



A G E N D A

CITY OF SEASIDE
CITY COUNCIL/PLANNING
COMMISSION/BOARD OF
ARCHITECTURAL REVIEW

JOINT SPECIAL MEETING
OLDEMAYER CENTER
986 HILBY AVE
Thursday, April 30, 2015
6:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

CITY COUNCIL

PLANNING COMMISSION

BOARD OF ARCHITECTURAL REVIEW

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. **STUDY SESSION**

A. **PRESENTATION OF THE MONTEREY DOWNS AND MONTEREY HORSE PARK AND CENTRAL COAST VETERANS CEMETERY DRAFT SPECIFIC PLAN AND PUBLIC REVIEW DRAFT ENVIRONMENTAL IMPACT REPORT**

PURPOSE: The purpose of this item is to provide a study session for the City Council, Planning Commission (PC), and Board of Architectural Review (BAR) on the Draft Specific Plan and Draft Environmental Impact Report for the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery project. At the study session the Council, PC and BAR will receive presentations from Monterey Downs, LLC and Monterey Downs Horse Park (the “Applicants”) on the Draft Specific Plan and from the City’s consultant, RBF Consulting, on the Draft EIR.

RECOMMENDATION: It is recommended that the City Council, Planning Commission, and Board of Architectural Review receive the presentations, ask questions, and accept public comments.

5. **ADJOURNMENT**

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements. The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at: <http://cvp.telvue.com/player?id=T01629&video=52314&noplaylistskin=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 4.A.

TO: City Council, Planning Commission and Board of Architectural Review

FROM: John Dunn, City Manager

BY: Lisa Brinton, Community and Economic Development Services Manager
Diana Ingersoll, Deputy City Manager Resource Management Services

DATE: April 30, 2015

**SUBJECT: PRESENTATION OF THE MONTEREY DOWNS AND MONTEREY
HORSE PARK AND CENTRAL COAST VETERANS CEMETERY
DRAFT SPECIFIC PLAN AND PUBLIC REVIEW DRAFT
ENVIRONMENTAL IMPACT REPORT**

PURPOSE

The purpose of this item is to provide a study session for the City Council, Planning Commission (PC), and Board of Architectural Review (BAR) on the Draft Specific Plan and Draft Environmental Impact Report for the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery project. At the study session the Council, PC and BAR will receive presentations from Monterey Downs, LLC and Monterey Downs Horse Park (the “Applicants”) on the Draft Specific Plan and from the City’s consultant, RBF Consulting, on the Draft EIR.

RECOMMENDATION

It is recommended that the City Council, Planning Commission, and Board of Architectural Review receive the presentations, ask questions, and accept public comments.

BACKGROUND

On June 5, 2012, the City received the following development applications from the Applicant, Monterey Downs, LLC: Sphere of Influence Amendment; Rezoning and Annexation; General Plan Amendment; Zoning Amendment; Specific Plan; Master Tentative Tract Map; and a Vesting Tentative Tract Map.

The proposed 711.1-acre project includes 1,280 homes including single-family and multi-family; 535,000 square feet of commercial, including two, 200-room hotels; a 256-unit qualified worker lodging facility; Monterey Horse Park equestrian facility; a 225,000 square foot sports arena, and a horse training/racing track; a 72.5-acre “Oak Oval” open space; and the Central Coast Veterans

Cemetery.

A Draft Specific Plan has been prepared by the Applicant and a Draft EIR has been prepared by the City. This study session is being held during the public review period for the Draft EIR, which began on March 31, 2015 and will end on June 1, 2015. The proposed project is anticipated to come before the City Council for consideration in the late summer/early fall of 2015.

NEXT STEPS

The City of Seaside is sponsoring an Open House to allow community members who were unable to attend the April 30th study session to learn about the Monterey Downs and Monterey Horse Park and Central Coast Veterans Cemetery Specific Plan project that is being proposed in the City of Seaside. There is no formal agenda associated with the Open House. City of Seaside staff and the applicant will be available to answer questions. This Open House is scheduled for Saturday, May 9, 2015 from 9 am to 11 am at the Soper Community Center, 220 Coe Avenue.

Upon close of the public review period for the Draft EIR on June 1, 2015, the Final EIR will be prepared. It will include comments received on the Draft EIR, responses to those comments, and any changes to the Draft EIR that may be necessary based upon the comments received. The proposed project will be referred to the Board of Architectural Review for their comments and recommendations on the design sections of the Draft Specific Plan to the Planning Commission. The Planning Commission will review the Draft Specific Plan and Draft EIR and will make a recommendation to the City Council. If the City Council approves the project, the project would then be forwarded to the Fort Ord Reuse Authority (FORA) Board for consideration of a determination consistency with the Fort Ord Base Reuse Plan. The City would also submit a proposed pre-annexation agreement to the County Board of Supervisors for consideration. The final step, after receiving a consistency determination from FORA, is for the City to submit applications to the Monterey County Local Agency Formation Commission (LAFCO) to consider sphere of influence amendment and annexation approval.

FISCAL IMPACT

There is no direct fiscal impact associated with this item.

ATTACHMENTS

1. [Monterey Down and Monterey Horse Park Central Coast Veterans Cemetery Draft Specific Plan \(previously distributed\)](#)
 2. [Monterey Down and Monterey Horse Park Central Coast Veterans Cemetery Draft Specific Plan Draft EIR \(previously distributed\)](#)
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Meeting Date: April 30, 2015

Reviewed for Submission to the
City Council by:



John Dunn, City Manager