

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

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SPECIAL Meeting – March 23, 2012  
5:00 P.M.  
CITY COUNCIL CHAMBERS

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Mayor Pendergrass opened the meeting at 5:01 P.M.

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

Present: Council Member Blackwelder  
Vice Mayor Carbone  
Council Member Hubler (excused absence)  
Council Member Kruper  
Mayor Pendergrass

Staff: Steve Matarazzo, City Administrator/Community Development Director  
Jim Heisinger, City Attorney  
Charles Pooler, Associate Planner  
Connie Horca, Deputy City Clerk

**AGENDA ITEM 4, COMMUNICATIONS**

A. Written communication distributed to the Council was a list of possible conflicts for tonight's meeting.

B. Oral

5:03 P.M. Floor opened for Public Comment.

There was no comment from the Public.

5:03 P.M. Floor closed to Public Comment.

**AGENDA ITEM 5, PUBLIC HEARING**

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

A. Associate Planner Charles Pooler presented an application submitted by Geary Coats of Coats Consulting, on behalf of the Orosco Group, for authorization to conduct a one-time farmers' market event at 600 Ortiz Avenue. The applicant proposes to sponsor a monthly farmers' market at

"The Independent" with the first event scheduled for April 5, 2012. Should this event prove successful, future events are intended to be held on the first Thursday of each month thereafter. The event would be held at the area west of the building and plaza, and the currently vacant areas of the building's ground floor. Vendor set-up should not begin until 3:00 pm on the day of the event with everything cleaned up by 9:00 pm that same day. One on-site manager should be present during the event to address any issues and problems that may occur. The manager's cell phone should be made available to the Sand City Police Department and neighboring properties. Flyers should be handed out to the 500-600 block of Ortiz Avenue to advise them of the event. It is recommended that participating vendors park at the rear southwest corner of the property, and should be prohibited from parking on City streets. The farmers' market should make arrangements to lease or obtain access to property within a 500-foot radius of the event for parking, with the City being notified of any arrangements made prior to the event. Also, a "Safety and Security Plan" must be submitted to the Chief of Police for review and approval prior to the event. This Plan should address traffic control and parking, on-site security, emergency vehicle access, and building tenant access. A "post event" meeting with the Chief of Police is advised to review any issues that arise during the event. A monthly farmers market would provide a positive attraction to the area. In regard to the Plaza, the second to the last sentence of condition No.22 allows the public to use the plaza area for the consumption of food and drink. It is recommended that following the words "food and drink", that language be added making an exception to prohibit the use of alcohol in the Plaza. Staff recommends approval of the attached resolution conditioned for a one-time demonstration event prior to further approvals by the City Council for future events.

Mayor Pendergrass commented that there are options regarding vendor parking. The event planner should make the vendors aware of where they may park. It is recommended that no amplified music be played during the event.

5:08 P.M. Floor opened for Public Comment.

Geary Coats introduced Brian Conway who will manage the farmers' market event. He concurs with Staff that this one-time event can be used to review any issues prior to future events. Vendor parking would be located at the property owner's lot on Fir and California Avenues. The back area will not be used for parking in order to minimize any area that is allocated for residential parking. Mr. Coats requested use of the Carroll property for parking. The event will cost approximately \$10,000 for DBO to host. They are not looking to use the TAMC right-of-way at this time, but should future events occur, leasing the TAMC right-of-way for parking may be reviewed. The owners will be notified per Staff's request, and a meeting will take place with the in-house residents of "The Independent." An emergency plan is being drafted, and will be submitted to Staff. There

will be some music inside, but it should not be amplified. He also informed the Council that the Pine Cone has already published notice of the event even though they were instructed to wait for approval. The Weekly will also be publishing an article on the farmers' market event once approved.

Mayor Pendergrass asked Mr. Coats if he was in agreement with staff's modified condition No. 22 of the permit. Mr. Coats commented that the applicant has gone through the ABC, in order to obtain a license to sell alcoholic beverages during the event, and that they have also submitted a health permit application with the Monterey County Health Department.

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Mayor Pendergrass expressed his concern on whether this will be a long term use, since the Council approved future building improvements. Mr. Coats confirmed that the farmers' market will not be a long-term indoor use as it is not financial feasible.

Sand City resident and Event Manager Brian Conway thanked the Council for considering this event. There have been meetings regarding the use of the plaza area in front. Should approval for alcoholic beverages be permitted it should not interfere with Post No Bills, and it would be limited to the back area. Security will be provided at the entrances. There will be no smoking within the building, the entire food court, and certain areas surrounding the event.

5:28 P.M. Floor Closed to Public Comment.

Motion to approve the City **Resolution**, by title, as amended, approving a Conditional Use Permit and Coastal Development Permit to authorize a one-time Farmer's Market Event at 600 Ortiz Avenue was made by Council Member Blackwelder, seconded by Council Member Carbone. AYES: Council Members Blackwelder, Carbone, Pendergrass. NOES: None. ABSENT: Council Member Hubler, ABSTAIN: Council Member Kruper. Motion Carried.

#### **AGENDA ITEM 6, ADJOURNMENT**

Motion to adjourn the meeting was made by Council Member Pendergrass, seconded by Council Member Carbone to Wednesday April 4, 2012 at 7:00 p.m. There was unanimous consensus of the Council to adjourn the meeting at 5:29 p.m.



Connie Horca, Deputy City Clerk