

**MINUTES**  
**JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY**

City Council Chambers  
Regular Meeting - October 5, 2004  
7:00 PM

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Mayor Pendergrass opened the meeting at 7:00 pm.

Revered Kast led the invocation.

Police Chief Klein led the Pledge of Allegiance.

Present: Council Member Jerry Blackwelder  
Vice-Mayor Mary Ann Carbone  
Council Member Craig Hubler  
Council Member Todd Kruper  
Mayor Pendergrass

Staff: Kelly Morgan, City Administrator  
Steve Matarazzo, Community Development Director  
J. Michael Klein, Police Chief  
Jim Heisinger, City Attorney  
Stan Kulakow, City Engineer  
Linda Scholink, Director of Administrative Services

**AGENDA ITEM 4, COMMUNICATIONS**

- A. Additional written communications distributed to the City Council this evening included a list of election slogans from the City Administrator
- B. The floor was opened at 7:02 p.m., but there were no oral Communications from the public. The floor was closed at 7:03 p.m. Councilmember Kruper said that the City Administrator had done a nice job of advertising on his bus.

**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 Councilmember 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.

- (1) CUP #252, Hilo & Joan Campos/Campos Delivery (Open Storage), Elder & Shasta - west of Catalina
  - (2) CUP #359, George Wilson (Mixed Use: first story - commercial, second story - residential), Shasta Avenue
  - (3) CUP #361, Tom & Bobbie Deyerle/Central Coast Landscaping (Landscaping), 648 Dias Avenue
  - (4) CUP #413, Fred Saunders (Metal/Art Shop), 460 Elder Avenue
  - (5) CUP #414, Gary Wiegard/Utility Services (Civil/Mechanical Engineer), 613-A Ortiz Avenue
  - (6) CUP #420, Jeffrey Hogerty/Designer's Loft (Interior Design Firm), 1725 Contra Costa Street
  - (7) CUP #436, Mary Ermer/Studio II (Photographer/Studio), 737-A Dias Avenue
  - (8) CUP # 438, Jorge Rodriguez/Crystal Rose (Wholesale/Retail) 542-#2 Ortiz Avenue
  - (9) CDP #95-09, Slakey Brothers (Wholesale Distributor), 321 Orange Avenue
- B. There was no discussion of the September 21<sup>st</sup> Minutes
- C. There was no discussion on the City/Redevelopment Agency Financial Report, August 2004
- D. There was no discussion of the City **RESOLUTION Honoring Don Jordan as the Stephen E. Ross Award for Community Service 2004 Recipient**
- E. There was no discussion of the City/Redevelopment Agency Treasury Report, June 30, 2004
- F. There was no discussion of the City **RESOLUTION in Support of Caltrans Grant Application by the Monterey Peninsula Unified School District**

Motion to approve Consent Calendar was made by Councilmember Carbone, seconded by Councilmember Blackwelder. AYES: All members. NOES: None. ABSENT: None. ABSTAIN: None. Motion Carried.

## **AGENDA TIME 6, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR**

There were no items pulled from the consent calendar.

## **AGENDA ITEM 7, OLD BUSINESS**

- A. Progress Report on Public Works Projects & Programs by City Engineer, Community Development Director & City Administrator. The City Administrator reported that Sand City is involved with some very major, complicated economic competition with the surrounding cities. At the Mayor's urging the City Administrator had contacted Costco and spoke with the regional representative about the possibility of expanding and adding a gas station. Currently staff is reviewing the site plan for the Sand Dollar shopping center. There are two pad sites that have not been developed in the Sand Dollar shopping center. The City did receive the interest only payment from John King. The City Engineer stated the lighting of the bike trail should be ready to go out for bid at the next meeting or the first meeting in November. Community Development Director reported that staff is wrapping up their responses to comments on the draft environmental impact report on the water supply project.
- B. Progress Report on "South of Tioga" Redevelopment Project Area.  
  
Complications on the South of Tioga project will be discussed in Closed Session. The City Administrator explained that staff has been working with Don Orosco and moving forward with the mixed use project. Staff did meet with Lowe's and they want to be considered for the South of Tioga area. The Agency may want to consider a major retail store as a possible tenant at that site, with the water situation always a consideration. The developer has stated that he has reached an impasse with one of the property owners and he has asked the Redevelopment Agency to start the process in authorizing an appraisal of that property.
- C. Consideration of RESOLUTION Authorizing a Service Agreement with John Hanna to perform appraisal work related to a private parcel (APN 011-122-010) in the South of Tioga Redeployment Project area.

A proposal was not received, therefore this item was not discussed.

### **AGENDA ITEM 8A, NEW BUSINESS**

The City Administrator recommended that the City hold off for awhile and see if the City can get some Grant Funding for the Hazard Mitigation Plan. The Community Developer suggested that the City apply for a Planning and Technical Assistance (PTA) grant because the expense associated with the Hazard Mitigation Plan is not in the current year's budget. The Planning and Technical Assistance grant from the State is not activated again until May 2005. There is a requirement of the grant that the City receive 3 bids before they will award the grant. City Council consensus to continue this item and seek grant funding.

### **AGENDA ITEM 8B, UPCOMING EVENTS/MEETINGS**

The Christmas Tree Lighting was confirmed for December 3, 2004  
The Mayor expressed his appreciation to Councilmember Kruper and the Arts committee for the Art Reception help on October 1, 2004.

### **AGENDA ITEM 9, CLOSED SESSION**

- A. City Council adjourned to Closed Session to confer with legal counsel regarding existing litigation pursuant to §54956.9(a) of the Ralph M. Brown Act (1 case) - Cal-Am Water v. Seaside, Sand City et al
- B. Redevelopment Agency to adjourn to Closed Session to confer with real property negotiator, pursuant to §54956.9(a) of the Ralph Brown Act: Regarding property in the South of Tioga Redevelopment Area (APN 011-122-010)
- C. Readjourn 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
  - A. Existing litigation- The Council received a status report from the City Attorney.
  - B. South of Tioga-The Redevelopment Agency gave direction to Agency attorney.

**AGENDA ITEM 10, ADJOURNMENT**

- A. Motion to adjourn was made by Councilmember Blackwelder, seconded by Councilmember Kruper, to the next regularly scheduled City Council meeting on October 19, 2004, 7:00 p.m. There was unanimous consensus of the City Council to adjourn at 8:09 p.m.

Linda Scholink  
Linda Scholink, Interim City Clerk