

**MINUTES  
JOINT SAND CITY COUNCIL AND SUCCESSOR AGENCY  
OF THE REDEVELOPMENT AGENCY**

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Regular Meeting – November 3, 2020  
5:30 P.M.

As allowed per the State of California Governor's Executive Order N-29-20, this meeting  
was conducted by teleconference.

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Mayor Carbone opened the meeting at 5:31 P.M.

**AGENDA ITEM 1, ROLL CALL**

The following members of the Council and Staff attended the meeting via Zoom teleconference.

Present: Mayor Mary Ann Carbone  
Vice Mayor Blackwelder {excused absence}  
Council Member Hawthorne {arrived at 5:54 p.m.}  
Council Member Sofer  
Council Member Cruz

Staff: Aaron Blair, City Manager  
Vibeke Norgaard, City Attorney  
Connie Horca, Acting City Clerk  
Charles Pooler, City Planner  
Brian Ferrante, Chief of Police

**AGENDA ITEM 2, ANNOUNCEMENTS BY MAYOR, CITY ATTORNEY, AND CITY STAFF**

Mayor Carbone announced the Halloween activity that was held outdoors, and that social distancing protocols were observed.

City Manager Blair mentioned that his staff report contained highlighted items of interest, and that he is still working with Captain+Stoker Coffee roasters in seeking another location in Sand City for their business.

**AGENDA ITEM 3, PUBLIC COMMENT**

5:34 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications regarding items not appearing on the agenda.

5:34 P.M. Floor closed to Public Comment.

#### **AGENDA ITEM 4, CONSENT CALENDAR**

- A. There was no discussion of the October 6, 2020 Sand City Council Regular Meeting Minutes.
- B. There was no discussion of the October 13, 2020 Sand City Special Meeting Minutes.
- C. There was no discussion of the October 20, 2020 Sand City Council Regular Meeting Minutes.
- D. There was no discussion of the Sand City Sales Tax Update, 2<sup>nd</sup> Quarter (April-June 2020).
- E. There was no discussion of the City/Successor Agency Financial Report, September, 2020.

Motion to approve the Consent Calendar items was made by Council Member Cruz, seconded by Council Member Sofer. Roll call Vote AYES: Council Members Carbone, Cruz, Sofer. NOES: None. ABSENT: Council Members Blackwelder, Hawthorne. ABSTAIN: None. Motion Carried.

#### **AGENDA ITEM 5, CONSIDERATION OF ITEMS PULLED FROM THE CONSENT CALENDAR**

There were no items pulled from the Consent Calendar.

#### **AGENDA ITEM 6, PUBLIC HEARING**

- A. **Consideration of City RESOLUTION Approving Conditional Use Permit 644 for the Wahine Project Authorizing a Storage, Office, & Limited Sales Operation at 398-C Shasta Avenue**

City Planner Charles Pooler presented an application submitted by Dionne Ybarra of The Wahine Project (the "Applicant") for conditional use permit approval for office, storage, and limited wholesale/retail activities for their non-profit organization within an existing commercial building at 398-C Shasta Avenue. Mr. Pooler provided the site and project description. Intended hours of operation at the Subject Property will be 10:00 a.m. to 5:00 p.m. Tuesday through Saturday. Staff finds these hours acceptable for the mixed-use district; however, for consistency with other use permits for similar operations, staff recommends the permit specify 7:00 a.m. to 6:00 p.m. on weekdays and the Applicant's proposed 10:00 a.m. to 5:00 p.m. on Saturdays. He reported on the parking situation in relation to other uses at the location and concluded that the on-site paved area of potentially six parking stalls is sufficient for the Applicant and other tenants of this building to meet minimum zoning standards. No shipments, deliveries, or truck shipments to/from the site are intended and Staff does not foresee negative impacts from the Applicant's Use. Staff recommends approval of the

Conditional Use Permit for the Applicant, with the conditions/restrictions proposed by staff.

There were no questions from the City Council.

5:42 P.M. Floor opened for Public Comment.

The applicant Dionne Ybarra commented that she has been in business for 10 years, is a non-profit organization that works with youth, and is excited in being part of Sand City. The Wahine Project provides resources revolving around conservation, and plans to operate a retail space that provides environmentally safe products to the community.

Council Member Sofer added that she is excited about having the organization as part of Sand City and is thrilled with their mission of embracing the green concept as well as their efforts in working with the youth.

There were no comments from the Public in person, via writing or through telecommunications regarding items not appearing on the agenda.

5:45 P.M. Floor closed to Public Comment.

The Mayor asked the applicant Dionne Ybarra if she was in agreement with the conditions of the use permit. Ms. Ybarra replied that she was in agreement with permit conditions.

Motion to approve the City **Resolution** approving Conditional Use Permit 644 for the Wahine Project Authorizing a Storage, Office, & Limited Sales Operation at 398-C Shasta Avenue was made by Council Member Sofer, seconded by Council Member Cruz. Roll call Vote AYES: Council Members Carbone, Cruz, Sofer. NOES: None. ABSENT: Council Members Blackwelder, Hawthorne. ABSTAIN: None. Motion Carried.

## **AGENDA ITEM 7, OLD BUSINESS**

### **A. Consideration of Proposed Mural at 613 Ortiz Avenue**

Due to Council Member Sofer's conflict with agenda item 7A, the item was pulled from the agenda and continued due to a lack of a quorum.

## **AGENDA ITEM 8, NEW BUSINESS**

### **A. Consideration of Private Mural Application: Wahine HQ located at 398 Shasta Avenue**

City Manager Blair reported that the applicant has submitted enough information to satisfy the public art policy requirements. The Planning Department reviewed the application and is recommending approval based on the reasons outlined in the attached staff report. The Art Committee

reviewed the application on October 28, 2020, and recommended to approve the application and bring it to the Council for their consideration.

He displayed the proposed mural at the subject property, explained its meaning, and noted that it will be painted by the same local artists who painted "Lady Sand City", Jessica Carmen and AugieWK. Based on the recommendation from the Planning Department and the Art Committee, staff recommends approval of the submitted mural application.

5:52 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications regarding items not appearing on the agenda.

5:52 P.M. Floor closed to Public Comment.

Motion to approve the private property mural application for Wahine HQ at 398 Shasta Avenue was made by Council Member Cruz, seconded by Council Member Sofer. Roll call Vote AYES: Council Members Carbone, Cruz, Sofer. NOES: None. ABSENT: Council Member Blackwelder, Hawthorne. ABSTAIN: None. Motion Carried.

5:54 P.M. Council Member Hawthorne joined the virtual meeting.

City Attorney Norgaard recused from the virtual meeting.

**B. Consideration and Approval of City RESOLUTION Continuing the Appointment of Vibeke Norgaard as City Attorney and Authorizing the Mayor to enter into City Attorney Employment Agreement**

City Manager Blair commented that Vibeke Norgaard has served as the City Attorney for the City of Sand City since September 1, 2018, and has consistently provided quality work, valuable experience in legal issues, and demonstrated responsiveness to City Staff and Department Heads. The attached employment contract has been reviewed by the Budget and Personnel Committee at their August 24, 2020 and September 22, 2020 meeting and is recommending City Council approval of the attached employment contract. Staff recommends authorizing the Mayor and City Manager to enter into the attached employment contract with Vibeke Norgaard as City Attorney.

There were no questions to Staff from the Council.

5:57 P.M. Floor opened for Public Comment.

There were no comments from the Public in person, via writing or through telecommunications regarding items not appearing on the agenda.

5:57 P.M. Floor closed to Public Comment.

Motion to approve the City **Resolution** continuing the Appointment of Vibeke Norgaard as City Attorney and Authorizing the Mayor to enter into City Attorney Employment Agreement was made by Council Member Cruz, seconded by Council Member Sofer. Roll call Vote AYES: Council Members Carbone, Cruz, Hawthorne, Sofer. NOES: None. ABSENT: Council Member Blackwelder. ABSTAIN: None. Motion Carried.

**C. Comments by Council Members on Meetings and Items of interest to Sand City**

Council Member Cruz reported on her attendance at the TAMC Rail meeting where they provided updates regarding various projects, and have decided to postpone the opening of the Salinas station to mid-January.

Council Member Sofer mentioned that at the TAMC Bike meeting, the topic involved the "Blue Zone".

Council Member Hawthorne also reported on the last TAMC meeting he attended and announced that the bus route would no longer be going through Sand City. The news was rather disappointing. He also thanked the Council and Staff for the ability to work together and everything he has learned as a Council Member.

**D. Upcoming Meetings/Events**

Mayor Carbone announced the Wahine Project ribbon cutting that will be held on Wednesday, November 4, 2020 at 11:00 a.m.

**AGENDA ITEM 9, ADJOURNMENT**

Motion to adjourn the meeting was made by Council Member Sofer, seconded by Council Member Hawthorne. There was consensus of the City Council to adjourn the meeting at 6:09 p.m. to the next regularly scheduled City Council meeting on Tuesday, November 17, 2020 at 5:30 p.m.



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Connie Horca, Acting City Clerk