

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

Regular Meeting – September 19, 2017
5:30 P.M.
CITY COUNCIL CHAMBERS

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

The Invocation was led by Reverend Robert Hellam.

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

Present: Mayor Mary Ann Carbone
Vice Mayor Blackwelder
Council Member Hubler {arrived at 5:37}
Council Member McDaniel
Council Member Hawthorne {excused absence}

Staff: Todd Bodem, City Administrator
Jim Heisinger, City Attorney
Leon Gomez, City Engineer
Brian Ferrante, Police Chief
Linda Scholink, Director of Administrative Services/City Clerk
Charles Pooler, City Planner

AGENDA ITEM 4, ANNOUNCEMENTS BY MAYOR AND CITY ADMINISTRATOR

Mayor Carbone reported on her attendance with the two newly elected Council Members, and City Administrator Bodem at the League of California Cities Annual Conference in Sacramento. The City received two Beacon Spotlight Awards, one of which was a platinum level recognition for a 23% greenhouse gas emission, and a silver level award for 6% agency energy savings. On Friday, she attended the League of California Cities meeting as a voting delegate. A resolution passed calling the Governor and Legislature to enter into discussions with the League and other public stakeholders to identify and implement strategies that will reduce unintended negative impacts of criminal law AB109. The City sponsored a Beach Cleanup on Saturday, September 16th and six hundred pounds of refuse were collected. The City also received a poster from the Daughters of the American Revolution (DAR) recognizing September 17-23, 2017 as Constitution Week.

AGENDA ITEM 5, PUBLIC COMMENT

Council Member Hubler arrived at 5:37 p.m.

5:37 P.M. Floor opened for Public Comment

Sand City resident, Michael Morris commented that during the beach clean up that was held on Saturday he, along with public works employee Richard Garza and his son, collected approximately 100 pounds of trash at the encampments between West Bay Street and the Tioga dunes. This has been a problem, posing a public nuisance, and he requested that the City Council consider placing 'no camping' signs throughout the beach and dunes area.

5:39 P.M. Floor closed to Public Comment.

Mayor Carbone commented that the Council will follow up with Mr. Morris' suggestion and added that during the solar eclipse, several members of City Staff also cleaned the beach and collected several pounds of trash.

AGENDA ITEM 6, 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 #371, McDonald Refrigeration (contractor), 605 California Avenue
- (2) CUP #385, Sally Beauty Supply (retail), 828 Playa Avenue
- (3) CUP #397, Salvation Army (service), 801 Scott Street
- (4) CUP #466, Ferguson (wholesale), 666 Redwood Avenue
- (5) CUP #499, Green Gopher Garden Supply (retail), 679-C Redwood Avenue
- (6) CUP #501, Sylvan Design (art studio), 613-A Ortiz
- (7) CDP #95-07, Giustiniani (manufacturing), 698 Ortiz Avenue
- (8) CUP #569, Devine Glass (manufacturing) 840-842 Fir Avenue
- (9) CUP #570, Otter Bay Wetsuits (service), 337 Olympia Avenue

B. There was no discussion of the Sand City Council Meeting Minutes, September 5, 2017.

C. There was no discussion of the Public Works Monthly Report, August 2017

D. There was no discussion of the Police Department Monthly Report,

August 2017

- E. There was no discussion of the City/Successor Agency Monthly Financial Report, June 2017
- F. There was no discussion of the City **Resolution** amending the FY 2017-2018 budget to incorporate \$2,153.00 towards a City of Sand City Contra Costa Street and Sidewalk Improvement Project Funded by SB1: The Road Repair and Accountability Act
- G. There was no discussion of the City **Resolution** authorizing a Professional Engineering Service Agreement with Harris & Associates, Inc. and to amend the FY 2017-2018 Budget related to the South of Tioga Project

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

AGENDA ITEM 7, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

There were no items pulled from the Consent Calendar.

AGENDA ITEM 8, PUBLIC HEARINGS

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

- A. Consideration of City RESOLUTION Approving Conditional Use Permit 618 for Michael Mosebach Authorizing a Contractor Office and Storage Use at 495-B Elder Avenue**

City Planner Charles Pooler presented an application submitted by California Premier Restoration to establish and operate a general contractor restoration and cleaning service with equipment and vehicle storage at 495-B Elder Avenue. This site has a two level multi-unit commercial building. The applicants unit is the central unit on the lower building level facing Elder Avenue. The Applicant proposes to establish and operate his general contractor operation with office and storage activities, specializing in restoration and cleaning services. There will be eight (8) employees and four (4) company vehicles for the intended Sand City location. Hours of operation will be 7:30 a.m. to 4:00 p.m., Monday through Friday. Staff finds the intended hours acceptable and recommends the use permit allow operation from 7:00 a.m. to 6:00 p.m. Monday through Friday, and Saturdays from 10:00 a.m. to 5:00 p.m. with

no operation on Sundays or Holidays. The Subject Property provides eighteen (18) on-site parking spaces. There are another fifteen (15) striped and paved parking spaces across Elder Avenue, and satisfies zoning requirements for the intended use. Supplies will be delivered on a monthly basis to the Subject Property, with additional deliveries of extra materials/supplies. Deliveries made by large trucks should only park along the Elder Avenue frontage. Staff recommends approval of the use permit with Staffs recommended conditions.

In response to Council Member Hubler's inquiry whether this location use to be the building where the radio station is located, City Planner Pooler replied that it is the building where the radio station was located upstairs.

5:45 P.M. Floor opened for Public Comment.

On behalf of the applicant, Jeff Fury with California Premier Restoration commented that the unit will be used to store machines, supplies, and equipment. There will be no work conducted at the location. In response to Mayor Carbone's question if he was in agreement with the conditions of the use permit, Mr. Fury replied that he was in agreement with permit conditions.

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

Motion to approve the City **Resolution by title**, approving Conditional Use Permit 618 for Michael Mosebach authorizing a Contractor Office and Storage Use at 495-B Elder Avenue was made by Council Member Hubler, seconded by Council Member McDaniel. AYES: Council Members Carbone, Hubler, McDaniel. NOES: None. ABSENT: Council Member Hawthorne. ABSTAIN: Council Members Blackwelder. Motion carried.

{Council Member Blackwelder returned to the dais}

AGENDA ITEM 9, OLD BUSINESS

A. Progress and Status reports on Public Works projects, South of Tioga Redevelopment project, Coastal projects, TAMC meeting on SNG Project, desalination plant and wells, and other Sand City community programs by City Engineer/City Administrator

City Engineer Leon Gomez reported that the desalination plant produced 11 acre feet of water to date. The plant has been inoperable for six days due to repair of the pump motor to well #1. The Phase 1 new wells geophysical work was conducted by Intera last week. Six direct push samples were collected to a depth of 40 feet in the area where the new wells may be located. Biological consultants were also present on site to monitor sensitive biological resources. A technical memorandum should

be received by the first week of October summarizing the work completed and proposed location of the three new wells. There was discussion regarding the profile of the area and where the possible locations of where the new wells may possibly be placed.

New street signs were installed on Hickory Street as part of the street improvement project. A slurry seal will be performed from Redwood Avenue down to Ortiz Avenue sometime next week. Mr. Gomez answered Council Member Hubler's concern regarding a rework of a portion of a strip before the slurry seal will be conducted.

Staff is still working with the Federal Emergency Management Assistance (FEMA) for request of public assistance funding for the proposed repairs of the observation platform at West Bay Street. New plans were received from Dr. Ghandour's engineer for the Monterey Bay Shores Project. Staff will be signing documents for Lots 2 and 3 for the Bungalow's project so the developer can receive their certificate of occupancy for the new homes.

AGENDA ITEM 10, NEW BUSINESS

A. Comments by Council Members on Meetings and Items of interest to Sand City

Council Member Hubler commented on the progress of the Pacific Arts Center and their search in finding a new location. He has met with several Staff and members of the PG Arts Center who communicated their desire to form a partnership, with a bigger vision being researched. This is a work in progress. Council Member Hubler concluded that he is still working on some concrete issues and hopes to bring a report to the Council in the future.

Council Member Blackwelder commented on the Vibrancy Plan and requested that the City Administrator provide information to Council Member McDaniel. City Administrator Bodem added that there will be a meeting Committee meeting on September 28th at 1:00 p.m., and the Charrette will be held at the Independent on October 10th at 6:00 p.m. Mayor Carbone suggested that Staff send out notification/reminders to let the public know of the upcoming meeting. It should also be placed on the website.

Mayor Carbone announced the Monterey Peninsula Chamber Leadership Luncheon on Wednesday and the Panetta Institute's Monterey reads.

B. Upcoming Meetings/Events

The City Clerk inquired whether any Council Members were planning to

attend the chamber mixer at Mazda Raceway on Thursday, and the MCBC Higher Education and Research Leadership Summit. There were no RSVP's from the Council.

AGENDA ITEM 11, ADJOURNMENT

Motion to adjourn the City Council meeting was made by Council Member McDaniel, seconded by Council Member Hubler to the next regularly scheduled Council meeting on Tuesday, October 3, 2017 at 5:30 p.m. There was consensus of the Council to adjourn the meeting at 6:05 p.m.

Linda K. Scholink, City Clerk