. Review and develop the project's goals and objectives.
5. Review proposed new park amenities.
6. Review the scheduling, by purpose, for each phase of the design process and other public hearings, commission, or Council involvement.

I. Introductions, Roles & Responsibilities

A. City of Seaside, Owner

1. Dan Meewis, City of Seaside
2. Leslie Llantero, Assistant Engineer

B. Verde Design, Consultant

1. Derek McKee, Principal
2. Corbin Schneider, Sr. Project Manager

II. Stakeholder Group Meetings

A. LOCAL SKATERS: SEBASTIAN RAMIREZ AND SKATERS

1. Many had been to other skate parks
2. Preferred a combination of style with street and snake run/free flow
 - a. High Flow Street Terrain Linked together (20 Dots)
 - b. Low Flow Stand Alone Plaza Features (27 Dots)
 - c. Snake Run (30 Dots)
 - d. Interconnected Flow Pool (4 Dots)
 - e. Pool (7 Dots)

ITEM DISCUSSION AND ACTION

3. Would really like a skate park
4. Understood the need for helmets and rules
5. City will need to work on the specific rules
6. We did not discuss any night use or lighting for night use.

B. MINISTERIAL ALLIANCE: REVEREND LUSKO – NO SHOW

C. CITY PARKS AND RECREATION: DANIEL MEEWIS

1. All existing play equipment and structures in area can be removed.
2. Practice baseball field could be used for tee ball and still have soccer going on the other half.
3. Two baseball/softball games could not occur at the same time but two practices could.
4. For soccer, many kids travel to Salinas for fields, practice and games.
5. Large Hispanic population in Seaside with a soccer focus.
6. Skate, basketball, and play area would be open to community. Did not expand on night use.
7. Field would probably be permitted but with some open hours.

D. BOYS & GIRLS CLUB: RON JOHNSON

1. Teen expansion would provide a new area for them and remove the training room and storage areas.
2. Seaside Raiders would lose their storage area that is approximately 1/3 of the southern storage room.
3. Design includes a pathway to street and separate entry point for teens direct from Noche Buena.
4. They would like to improve the outside space at the B&G building and their portable at the new entry for the teens.
5. They are looking for some outdoor space for hangout areas.
6. Proposed gazebo structure is included.
7. They have a proposed fence along the field side of the building that they stated was not a priority.
8. Around the entry they have a retaining wall.
9. It was explained that the grading around the south face of the building would change with the park design.
10. Their access to the teen area is in the SW corner facing Noche Buena.
11. Modular will remain and we did discuss potential of moving it north. The ramp of the back ties in with the concrete and access to the rear gym door.
12. Copy of initial concept was provided.
13. They are not sure about the skate park and proximity to their new teen area. Seems like a good mix for that age group. Other skate parks are located in Monterey near Dennis the Menace and Marina near a middle school.

E. FCC: CESAR HERNANDEZ – NO SHOW

F. PAL

1. Park has a homeless issue that caused them to reduce use at park. They believe making the improvements will increase community use and decrease homeless use.
2. PAL would use the fields for baseball and other programs.

G. SEASIDE RAIDERS, YOUTH FOOTBALL – CLAUDIA

1. They really try to keep costs down to provide their program to all.
2. They really need storage which relates to costs at the park.
3. Helmets are shipped back
4. Pads are stored in off-season
5. We discussed their current area and they have approximately 160 sf.
6. They use the park from July to December.
7. Games start in August
8. 4 team levels and potential for cheerleaders.
9. First month is Monday through Friday after that it is Tuesday, Wednesday and Thursday.
10. Home games are played at Seaside HS.
11. Field size and striping is the same as high school.
12. They do have field goals for their three upper levels.

ITEM

DISCUSSION AND ACTION

13. Some practice striping would be good and discussed using more subtle colors.

H. NEIGHBORS – MR. AND MRS. GOMEZ

1. Concerned with trash from the various user groups. Can be seen after practices and events from youth sports.
2. They like the skate park because they see the need.
3. Discussed sports field lighting and need to assess condition and existing photometrics.
4. Pathway lights would be added for security and ingress/egress
5. Discuss tree type and selection. Location of trees may need to be verify with neighbor's due to their elevated views. Tentatively proposed aligning trees with property lines and using deciduous trees for winter and summer exposure from the west.
6. Other plantings in area would be low and we did not want to create hiding areas. Plants to be ground covers or trees.
7. They stated homeless have not been issue to them.

I. HECTOR VASQUEZ – NO SHOW

J. MONTEREY BAY SPORTS LEAGUE: CHRISTIAN RAMOS – YOUTH SOCCER.

1. Like the full-size field and would not do the other larger field proposed in the initial concept.
2. They have 600 kids with 200 playing rec and 400 playing comp.
3. They are the soccer program for Seaside.
4. He like the larger field with the larger two smaller fields.
5. They could accommodate player quantity to the sizes.
6. Seemed not to worry about the US soccer field sizes.
7. Discussed sports field lighting as well because they are currently setup for baseball and not the field sports.

K. MPUSD: Wednesday Evening Meeting - Canceled

I. Next Steps

- A. PRC Meeting – Monday, September 18th at the Oldemeyer Center, at 5:30pm
- B. Follow-up meeting with the Skate Park Designer – Thursday, September 21st at the Oldemeyer Center, at 5:00pm.

End of Meeting Report



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PARKS AND RECREATION COMMISSION MEETING REPORT

DATE: September 21, 2017 MEETING DATE: September 18, 2017
FACILITATOR: Derek McKee MEETING TYPE: Parks and recreation
Commission Meeting
RECORDER: Corbin Schneider MEETING TIME: 5:30AM – 8:30PM
PROJECT NAME: Cutino Park PROJECT NUMBER: 1706000
MEETING LOCATION: Oldemeyer Center
ATTENDEES: Rick Riedl, City of Seaside
Leslie Llantero, City of Seaside
Dan Meewis, City of Seaside
Derek McKee, Verde Design
Corbin Schneider, Verde Design
COPY TO: Rick Riedl, City of Seaside
Leslie Llantero, City of Seaside
Dan Meewis, City of Seaside

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MEETING REPORT REVIEW / COMMENTS

MEETING CONTEXT: Parks and recreation Commission Meeting

MEETING PURPOSE: Meet with individual Parks and Recreation Commission and the community members to review two Conceptual Plans, site facilities and materials, project process, anticipated scope of work, schedule and milestones for the identified park improvements.

INTENDED RESULTS: Receive comments, input, ideas and concerns from the park user groups and local neighbors, and provide a clear understanding of the following items for all stakeholders:

1. Identification of roles and responsibilities of consultant team, and City staff.
2. Review the existing site plan, proposed park improvements and steps toward input, consensus and development of the design process.
3. Review the ADA survey and priority areas for potential renovation.
4. Review and develop the project's goals and objectives.
5. Review proposed new park amenities.
6. Review the scheduling, by purpose, for each phase of the design process and other public hearings, commission, or Council involvement.

- I. Parks and recreation Commission
 - A. Opened meeting and introduced Rick Riedl to begin the Cutino Park Design Charrette
- II. Introductions – Rick Riedl
 - A. City of Seaside, Owner
 1. Leslie Llantero, Assistant Engineer
 2. Dan Meewis, City of Seaside
 - A. Verde Design, Consultant
 1. Derek McKee, Principal
 2. Corbin Schneider, Sr. Project Manager
- III. Recreation and Parks Commission – Design Charrette
 - A. Charrette Presentation
 1. Conceptual Plans A & B
 2. Park facilities and furnishings
 3. Park components

ITEM

DISCUSSION AND ACTION

B. General Questions

- a. What are the heights of the proposed fences and screens along the east property line? They may vary depending on the elevation of the adjacent property to the park finish grade.
- b. Will there be a pathway along the east property line fence? Yes.
- c. Trees and planting along edges – trees to be used along with ground cover. May use nicer plantings at entries. At stakeholder meeting we discussed aligning trees with the east west property lines and utilize deciduous trees for shade in the summer and sun in the winter due to west facing backyards.
- d. Are we increasing parking beyond the 14 and 16 stalls shown on the concepts? Not in these designs. On-street parking will continue to be utilized, as well as better use of the Boys and Girls Club parking lot.
- e. Was a pump track looked at as a site feature? No, a pump track was not previously brought up.
- f. Along residences, is there a sound barrier proposed? Has not been discussed and we can discuss with City. Typically, there is a chain-link fence or wood fence installed on the City property.
- g. Football stated concerns that the focus for the sports field seems to be on soccer and baseball. They stated they have been using the field primarily and should have some precedence for use and design alignment to their needs. Response was that we have included them for their practice use and providing some striping for that purpose. City provided a listing of other users who are using the facility which include baseball and soccer.
- h. Will security lighting be included? Yes, there will be security lighting. Projects with sports field lighting require ground lighting for ingress/egress. Those lights can be setup on separate circuits so some can stay on all night. We have also installed security cameras on parks for surveillance.
- i. Did we look at the skate park being located at Oldemeyer instead of at Cutino? This is the only new activity being added to the existing park uses. This will be discussed with the City.
- j. How long to nets last compared to chain link fencing? Nets do have a shorter lifespan and will need to be replaced. We specify the heavier duty netting to get the maximum years out of the product.
- k. Will the geese continue to be a problem with the synthetic turf field? No, geese eat the grass and won't come to a synthetic turf field if there is nothing to eat. We have seen Seagulls hanging around at synthetic turf fields.
- l. What is the path material around the synthetic turf field? There are a number of materials that can be used, from concrete, asphalt, pavers, to decomposed granite. And, there may be more than one material in the final design.

IV. Breakout Session

1. Group response

- a. Group 1
 - i. Football pays over \$1K for each game day at Seaside HS. Cost seemed high to the community.
 - ii. Football has had issues with the skaters that have showed up over the last two weeks. They have called the police three times and have concerns with their behavior. This was brought up several times in the meeting.
 - iii. Can a larger football field fit in the design (east/west)? Can they have games here?
 - iv. Move playground to the skate park area and remove or relocate the skate park to another City facility.
 - v. Need a sound wall at the residences.
 - vi. Liquor store is an issue. Helps support the homeless and people camping out in the park.
 - vii. Limit the access from the cul-de-sac. Relates to potential issue with parking on this street.
- b. Group 2
 - i. No skate park here. There is a supervision issue with this site.
 - ii. Would like to have football games and practice field / facility.
 - iii. More parking is needed.
 - iv. Like the larger field plan and ability to have adult softball.
 - v. Move play area to skate park location.

PROJECT NAME: Cutino Park
PROJECT NO.: 1706000
MEETING LOCATION: Boys and Girls Club

MEETING REPORT FOR: Stakeholder's Meeting
MEETING DATE: September 5, 2017
REPORT DATE: September 12, 2017

ITEM

DISCUSSION AND ACTION

c. Group 3

- i. Not a fan of the skate park. Move to the Rec Center and have supervision.
- ii. Parking is a concern.
 - 1. Not enough spaces provided.
 - 2. 60 spaces in and around the streets of the park is not enough.
- iii. "Drug Corner" with the high shrubs around the restroom building is an issue.
- iv. Liquor store relates to this issue and in the same proximity.
- v. Pump track would be nice to have.
- vi. Include practice football field striping, but not a full football field.
- vii. Direction signage needed for parking so people know they can use the Boys and Girls Club parking lot.
- viii. Provide the ability to control access at sport event entrances for ticketing purposes.

2. General Q/A

- a. There are no other City facilities that provide adult softball fields and use.

Next Steps

- A. Skate Park Meeting – Thursday, September 28th at the Oldemeyer Center, at 5:30pm

End of Meeting Report



VERDE DESIGN

SKATE PARK MEETING REPORT

DATE: October 3, 2017 MEETING DATE: September 28, 2017
 FACILITATOR: Zach Wormhoudt MEETING TYPE: Skate Park Meeting with Local Skaters
 RECORDER: Corbin Schneider MEETING TIME: 5:00PM – 7:30PM
 PROJECT NAME: Cutino Park PROJECT NUMBER: 1706000
 MEETING LOCATION: Oldemeyer Center
 ATTENDEES: Zach Wormhoudt, Skateparks
 Craig Waltz, Skateparks
 Dan Meewis, City of Seaside
 Leslie Llantero, City of Seaside
 Craig Malin, City of Seaside
 Corbin Schneider, Verde Design
 COPY TO: Rick Riedl, City of Seaside
 Derek McKee, Verde Design

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MEETING REPORT REVIEW / COMMENTS

MEETING CONTEXT: Skate Park Meeting with Local Skaters
 MEETING PURPOSE: Meet with local skaters, interested groups and the public to review two Conceptual Alternative Plans, anticipated scope of work, and the skate park concept.
 INTENDED RESULTS: Receive comments, input, ideas and concerns from the skate park user groups and local neighbors, and provide a clear understanding of the project and design to all stakeholders:

I. Corbin's meeting notes

1. ¼ pipes to the beginning (north end) of the run vs using the vertical edge
2. Close off ends of snake run for corners and turn arounds
3. Is there a separate area for very young kids? Or do they skate together? Is separate safer?
4. Height of ¼ pipes at snake run: 4' max. tall or can some be 6' tall with extensions?
5. Mini ramp 6' for drop in potential
6. Can you put a spine out of middle area to between high and lower pipe ends of the snake run?
7. 4'-6" drop in at 'V' ¼ pipe. Also, higher than the 3'-6'
8. Remove jersey barrier?
9. How about a level path from the snake run to back of the stairs, maybe with a mini wash board
10. Flat area could use some cones, bubbles or volcanos (bigger than Watsonville) for speed
13. What about a spine around the north end of the skate park
12. We need and clear division between the liquor store, the skate park, and rest of park

End of Meeting Report



Concept Plan
Cutino Park
City of Seaside
Seaside, CA



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