

**MINUTES**  
**JOINT SAND CITY COUNCIL AND REDEVELOPMENT AGENCY**  
**City Council Chambers**  
**Regular Meeting - April 17, 2001**  
**7:00 PM**

---

Mayor Pendergrass opened the meeting at 7:02 p.m.

Mayor Pendergrass led the invocation.

Police Chief Klein led the Pledge of Allegiance.

Present: Councilmember Blackwelder  
Councilmember Hubler  
Councilmember Kruper  
Mayor Pendergrass

Absent: Vice-Mayor Kline

Staff: Kelly Morgan, City Administrator  
Steve Matarazzo, Community Development Director  
Jim Heisinger, City Attorney  
Stan Kulakow, City Engineer  
Charles Pooler, Associate Planner

**AGENDA ITEM 4, COMMUNICATIONS:**

- A. Written communications distributed to City Council this evening included a Herald news article stating that garbage bills may go up in Seaside, relating to agenda item 5-I.
- B. The floor was opened for oral communications:  
SYDNEY HARPER (Resident): Requests that the agenda and Council packets be available through the City's website. She also asked about the Negative Declaration on the City/Agency's intent to purchase property across the street from City Hall, including the proposed use. City Administrator Morgan replied that the Initial Study is only to purchase the property and he is unsure of the future use for the property.

**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. There was no discussion of the April 3, 2001 Minutes.
- B. There was no discussion of the monthly Police Department Activity Report, March.
- C. There was no discussion of the City **RESOLUTION Authorizing Service Agreement for Auditor Services by Hayashi & Wayland**. This agreement is for FY 2001-2002, for an amount not to exceed \$30,000.
- D. There was no discussion of the City **RESOLUTION Declaring May 2001 as Clean Air Month**.
- E. There was no discussion of the City **RESOLUTION Authorizing Agreement with Family Service Agency of the Central Coast Regarding Use of Funds by Family Service Agency of the Central Coast**. There will be a \$500 donation for FY 2001-2002.
- F. There was no discussion of the City **RESOLUTION Honoring Richard E. "Hank" Hendrickson, Retiring Executive Dean, California State University Monterey Bay**.
- G. There was no discussion of denying the claim pertaining to January 11, 2001 flooding by Burkleo Roofing, Inc., filed 4/05/01, \$2,077.04. This information will be forwarded to Risk Manager, Kent Rice and a letter will be sent to Burkleo Roofing.
- H. Consideration of approving Sand City sponsorship of "City Council Choice" Award for Monterey Peninsula Unified School District Artfest 2001 was pulled from the Consent Calendar and discussed under agenda item 6-A as requested by Councilmember Kruper.
- I. There was no discussion of the City **RESOLUTION Authorizing Rate Increase for Waste Management Effective May 1, 2001**. Staff will continue to work with Waste Management representatives to amend the franchise agreement.

Motion to approve Consent Calendar items A, B, C, D, E, F, G and I was made by Councilmember Hubler, seconded by Councilmember Blackwelder. AYES: Councilmembers Blackwelder, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Councilmember Kline. Motion carried.

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

- 5H. Consideration of approving Sand City sponsorship of "City Council Choice" Award for Monterey Peninsula Unified School District Artfest 2001 was pulled

from the Consent Calendar for further discussion, as requested by Councilmember Kruper. There was City Council consensus that the City would approve a \$100 donation to Artfest 2001; Mayor Pendergrass and Councilmember Hubler will attend the event to make the City Council choices, all in an effort to encourage these young artists; and a \$100 donation on behalf of the Sand City Arts Committee was also approved as well as other participation/assistance by the Arts Committee.

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

- A. Community Development Director Matarazzo led workshop #2 on the update to the City's General Plan. Mr. Matarazzo summarized the purpose of the General Plan update which addresses some of the following: water, housing, proposed housing styles, bicycle path, beautification programs, traffic, parking, and mixed uses in the Old Town area of the City. Mr. Matarazzo went on to comment on issues raised in the first workshop of April 3<sup>rd</sup> including the proposed Dias Avenue cul-de-sac, the compatibility of Granite Rock's operation, existing blight in the East Dunes, parking concerns in mixed-use areas, and a dumpster in the right-of-way. The slide presentation from the first workshop was repeated.

7:36 P.M. Floor Open for Public Comments

ANNA (Resident): Commented that the St John development in the East Dunes does not really reflect the Seaside, Florida-look that the City is proposing - her homes do not have porches that provide a better "community" feel. The City keeps putting a big emphasis on development, and she wants to ensure affordable housing needs are addressed. She is preparing to open a new business and doesn't know where she can relocate within the City.

Mr. Matarazzo responded to this resident by stating the Housing Element is still valid for a number of years, and the mixed-uses being proposed will help with housing concerns. The state's Housing & Community Development (HCD) requires that there is adequate zoning available, not that the homes are built.

7:55 P.M. Floor Closed to Public Comment

Mayor Pendergrass and Councilmember Kruper commended staff's efforts on completing and presenting this draft General Plan. Councilmember Hubler wants to ensure that art related businesses will be adequately addressed in a Conditional Use Permit (CUP) taking into account the possible noise factor. Staff should take a close look at where existing businesses are located and their immediate impacts to neighboring businesses and possible future residents. Mr. Matarazzo stated that staff would recommend additional

insulation to accommodate excessive noise as part of a CUP condition, and the City may be able to provide low-interest loans to help with noise mitigation of existing businesses. Mayor Pendergrass said that the General Plan is looking at establishing compatibility; and there will be a future public hearing notice prior to adoption of the final General Plan expected some time in the summer.

8:10 PM Recess  
8:18 PM Reconvene

**AGENDA ITEM 8, OLD BUSINESS:**

- A. There were no updates on Sand City pending development projects.
- B. Progress report on Public Works projects, City water project, Project Study Report, and other Sand City community programs by City Engineer/Community Development Director/City Administrator. City Engineer Kulakow reported that the grant for the desal plant was approved by the State, and Martin Feeney's hydrological study is nearly completed. Bids for the bicycle path lighting are due next week and will be awarded at the May 1<sup>st</sup> Council meeting. Further to a request by Councilmember Kline, staff has determined that the solar lights are not suitable for the bicycle trail. City Administrator Morgan requested that Calabrese Park use solar lights. Seaside County Sanitation District has still not responded to staff's letter requesting correction of the drainage outfall line at Bay Avenue.

Community Development Director Matarazzo reported that the Coastal Commission will need to approve the East Dunes Specific Plan, and he has a meeting with them on May 8<sup>th</sup>. Staff will speak with the regional commissioner if the local office does not support the proposed housing. US Fish & Wildlife will also have to approve the Habitat Conservation Plan (HCP) that is required for the East Dunes area.

**AGENDA ITEM 9, NEW BUSINESS:**

- A. No issues

**AGENDA ITEM 10, CLOSED SESSION:**

- A. The City Council/Redevelopment Agency adjourned to Closed Session to confer with real property negotiator (City/Agency Attorney and City/Agency Administrator), in accordance with the §54956.8 of the Ralph M. Brown Act
  - (1) To discuss possible purchase of property to enlarge civic center, APN 011-194-001, and 011-187-004

- (2) To review proposed Disposition & Development Agreement (DDA) terms to King Ventures for McDonald coastal property (APN 011-012-001 & 002)
- B. Readjourned to Open Session to report any action taken at the conclusion of Closed Session in accordance with §54957.1(a)(1)(B) of the Ralph M. Brown Act:
- (1) Motion to give instructions to real property negotiator(s) regarding appraisals was made by Agency member Hubler, seconded by Agency member Kruper. AYES: Agency members Blackwelder, Hubler, Kruper, Pendergrass. NOES: None. ABSENT: Agency member Kline. Motion carried.
  - (2) No action was taken on the DDA terms.

**AGENDA ITEM 11, ADJOURNMENT:**

- A. Motion to adjourn was made by Councilmember Blackwelder, seconded by Councilmember Kruper, to the next regularly scheduled City Council meeting on May 1, 2001, 7:00 p.m. There was unanimous Council consensus to adjourn at 8:48 p.m.



---

Debra Taylor, City Clerk