

MINUTES
JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY
OF THE REDEVELOPMENT AGENCY

Regular Meeting – August 4, 2015
5:30 P.M.
CITY COUNCIL CHAMBERS
Sand City Hall, One Sylvan Park, Sand City, CA 93955

Mayor Pendergrass opened the meeting at 5:32 p.m.

The Mayor requested a special prayer for Council Member Blackwelder's son who is in the hospital prior to the invocation led by Reverend Carl Kelleher.

The Pledge of Allegiance was led by Police Chief Brian Ferrante.

Present: Council Member Blackwelder {excused absence}
Council Member Carbone
Council Member Hubler
Council Member Kruper
Mayor Pendergrass

Staff: Todd Bodem, City Administrator
Jim Heisinger, City Attorney
Leon Gomez, City Engineer
Brian Ferrante, Police Chief
Charles Pooler, Associate Planner
Connie Horca, Deputy City Clerk

AGENDA ITEM 4, COMMUNICATIONS

- A. There was no written communication distributed.
- B. Oral

5:34 P.M. Floor opened for Public Comment.

West End Celebration coordinator Stephen Vagnini commented that the 2015 West End Celebration (WEC) will begin with a kick-off party on Friday, August 21st at Carmel Stone Imports. The Friday evening concert will feature Chris Caine, Kate Bohler, and the LBZ Band. Tickets are available at Sweet Elena's Bakery, Post No Bills, City Hall, and other locations. He met with the West End Advisory Committee last week to discuss the logistics and last minute details. The event will have the same footprint as last year's with approximately 10-15 new vendors, and a second main stage featuring 'Madix' as the MC. A program will be published in the Monterey County Weekly with various articles and

advertisements announcing the event, and the San Francisco Chronicle plans to write an article on the WEC as well. A Monterey Salinas Transit (MST) trolley will assist in transporting people to and from the event, and several other parking options are also being arranged. The local radio station KPIG will conduct a 'live' broadcast of the event from the main stage. Although there will be no fashion show this year, a new paper mache artist who molds "heads" will be featured along with large 'mushroom' displays. Mr. Vagnini requested that the Art Committee members take time to volunteer this year, and mentioned his appreciation of the young men and women who volunteer from the Defense Language Institute (DLI). In conclusion, Mr. Vagnini thanked Council Members Kruper and Hubler for their efforts, the City Council for their support, and City Staff for the work they perform in helping to produce the West End Celebration. He is expecting a large public attendance and successful outcome.

5:41 P.M. Floor closed to Public Comment.

The Mayor acknowledged the latest City newsletter and thanked the Deputy City Clerk Connie Horca for a job well done.

AGENDA ITEM 5, CONSENT CALENDAR

- A. There was no discussion of the Sand City Council Meeting Minutes, July 21, 2015.
- B. There was no discussion of the Revised City **Resolution** approving an Agreement between City of Sand City and Hinderliter, De Llamas & Associates (HdL) of Diamond Bar, California, for Transactions and Use Tax Audit & Information Services.
- C. There was no discussion of the City **Resolution** authorizing the City Administrator to Enter into a Contract with Hatch Mott MacDonald (HMM) for Traffic Engineering Services for a Speed Survey Study at a cost not to exceed \$6,350.
- D. There was no discussion of the City **Resolution** urging the State to Provide New Sustainable Funding for State and Local Transportation Infrastructure.

Motion to approve the Consent Calendar items was made by Council Member Kruper, seconded by Council Member Hubler. AYES: Council Members Carbone, Hubler, Kruper, Pendergass. NOES: None. ABSENT: Council Member Blackwelder. 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

A. **FIRST READING: Ordinance of the City of Sand City Adopting Chapter 15.14 to the City Municipal Code entitled Streamlined Permitting for Small Residential Rooftop Solar Systems**

Associate Planner Charles Pooler presented an ordinance for first reading regarding Assembly Bill 2188 that was adopted by the State. The assembly bill requires local governments to adopt and implement an ordinance that establishes a streamlined process for efficient permitting of small residential rooftop solar systems. Once a City confirms the application and supporting documents are complete and meets the standardized checklist, all required permits may be issued. Minimum eligibility criteria for permitting should include systems that are no larger than 10 Kilowatts (kW) or 30 kW thermal (water heating installations). Installations may be performed on a single family or duplex residential dwelling, and installed equipment must not exceed the maximum legal building height. Only one (1) inspection of the solar system is required, and the ordinance does indicate that limited fees may be charged for permits. The City is to develop a checklist of allowable requirements prior to installation of the solar units. Staff recommends the approval of the first reading of the draft ordinance.

5:47 P.M. Floor opened for Public Comment.

There was no comment from the public.

5:47 P.M. Floor closed to Public Comment.

Motion to approve the First Reading of the **Ordinance** of the City of Sand City adopting Chapter 15.14 to the City Municipal Code entitled Streamline Permitting for Small Residential Rooftop Solar Systems was made by Council Member Carbone, seconded by Council Member Kruper. Roll call vote AYES: Council Members Carbone, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Council Member Blackwelder. ABSTAIN: None. Motion carried.

B. **Consideration of City RESOLUTION approving a 2-Year Time Extension to July 31, 2017 of CDP 02-04 for Al Saroyan, CDP 03-03 for Cardinale Automotive, CDP 04-01 for Philip Nicholson, CDP 04-03 for Newton Brothers, CDP 04-04 for Jaguar/Landrover, and CDP 05-03 for Peter Blackstock (Lexus Dealership) regarding their Individual Storage Yards within the Railroad Right-of-Way**

Associate Planner Charles Pooler reported that various businesses' utilize segments of the railroad right-of-way within the West End District of Sand City. Five permits were issued to businesses in Seaside that abut the eastern portion of the railroad right-of-way, and three permits were

granted to Sand City operations abutting the westerly side of the railroad. Permits issued to Seaside businesses were given 2-year time limits with extensions thereafter. The last extension was granted in 2013, and expired on July 31, 2015. Time extensions are necessary for those uses to legally continue their use within Sand City. Time limits were established to allow temporary use until future rail or other regional transportation alternatives are ready to proceed. Staff recommends approval of the attached resolution granting another 2-year time extension to July 2017.

There was discussion regarding the continued use of the property along the railroad right-of-way, the positive effects of keeping homeless people off the property, and the dirt pile at the Independent. City Administrator Bodem suggested that the dirt pile can possibly be leveled and is in contact with several companies who may be interested in utilizing the dirt.

5:53 P.M. Floor opened for Public Comment.

There were no comments from the public.

5:53 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution** approving a 2-Year Time Extension to July 31, 2017 of CDP 02-04 for Al Saroyan, CDP 03-03 for Cardinale Automotive, CDP 04-01 for Philip Nicholson, CDP 04-03 for Newton Brothers, CDP 04-04 for Jaguar/Landrover, and CDP 05-03 for Peter Blackstock (Lexus Dealership) regarding their Individual Storage Yards within the Railroad Right-of-Way was made by Council Member Kruper, seconded by Council Member Hubler. AYES: Council Members Carbone, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Council Member Blackwelder ABSTAIN: None. Motion carried.

AGENDA ITEM 8, OLD BUSINESS

A. Progress report on Public Works projects, Successor Agency Oversight Board, South of Tioga project, Coastal projects, and other Sand City community programs by City Engineer/Community Development Director/City Administrator

City Engineer Leon Gomez reported that the desalination plant produced 9.59 acre feet of water for the month of July. The plant was inoperable for 13 days due to high feed water conductivity and performance of a clean and place (CIP) process. Cal-Am has postponed the rehabilitation work on Tioga well #5, due to issues with the availability of irrigation piping and coordination with the contractor. Cal-Am does intend to start the rehabilitation work next week. Staff is presently working on the two (2) year annual report and supporting documentation for the Storm Water Management Program. The California StormWater Quality Association (CASQA) will hold its 11th Annual Conference in Monterey on October 19-

21, 2015. In exchange for assisting with the coordination of the conference, member representatives will be provided with passes to attend the conference as representatives of Monterey Peninsula Cities.

The developer of the Bungalows at East Dunes project has provided staff with the verification of acceptance of the sewer and water systems by Seaside County Sanitation District (SCSD) and Cal-Am. Only a few remaining items still need to be addressed, and Staff is working on a follow-up letter to the developer. Cal-Am's contractor, Beebe Diversified has asked Creegan D'Angelo to provide design and layout for the Hickory/Redwood Avenue return, and has offered to reimburse the City for this expense. Creegan & D'Angelo is requesting that the contractor provide a revised encroachment permit application and deposit of \$2,500 for this effort. Creegan & D'Angelo will also be developing preliminary conceptual exhibits for discussion with TAMC staff.

In response to the Mayor's question regarding whether Cal-am will proceed with the Hydrological Study of the new wells, City Administrator Todd Bodem reported that City staff is working with Coastal Commission staff to seek another extension, and coordinating with Hydrometrics to perform the study.

Associate Planner Pooler mentioned that Staff is looking into the Cycle 7 grant of the State Highway Improvement Program. Staff was unable to submit the grant application due to several factors the grantors wanted to see such as a final project design and estimates. The City did not have current plans and cost estimates available. The grant application further requires the City Engineers signatures on the bids and plans for the project. Grant submittal was to occur on two websites that entailed in depth information, and verified police reports were also required as part of the application. Mr. Pooler suggested that the City should begin a cost estimate plan that can be modified and/or changed for projects, so when grants are made available, the information is ready for application submittal.

Mayor Pendergrass added that the bike trail lights appear corroded and are in need of replacing. Finding a grant that would assist the City in funding the cost would be helpful, and he directed Staff to continue to research available grants. Mr. Pooler further reported that the Savemart store located at the Edgewater Shopping Center filed a sign permit application to change their name to Lucky.

City Administrator Todd Bodem reported that Staff met with Dr. Ghandour and investors last week on the project site of the proposed EcoResort. Dr. Ghandour is working to secure a new lender, and indicated that he has satisfied all coastal development permit conditions. He still needs to record the property deeds, and plans to begin grading in the winter. Mr. Pooler reported that the King Ventures project does not have a definitive date for a hearing and Mr. Dave Watson is presently working with the

Coastal Commission for possible design changes to the project.

AGENDA ITEM 9, NEW BUSINESS

A. Comments by Council Members on Meeting and Items of Interest to Sand City

Council Member Hubler reported that he and West End Event Coordinator Stephan Vagnini will be measuring and allocating spaces for the West End Celebration. There are more vendors than last year, so extra spaces will be needed. The Arts Committee is planning a holiday arts and studio tours. Many studios are spread throughout the City and hosting a centralized studios tour has proven quite challenging.

Council Member Kruper reported on the upcoming Monterey County Convention and Visitors Bureau (MCCVB) Annual Luncheon to be held on Thursday, August 27th. He encouraged the Council to attend the event, as MCCVB plans to unveil results of the Peninsula's visitor profile. The Airport District announced that they will begin offering daily flights to and from Los Angeles via Alaska Airlines. He thanked Deputy City Clerk Connie Horca for the newsletter. Many residents have expressed positive comments, and the businesses were pleased that they also received the publication. He also thanked Chief Ferrante and the public works crew for the new trees transplanted throughout the City's bulb-outs.

Vice Mayor Carbone announced that a Beach Clean-up will be held in the next few weeks. The date and time will be determined. Keys for watering the Community Garden are available at City Hall. A future meeting will be held with Community Garden volunteers and participants to assign watering times and dates.

B. Upcoming Meetings/Events

There were no RSVP's from the City Council. Council Member Kruper expressed his interest in attending the MCCVB annual luncheon.

AGENDA ITEM 10, CLOSED SESSION

The City Attorney deemed that there was no need for closed session.

AGENDA ITEM 11, ADJOURNMENT

Motion to adjourn the meeting was made by Council Member Kruper, seconded by Council Member Hubler. There was consensus of the Council to adjourn the meeting at 6:15 p.m. to the next regularly scheduled Council meeting on August 18, 2015 at 5:30 P.M.

Connie Horca, Deputy City Clerk

