

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

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Mayor Pendergrass opened the meeting at 7:01 p.m.

Reverend Ted Britain led the invocation.

Police Chief Klein led the Pledge of Allegiance.

Present: Councilmember Jerry Blackwelder  
Vice-Mayor Mary Ann Kline  
Councilmember Craig Hubler  
Councilmember Todd Kruper  
Mayor David Pendergrass

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  
Charles Pooler, Associate Planner

**AGENDA ITEM 4, COMMUNICATIONS:**

- A. There were no additional written communication distributed to the City Council this evening.
- B. The floor was opened at 7:04 p.m. for oral communications, but there were no comments from the public.

**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 #252, Hilo & Joan Campos/Campos Delivery (Open Storage), Elder & Shasta - west of Catalina
  - (2) CUP #280, Steve Baptista (Mixed Use: first story - commercial, second story - residential), 549 Elder Avenue
  - (3) CUP #359, George Wilson (Mixed Use: first story - commercial, second story - residential), Shasta Avenue
  - (4) CUP #361, Tom & Bobbie Deyerle/Central Coast Landscaping (Landscaping), 648 Dias Avenue
  - (5) CUP #413, Fred Saunders (Metal/Art Shop), 460 Elder Avenue
  - (6) CUP #414, Gary Wiegard/Utility Services (Civil/Mechanical Engineer), 613-A Ortiz Avenue
  - (7) CUP #420, Jeffrey Hogerty/Designer's Loft (Interior Design Firm), 1725 Contra Costa Street
  - (8) CDP #95-09, Slakey Brothers (Wholesale Distributor), 321 Orange Avenue
- B. There was no discussion of the September 16, 2003 Minutes.
- C. There was no discussion of the Monthly Fort Ord Reuse Authority (FORA) Report, September.
- D. There was no discussion of the City **RESOLUTION Supporting a State-wide Ballot Initiative to Require Voter Approval Before State Government May Take Local Tax Funds.**
- E. There was no discussion of the City **RESOLUTION Honoring Darryl Lee Choates, 2003 Stephen E. Ross Award Recipient.**
- F. There was no discussion of the Monthly City/Redevelopment Agency Financial Report, August.
- G. Typographical errors were corrected on the follow up actions to the 2003 League of California Cities Conference in Sacramento:
- (1) City **RESOLUTION of Appreciation to Pamela Paul, Membership Services Representative, Los Angeles County Division of the League of California Cities**

- (2) City **RESOLUTION Expressing Appreciation to the Los Angeles County Division of the League of California Cities and Announcing its Intention to Annex**

- H. Typographical errors were corrected on the City **RESOLUTION of the City Council of the City of Sand City Declaring October 6-10, 2003 as Rideshare Week.**

Motion to approve Consent Calendar, as corrected, was made by Councilmember Kline, seconded by Councilmember Blackwelder. AYES: All Councilmembers. NOES: None. ABSENT: None. ABSTAINED: None. Motion carried.

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

No items.

**AGENDA ITEM 7, PUBLIC HEARING(S):**

- A. Associate Planner Pooler presented the Conditional Use Permit application by Mary Erner to utilize a 1,200 sq ft portion of an existing mixed-use building located at 737-A Dias Avenue (portion of APN 011-192-011) as a photographic studio with accessory office and gallery. The subject property is located within a non-coastal Planned Mixed-Use zoning district and qualifies as a categorical exemption under State CEQA Guidelines, Section 15301; and corresponding City **RESOLUTION Approving Conditional Use Permit 436 Authorizing a Photographic Studio with Accessory Office and Gallery at 737 Dias Avenue.** The warehouse area will be used as a studio, and the 800 sq ft loft for office and gallery space. The primary activity will be taking photographs with occasional in-house development of film. All patron visits will be by appointment only. Adequate on-site parking is provided, and no additional allocation of water is necessary.

7:07 P.M. Floor Opened for Public Comment

MARY ERNER (Applicant): She agrees to the conditions of the permit.

7:08 P.M. Floor Closed to Public Comment

Motion to approve Resolution, by title only, was made by Councilmember Kruper, seconded by Councilmember Blackwelder. AYES: All members. NOES: None. ABSENT: None. ABSTAIN: None. Motion carried.

## **AGENDA ITEM 8, OLD BUSINESS:**

- A. "West End" Design Workshop: RRM Design Group (Keith Gurnee) and Planning staff conducted a Council workshop requesting input on streetscape designs and parking solutions for the district in Sand City that is generally located south of California Avenue. Community Development Director Matarazzo made introductions and gave background information. The first workshop was held on March 4, 2003 and tonight's workshop incorporates further refinements drawn from comments by the City Council and public.

Keith Gurnee led the presentation which included a lot of discussion on parking solutions for Sand City. He offered implementation strategies and techniques to give the City/Redevelopment Agency funding options to allow progress on these concepts. Currently in the West End district there are 922 existing parking spaces, if the entire parking plan was implemented it would provide a maximum potential of 1,735 parking spaces. A master streetscape and drainage plan may be required for many of these proposals. Economic analysis is recommended to see what will work best for Sand City. He suggested a trial project to spur future revitalization efforts. Councilmember Kruper suggested that Sand City could have a plan with Seaside to "share" some of the vacant parking areas on the east side of Kmart. City Engineer Kulakow recommended using Redwood Avenue as a starter plan for any future upgrades. In response to a question by Councilmember Kline, part of the Campos property could conceivably be used for parking. Councilmember Hubler asked Mr. Gurnee questions on facade renovations. In response, Mr. Gurnee said that often redevelopment funds are used, with a cap towards contributions, and the Redevelopment Agency would need a formal program adopted, e.g. facade improvement loans or grants.

7:59 P.M. Floor Opened to Public Comment

GREG HAWTHORNE (Property Owner): The most immediate problem he has observed in the West End involves employee parking. A local company does not have employees park at their business, therefore they are filling all other nearby parking spaces. There needs to be a plan for employee parking, and this should not include the use of parking meters. Mr. Gurnee recommended some possible solutions: a business (or property) improvement district or employee vehicle stickers to be used in parking structures, and this type of plan would require enforcement.

DAN CORT (Property Owner): He has concerns over the organic nature of any project. Essential ingredients need to be in place and hard decisions will have to be made (for example, the ability to retain such uses as his perpendicular parking). He feels a facade grant program would help make

this plan work because it can be pricey for a property owner alone. Property owners may be reluctant to spend money until there is a program and more water is available. He would like to see a distinct delineation of where the "big box" area ends and the West End begins. He wants consistency for future plans to retain a theme throughout the West End. He is very excited about the future of Sand City. Mr. Cort also added that over the last five years property values have doubled, and even tripled, without available water or parking structure(s). He does not want speculating, so please include some absolutes in the plan, such as a facade loan program.

AL SAROYAN (Property Owner): He is excited about the creativity and forward thinking being shown here tonight. He feels the streetscape plan needs further study, especially to accommodate access for delivery vehicles to local businesses. He strongly supports the plan of a parking structure on the Robinette site. His biggest concern is that all plans are only conceptual until a great deal of time is spent on developing finance plans. He would like to see this as a reality and a good financial model would help.

8:13 P.M. Floor Closed to Public Comment

In response to a question, Mr. Gurnee said that the next step is to take comments received from the City Council and the public and work with Community Development Director Steve Matarazzo to create a final report. Mr. Matarazzo said that the plan will be refined in the future and there will be possible site-specific implementation plans created, for example the Robinette site. He recommends doing an overlay zoning district to have a "right of first refusal" as specific sites become available for public parking purposes. Councilmember Blackwelder asked how the City will actually implement the program, not just accept a study? The study will be subject to acceptance by the Council. At that time (prior to the end of the year) it will include a recommended implementation (action) program. Mayor Pendergrass encouraged staff to search out Community Development Block Grants (CDBG) to help offset costs. There was City Council consensus to incorporate comments from this workshop and proceed with the basic concepts being presented for final plan preparation.

- 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. City Engineer Kulakow reported that the landscaping bidding process has started and hopes to award the bid at a November City Council meeting. The City Hall lighting contractor has not returned his recent calls, and with the Columbus Day holiday on Monday, it would be the perfect time to install

the new lighting. Mr. Kulakow introduced Creegan + D'Angelo employee Richard Simonitch to the City Council.

- C. Agency Planner Matarazzo gave a progress report on the water reserves and requests for water. Associate Planner Charles Pooler met with the Water District to determine current water reserves for Sand City. The City/Agency has 1.6 acre feet of water, and an anticipated 1 acre foot credit from the Shurgard site. The Redevelopment Agency may need to allocate 1 acre foot to the Robinette site development project. There have been numerous requests for water including a mixed use on the Cardinale site, a deli on Redwood Avenue, for Bellici Catering, for a Roy Hubbard project, and for David and George Wilson. Agency member Blackwelder said that time seems to have a way of changing things and he is concerned that the desal facility will never occur due to politics. Mr. Matarazzo said that due to desal facility requests from CalAm, the Water District, the Marina expansion, and a possible dozen more along the California coast, that the Coastal Commission is taking note, but mostly for the "megaplants." Sand City has the most environmentally safe desal plant proposal, just as Marina's plant has proven in the past. A draft EIR should be distributed in the next two months and that is when the level of controversy will be determined.

**AGENDA ITEM 9, NEW BUSINESS:**

- A. No one planned on attending any of the upcoming meetings/events.

**AGENDA ITEM 10, CLOSED SESSION:**

- A. The 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 (2 cases) -
- (1) *Seaside v. Monterey Peninsula Water Management District*
  - (2) *CalAm Water v. Seaside, Sand City et al*

*[Due to a possible conflict of interest by residing within 500' of the project site, Agency member Blackwelder abstained. He was excused for the remainder of the meeting.]*

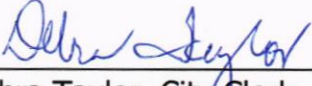
- B. Redevelopment Agency adjourned to Closed Session to confer with real property negotiator to discuss terms regarding the Robinette Development Site pursuant to §54956.8(a) of the Ralph M. Brown Act.
- C. Readjourned to Open Session to report any action taken at the conclusion of Closed Session in accordance with §54957.1 of the Ralph M. Brown Act:  
*Seaside v. Monterey Peninsula Water Management District* - case dismissed.  
*CalAm Water v. Seaside, Sand City et al* - informational, no action taken.



*Robinette Development Site* - Direction given to the real property negotiator.  
(Agency member Blackwelder abstained.)

**AGENDA ITEM 11, ADJOURNMENT:**

- A. Motion to adjourn was made by Councilmember Kruper, seconded by Councilmember Hubler, to the next regularly scheduled City Council meeting on October 21, 2003, 7:00 p.m. There was unanimous consensus of the Council to adjourn at 9:15 p.m.

  
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Debra Taylor, City Clerk