

# **MINUTES**

## **JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY**

---

Regular Meeting – March 18, 2008  
CITY COUNCIL CHAMBERS  
7:00 P.M.

---

Mayor Pendergrass opened the meeting at 7:20 p.m.

The Pledge of Allegiance was led by Police Chief Klein

Present: Council Member Blackwelder  
Council Member Carbone  
Council Member Hubler  
Council Member Morris  
Mayor Pendergrass

Staff: Kelly Morgan, City Administrator  
Jim Heisinger, City Attorney  
Steve Matarazzo, Community Development Director  
Richard Simonitch, City Engineer  
Michael Klein, Police Chief  
Charles Pooler, Associate Planner  
Linda Scholink, Administrative Services Director/City Clerk  
Connie Horca, Deputy City Clerk  
Carol Griffith, Administrative Assistant

### **AGENDA ITEM 4, COMMUNICATIONS**

- A. Written communications distributed to the Council included corrected March 4, 2008 City Council Meeting Minutes (agenda item 5B), and a resolution honoring Kelly Morgan for his many years of service to the City of Sand City (agenda item 5G).

7:22 p.m. Floor Opened for Public Comment

Mike DeLay, a Pacific Grove resident and business owner, commented that he would like the City Council to consider the impact the Light Brown Apple Moth spraying has had to the residents around the Monterey Peninsula. He is requesting that the Council consider adding his request to a future council meeting to adopt a resolution to prevent the spraying. Mr. Delay has started a "Coalition of California Cities", in which 20 cities are now involved to stop the spraying of this harmful pesticide. Everyone living in the area will be affected, with the potential of problems for certain individuals.

Mayor Pendergrass advised Mr. Delay to leave any information he may have with City staff; and the Council will take his comments into consideration.

7:27 p.m. Floor Closed to Public Comment

## **AGENDA ITEM 5, CONSENT CALENDAR**

- A. Conditional Use Permits (CUP) and Coastal Development Permits (CDP) are subject to annual review by the City Council and City staff. Upon review of each of the following Use Permits, staff is recommending continued operation of the Use Permits to the City Council based on the finding that these uses are in compliance with their permits. There was no discussion of the following use permits.
- (1) CUP #194, Mrs. Morrow (Mobile Home), 445 Orange Avenue
  - (2) CUP #295, David Wilson (Open Storage), Park & Fell Streets
  - (3) CUP #389, Loren Speck/Loren Speck Framing & Gilding Studio (Framing), 591 Ortiz Avenue
  - (4) CUP #410, Sand City Public Works (mobile office trailer), Sylvan Park
  - (5) CUP #415, Jose Rosa (Radio Station), 495 Elder Avenue
  - (6) CUP #474, Rooter King (Plumbing Contractor), 360-B Shasta
  - (7) CIP #483, Colton Heating (Contractor), 431 Ortiz Avenue
  - (8) CDP # 97-02, Sal Lucido & David Hernandez/D&S Painting (Contractor Warehouse and 2 Apartment Units), 460 Orange Ave
- B. There was no discussion of the March 04, 2008 Sand City Council Meeting Minutes.
- C. There was no discussion of the Police Department Report, February 2008.
- D. There was no discussion of the Public Works Monthly Activity Report, February 2008.
- E. There was no discussion of the City/Redevelopment Agency Financial, January 2008.
- F. There was no discussion of the City **Resolution** approving a 90-Day Time Extension of Conditional Use Permit #473 for Web Commerce LLC to continue their wholesale/retail operation as an interim use at 865 Fir Avenue.
- G. There was no discussion of the City **Resolution** honoring Kelly Morgan for his many years of service to the City of Sand City and the Sand City Redevelopment Agency.
- H. There was no discussion of the City Contributions/Donations to the SPCA of Monterey County for \$500.

Motion to approve Consent Calendar items was made by Council Member Blackwelder, seconded by Council Member Carbone. AYES: Council Members Blackwelder, Carbone, Hubler, Morris, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion Carried.

## **AGENDA ITEM 6, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR**

There were no items pulled from the consent calendar.

## **AGENDA ITEM 7, PUBLIC HEARING**

*{Council Members Blackwelder and Hubler stepped down from the dais due to a conflict of interest by residing/working within 500' of the subject property}*

- A. Associate Planner Charles Pooler presented the application for Coastal Development Permit 08-04, allowing a Guitar Manufacturing Operation at 1 John Street. The applicant, Mr. James Rigg, intends to manufacture electric guitars and high quality musical instrument parts. This will be a one person operation. Equipment used on-site will include woodworking tools, and the proposed use will be of a lower scale to the previous woodwork shop at this location that operated for years without incident. The dust generated by this activity will be mitigated with 2 dust collectors, and noise is not anticipated to carry beyond the building. There is adequate on-site parking and water credits. Staff recommends the approval of the attached resolution.

7:30 p.m. Floor opened for Public Comment

Mr. James Rigg, applicant, commented that the guitar manufacturing is a simple operation and a hobby turned into a business. Mr. Riggs is in agreement with the terms of the draft coastal development permit.

7:31 p.m. Floor Closed to Public Comment

Motion to approve City **Resolution** approving Coastal Development Permit 08-04 allowing a Guitar Manufacturing Operation at 1 John Street was made by Council Member Carbone, seconded by Council Member Morris. AYES: Council Members Carbone, Morris, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: Council Members Blackwelder and Hubler. Motion Carried.

*{Council Members Blackwelder and Hubler returned to the dais}*

## **AGENDA ITEM 8, OLD BUSINESS**

- A. City Engineer Richard Simonitch reviewed Prop 1B that would allocate \$400,000 dollars to the City for the purpose of improving City infrastructure. Only a few cities have applied for this funding, and further research and

review on how Sand City would like to apply for these monies is required. The drilling for the well site on Vista Del Mar has started with very few delays from the Black Legless Lizard collection. A portion of the project was completed last week. The next construction will be near the sewer pump station progressing to the Tioga site in 3 weeks. The desalination plant construction drawings have been submitted to Staff for final review. The slab work is planned for mid April, with the building construction expected to commence some time in May to early June. The desalination project is moving along.

Community Development Director Steve Matarazzo reported that in an email to Cal-Am he indicated that construction commenced with the well drilling that was part of the Cal-Am lease clause. The City Council suggested having Kent Turner agree that this activity constitutes a commencement of construction for lease purposes. Mr. Heisinger added that the Cal-Am counsel is in agreement to this per the terms of the lease agreement. Mr. Matarazzo stated that the City is submitting an application for a \$220,000 grant for beach access improvement. There is a question whether an estimate for the work is sufficient, or whether the job has to go to bid before funds can be allotted. Mr. Simonitch added that if bids were necessary, the work is ready to be announced and advertised for bid. Staff is still waiting for the approval package from the Water District.

## **AGENDA ITEM 9, NEW BUSINESS**

***{Agency Members Blackwelder and Hubler stepped down from the dais due to a conflict of interest by residing/working within 500' of the subject property}***

- A. City Administrator Kelly Morgan presented the consideration of a Redevelopment Agency Resolution approving the execution of a contract with Hanna and Associates to appraise the "Kit Parker" and "Marotta" Properties (Assessor Parcel Numbers: 011-177-029; and 011-177-016, 018, 022, respectively) at a cost not to exceed \$9,500. This item was continued from the March 4, 2008 City Council meeting. Staff is requesting that the Council approved the attached resolution to have the "Parker and Marotta" properties appraised.

In response to Council Member Morris' question, whether the \$9,500 is just an estimate, Community Development Director Steve Matarazzo replied that it covers the cost of both appraisals.

7:41 p.m. Floor opened for Public Comment

There was no comment from the public.

7:42 p.m. Floor closed to Public Comment

Motion to approve Redevelopment Agency **Resolution** approving the execution of a contract with Hanna and Associates to appraise the "Kit Parker" and "Marotta" Properties (Assessor Parcel Numbers: 011-177-029; and 011-177-016, 018, 022,

respectively) at a cost not to exceed \$9,500 was made by Agency Member Carbone, seconded by Agency Member Morris. AYES: Agency Members Carbone, Morris, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: Agency Members Blackwelder and Hubler. Motion Carried.

***{Agency Members Blackwelder and Hubler returned to the dais}***

- B. City Attorney Jim Heisinger presented the consideration of a City Resolution approving an employment agreement with Steve Matarazzo and appointing Steve Matarazzo as City Administrator, effective April 1, 2008. Mr. Matarazzo has served as the Community Development Director/Assistant City Administrator for several years, and he recommends the approval of the attached resolution appointing Steve Matarazzo as City Administrator.

Mayor Pendergrass commented that Kelly Morgan had been with Sand City for well over 19 years, and has played an integral role as part of the Sand City staff. Mr. Matarazzo has been with Sand City for 14 years as Sand City's Community Development Director/Assistant City Administrator, and has also been part of Sand City's growth in the past, the present and the foreseeable future.

Motion to approve an employment agreement with Steve Matarazzo and appointing Steve Matarazzo as City Administrator, effective April 1, 2008 was made by Council Member Pendergrass, seconded by Council Member Morris. AYES: Council Members Blackwelder, Carbone, Hubler, Morris, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion Carried.

- C. There was Council consensus establishing the Annual Sand City Bar-B-Que for Saturday, May 31, 2008.
- D. The City Clerk reminded the Council of the upcoming Monterey Bay Division Meeting to be held at Hullabaloo on Monday March 31, 2008, and will need RSVP's no later than Friday, March 21, 2008.

Mayor David Pendergrass presented a resolution and plaque to Kelly Morgan for his many years of service to the City of Sand City.

**AGENDA ITEM 10, ADJOURNMENT**

Motion to adjourn the City Council meeting was made by Council Member Carbone, seconded by Council Member Blackwelder, to the next regularly scheduled Council Meeting on April 1, 2008, 7:00 p.m. There was unanimous consensus of the Council to adjourn the meeting at 7:55 p.m.

A social gathering to honor out-going City Administrator Kelly Morgan was held following the City Council meeting.

---

Connie Horca, Deputy City Clerk