

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

Regular Meeting – September 6, 2016
5:30 P.M.
CITY COUNCIL CHAMBERS

Mayor Pendergrass opened the meeting at 5:30 P.M.

The invocation was led by Reverend Ron Mason.

The Pledge of Allegiance was led by Chief Brian Ferrante.

Present: Council Member Blackwelder
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, Chief of Police
Linda K. Scholink, Director of Administrative Services/City Clerk
Charles Pooler, Associate Planner

AGENDA ITEM 4, COMMUNICATIONS

- A. There was no written communication distributed to the Council.
- B. Oral

5:32 P.M. Floor opened for Public Comment.

There was no comment from the Public.

5:32 P.M. Floor closed to Public Comment.

The Mayor thanked City Administrator Bodem for his informative City Administrator's report.

AGENDA ITEM 5, CONSENT CALENDAR

- A. There was no discussion of the Sand City Council Meeting Minutes, August 16, 2016.
- B. There was no discussion of the League of California Cities 2016 Annual

Conference Resolutions.

- C. There was no discussion of the City **Resolution** providing for the Appointment of Nominated City Officials as if Elected at the November 8, 2016 Municipal Elections and Cancelling the November 8, 2016 City of Sand City Municipal Election.
- D. There was no discussion of the 2016 Local Agency Biennial Notice.
- E. There was no discussion of the City **Resolution** amending the Website Redesign Contract with EMC Planning Group to include Design of Additional Content for the Sand City Website at a cost not to exceed \$3,000.
- F. There was no discussion of the City **Resolution** authorizing the City Administrator to Execute a Contract with EMC Planning Group for Planning Services and Associated Costs regarding the South of Tioga District.
- G. There was no discussion of the City Donation/Contribution to the Marina Explorer Program for \$500.

Motion to approve the Consent Calendar items was made by Council Member Blackwelder, seconded by Council Member Kruper. AYES: Council Members Blackwelder, Carbone, Hubler, Kruper, 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, PRESENTATION

- A. **Presentation by Ian Crooks, Engineering Manager and Catherine Stedman, Manager of External Affairs from California American Water regarding the Monterey Peninsula Water Supply Project (“MPWSP”) Phase 2 Monterey Pipeline**

Ian Crook Cal-Am Engineering Manager presented an overview of the Monterey Pipeline Water Supply Project. As a community, a new cease and desist order (CDO) extension was obtained. Part of that extension involved making progress and reaching milestones every year. This year's milestone would include the California Public Utilities Commission (CPUC) approval of the GWR/Pure Monterey Water project that involves building a Monterey pipeline. This pipeline needs to begin construction so that GWR water can be delivered to the community by early 2018. Historically, 75% of the water was being provided by the Carmel River, and this pipeline would reduce pumping from the Carmel River. New water would be

provided from the north, and this 36" pipeline would be redirected to Pebble Beach where large reservoirs are contained. Construction potholing took place this week to locate utilities. From October to November water services and mains will be moved along Hilby Avenue, and from November to December installation of pipelines would occur. He further demonstrated where additional pipelines would be installed along Highway 68, Monterey, and into Pacific Grove, which may impact traffic while construction occurs.

Catherine Stedman from California American Water added that it is exciting to be able to break ground for this new piece of major infrastructure. Building this pipeline would have a major impact on businesses, tourist, and residents throughout the community. Cal-Am is currently working on public outreach to various Cities throughout the Peninsula with the goal to inform them of the installation taking place. Once construction is underway, a weekly email blast will be sent to those signed up on the list. The email would detail progress of the pipeline project. A construction hotline number would be available to the public as well for questions regarding the project.

In response to Council Member Kruper's inquiry whether Cal-Am is working with other utility providers for this project, Mr. Crooks responded that Staff has been attending joint utility meetings.

Vice Mayor Carbone asked if the work performed will be mainly in the streets and right-of-ways. Mr. Crooks responded that the pipeline installation in the roadway will require cutting into the street, and those streets will be one lane during construction.

The Mayor thanked and expressed his appreciation to Mr. Crooks and Ms. Stedman for the informative presentation. He added that an advertisement for the desalination plant tour hosted by Sand City and Cal-Am for Saturday September 17, 2016 has been distributed. The City also mailed "Save the Date" postcards to businesses and residents.

AGENDA ITEM 8, PUBLIC HEARING

A. Consideration of City RESOLUTION Approving Conditional Use Permit 607 for James Norman Authorizing Personal Storage at 361 Orange Avenue

Associate Planner Charles Pooler presented an application submitted by James Norman for approval to utilize a 1,070 square feet of commercial unit at 361 Orange Avenue to store personal household items such as furniture, holiday decorations, and the like. The subject property is a 1-story building with two units. No business is to be conducted at the property. Five perpendicular parking spaces can be accommodated on the subject property. The applicant requires one on-site parking space for

zoning code compliance. The permit should prohibit the outside parking and storage of trailers, vehicles, and recreational vehicles beyond the hours of 9:00 a.m. to 6:00 p.m., to avoid long-term outside storage. The applicant's use will not produce manufacturing, shipping/receiving, truck deliveries, excessive noise, dust and/or fumes impacts. The permit should require all of the Applicants storage to be maintained within the building, and that outside storage would be sufficient ground for permit termination. The placement of self-contained portable storage units/containers on-site should be prohibited. Staff recommends approval of the conditional use permit for the applicant.

5:50 P.M. Floor opened for Public Comment.

The applicant James Norman commented that he looks forward to moving into the location. The Mayor asked Mr. Norman if he was in agreement with the conditional use permit. Mr. Norman replied that he was in agreement with permit conditions.

5:51 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution by title**, approving Conditional Use Permit 607 for James Norman Authorizing Personal Storage at 361 Orange Avenue was made by Council Member Carbone, seconded by Council Member Hubler. AYES: Council Members Blackwelder, Carbone, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

{Council Members Hubler and Kruper stepped down from the dais due to a possible conflict of interest by residing within 500 feet of the subject property}

B. Consideration of City RESOLUTION Approving Conditional Use Permit 608 Authorizing a Motorcycle Part Wholesale & Distribution Operation at 581 Redwood Avenue

Associate Planner Charles Pooler recommended that this item be continued to the next Council meeting due to the absence of the applicant.

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

There was no comment from the Public.

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

There was consensus of the Council to move the City **Resolution** approving Conditional Use Permit 608 Authorizing a Motorcycle Part Wholesale & Distribution Operation at 581 Redwood Avenue to the September 20, 2016 City Council meeting.

{Council Members Hubler and Kruper returned to the dais}

AGENDA ITEM 9, OLD BUSINESS

A. Progress report on Public Works projects, 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 23 acre feet of water for the month of August. The biological constraints report from EMC Planning Group was received. City Staff met with EMC to conduct an on-site field review to search for a sufficient location for the intake wells to further mitigate any impacts to sensitive habitat area. The Bay Avenue storm drain project's biological constraints report was received as well. Staff provided review comments on the preliminary geometric improvements on California Avenue and State Route 1, for the Monterey Bay Shores Project. The City Engineer conducted a field review and results were provided to Mr. Ghandour as well as the Coastal Commission.

The draft response to the notice of incomplete coastal development permit (CDP) was received from EMC and is currently under review.

The Phase II Final Map for the Bungalows project was submitted and is currently under review. The lid of an existing vault at the intersection of California Avenue and Playa Avenue failed and had been posing a danger to traffic. Public Works staff and the City Engineer worked with AT&T to get the vault repaired. Staff met with TAMC regarding the Porsche improvement project. TAMC will provide the City with revised language to incorporate into the permit. The language revision may trigger rescinding the approved permit and adoption of a new one.

Associate Planner Charles Pooler reported that the Bungalows is in the process of closing escrow with the new developer. The new developer submitted new parcel maps which are currently being reviewed by the City Engineer. They are eager to move forward and should be submitting construction plans for the new set of homes within the next few weeks.

AGENDA ITEM 10, NEW BUSINESS

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

Council Member Kruper commented that the West End Celebration (WEC) was great.

Council Member Hubler reported that as Chair of the Arts Committee, three different events were held during the West End Celebration. He acknowledged Dierdre Bascou, who formerly organized past West End Celebrations, and expressed the time and work it takes to organize such

an event. He received several comments that the WEC has raised the bar very high, especially with the Fashion Show. He thanked the Council, Staff, and community for their support.

Vice Mayor Carbone also expressed that the WEC went smoothly, and commented on the availability of the Marina Police Department's Explorer program for providing their services. The Beach Clean Up will also be held on September 17, 2016 to coincide with the desalination plant tour.

Mayor Pendergrass added that this was one of the best WEC so far, was well attended, and very organized. He received several commendations especially from the City of Carmel's mayor. The Friday Night Concert and Juried Art Show had a large audience and public attendance. The Mayor expressed his appreciation to Robbie Robinson of Carmel Stone Imports for hosting the concert. The WEC was very well advertised by the Coast Weekly and Monterey County Herald. The Arts Committee and Mr. Vagnini did a lot of work in organizing the event. The Mayor received confirmation from the Council to invite Mr. Vagnini to coordinate next year's event.

B. Upcoming Meetings/Events

The City Clerk received RSVP's for the Leadership Luncheon from the City Administrator, Council Member Kruper, and Vice Mayor Carbone.

AGENDA ITEM 11, ADJOURNMENT

Motion to adjourn the meeting was made by Council Member Kruper, seconded by Council Member Blackwelder to the next regularly scheduled Council meeting on September 20, 2016 at 5:30 p.m. There was consensus of the Council to adjourn the meeting at 6:10 p.m.

Linda K. Scholink, City Clerk

