

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

Regular Meeting – June 5, 2018
5:30 P.M.
CITY COUNCIL CHAMBERS
Sand City Hall, 1 Pendergrass Way, Sand City, CA 93955

Mayor Carbone opened the meeting at 5:30 p.m.
Invocation was led by Reverend Hellam.
The Pledge of Allegiance was led by Chief Ferrante.

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

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

AGENDA ITEM 4 ANNOUNCEMENTS BY MAYOR AND CITY ADMINISTRATOR

Mayor Carbone mentioned she will release her Mayor's Report in the coming weeks.

City Administrator, Todd Bodem, brought attention to the handouts available for the public, including a packet of comments and a staff report on the fiscal analysis for the South of Tioga project.

AGENDA ITEM 5 COMMUNICATIONS

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

John Wizard asked that the public agenda packet be made regularly available on the City' website so the public could better prepare for meetings.

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

AGENDA ITEM 6 CONSENT CALENDAR

- A. There was no discussion of the May 15, 2018 Sand City Council Meeting Minutes.
- B. There was no discussion of Financial Reports for April 2018.
- C. There was no discussion of the City **Resolution** Authorizing a City Engineering Service Agreement with Creegan + D'Angelo not to Exceed \$205,000.
- D. There was no discussion of the City **Resolution** Authorizing the City Administrator to Execute an Agreement with Patricio Paul Padilla for the Monthly Cleaning Services for the City of Sand City Hall Facility at a Cost not to Exceed \$250 per Month from June 2018 through June 31, 2019.
- E. There was no discussion of the City **Resolution** Approving an Agreement with Polaris Consulting to Provide Services to Prepare a Topographic Survey and Mapping of Existing Improvements along Contra Costa Street from Redwood Avenue to Olympia Avenue and Catalina Avenue from Olympia Avenue to Ortiz Avenue for Fiscal Year 2017-2018 at a Cost not to Exceed \$7,000.
- F. There was no discussion of the City **Resolution** Approving an Agreement with Polaris Consulting to Provide Services to Prepare a Topographic Survey for the Carroll Property on Contra Costa and Redwood Avenue for Fiscal Year 2017-2018 at a Cost not to Exceed \$3,500.
- G. There was no discussion of Approval of City Donation/ Contribution
 - a. United Way Monterey County \$500.

Motion to approve the consent calendar items was made by Council Member Blackwelder, seconded by Council Member Hawthorne. AYES: Council Members Blackwelder, Carbone, Hawthorne, Hubler, 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 PUBLIC HEARING

- A. **Consideration of City RESOLUTION Approving Conditional Use Permit 627 for Paint Tech Painting & Decorating Authorizing a General Contractor Workshop, Office, and Storage at 336 Orange Avenue**

Council Member Hawthorne, having a possible conflict of interest, stepped down from the dais and excused himself from discussion and consideration.

City Planner, Charles Pooler, presented the specifications of the workshop, office, and storage and his recommendation to approve with the address amended from 336 Orange Avenue to the correct 361 Orange Avenue.

5:41 P.M. Floor opened for Public Comment

There was no public comment.

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

Motion to approve the Sand City **Resolution** Approving Conditional Use Permit 627 for Paint Tech Painting & Decorating Authorizing a General Contractor Workshop, Office, and Storage at 361 Orange Avenue was made by Council Member Blackwelder, seconded by Council Member McDaniel. AYES: Council Members Blackwelder, Carbone, Hubler, McDaniel. ABSTAIN: Council Member Hawthorne. NOES: None. ABSENT: None. Motion carried.

Council Member Hawthorne returned to the dais.

B. Consideration of City RESOLUTIONS for the South of Tioga Project consisting of Accessor Parcel Numbers:

011-122-010, -011, -032, -038, -039, -040, -041;
011-123-004, -005, -006, -007, -008, -009, -011, -022, -023, -024,
-025, -026;
011-135-001, -014, -015, -016, -023, -024;
011-136-007, -012, -024;
011-186-021, -038, -039

- 1) Consideration of City **Resolution** Certifying an Environmental Impact Report (EIR) as adequate and complete for the South of Tioga Development Project
- 2) Consideration of City **Resolution** Approving a Vesting Tentative Map for the South of Tioga Development Project
- 3) Consideration of City **Resolution** Approving a Mitigation Monitoring Program for the South of Tioga Development Project

Richard James of EMC Planning Group presented on the proposed changes and comments of the South of Tioga Project. The Habitat Conservation Plan is in progress and will be able to be sent to Fish and Wildlife in several weeks.

Don Orosco of DBO spoke on the concerns of the community and

introduced the team on the project.

Paul Adamsen, studio director with TC Architects, presented the original Master Plan of the project

Matt Nohr, project manager for DBO, presented a video fly-through of the project.

Don Orosco concluded the presentations by responding to public comments, objections, and developing the community.

Mayor Carbone gave her comments on the development of the community element of the project.

6:30 P.M. Floor opened for Public Comment.

Matt Huerta of the Monterey Bay Economic Partnership spoke on equal housing and insisted fair housing measures be instigated to make some housing exclusive to Sand City residents. He also spoke on the need to phase the construction of the project.

Michael DeLapa of Land Watch Monterey County suggested the Council approve the rental component of the project as long as it contains 20% affordable housing which is constructed first. He insisted on the elimination of the hotel and restaurant to alleviate traffic and environmental concerns as he stated the current project, as planned, cannot meet environmental requirements.

Wanda Parrott, writer of the column "Homeless in Paradise", insisted the tri-counties provide units at a rent of \$300 to \$500 per month.

Nikki Nattaf spoke to enforce the letter sent to City Hall by Fred Watson. In the letter, Mr. Watson stated that the final Environmental Impact Report is inaccurate and that the City has not handled environmental constraints well previously. He also asked for more timely communication by the City and for meeting agenda packets to be posted online.

Alfonzo Hernandez, Sand City resident, spoke In support of the affordable housing of the project.

Nick Casas, manager of the Independent and Sand City resident, spoke on the need for affordable housing he has seen within his building.

Megan Dole commented that the City and developers have listened to the call of the community and that Don Orosco clearly cares about the thoughts of the community and has devoted his time to the public.

Tom Warren voiced his concerns with the lack of housing that will be

available to those who will service the hotels. He cautioned that the residences need to be constructed prior to the hotel.

Kelly Morgan, Sand City resident and property owner, commended Don Orosco for his ability to handle such a complicated project. He spoke on the need to update the businesses and activities of the area as well as on the safety issues of the current buildings.

Charles Clarke, Sand City resident, commented that the project needs more affordable housing and that the term of affordable housing should extend past its current 55 year term. He also expressed his concern that DBO may only be involved with Phase I of the project which could affect the timeliness of the completion of the following phases.

Michael Morris insisted that the scale of the project will have a great visual impact on the skyline.

Robbie Robinson, President and CEO of Carmel Stone Imports, spoke on the necessity for these types of projects to keep up with the tourism industry of the area.

Caroline DeGrey commented on the affordable housing element as a result of the impact of an increase in commuters.

Timberly Batcha requested attention be paid to disability access for sidewalks and pedestrian rights-of-way.

7:39 P.M. Floor closed to Public Comment.

The **City Council** discussed the proposed elements of the project, directly addressing points brought to attention by the public. They shared the opinion that the comments of the public have helped to shape the project into a vision appropriate for the City. They expressed their interest in seeing the specifics of the development that will come with the approval of future Conditional Use Permits and Coastal Development Permits.

Motion to approve the Sand City **Resolution** Certifying an Environmental Impact Report (EIR) as adequate and complete for the South of Tioga Development Project was made by Council Member Hawthorne seconded by Council Member McDaniel. AYES: Council Members Blackwelder, Carbone, Hawthorne, Hubler, McDaniel. ABSTAIN: None. NOES: None. ABSENT: None. Motion carried.

Motion to approve the Sand City **Resolution** Approving a Vesting Tentative Map 18-01 for the South of Tioga Development Project was made by Council Member Blackwelder, seconded by Council Member Hawthorne. AYES: Council Members Blackwelder, Carbone, Hawthorne, Hubler, McDaniel. ABSTAIN: None. NOES: None. ABSENT: None. Motion carried.

Motion to approve the Sand City **Resolution** Approving a Mitigation Monitoring

Program for the South of Tioga Development Project was made by Council Member McDaniel, seconded by Council Member Blackwelder. AYES: Council Members Blackwelder, Carbone, Hawthorne, Hubler, McDaniel. ABSTAIN: None. NOES: None. ABSENT: None. Motion carried.

AGENDA ITEM 9 OLD BUSINESS

8:27 PM

A. Progress report on Public Works projects, South of Tioga Redevelopment project, Coastal projects, and other Sand City community programs by City Engineer/Community Development

City Engineer, Leon Gomez, reported on the water supply project. Production from the desalination plant for May 2018 was 25.4 acre feet. Denise Duffy and Associates, the environmental consultant for the Phase I New Intake Wells performed their biological surveys of the area on May 3, 2018. They provided the City Engineer's office with the sensitive resources mapped. The next step is to work on siting the location for the three wells and have California American Water approve the plan with their consultant, Intera, Inc. The design of the wells will then be continued.

The City Surveyor has provided the City Attorney's office with a proposal and scope of work to provide supplemental survey to perform the projects funded by the Proposition 1 Technical Assistance grant. Survey work should be done in the next month.

Issues have been raised in respect to management of the site of the Bogue residence including vehicles and construction materials in the public right-of-way. The property owner has been receptive and the site appears to have improved. Construction has continued rapidly.

The Carroll property, to be used for public parking, was surveyed last week and data should arrive at the office of the City engineer within another week. The City Engineer's office will then proceed with the ADA Assessment of the site.

City Engineer, Leon Gomez, thanked staff for work done on the South of Tioga project.

The building permit for the mixed-use Catalina Lofts project should be issued soon once a few details are resolved.

City Engineer Gomez concluded with concerns of significant discharge from Granite Rock. The Cities of Sand City and Seaside will conduct a joint investigation of the issue.

AGENDA ITEM 10 NEW BUSINESS

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

There were no comments by Council Members.

B. Upcoming Meetings/Events

City Clerk, Linda Scholink, reminded the Council of the upcoming Monterey Peninsula Chamber of Commerce's 32nd Annual Business Excellence Awards and the League of California Cities' Annual Expo and Conference in Long Beach.

AGENDA ITEM 11 CLOSED SESSION

8:38 PM

A. City Council/Agency Board to adjourn to Closed Session:

1) To confer with Legal Counsel regarding pending litigation in accordance with Section 55956.9

i. California American Water v. City of Seaside, et al.; Stipulation and [Proposed] Order Modifying Exhibit C to Amended Decision; Case No. M66343

8:39 PM

B. Re-adjourn to Open Session to report any action taken at the conclusion of Closed Session in accordance with 54957.1 of the Ralph M. Brown

The **City Council** gave direction to the City Attorney to use the allocated share of the California American Water for an additional four parcels.

AGENDA ITEM 12 ADJOURNMENT

Motion to adjourn the City Council meeting was made by Council Member Blackwelder, seconded by Council Member Hawthorne to the next regularly scheduled Council meeting on Tuesday, June 19, 2018 at 5:30 p.m. There was consensus of the Council to adjourn the meeting at 8:40 p.m.

Linda K. Scholink, City Clerk