

MINUTES

JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY

Regular Meeting – June 17, 2008
CITY COUNCIL CHAMBERS
7:00 P.M.

Mayor Pendergrass opened the meeting at 7:03 p.m.

The Pledge of Allegiance was led by Police Sergeant Crisan

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

Staff: Steve Matarazzo, City Administrator/Community Development Director
 Jim Heisinger, City Attorney
 Richard Simonitch, City Engineer
 Marius Crisan, Police Sergeant
 Connie Horca, Deputy City Clerk

AGENDA ITEM 4, COMMUNICATIONS

- A. Written communications distributed to the Council was an article on the Boulder Creek Art & Wine festival and how it relates to the 2008 West End Event.
- B. Oral Communications

7:07 p.m. Floor opened for Public Comment

Todd Kruper, West End Event Coordinator, reported on the progress of the upcoming 2008 West End Event. Talent for the event has been contracted with bands such as Danny Paige, Isabella, and the White Album Ensemble scheduled to perform on the main stage. This will be the first year that the West End will hold a Pop Arts 1960's theme similar to the Beatles Project. The Friday night kick-off event will be open to the public, but the Saturday night after party will be by invitation. The West End Committee is presently working with the Alcoholic Beverage Control in meeting permit and restriction requirements, for allowing alcoholic beverages to be available at this public event. The Sponsorship Program is having a positive response with \$3,000 in kind contributions so far. The advertisement for the Coast Weekly is in place, and the Committee is presently contacting local radio stations to announce the upcoming event.

Mayor Pendergrass commented that KWAV has inquired about the event and it may be of interest for the West End Committee to contact the radio station.

7:16 p.m. Floor closed to Public Comment

AGENDA ITEM 5, CONSENT CALENDAR

The Consent Agenda consists of routine items for which City Council approval can be taken with a single motion and vote. A Council member may request that any item be placed on the Regular Agenda for separate consideration.

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 Conditional Use and Coastal Development Permits.

(1) CUP #377, Hartzel Automotive (Auto Training Center/Offices), 560 California Avenue

(2) CUP #399, Edgewater Center (Regional Commercial Center), Playa & California Avenues

(3) CUP #419, Carmel Tile & Marble Company (Wholesale), 1725 Contra Costa

(4) CUP #460, Matt Lemarque (weight training), 625 California Ave.

(5) CDP #97-05, Monterey Bay Restaurant Equipment (Wholesale), 325 Elder Avenue

B. There was no discussion of the June 3, 2008 Sand City Council Meeting Minutes

C. There was no discussion of the Police Department Monthly Report, May 2008

D. There was no discussion of the Monthly Public Works Department Report, May 2008

E. There was no discussion of the City/Redevelopment Agency Financial Report, April 2008

F. There was no discussion of the City RESOLUTION approving a 90-Day Time Extension of Conditional Use Permit 473 for Web Commerce LLC to continue their Wholesale/Retail Operation as an interim use at 865 Fir Avenue

G. There was no discussion of the status report on City account balances as of May 31, 2008

Motion to approve Consent Calendar was made by Council Member Blackwelder, seconded

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by Council Member Carbone. AYES: Council Members Blackwelder, Carbone, Hubler, Morris, Pendergrass. NOES: None. ABSTAIN: None. ABSENT: None. Motion Carried.

AGENDA ITEM 6, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

There were no items pulled.

AGENDA ITEM 7, OLD BUSINESS

- A. City Engineer Richard Simonitch reported that the City has received the \$400,000 Prop 1B funds for road improvements. The Citywide striping project will go to bid on Thursday, June 19th, with three companies who have expressed interest in the project. The water supply project is moving forward with the construction of the desalination plant now on schedule with the foundation ready to be poured. The trenching for the pipelines will begin on Bay Street, with the drilling scheduled to begin next Tuesday. Sand Dunes Drive will remain closed to the public through most of July until that portion of the project is complete. The present wells are at 75% capacity, which is more than needed for 300 acre feet per year of water production.

Council Member Blackwelder asked if the City will be repairing/restoring portions of Tioga Avenue once construction is completed.

Mr. Simonitch responded that Staff would like to do that; however, the proposed coastal resort development may be responsible for that part of the project. He added that the Council could consider some interim improvements to beautify the area following construction.

City Administrator Steve Matarazzo reported that Hydrogeologist Martin Feeney is satisfied with the well development. At this point, the question of what to do with two months of potable water during the testing period still remains.

Mr. Simonitch commented that a special fitting may need to be installed to dispose of the water, so that it can be drained into the regular sewer system.

Mr. Matarazzo added that a letter had been sent to Mr. Kent Turner, and the City should expect to see the first lease payment for the desalination plant facility. Mr. King has hired a new architect to re-design his proposed coastal resort project, and is cognizant of Mr. Ghadour's request. In a conversation with Mr. Don Orosco regarding the East Dunes and the South of Tioga Project, Mr. Orosco plans to submit a proposed project by the end of the year.

AGENDA ITEM 8, NEW BUSINESS

{Council Members Carbone and Morris stepped down from the dais due to a possible conflict of interest by residing within 500' of the proposed project area. }

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- A. City Administrator Steve Matarazzo reported on the status of East Dunes Planning. The City's General Plan recognizes that the accompanying Local Coastal Plan for part of the area requires a specific plan to be developed due to habitat constraints. The habitat issue had largely been resolved with the U.S. Fish and Wildlife Service over the past ten years. The area will be preserved primarily for the Smith's blue butterfly; and recently, the Service was also amenable to the habitat area being utilized as common open space for residential development. An East Dunes development plan was created by Wellington Homes of Morgan Hill in 2003, that would result in the build out of 172 residential units. The Wellington Group ceased to pursue the project due to a lack of water, and failure to gain agreements with three primary property owners. Now that the City is developing a desalination plant, interest in the East Dunes has resurfaced. The enclosed attachments include the City's adopted architectural and site plan design guidelines. Future redevelopment in the "South of Tioga" redevelopment area will heavily influence the design and traffic circulation. The sooner the Council decides on a development pattern for the "South of Tioga" area, planning can begin on the residential community above the area, i.e., the East Dunes, resulting in coordinated planning for both areas.

The current Local Coastal Program of requiring a specific plan should be enough for proper planning without the need to impose a moratorium.

Council Member Blackwelder added that water will increase interest in new development by property owners. It would be in the City's best interest that the Redevelopment Agency have a specific plan in place to address any issue that may arise.

Mayor Pendergrass advised Staff to keep the Council apprised should a moratorium be needed for area wide planning purposes.

{Council Members Carbone and Morris returned to the dais}

- B. The Deputy City Clerk brought to the Council's attention the upcoming June 28th retirement party for Salinas City Manager Dave Mora. There were no responses.

AGENDA ITEM 9, CLOSED SESSION

{Agency Members Blackwelder and Hubler left the dais due to a possible conflict by residing within 500' of the subject property}

- A. 7:47 P.M. Agency Board adjourned to Closed Session to confer with real property negotiator:


1) In accordance with Section §54956.8 of the Ralph M. Brown Act regarding real property negotiator, Steve Matarazzo, Executive Director regarding the acquisition of specific properties located at 525, 537, and 539 Ortiz Avenue, and 512 Redwood Avenue (APN 011-196-004, 013, 019, & 020) Carroll Property

7:59 P.M. The Council readjoined to Open Session to report any action taken at the conclusion of Closed Session in accordance with §54957.1 of the Ralph M. Brown Act

The City Council gave direction to property negotiator Steve Matarazzo regarding the Carroll Property.

AGENDA ITEM 10, ADJOURNMENT

Motion to adjourn the City Council meeting was made by Council Member Carbone seconded by Council Member Morris to the next regularly scheduled Council meeting on July 1, 2008, 7:00 p.m. There was a unanimous consensus of the Council to adjourn the meeting at 8:01 p.m.



Connie Horca, Deputy City Clerk