

# **MINUTES**

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

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Regular Meeting – April 6, 2010  
7:00 P.M.  
CITY COUNCIL CHAMBERS

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Mayor Pendergrass opened the meeting at 7:02 p.m.

Invocation was led by Reverend Carl Kelleher

The pledge of Allegiance was led by police Chief Michael Klein

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

Staff:          Steve Matarazzo, City Administrator  
                 Jim Heisinger, City Attorney  
                 Richard Simonitch, City Engineer  
                 Michael Klein, Police Chief  
                 Charles Pooler, Associate Planner  
                 Connie Horca, Deputy City Clerk

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

A.      There were no written communications distributed.

B.      Oral

7:05 p.m.      Floor opened for Public Comment

There was no comment from the Public.

7:05 p.m.      Floor closed to Public Comment.

Mayor Pendergrass commented on the new art display in the Council Chambers. The Art Committee is planning to host an opening show on May 15<sup>th</sup>, 2010.

### **AGENDA ITEM 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.

- A. There was no discussion of the Sand City Council Meeting Minutes, March 16, 2010.
- B. There was no discussion of the Fort Ord Reuse Authority (FORA) Report, March, 2010.
- C. The approval of City **Resolution** transferring ownership of the Sand City Desalination Facility and Demised Property from the Sand City Redevelopment Agency to the City of Sand City was pulled from the consent calendar.
- D. There was no discussion of the City **Resolution** recognizing Marius Crisan for his accomplishments and outstanding dedication to Sand City and express the admiration and appreciation held by the City Council and co-workers.
- E. There was no discussion of the City **Resolution** supporting a Regional Water Project for Monterey County.
- F. There was no discussion of the City **Resolution** declaring the Month of May 2010 as Clean Air Month.
- G. There was no discussion of the City **Resolutions** honoring the Monterey County Status of Women 2010 Outstanding Women of the Year for Jeannette M. Pendergrass, Carol Hayward, Mary Dandridge, Gloria Torrez Navarro, Sherrie Yokomizo McCullough, and Sagrario Perea de Perez.
- H. There was no discussion of the City **Resolution** authorizing Sand City participation in a cost sharing agreement between Peninsula Cities and expenditure of \$620 towards an initial analysis of a Joint Governance Fire Agency.
- I. There was no discussion of the City donations/contributions to North Monterey County High School for \$250, the Monterey Bay Regional Economic Forum: Table Sponsor for \$1,000, and the California-Hawaii Elks Major Project: in Memory of Roy Hubbard for \$250.

Motion to approve consent calendar items 5 A-B, and D-I was made by Council Member Blackwelder, seconded by Council Member Carbone AYES: Council Members Blackwelder, Carbone, Hubler, Kruper, and Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion Carried.

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

Item 5C was pulled from the consent calendar. This item will be scheduled for a future Council Meeting.

## **AGENDA ITEM 7, PRESENTATIONS**

- A. W. David Martin AIA presented to the City Council the preferred Schematic Design V for the future City Hall remodel. The key features of this proposed plan will add a community room, expand the police department and add new administrative offices. The current public works yard will be used for parking. Additional parking is also possible across the street on Dias Avenue. The

police department expansion would provide additional space for storage, a meeting room, booking area, a holding room and interrogation room, along with an evidence room for storing vital police evidence. The expanded police department will also include a men's and women's restroom with lockers for uniforms and equipment. The addition of the community room will allow for displaying of public art, and may also be utilized for community events. It will hold 12' high removable walls to accommodate large pieces of art that can be positioned in various locations throughout the room. The new administrative offices will include an entrance from the main foyer and a separate entrance for Staff to the side of the building. There will be additional storage for administrative and planning records, as well as a separate conference room. Low office partitions within the administrative department would provide for flexibility in the floor plan. A preliminary cost estimate submitted by San Jose Construction for the community room and administrative wing, not including the interior of the building is \$1.8 million with remodeling cost of the existing building at \$500,000 - \$600,000. The total estimated project cost is \$2.3 million.

The Council discussed the possibility of making the building more eco-friendly with the option of having a living roof, and the possibility of researching grant funding for the installation of solar panels. Mr. Matarazzo commented that the extension of the plaza would be the best use of Sylvan Avenue. It would beautify the entrance to the East Dunes area development which would be a future premier residential area.

Local Architect Jerrold Lomax expressed his satisfaction on a good design and presentation by Mr. Martin.

Mayor Pendergrass thanked Mr. Martin for the update on the future City Hall remodel project.

## **AGENDA ITEM 8, PUBLIC HEARINGS**

***{Council Member Hubler stepped down from the dais due to a possible conflict of interest by residing within 500' of the subject property}***

- A. Associate Planner Charles Pooler presented a conditional use permit application submitted by Charles Williams of Detail Associates to establish and operate a wholesale model train parts distribution business at 679 Redwood Avenue, Unit B. The proposed use would be for receiving, storing, packaging and distributing model trains and model train parts. These items are received in bulk, and then packaged for shipment to distributors and hobby shops. The hours of operations are Monday through Friday from 8:00 am to 6:00 pm, with some minor weekend and evening activity. The applicants use requires two parking spaces while there are eleven parking spaces along the frontage. Deliveries will be handled by UPS and or the United States Postal Service on an as needed basis. The proposed use should not generate any detrimental impacts or pose a nuisance. Staff recommends approval of the attached conditional use permit.

7:48 p.m. Floor opened for Public Comment

The applicant, Charles Williams explained that he has been in this type of

business for some time, and is now relocating the business from San Luis Obispo to the Monterey area. He still has quite a following even though this type of hobby is being replaced by more technological alternatives. He is in agreement with the conditions of the use permit.

7:50 p.m. Floor closed to Public Comment

Motion to approve the City **Resolution** approving Conditional Use Permit 504 allowing a model train and model accessory wholesale/distribution operation at 679-B Redwood Avenue was made by Council Member Blackwelder, seconded by Council Member Kruper. AYES: Council Members Blackwelder, Carbone, Kruper, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: Council Member Hubler. Motion Carried.

***{Council Member Hubler returned to the dais}***

B. Associate Planner Pooler presented a resolution for a two year time extension of Conditional Use Permit 490, Site Plan Permit 08-01, and Design Permit DP 08-01 for Mr. James Obara. Development permits were issued to Mr. Obara in 2006, authorizing the building of a residential home at 770 Tioga Avenue. Condition 1 of the permits states “..until authorized construction , commencing with issuance of a building permit, this permit shall remain in effect for two years”. This two year limit is nearing expiration, and no building permit has been issued. Due to the impact of the current economy upon his business, Mr. Obara is requesting a time extension of his development permits for another two years. He is not requesting any modifications or amendments beyond the time extension. Since there are no project modifications, Staff is recommending approval of a two year time extension of Conditional Use Permit 490, Site Plan Permit (DP 08-01), and Design Permit (DP 08-01) for Mr. Obara.

The Council discussed the future East Dunes Development and any traffic impacts it may pose should a road access be constructed behind the Obarra and Morris properties. Staff presented a visual image of Mr. Obara's residential home and the location of where the access to and from the property could be built.

7:51 p.m. Floor opened for Public Comment.

The applicant Mr. Obara requested that he be granted the time extension, and that he intends to follow through with the project.

7:55 p.m. Floor closed to Public Comment.

Motion to approve the City **Resolution** approving a two year time extension of Site Plan Permit 08-01, Design Permit 08-01, and Conditional Use Permit 490 for James Obara and his project at 770 Tioga Avenue was made by Council Member Pendergrass, seconded by Council Member Hubler. AYES: Council Members Blackwelder, Carbone, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion Carried.

## AGENDA ITEM 9, OLD BUSINESS

- A. City Engineer Richard Simonitch reported that the City received the permit to distribute desalinated water last week, which covers the operation of the two Bay Street wells and the Tioga Avenue well. Well #5 is pending approval with the County Department of Health. The four week acceptance testing is scheduled to start this week. The desalination plant contractors CDM, has been present to make sure that everything is running smoothly during this transition.

The Bay Street Coastal Access Project is nearing completion, and should be ready for opening to the public in the next couple of weeks.

Chief of Police Michael Klein reported that the logistics for the annual barbeque is in order. Staff is still waiting for the contract with the company providing the fireworks. "A Bits Program" will be the musical venue this year, which consists of kids from honor bands from all parts of the County. Staff is working on 50<sup>th</sup> Anniversary t-shirts, and the request to extend food service until 2:30 pm. The Council requested that Staff plan for a 20-25% increase in attendance due to the City's 50<sup>th</sup> Anniversary.

Chief Klein also brought to the Council's attention that Sand City has two Bay Streets. From an emergency medical response perspective, having two streets with the same name in one city poses potential consequences should the EMS not be able to find the correct street in a timely manner. It is recommended that the Council take action by resolution to rename one of the Bay Streets.

There was Council consensus to place the renaming of Bay Street to the April 20, 2010 Council meeting.

City Administrator Steve Matarazzo reported that the public relations person from Cal-Am is still on vacation and he is waiting to hear back from her regarding the desalination plant ribbon cutting ceremony scheduled for May.

Vice Mayor Carbone reported on her attendance at the 19<sup>th</sup> Annual Conference for Local Elected Officials, which focused on Building Livable Communities. The various topics discussed at the conference included the CaliforniaFirst Loan Program, the use of City owned energy efficient vehicles, construction of more mixed use developments, and the availability of obtaining grant funding to reduce greenhouse gases. Another topic covered involved City ordinances to ban the use of plastic bags at the checkout stand, and the use of Styrofoam containers. The cities of Carmel and Monterey have already adopted this type of ordinance.

## AGENDA ITEM 10, NEW BUSINESS

- A. The City Administrator reported that the Strategic Plan for Redevelopment: *New Redevelopment Realities* and the 2009 Community Human Services Annual Report were for Council's information only.
- B. Mayor Pendergrass encouraged the Council to attend the 23<sup>rd</sup> Annual Economic Forum hosted by AMBAG and the Monterey County Business

Council. The City holds a table sponsorship at the event and would like to see the City well represented.

## **AGENDA ITEM 11, CLOSED SESSION**

8:30 p.m.

- A. The City Council /Agency Board adjourned to closed session to confer with legal counsel regarding pending litigation in accordance with Section 54956.9(c) of the Ralph M. Brown Act,
- 1) *CalAm v. Seaside*
  - 2) *State Water Resources Control Board Order WR 2009-0060*
  - 3) *Monterey Peninsula Water Management v. State Water Resources Control Board (No. M102101)*
  - 4) *CalAm v. State Water Resources Control Board*
  - 5) *Security National Guaranty, Inc. v. California Coastal Commission*

8:42 p.m.

- B. The City Council/Agency Board readjourned to open session to report any action taken at the conclusion of closed session in accordance with 54957.1 of the Ralph M. Brown Act

There was no action on the above items. The City attorney gave an oral report to the Council on items A1-A5.

## **AGENDA ITEM 12, ADJOURNMENT**

Motion to adjourn the City Council meeting was made by Council Member Blackwelder, seconded by Council Member Kruper to the next regularly scheduled Council meeting on April 20, 2010 at 7:00 p.m. There was consensus of the Council to adjourn the meeting at 8:44 p.m.

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Connie Horca, Deputy City Clerk.