

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

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REGULAR MEETING DECEMBER 2, 2003  
7:00 P.M. CITY COUNCIL CHAMBERS  
Sand City Hall, One Sylvan Park, Sand City, CA 93955

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**1. INVOCATION**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. COMMUNICATIONS**

Anyone wishing to address the City Council on Consent Calendar item(s) or matters not listed on the agenda may do so during Oral Communications. Matters not appearing on the City Council's agenda will not receive action at this meeting, but may be referred to staff or set for a future City Council meeting. Presentations will be limited to three minutes or as otherwise established by the City Council. The public may comment on any other item which is on the agenda when that matter is considered by the City Council during the meeting, and prior to action on that item by the City Council.

The City Council Chambers podium is equipped with a portable microphone for anyone unable to come to the podium. If you need assistance, please advise the City Clerk as to which item you would like to comment on and the microphone will be brought to you.

A. Written

B. Oral

**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 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 #186, Gene's Import Auto Body (Auto Body), 581-A Shasta Avenue

(2) CUP #236, Gene's Import Auto Body (Auto Body), 534 Shasta Avenue

- (3) CUP #286, Gene's Import Auto Body (Roof Sign), 531-A Shasta Avenue
  - (4) CUP #374, Worley Iron Works (Metal Art Fabrication), 337 Olympia Avenue
  - (5) CUP #394, D'Motorsports (Auto/Machine Manufacturing), 477 Redwood Avenue
  - (6) CUP #422, Richard Garza (Plumbing/Heating Contractor), 351 Orange
  - (7) CUP #423, Pat Pagnella dba Universal Heated Hoses (Light Manufacturing), 353 Orange Avenue
  - (8) CUP #424, Jeff Cecilio (Office/Storage), 373-A Dias Avenue
  - (9) CUP #425, Gerard Mattimoe dba Glastonbury Inc. (audio/video production equipment rental), 495-A Elder Avenue
  - (10) CDP#01-05, Vito Gustianni (Storage Yard), 698 Ortiz Avenue
- B. Receipt and Approval of November 18, 2003 Minutes
  - C. Receipt of Monthly Fort Ord Reuse Authority (FORA) Report, November
  - D. Receipt and Approval of Monthly City/Redevelopment Agency Financial Report, October
  - E. Approval of City RESOLUTION Authorizing Second Extension of a Service Agreement for Civic Center Planning and Preliminary Design Studies with David Martin, AIA
  - F. Receipt of City and Redevelopment Agency Quarterly Treasury Report, September

**6. CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR**

**7. PRESENTATION(S)**

- A. Presentation of City Resolution to Sand City Police Officer Mary Hostetler, upon her return from serving her country in Iraq

- B. Presentation by Monterey County Convention & Visitors Bureau with Overview of First Quarter Report

## **8. PUBLIC HEARING(S)**

- A. Consideration of Coastal Development Permit renewal/amendment application by Vito Giustiniani for the storage yard within the railroad right-of-way behind his building at 698 Ortiz Avenue (ANP 011-233-010). This permit amendment qualifies as a categorical exemption under state CEQA Guidelines, Section 15301, and is within a non-appealable Coastal Manufacturing (CZ-M) district; and corresponding City RESOLUTION
- B. Consideration of Conditional Use Permit amendment application by Steve Avila at 549 Elder Avenue (APN 011-232-026) to allow the division of an existing residential unit into two dwelling units within a mixed use building. The project qualifies as a categorical exemption under State CEQA Guidelines, Section 15303 and is within a non-coastal Planned Mixed-Use (MU-P) zoning district; and corresponding City RESOLUTION
- C. Consideration of Conditional Use Permit and Site Plan application by Steve Mickel at 1676 Contra Costa (APN 011-236-018) to allow the division of an existing warehouse building into several smaller commercial units. The project qualifies as a categorical exemption under State CEQA Guidelines, Section 15303 and is within a non-coastal Planned Mixed-Use (MU-P) zoning district; and corresponding City RESOLUTION
- D. Consideration of time extension of Coastal Development Permit 01-04 for the King Ventures coastal inn project, located on a 1.15 fenced vacant parcel along Tioga Avenue and Highway One (ANP 011-011-020); and corresponding City RESOLUTION

## **9. OLD BUSINESS**

- A. Consideration of Redevelopment Agency RESOLUTION Authorizing the Agency to Enter into a Second Extension of the Exclusive Negotiating Agreement with Design Center LLC for Redevelopment of the Area Known as the Robinette Site
- B. Progress report on Public Works projects, City Water Project, South of Tioga project, other Redevelopment Projects, and other Sand City Community Programs by City Engineer/Community Development Director/City Administrator

**10. NEW BUSINESS**

- A. Notice of Upcoming Meetings/Events

**11. CLOSED SESSION**

- A. City Council to adjourn to Closed Session to confer with legal counsel regarding existing litigation pursuant to §54956.9(a) of the Ralph M. Brown Act (2 cases) -  
(1) CalAm Water v. Seaside, Sand City et al  
(2) Security National Guaranty, Inc. (Case No. 03-55847-NM)
- B. City Council/Redevelopment Agency to adjourn to Closed Session to confer with real property negotiator(s) pursuant to §54956.8 of the Ralph M. Brown Act to consider acquisition of Monterey County parcel in Sand City on Tioga Avenue (APN 011-122-005)
- 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.

**12. ADJOURNMENT**

Next Scheduled Council Meeting:  
Tuesday, January 6, 2004 7:00 P.M.  
Sand City Council Chambers  
1 Sylvan Park, Sand City

*(Due to a lack of quorum, the December 16<sup>th</sup>  
meeting is cancelled)*

This is intended to be a draft agenda. The City reserves the right to add or delete to this agenda as required.

The current Sand City agenda is available in PDF format on our website at:  
[www.sandcity.org/agenda](http://www.sandcity.org/agenda)

If you have a request for a disability-related modification or accommodation, including auxiliary aids or services, which will allow you to participate in a Sand City public meeting, please call the City Clerk at (831) 394-3054 extension 10, or give your written request to the City Clerk at One Sylvan Park, Sand City, CA 93955 at least 24 hours prior to the scheduled meeting to allow the City Clerk time to arrange for the requested modification or accommodation.