

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

Regular Meeting – May 20, 2014
7:00 P.M.
CITY COUNCIL CHAMBERS

Mayor Pendergrass opened the meeting at 7:01 p.m.

The Pledge of Allegiance was led by Police Chief Michael Klein.

Present: Council Member Blackwelder
Council Member Carbone
Council Member Hubler
Council Member Kruper
Mayor Pendergrass

Staff: Steve Matarazzo, City Administrator/Community Development Director
Jim Heisinger, City Attorney
Leon Gomez, City Engineer
Michael Klein, Police Chief
Linda Scholink, Administrative Services Director
Charles Pooler, Associate Planner

AGENDA ITEM 4, COMMUNICATIONS

- A. Written communication distributed to the Council were comment letters from Pete Erickson in support of the Bungalows Project (item 7A) and from the Seaside Sanitation District in regard to the Environmental Study prepared for the same project.
- B. Oral

7:03 P.M. Floor opened for Public Comment.

Timothy Barrett, Monterey Peninsula resident commented on the effects of poverty and homelessness. The recent census reported that 79% of those who are currently homeless were residents of the Peninsula for ten or more years. The homeless statistics show those who were actually born in the area and not just the transient population. Since 2007, the Peninsula's homeless population has increased. Sand City has been a contributor in the effort of combating homelessness. If the City would further consider a small allocation to local agencies, it would help to broaden the services available and provide additional support to the community's homeless population.

7:08 P.M. Floor closed to Public Comment.

AGENDA ITEM 5, CONSENT CALENDAR

- A. There was no discussion of the May 6, 2014 Council Meeting Minutes.
- B. There was no discussion of the Public Works Monthly Report, April 2014.
- C. There was no discussion of the Police Department Monthly Report, April 2014.
- D. There was no discussion of the Designation of the Voting Delegate and Alternate for the 2014 League of California Cities Annual Conference.
- E. There was no discussion of the City **Resolution** calling for November 4, 2014 General Municipal Election.
- F. There was no discussion of the City **Resolution** authorizing a Service Agreement for Auditor Services by Hayashi and Wayland for Fiscal Year 2013-14.
- G. There was no discussion of the City **Resolution** adopting a challenge grant of up to \$365 to match other Cities of Monterey County in Seeking a Long Term Solution to Homelessness in our area.
- H. There was no discussion of the City **Resolution** approving a request from Monterey-Salinas Transit District (MSTD) to Place a one-eighth of one percent county-wide Sales Tax Ballot Measure on the November 4, 2014 Ballot.
- I. The City **Resolution** granting the City Administrator authorization to Execute a Water Assignment Agreement and Assign 0.454 acre-feet of water from the Sand City Water Entitlement to Windsong Medical Park, L.P. (Property Owner) to accommodate Eight Hair Stations within the Ulta Store at 2080-B California Avenue (APN 011-011-039) in Sand City was briefly discusses under consent.

Vice Mayor Carbone brought to the Councils attention Item 5I regarding water allocation to other businesses. Associate Planner Pooler reported that the Water District noticed that the Ulta Store contains eight hair salons. The amount of water allocated for retail use should be comparable to the retail floor space. As part of the plan check, tenants of the building require a building permit. Due to a minor oversight, Ulta's file did not contain a comment for water allocation and the water assignment for this item is before the Council for consideration and approval.

Motion to approve the Consent Calendar items was made by Council Member Kruper, seconded by Council Member Hubler. 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, PUBLIC HEARING

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

- A. Consideration of Site Plan, PUD Re-Zoning, Tentative Map, Conditional Use Permit, Water Allocation, and CEQA Review for Woodman Development Company's East Dunes Residential Development Project**
- 1) Approval of City RESOLUTION Certifying the Initial Study as Complete and Correct and to Adopt a Mitigated Negative Declaration regarding the Bungalows at East Dunes Residential Development Project on Property Fronting Park Avenue, Sylvan, Fell Street, and Ocean View Avenue (APN 011-182-001, 004, 005, 006, 007, 008, 009, 010 & 011)**
 - 2) Approval of City RESOLUTION Approving Site Plan Permit 14-02 and Conditional Use Permit 581 for the Bungalows at East Dunes Residential Development Project on Property Fronting Park Avenue, Fell Street, Sylvan and Ocean View Avenue (APN 011-182-001, 004, 005, 006, 007, 008, 009, 010 & 011)**
 - 3) Approval of City RESOLUTION Approving Tentative Map No. 14-01 with Conditions for the Bungalows at East Dunes Residential Development on Property Fronting Park Avenue, Fell Street, Sylvan and Ocean View Avenue (APN 011-182-001, 004, 005, 006, 007, 008, 009, 010 & 011)**
 - 4) Approval of City RESOLUTION to Approve a Mitigation Monitoring Program for Bungalows at East Dunes Residential Project on Property Fronting Park Avenue, Fell Street, Ocean View Avenue, and Sylvan (APN 011-182-001-001, 004,005, 006, 007, 008, 009, 010 & 011)**
 - 5) Approval of City RESOLUTION Granting the City Administrator Authorization to Execute a Water Assignment Agreement and Assign 2.182 Acre-Feet of Water from the Sand City Water Entitlement for the Bungalows at East Dunes Residential**

Associate Planner Charles Pooler reported that a comment letter was submitted by the Seaside County Sanitation District at 5:00 p.m. He requested that he make his presentation on the project and that the Council continue Item 7A regarding the Bungalows Development Project to the next Council meeting.

Mr. Pooler presented an application submitted by William Silva of Woodman Development Company, Inc. to construct ten (10) new detached single-family dwellings within an approximate 24,375 square foot area bounded by Park Avenue, Sylvan, Fell and Oceanview. Applications are for conditional use permit, site plan approval, design permit, vesting tentative map, and rezoning of properties. The project site is currently a fenced contractor's storage yard occupied by Peninsula Fence Company. The proposed project will be for ten two-story single family detached units approximately 1,700 to 2,000 square feet with four different floor plans. These homes will have a reverse floor plan with living area on the upper level and bedrooms on the lower level. The applicant will combine 13 lots into 10 with one lot allocated for one unit. The density is comparable to past development. Setbacks are four feet on both sides with 18 feet between buildings. The front and rear setbacks add up to a total of 16 feet, and provide for depth and variation. Staff recommends that the site plan be amended to increase certain lots by 1-2 feet to accommodate some variation of the porches. The few lots with short driveways do not allow for on-site parking, proposed sidewalks, and varying floor plans of the units. The zoning code requires two parking spaces for each single family dwelling unit and is provided throughout the project with the two car garage elevations. Staff recommends that all trees be 24" boxed and double staked with trees on Park Avenue triple staked due to high winds. Utility and water meters for new projects should be incorporated into the architecture of the building. Staff recommends that new street lights be installed on the entire frontage of the project as the frontage is installed on Park Avenue, Sylvan and Oceanview. The lights should be incorporated into the design of the current street lights utilizing LED energy efficient lights. It is recommended that poles be concrete and not metal due to weather conditions.

This project is subject to post-construction requirements as outlined in the Stormwater Management Program's guidelines and must demonstrate compliance with these regulations. Compliance is demonstrated through a project specific stormwater control plan that was submitted by the applicant. This plan is reviewed by the City Engineer and City Planner. The applicant's submitted plans require further clarification, and the City Engineer recommends that action for the site plan, tentative vesting map, and use permit be continued to the next Council meeting. The applicant desires to install street improvements in phases, however; staff recommends that street improvements be installed while the first phase of the project is developed to create an immediate benefit to the existing residential area in providing a pedestrian length. The applicant has been working with the Monterey Peninsula Water Management District. A 2.182 water allocation is needed for the entirety of the project. A resolution for water allocation from the City's water entitlement is included in the packet. Staff recommends that recording of the water allocation be deferred until a parcel map is provided.

An environmental initial study was prepared for the project identifying that the project will have a less than significant impact under CEQA guidelines. Staff received a letter from the Seaside County Sanitation District that contained comments on the environmental study. The letter addressed deficiencies in the

utility systems and that new sewer infrastructures installed meet required standards. Comments received will be addressed at the June 3rd council meeting for Council's consideration.

Mr. Pooler concluded that the project will eliminate a highly blighted section of the City, and it meets the objectives outlined in the City's General Plan. The architecture is consistent with the seascape style of the East Dunes. Staff recommends continuation of the permits and that all action items be continued to the June 3rd Council meeting.

Developer William Silva of Woodman Development expressed his excitement in being involved with the Bungalows project. Woodman Development was founded in 1976 by his parents, and is a real estate development company as well as home builders. Within the last twenty years the company has been involved in the development of 300 units throughout the Peninsula. He has spent 12 years in the planning and development of the East Garrison project. Single family homes has been the focus of his career, and the location for the proposed project has magnificent views. He believes that with low interest rates and availability of water from Sand City's desalination plant the proposed project presents an opportunity that is hard to pass up.

The location of the Bungalows project will help to enhance its current state. Most of the zoning within the East Dunes is zoned R3, not for multi-family dwellings. Following his research of land use patterns, the location contains a broad variety of different types of residential uses. The project is proposed for tens lots and is similar to the St. John PUD. He explained the lots sizes and setbacks for the St. John project, and what he proposes for the Bungalows project. While researching all the documents, his design included single family homes, small lot bungalows, beach architecture, two car garages, and ocean views, while maximizing the assets of the neighborhood. Exterior elevations would contain cape cod, pacific northwest, and coastal beach house inspirations. The interior would contain vaulted ceilings, open beams, trusses, and indoor/outdoor living space. His goal is to customize each home to provide the greatest value to the home buyer with interior and exterior appeal.

8:04 P.M. Floor opened for Public Comment.

Suzanne St. John, Sand City resident commented that she welcomes the Woodman Development. On behalf of other property owners in the area, she expressed concerns that when her subdivision was built, there were different standards for the project. Ms. St. John distributed an overlay of her project to the Council. She pointed out that the scale of her subdivision lots are much larger than Mr. Silva's lots. She expressed her concerns regarding the density of the project and requested that the City hold Mr. Silva to the same standards as she was required to retain.

Commercial Broker Pete Ericksen commented that he is quite familiar with the old lots. This project is the most exciting development proposed for Sand City in a very long time. This will give the City a fresh new vision since he has been

working in this market, and encouraged the Council to approve the project.

8:08 P.M. Floor closed to Public Comment.

Mr. Silva responded to the letters that addressed values, bedroom count, parking, phasing, development standards, and density. He realizes that not everyone will be pleased with the development, and presented factual information that addressed concerns contained in the comment letters received. He reiterated the comparison of available parking of two car garages, and lot sizes of which are larger, although closer together. The standards for the Bungalows project is similar to that approved by the Council of the St. John project. He addressed Staff's recommendations with regarding setback adjustments for lots 2 and 4, the encroachment issue, and tree staking. He requested moving forward with the original phasing plan in regard to the street improvements due to initial capital outlay for the project.

Mayor Pendergrass thanked Mr. Silva for the presentation and deliberation on this project would be considered at the June 3, 2014 project.

There was consensus of the Council to continue all items to the June 3, 2014 City Council meeting.

- B. FIRST READING: Ordinance of the City of Sand City Amending Title 18 of the Municipal Code to Reclassify Certain Property Bounded by Park Avenue, Sylvan, Fell Street, and Ocean View Avenue (APN 011-182-001, 004, 005, 006, 007, 008, 009, 010 & 011) from Heavy Commercial (C-2) to Medium Density Residential Planned Unit Development (R2-PUD) for the Bungalows at East Dunes Residential Project**

There was consensus of the City Council to continue this item to the June 3, 2014 City Council meeting.

{Council Member Carbone returned to the dais}

AGENDA ITEM 8, OLD BUSINESS

- 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 Director/City Administrator**

City Engineer Leon Gomez reported that as of May 19th the desalination plant has produced 15.4 acre feet of water. The plant has been operating with the exception of a brief shut down due to Tioga well #5 and a discharge reported by a resident. Cal-Am confirmed that the discharge was due to a blown fitting. The fitting was replaced within 2 hours and the plant resumed normal operations following the repair. Staff held a meeting last week to discuss the proposed Monterey Peninsula Water Supply Project and the proposed transfer of pipeline segments through Sand City. The suggestions were submitted to Cal-Am water for their consideration.

Interim City Administrator Kelly Morgan reported that the City Barbeque provided Staff an opportune time to speak with Cal-Am's general manager regarding the coastal well project. Cal-Am's staff has been very busy and will coordinate with their consultants to work on the project.

Mayor Pendergrass commented that the City barbeque was quite successful and expressed his appreciation to Staff for their combined efforts in coordinating the event.

AGENDA ITEM 9, NEW BUSINESS

A. Upcoming Meeting/Events

There were no RSVPs from the City Council. Vice Mayor Carbone announced that a beach clean-up will take place on Saturday in coordination with Save Our Shores organization.

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 City Council meeting was made by Council Member Kruper, seconded by Council Member Hubler to the next regularly scheduled Council meeting on Tuesday, June 3, 2014 at 7:00 p.m. There was unanimous consensus of the Council to adjourn the meeting at 8:37 p.m.



Linda K. Scholink, City Clerk