

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

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Regular Meeting – October 3, 2017  
5:30 P.M.  
CITY COUNCIL CHAMBERS

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Mayor Carbone opened the meeting at 5:30 p.m.

The Invocation was led by Reverend Jason Yarbrough.

The Pledge of Allegiance was led by Commander Vito Graziano.

Present: Mayor Mary Ann Carbone  
Vice Mayor Blackwelder  
Council Member Hubler  
Council Member McDaniel  
Council Member Hawthorne

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

**AGENDA ITEM 4, ANNOUNCEMENTS BY MAYOR AND CITY ADMINISTRATOR**

There were no announcements by the Mayor or the City Administrator.

**AGENDA ITEM 5, PUBLIC COMMENT**

5:33 P.M. Floor opened for Public Comment.

Sand City resident Tom Harper commented on the flooding that occurs off of California Avenue and onto his property from vehicles who park their tires pointed towards the curb. He requested that the Council consider placing no parking signs along a portion of the road so that water does not accumulate and run downhill onto his property.

The Mayor thanked Mr. Harper for bringing his concerns to the Council and directed Staff to look into the issue.

5:35 P.M. Floor closed to Public Comment.

## **AGENDA ITEM 6, CONSENT CALENDAR**

- A. There was no discussion of the Sand City Council Meeting Minutes, September 19, 2017.
- B. There was no discussion of the City/Successor Agency Monthly Financial Report, July 2017.
- C. There was no discussion of the City Donation/Contribution to Salvation Army for \$300 and CSUMB "Native American Gathering" for \$250.
- D. There was no discussion of the City **Resolution** recognizing Reverend Samuel E. Gaskins Sr. as a "Visionary and Humanitarian" of the Christian Memorial Tabernacle Church of God in Christ's 39<sup>th</sup> Annual Pastoral Appreciation and Recognition Celebration.

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

- A. **Presentation of Certificates by Mayor Mary Ann Carbone and Stephen Vagnini to Volunteers/Supporters of the 2017 West End Celebration**

West End Celebration Coordinator Stephen Vagnini thanked the Mayor and the Council for supporting this event and commented that the West End Celebration has now become one of the most anticipated community events on the Peninsula. The bigger it gets, the more sponsors and individuals express their desire to become involved. He invited the Mayor to assist him in presenting the certificates of appreciation to individuals, sponsors, and businesses who participated either as a volunteer or with a monetary contribution.

The Mayor also thanked the volunteers for helping to make the West End Celebration a success.

- B. **Presentation by EMC Planning Group to provide the City Council with an Overview and Update regarding the South of Tioga Project and the Status of the Application**

The City Administrator introduced Bryce Ternet, Senior Planner and

Shoshana Wangerin, Assistant Planner of EMC Planning Group who will be presenting the status of the South of Tioga project. Mr. Ternet provided an overview of the background, locations, project description, application status, and biological site resources on the property. The project is designated within the South of Tioga Planning district and the applicant owns all but two of the project site parcels. The location is situated between Tioga and California Avenue encompassing 10.64 acres and is currently comprised of light industrial/warehouse uses, commercial uses, undeveloped coastal dune areas, and several residential dwelling units. The site is along the coastal dune habitat supporting the Smith's blue butterfly, Monterey spineflower, maritime chaparral habitat, and potential cultural resource areas. The application includes a vesting tentative map for four parcels including street abandonments and dedications, site plan and architectural review. The conditional use permit is for the development of a 216 room hotel, multi-family developments of 420 units, and .9 acres dedicated to habitat preservation. Portions of the project are in the coastal zone and will require a coastal development permit. EMC staff has a staff biologist who is presently working on the project which is currently in the process of addressing biological resource issues. Mr. Ternet referred to a visual map depicting the project and explained where the hotels and residential dwelling units are proposed to be built.

There was Council discussion regarding the endangered flowers located within the project area, what portions of Highway 1 are designated as 'scenic', and the esthetic height of the buildings. The City Planner mentioned that plans are available at City Hall for review and explained that the Design Review Committee will provide feedback to the developer regarding the project.

6:15 P.M. Floor opened for Public Comment.

The applicant and developer Don Orosco commented that he has been part of the community for over 22 years and takes a tremendous amount of pride in Sand City. He spoke to items addressed earlier such as the habitat area. The project is trying to stay out of the habitat area and is consciously working around them. He is hopeful to speak with each of the Council members individually to bounce back ideas. Over the years, he has watched Sand City grow into a community that does not only talk about things, but ensures that they happen.

Sand City resident Roy Meadows requested the City Planner to pull up the slide of the proposed development and asked whether the development would be a walking project where residents can actually go somewhere to have dinner, socialize, etc.

Mr. Orosco reported on the history of the Independent building, efforts in trying to rent out the first floor relative to the proposed new development, and also expressed that this new project should provide for services geared towards the masses.

There was further discussion regarding the thoroughfare and traffic impacts along the streets fronting the development, and the possibility of a good restaurant in Sand City that would attract locals as well as tourists. At the request of Sand City resident Michael Morris, the City Planner provided an overview and explanation of the existing slides that depicted the hotel esthetics, residential dwelling units, and entries into the parking garages.

6:46 P.M. Floor closed to Public Comment.

## **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 3 acre feet of water in October to date. The geophysical work performed by Intera was completed by mid-September. As soon as results of the technical memorandum are received, Staff will bring a report to the Council at a future meeting. Next Friday the regional water group will conduct a training on Best Management Practices at the City of Seaside. The slurry seal was applied to the Hickory Street project, and a few minor items still need to be completed. A street sign, decorative bollards that need to be installed, as well as tree planting, and landscaping are a few items pending. Staff has been coordinating with the Federal Emergency Management Assistance (FEMA) regarding the West Bay Street project and is hopeful that the repair work falls into the current coastal development permit or whether an immaterial amendment needs to be filed. The permitting costs, if any, should be covered by the FEMA grant. Approval for Lots 2, 3, & 4 of the Bungalows project is pending final approval. Staff is working with the developer's engineer of the Monterey Bay Shores project to verify whether they have received final approval of the proposed water development system improvements from California American Water. The City Engineer also reported on his conversation with Sand City resident Mr. Harper regarding the issue on Dias Street and the repair work along California Avenue that was performed 5 years ago.

City Planner Charles Pooler spoke to the issue of the water flow affecting Mr. Harper's property and provided a visual map of the site. Mayor Carbone requested that Staff research the site and find a possible remedy to the issue.

Mayor Carbone announced that the City has ordered 'No Camping' signs for the beach as requested by Sand City resident Michael Morris at a previous City Council meeting.

## **AGENDA ITEM 10, NEW BUSINESS**

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

Council Member McDaniel commented that several nails and screws are protruding on the wooden walkway at Calabrese Park. She requested that Staff take a look and conduct necessary repairs to prevent any future hazards from occurring.

The Mayor announced that City Hall will be closed on Monday and invited the audience, staff, and Council to come celebrate Indigenous Peoples Day at 4:00 P.M. on Monday, October 9<sup>th</sup>.

**B. Upcoming Meetings/Events**

There were no RSVP's for upcoming meetings/events from the City Council.

**AGENDA ITEM 11, ADJOURNMENT**

Motion to adjourn the City Council meeting was made by Council Member Blackwelder, seconded by Council Member McDaniel to the next regularly scheduled Council meeting on Tuesday, October 17, 2017 at 5:30 p.m. There was consensus of the Council to adjourn the meeting at 6:58 p.m.

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Connie Horca, Deputy City Clerk