

## EXHIBIT 7-C

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### INTEROFFICE MEMORANDUM

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**TO:** STEPHANIE PINTAR  
**FROM:** GABRIELA AYALA  
**SUBJECT:** REDEVELOPMENT PROJECTS FOR CITY OF DEL REY OAKS  
**DATE:** 8/2/2005  
**CC:** FILE

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The City supports adoption of the proposed Ordinance No. 121, which would allow two five-year extensions of a Water Use Credit on a Redevelopment Project site.

I spoke with Mr. Dick Goblirsch, Redevelopment Consultant to the City of Del Rey Oaks. He informed me that City of Del Rey Oaks is working on one redevelopment project at the former Fort Ord. The mixed-use project consists of a 350 rooms resort hotel, golf course and an unknown number of housing units. The 340 acres property has yet to be conveyed to the City. The proposed Developer is from Washington D.C.

There are no other redevelopment projects planned within the City.

**COMMUNITY DEVELOPMENT DEPARTMENT**

440 Harcourt Avenue  
Seaside, CA 93955

Telephone (831) 899-6737  
FAX (831) 899-6211  
TDD (831) 899-6207

August 3, 2005

Ms. Gabby Ayala  
MPWMD  
5 Harris Court, Building G  
Monterey, CA 93940

RE: City of Seaside Redevelopment Projects

Dear Ms. Ayala:

In response to your request, the following is a list of the City's current redevelopment projects:

<b>Project</b>	<b>Location</b>	<b>Proposed Use</b>	<b>Status</b>
Fremont Broadway Shopping Center	3.8 acre site at southwest corner of Broadway Avenue and Fremont Boulevard	42,224 square-foot commercial shopping center. Possible uses include restaurants, general retail, medical services, grocery store and bank.	Active. A mitigated negative declaration was circulated for the project on July 26, 2005. The Planning Commission will review the project on August 24, 2005.
Auto Center Revitalization Project	Seaside Auto Center between Fremont Blvd. and lots along Del Monte Blvd. and north of Broadway Avenue.	Construction of parking garages and expansion of existing automotive dealerships planned.	Pending. A request for proposal, final design approval and environment approval must be completed.
Hotel at 1350 Del Monte Boulevard.	Assessor's Parcel No. 011-401-023.	Estimated that the hotel will have 144 rooms.	Pending. Developer has been selected, final design and environmental approval must be completed.

The construction of these redevelopment projects was delayed by the downturn in the economy, unacceptable development proposals that were received and/or the lack of financing for required infrastructure improvements. All projects required Requests For Development Proposals and approval of Exclusive Negotiating and Development Agreements as well as the preparation and approval of environmental documents and the approval of zoning and design entitlements.

I hope the above adequately responds to your information request. Please contact Rick Medina at (831) 899-6726 if you have any questions concerning the City's ongoing Redevelopment projects and/or our City's development review and approval process.

Sincerely

Louis Dell'Angela  
Director of Community Development

## Gabby Ayala

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**From:** Todd Bennett [Bennett@ci.monterey.ca.us]  
**Sent:** Wednesday, August 03, 2005 8:10 AM  
**To:** Gabby Ayala  
**Subject:** Redevelopment Projects

Gabby,

Sorry to drop our conversation, but Chip wandered by and I took the opportunity to pick his brain about redev projects. He and I came up with 3 main projects:

1) Ocean View Plaza. 457-465-470-484-565-570 Cannery Row (APN:s 001-021-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, and 001-022-023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036 & 037). They will have a water demand of 27.890 Acre Feet.

2) Monterey Peninsula Hotel, 750 Cannery Row, (APN:s 001-011-006, 007, 008, 001-012-002, 005, 006, 016). Water usage will be 29.072 Acre Feet.

3) Cypress Meadows (Assisted Care Facility): 1110 Cass Street (APNs: 001-612-010, 011) Water usage will be 5.06 Acre Feet.

These three projects were all we could come up with at this point. Hope this helps. Let me know if you need clarification or ???

Todd

P.S. Happy 25th Birthday. Rob let the proverbial cat out of the bag. I would have guessed 21, at the most!

## Gabby Ayala

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**From:** Gabby Ayala  
**Sent:** Wednesday, August 03, 2005 9:23 AM  
**To:** 'Todd Bennett'  
**Subject:** RE: Redevelopment Projects

Mr. Bennett,

Thank you so much for all your help.

p.s. thanks for the birthday greetings.  
Gabby

-----Original Message-----

**From:** Todd Bennett [mailto:Bennett@ci.monterey.ca.us]  
**Sent:** Wednesday, August 03, 2005 8:10 AM  
**To:** Gabby Ayala  
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*City supports adoption of  
Ord. No. 121*

CITY OF SAND CITY

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MEMORANDUM

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June 21, 2005

**TO:** Gabriela Ayala, M.P.W.M.D. **Via Fax 644-9558**

**FROM:** Charles Pooler, Associate Planner

**SUBJECT:** Brief Summary of Known Sand City Redevelopment Projects

Per our discussion today, I'm providing the following summary of known redevelopment projects within Sand City.

1. The Robinette Site: This project appears to be moving forward. City Planning Department approvals have been granted, and only Building Department plan check review and a building permit are needed from the City in order for the project to proceed. This will be two attached buildings (essentially 1 building) with four levels.
  - Level 1: Retail Units & one Deli
  - Level 2: Office
  - Level 3: Residential (studios, 1-bedroom, & 2-bedroom dwelling units)
  - Level 4: Residential (studios, 1-bedroom, & 2-bedroom dwelling units)The City expects construction on this project to proceed within the next year. A detailed project description is attached.
2. South of Tioga Site: This was originally to be either a Home Depot or Lowes site; however, that project plan has ceased. For the past year, the developer (DBO Development Co.) has been working towards a mixed-use project with difficulties in securing potential tenants for the commercial portion of the project. This has caused extensive delays in the project. The latest plan was to start the project with Beverages & More rehabilitating an existing building and moving in this year; but it seems that even that is now being postponed. A time-line on this project is unknown, but it is a priority of Sand City to expedite this project and commence some type of construction activity as soon as possible.
3. McDonald Site: This is property owned by the Sand City Redevelopment Agency, who has attained King Ventures to develop the site with a resort/conference facility to include at least 1 restaurant. Only conceptual plans have been presented to City staff. No specific final or application have been provided to the City at this time. The City would also like to incorporate the adjacent westerly property, under private ownership, as part of this project. A time-line on this project is unknown.

4. Monterey Bay Shores Site: This is a hotel resort project approved by the City some years back, but was appealed to the California Coastal Commission and has been in litigation since. As approved by the City, the project would include a) 217-room hotel, b) 100-unit vacation ownership resort, c) 45 visitor serving (rental pool) condominium units, d) 133 residential condominium units, and e) auxiliary facilities including restaurant, conference rooms, etc. The source of water was intended to be an existing on-site water well. A time-line on this project is unknown.

Be informed that all of Sand City is a designated redevelopment area, per the adopted Redevelopment Plan for Sand City. The information above describes those know designated specific project areas within the entire redevelopment area.

If you have any further questions, please contact me at (831) 394-6700x16 or [chuck@sandcity.org](mailto:chuck@sandcity.org).

The Robinette Site - mixed use project

**II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING**

**A. Project Description:**

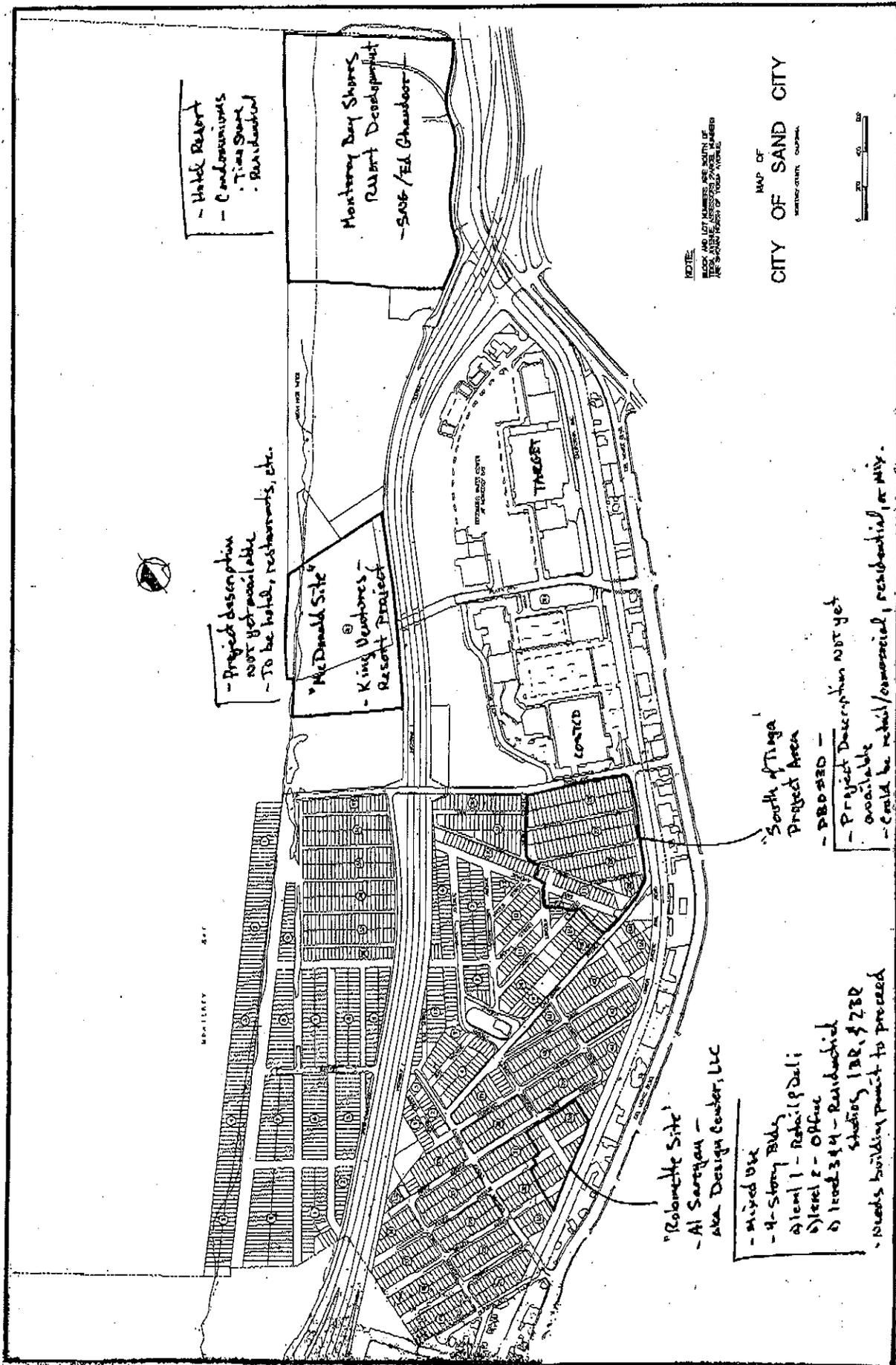
The application is for a Conditional Use Permit and Coastal Development Permit and Redevelopment Agency Disposition and Development Agreement (DDA) to allow the construction of an approximately 80,000 sq. ft. four-story mixed use development including retail, office, and condominium/apartment uses with a footprint of 28,318 sq. ft. on approximately 116,858 sq. ft. (2.68 acres) of property located on what is commonly referred to as the Robinette Site. This property is located between Ortiz Avenue and the former Union Pacific Railroad right of way that is now under the jurisdiction of the Transportation Agency for Monterey County (TAMC) at the east end of Hickory Street. The project site is located within a Coastal Zone Planned Mixed Use (CZ-MU-P) and Planned Mixed Use (MU-P) zoning district, and is designated Mixed Use Development. The site is currently owned by the Sand City Redevelopment Agency. The project will undergo architectural and site plan review by the City's Design Review Committee (DRC) prior to issuance of building permits.

The project proposes a four story mixed use building with two distinct towers, garages for tenants, uncovered parking, a two story parking structure, retaining walls and access improvements. The first floor will consist of retail uses, the second floor will be office space, and the third and fourth floors will be used as apartments and potential condominiums. There are 28,316 sq. ft. of office/retail space proposed and 30 apartments/condominiums. The first floor is primarily retail space varying in size from 810 sq. ft. to 1373 sq. ft, but also includes a 46 person capacity deli-space and a set of male/female restrooms. The second floor contains offices ranging in size from 194 sq. ft. to 484 sq. ft., a small common area, and two sets of male/female restrooms. The third and fourth floors of the building contain housing units, of which there will be five "affordable units" included per City requirements of the Disposition and Development Agreement (DDA). The housing type ranges from "studio" units containing one multi-purpose room and a bathroom to units containing 2 bedrooms, a living room, and 2 bathrooms.

*Project approved w/ 10 units for affordable housing. Out of 30 total.*

The uses in the building conform to specific City parking requirements. Each dwelling unit provides 1.5 spaces of parking resulting in 34 spaces in garages located throughout the parking lot and the remaining 17 spaces being uncovered. There are an additional 137 uncovered spaces for use by those people using the retail, office and residential areas of the building, 42 of which are in excess of City requirements. An additional 48 spaces in excess of the site's required parking are proposed in the TAMC railroad right of way, which would require a lease from TAMC.

The design of the building incorporates metal roofing, rooftop mechanical equipment screening, metal railings on the balconies located on the third and fourth floor residential units, and a plaster exterior. Street improvements (curb, gutter, sidewalk and street pavement) will need to be installed along the Ortiz Avenue frontage of this project. Also, an extension of utilities (water, sewer, gas, electricity) may be necessary. Other than



- Hotel Resort  
 - Condominiums  
 - Time Share  
 - Residential

Monterey Bay Shores  
 Resort Development  
 - SAG / Ed Ghendoot

- Project description  
 not yet available  
 - To be hotel, restaurants, etc.

McDonald Site  
 - King Ventures  
 Resort Project

MAP OF  
 CITY OF SAND CITY  
 CENTER/CITY CENTER

NOTE:  
 BLOCK AND LOT NUMBERS ARE SOUTH OF  
 THE SAND CITY CENTER. COPIES.



South of Tingo  
 Project Area  
 - PBD 230 -  
 - Project Description not yet  
 available  
 - Could be retail/commercial, residential, or mix.

Robette Site  
 - Al Sartgan -  
 Area Design Center, LLC

- mixed use  
 - 4-Story Bldg  
 a) level 1 - Retail (Deli  
 b) level 2 - Office  
 c) level 3 & 4 - Residential  
 studios 1BR, 2BR  
 - Needs building permit to proceed