

MINUTES
JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY
City Council Chambers
Regular Meeting -January 7, 2003
7:00 PM

Mayor Pendergrass opened the meeting at 7:00 p.m.

Reverend Steve Snyder led the invocation.

Police Chief Klein led the Pledge of Allegiance.

Present: Councilmember Jerry Blackwelder
Councilmember Craig Hubler
Councilmember Todd Kruper
Mayor David Pendergrass

Absent: Vice-Mayor Mary Ann Kline

Staff: Kelly Morgan, City Administrator
Steve Matarazzo, Community Development Director
J.Michael Klein, Police Chief
Jim Heisinger, City Attorney
Stan Kulakow, City Engineer
Debra Taylor, City Clerk

AGENDA ITEM 4, COMMUNICATIONS:

- A. The additional written communications distributed to City Council this evening was an updated staff report on the Bascou preliminary plan approval (item 7-A).
- B. The floor was opened at 7:02 p.m. for oral communications.
ROBERT GROSS (Feral Cat Alliance): He is not expecting miracles, but he would like to meet with someone from the City to discuss the issue of feral cats in Sand City. To date, he has counted 60 feral cats in the areas from Orchard Supply Hardware to City Hall. Many cats cross over from the City of Seaside, and he would like to brainstorm a solution to deal with this issue such as capturing to neuter, provide the animal with shots, and re-release instead of euthanasia. In response, Mayor Pendergrass told Mr. Gross that the City does have an animal control officer, and he recommended speaking with Police Chief Klein. The floor was closed for public comments at 7:06 p.m.

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 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 #110, Standard Transmission Service (Auto Body), 531 Shasta Avenue
 - (2) CUP #179, Roy & Jeanne Hubbard (2nd Floor Residential), 542 Ortiz Avenue
 - (3) CUP #191, Lifeline Food Company (Food Processing), 426 Orange Avenue
 - (4) CUP #238, Just Andy Auto Repair (Auto Repair), 465-A Olympia Avenue
 - (5) CUP #241, Monterey Fish Company (Open Storage), 841 Fir Avenue
 - (6) CUP #289, Luciano Antiques (Retail Sales), 679 Redwood Avenue
 - (7) CUP #344, Richard Yant (Woodwork Shop), 672-A Dias Avenue
 - (8) CUP #375, J&D Auto (Auto Repair), 1695 Contra Costa
 - (9) CUP #401, Kyle Racing Engines (Motorcycle Engine Assembly), 801-B California Avenue
 - (10) CDP #00-01, Monterey Mattress Company (Mattress Manufacture/Showroom), 1805 Contra Costa
 - (11) CDP #02-01, Sam Linder Monterey Jaguar (storage at railroad right-of-way), behind 1711 Del Monte Blvd
- B. There was no discussion of the December 17, 2002 Minutes.
- C. There was no discussion of the City **RESOLUTION Making Re-appointments to the Design Review Committee** (Briant, Saroyan). The term for Andy Briant and Al Saroyan will expire in January 2005.
- D. There was no discussion of the City **RESOLUTIONS** Honoring Monterey Peninsula Chamber of Commerce Community Award winners:

- ▶ **Paul Davis, Sr., Citizen of the Year Award Recipient**
- ▶ **Supervisor Dave Potter, Public Official of the Year Award Recipient**
- ▶ **Julie Ann Lozano, Robert C. Littlefield Award Recipient**
- ▶ **Bernardus Lodge, Business of the Year Award Recipient**

- E. There was no discussion of the ratification of City representatives to various regional agencies/organizations for 2003. Mary Ann Kline will remain as Vice-Mayor to the City Council and Secretary to the Redevelopment Agency.

Motion to approve Consent Calendar was made by Councilmember Blackwelder, seconded by Councilmember Kruper. AYES: Councilmembers Blackwelder, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Councilmember Kline. ABSTAINED: None. Motion carried.

AGENDA ITEM 6, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR:

None.

AGENDA ITEM 7, OLD BUSINESS:

[Due to residing within 500' of the project area, Agency member Blackwelder abstained. He left the dais.]

- A. Agency Planner Matarazzo presented to the Redevelopment Agency the Bascou Disposition & Development Agreement (DDA) requirements of the preliminary plans for the Orange Avenue property. An updated staff report was distributed this evening on this project at 433 Orange Avenue. The Bascou's and staff will work with the Design Review Committee to finalize the project's design. There were some concerns about the pass through and parking. There were no comments from the Bascou's or the public.

Motion to approve the preliminary plans, as presented, was made by Agency member Hubler, seconded by Agency member Kruper. AYES: Agency members Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Agency member Kline. ABSTAIN: Agency member Blackwelder. Motion carried.

[Agency member Blackwelder returned to the dais.]

- B. Progress report on Public Works projects, City water project, Project Study Report (PSR) and other Sand City community programs by City Engineer/Community Development Director/City Administrator. City Engineer Kulakow reported that the City received a \$50,000 grant from CalTrans for the California Avenue work, and \$320,000 was received two weeks ago for the bicycle trail lighting project. The bids were received before the end of last year for two projects - Park Avenue undergrounding and Calabrese Park

lighting - and will be considered by Council at a future meeting. PG&E will be charging for some of the undergrounding work, and the lowest bidder is \$25,000 over staff's estimate. Park Avenue property owners signed Owner Participation Agreements (OPA) prior to building their projects with the knowledge that it would be a few years before this work would commence. Letters to involved property owners (Franks, Francini, St John, Woods) were mailed, and staff has only received one response from Mr. Franks. Another letter of demand will need to be sent to the remaining property owners. Superior Electric had the lowest bid for the Calabrese Park lighting project and was approximately \$5,000 less than staff's estimated costs. Mr. Kulakow met with Ryan Reed (City of Seaside) and was told they have a consultant working on a solution to the outfall/drainage problem. Seaside sent a preliminary letter asking if Sand City would be willing to participate in the costs, and this item will be on a future agenda for Council consideration.

Community Development Director Matarazzo spoke with Dr. Holly Price of the National Marine Sanctuary to discuss desal. There are currently twelve proposals out for desal projects, and Dr. Price indicated that Sand City's plan "sounds great" (reject water at same salinity as the ocean). Mayor Pendergrass had informed City staff that Marina Coast Water may eventually expand and they have presented an option that Sand City expand the potential capabilities from 300 acre feet per year to 2,700 acre feet per year. City staff has a meeting with Water District staff tomorrow to discuss desal. It was also mentioned that Sand City has received approved contracts for two CDBG grants (\$35,000 for parking/urban design study and \$26,000 for housing element).

AGENDA ITEM 8, NEW BUSINESS:

- A. Staff gave a demonstration of the new videoconferencing system provided by the Transportation Agency for Monterey County (TAMC).

AGENDA ITEM 9, CLOSED SESSION:

- A. The City Council/Redevelopment Agency adjourned to Closed Session to confer with legal counsel in accordance with § 54956.9(c) of the Ralph M. Brown Act regarding possible litigation against SNG/Ghandour, and initiation of litigation (two cases).
- B. Readjourned 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. This was informational only, and no action was taken on any of the issues.

AGENDA ITEM 10, ADJOURNMENT:

- A. Motion to adjourn was made by Councilmember Hubler, seconded by Councilmember Kruper, to the next regularly scheduled City Council meeting

on January 21, 2003, 7:00 p.m. There was unanimous consensus of the Council to adjourn at 7:38 p.m.

Debra Taylor

Debra Taylor, City Clerk