

MINUTES
JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY
City Council Chambers
Regular Meeting - January 2, 2001
7:00 PM

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

There was no invocation.

Police Chief Klein led the Pledge of Allegiance.

Present: Councilmember Blackwelder
Vice Mayor Kline
Councilmember Hubler
Councilmember Kruper
Mayor Pendergrass

Staff: Kelly Morgan, City Administrator
Steve Matarazzo, Community Development Director
Jim Heisinger, City Attorney
Stan Kulakow, City Engineer
Debra Taylor, City Clerk

AGENDA ITEM 4, COMMUNICATIONS:

- A. There was no additional written material distributed to City Council this evening.
- B. The floor was opened, but there were no Oral Communications.

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
- B. There was no discussion of the December 5, 2000 Minutes.
- C. There was no discussion of the monthly Fort Ord Reuse Authority (FORA) report, December 2000.
- D. There was no discussion of the monthly Police Department Activity Report, November 2000.
- E. There was no discussion of the City/Redevelopment Agency financial reports, October 2000.
- F. There was no discussion of the City **RESOLUTION Making Re-appointments to the Design Review Committee** (Martin, Briant, Saroyan). This is a 2-year re-appointment. A correction was made to reflect the correct year on the resolution.
- G. There was no discussion of the City **RESOLUTION Appointing Members to The Sand City Art Committee**. The new members are Heinz Hubler, Brian Gingerich, Todd Kruper, Jeff Smith, and Marlena Torey for a two year appointment. Other volunteers would be considered as "Friends of the Sand City Arts Committee."

- H. There was no discussion of the 0.01 acre foot water allocation from the Redevelopment Agency's 1.0 acre-foot reserve for Ted & Bonnie Brown (hot tub).

Motion to approve Consent Calendar, as amended, was made by Councilmember Kline, seconded by Councilmember Hubler. AYES: All members. NOES: None. Motion carried.

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

No items.

AGENDA ITEM 7, PUBLIC HEARING(S):

- A. Community Development Director Matarazzo presented the application for Planning and Technical Assistance (PTA) Grant as part of the Community Development Block Grant (CDBG) public participation process and City **RESOLUTION Approving an Application for Funding and the Execution of a Grant Agreement from the Planning/Technical Assistance Allocation of the State CDBG Program.** At the December 5, 2000 public hearing, the City Council received general information regarding the Planning Department's intent to submit a CDBG application related to the City's proposed water desalination plant. Last fiscal year, the City received the maximum \$35,000 from the PTA component of the CDBG program for phase one feasibility studies dealing primarily with hydro-geological aspects of the project. Proposed new PTA funding will be used for engineering costs related to the preliminary design criteria of a reverse osmosis system and associated equipment (\$23,120), and drafting costs (\$11,880). The grant funds will have matching funds from the City general fund in the amount of \$17,130 to cover the anticipated contract costs for this phase of the project.

7:05 P.M. Floor Open for Public Comment

No comments.

7:05 P.M. Floor Closed to Public Comment

Motion to approve Resolution, by title only, was made by Councilmember Kline, seconded by Councilmember Hubler. AYES: All members. NOES: None. Motion carried.

- B. Community Development Director Matarazzo presented Coastal Development Permit #01-01 application by Muriel Calabrese for the rehabilitation and relocation of an existing water well on a parcel located at the northeast

corner of the intersection of Highway One and Tioga Avenue (APN 011-011-020). The project qualifies as a categorical exemption under State CEQA Guidelines, Section 15302(c), and is located in a non-appealable Coastal-Light Commercial (CZ-C1) zoning district. This agenda item included City **RESOLUTION Approving Coastal Development Permit 2001-01 (CDP 01-01) for Relocation of Existing Well on Property Known as the Calabrese East Side Property, Assessor's Parcel No. 011-011-020 and Approving Findings and Conditions Related Thereto.** There are two existing wells on site. This proposal is to rehabilitate or move the well to a different portion of the property. An addition was made to Findings #2 showing consistency with the LCP. A well permit has been issued by Monterey County for this property and remains in effect until January 26, 2001. In the future, a 30-room hotel may be considered for this lot. The proposed well will only be used for historical purposes related to construction equipment wash-down. Should the well be considered in the future for other purposes, additional environmental analysis and public hearings may be necessary.

7:14 P.M. Floor Open for Public Comment

DAVE WATSON (King Ventures): This property has historically used the well for up to 200-300 cubic yards of concrete work per day. Mrs. Calabrese does have an interest for a future project on this site. Tonight Mr. Watson is requesting that Council allow this well, which is in disrepair, to be relocated to a less conspicuous location on the property in accordance with the LCP and regulations of the Water District. If approved, this will continue the historic use of the well.

7:19 P.M. Floor Closed to Public Comment

Mr. Matarazzo reported that City staff tried to coordinate this issue with Water District staff. Additional environmental protections would need to be addressed should the well be proposed for a coastal inn project. City staff confirmed that the well is exempt from proposed changes of Water District Ordinance 96 as long as it is a single connection. City Attorney Heisinger said the Health Department requires abandonment of the old well when the new location is established.

Motion to approve Resolution by title only, as amended, was made by Councilmember Kline, seconded by Councilmember Hubler. AYES: All members. NOES: None. Motion carried.

AGENDA ITEM 8, OLD BUSINESS:

- A. Community Development Director Matarazzo gave an update on coastal projects and information on the Monterey Bay Shores (MBS) Coastal

Commission review in San Francisco. The Commission rejected this project on December 14th. The Commissioners felt this development was not appropriate for the site (12-0 vote) and denied a continuance (12-0 vote). MBS wanted the 495-unit project to be considered, even though at one time a 378-unit project was suggested in recognition of the many concerns regarding the appeal. Mr. Ghandour has not decided on how to proceed following the project denial; he has 60 days in which to sue according to Coastal Act statutes.

City Attorney Heisinger discussed the Fish & Wildlife 10-A Permit application process and the difficulties in actually getting the permit. He will be attending a court hearing next week (case management conference) due to an action by the Sierra Club on the MBS project. This issue has been pending until the Coastal Commission's final decision. He will give a report at the January 16th Council meeting. The process would be different in the future if the EIR remains certified for that property (less time, less cost and somewhat less challengeable). If the City de-certifies the EIR, there could possibly be some attorney fees owed to the Sierra Club.

City Administrator Morgan said that HCP's are controversial up and down the State in regard to the role the Coastal Commission may play in the future. City Engineer Kulakow said that Monterey got involved in a HCP process for the bicycle trail extension south of Highway 218. CalTrans fence repairs along Highway One, with extensions north and south of Sand City, have also run into habitat problems.

Mr. Matarazzo reported that 14 water allocation applications were received, some significant and some minor projects. The City/Agency wants to ensure the 4.9 acre feet historical use of water on the Robinette site for possible relocations from the South of Tioga area. DBO would only require 1 a.f. more water on this site for their project given the historical water credit. DBO is making investments of time and money in the South of Tioga area to advance their proposed project. Mr. Matarazzo distributed relocation guidelines to the City Council.

- B. Progress report on Public Works projects, City water project, and other Sand City development projects by City Engineer Kulakow. The tree planting is out to bid and will be awarded at the January 16th meeting. He received the hydrogeologic survey on the desal from Mr. Feeney that addresses salt content/stabilized levels. Theoretical pumping of 300 acre feet will be increased to 450 acre feet to determine the optimum size of the desal plant. There will be an additional cost for this work.

Mayor Pendergrass reported that the Water District has not yet voted on Ordinance 96, which states it will have authority over desal water and he encouraged the City Attorney to challenge if/when Ordinance 96 is approved.

Mr. Heisinger prefers not challenging this Ordinance until a desal project is being considered.

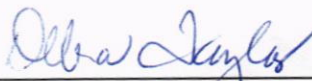
AGENDA ITEM 9, NEW BUSINESS:

- A. City Administrator Morgan presented the City information brochure: "You, Your City Council, and your City Government" for Council consideration. A few years ago City staff prepared a mailer for residents giving a synopsis of the City history, protocol, meetings, committees, City Council and City staff. Due to new membership on the City Council, some of this information requires updating. Minor corrections to the map will be made and a photograph of the Councilmembers will be added.
- B. Community Development Director Matarazzo was unable to present the rendering by Olaf Dahlstrand of the Sand City coastline, before & after. The illustration is a pencil drawing on tracing paper and needs to be enlarged and placed on presentation boards. This will be a good tool for future Coastal Commission meetings to show the amount of open space in Sand City. This rendering should be ready for the January 16th Council meeting.

AGENDA ITEM 10, ADJOURNMENT:

- A. Motion to adjourn was made by Councilmember Kline, seconded by Councilmember Kruper, to the next regularly scheduled City Council meeting on January 16, 2001, 7:00 p.m. There was unanimous Council consensus to adjourn at 7:58 p.m.

Councilmembers remained for a few minutes for photographs to be used in the public information brochure.



Debra Taylor, City Clerk