

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

Regular Meeting – April 3, 2018
5:30 P.M.
CITY COUNCIL CHAMBERS

Mayor Carbone opened the meeting at 5:30 p.m.

The invocation was led by Reverend Jason Yarbrough.

The Pledge of Allegiance was led by Sergeant Jeff Bushnell.

Present: Mayor Mary Ann Carbone
Vice Mayor Blackwelder
Council Member Hubler
Council Member McDaniel
Council Member Hawthorne {arrived at 5:35 p.m.}

Staff: Todd Bodem, City Administrator
Vibeke Noorgard, Assistant City Attorney
Leon Gomez, City Engineer {arrived 5:32 p.m.}
Brian Ferrante, Police Chief
Linda Scholink, Administrative Services Director/City Clerk

AGENDA ITEM 4, ANNOUNCEMENTS BY MAYOR AND CITY ADMINISTRATOR

Mayor Carbone announced that she has a written report of her activities, and update of the conference she attended, and a letter of opposition she drafted regarding SB 827, that would rezone all land within one-half mile radius of a “major transit stop” or one-quarter mile stop on a “high quality transit corridor” to accommodate buildings up to 10 stories tall.

There were no announcements from the City Administrator.

AGENDA ITEM 5, PUBLIC COMMENT

City Administrator Todd Bodem commented that the South of Tioga Draft Environmental Impact Report (EIR)’s public hearing ends on April 16, 2018. The City has not scheduled a formal public hearing during the draft review period. A tentative meeting and public hearing is scheduled for May 1, 2018 for the final EIR and project permits. The Design Review Committee will hold a meeting on April 6, 2018 at 1:00 p.m. to review the design elements of the project.

Mayor Carbone acknowledged Council Member Hawthorne’s attendance at the

meeting.

5:35 P.M. Floor opened for Public Comment

Bingta Franke a Sand City resident who also has a plot at the Community Garden requested that the City spray the weeds located at the garden and to make it a priority before the West End Celebration.

Sand City resident Tom Harper commented that he has addressed the City Council three (3) times regarding the water run-off that flows into his yard. The primary offender is Castorini and his big trucks; Mr. Harper has requested several times that signs be placed there. The water continues to create a problem as it overflows the curb, and is sinking into his property. He is hoping that a 'sign' be placed at the street or some kind of resolution to this problem can be found.

Sand City resident Patrick Casey who resides at 1875 Oceanview Avenue commented that he has been a resident of Sand City for over 14 years and loves living here. He agrees that the location proposed for the South of Tioga project development does need improvement; however, the scope of the project is more than what should be built there. He expressed his primary objection to the project expressing that it is too large for the site with 400 apartments and 200 hotel units. The units would be developed as 3 eighty-five foot buildings which are inconsistent with already existing buildings in the vicinity. The traffic study indicates over 8,000 car trips per day affecting traffic accessibility and the overall quality of life. The project would not add to the distinctiveness, term, or character of Sand City. It does not have any commercial elements to the project and would eliminate any local businesses such as the Sanctuary Rock Gym that draws a lot of people to the area. The lack of commercial element to the project would have a negative effect to local businesses. Should the project be approved as is, it would turn Sand City into a 'bedroom' community, affecting the local economy, and taking away the charm and vitality of the City. He is in favor of development, but the project should be scaled down.

Sand City resident Michael Morris who resides at 740 Tioga Avenue has lived in Sand City for 48 years. He expressed that the bulk and height of the building are out of scale for Sand City. The height of the 3 residential towers are 85 feet, which are 30 feet higher than the Granite Rock silos and 3 stories higher than the Independent. The social impacts of the project will be significant as the current residential population of Sand City is 334, the project adds 420 units with an estimate of 2..27 persons per unit would bring the population to Sand City to 1,284 and does not account for the 216 hotel units proposed. The small-town atmosphere that we love would vanish and nearly all of the Sand City residents that he has spoken to know nothing of the project. Parking has been a chronic problem in the City. The project adds 950 residents and provides approximately 620 parking spaces. It is safe to assume that most residents will have at least one car. This leaves over 300 cars that will have to find parking spaces in other areas of the City. In addition, the EIR states that there will be at least 200

employees working at the residential complexes requiring possibly another 100 parking spaces. The only available parking place within the City is at the Sand Dollar Shopping Center which may not be acceptable to the local merchants. If this project goes forward as described in the EIR, it will affect every business and residence in Sand City due to traffic congestion, parking problems, and visual impact. He expressed the importance of every business owner and resident to be informed of the project with an opportunity to be heard. Mr. Morris requested that the Council hold a series of informational meetings to be scheduled in the evening where public comments can be heard, with notification to the residents and businesses in Sand City, and the news media. The developer should construct a large scale-model of the project to demonstrate the height and bulk of the buildings, and make this model available at City Hall for public viewing. The buildings, including the hotels should be depicted on the proposed building sites, with heights displayed using large balloons elevated to the proposed building heights. The City Council Members and the Design Review Committee should have a field trip to judge the visual impacts from various locations. There should be public notices so concerned citizens can attend. These balloons should be left up for seven days so the public is aware of the project. Mr. Morris concluded that the project is too important to fly under the radar. Sand City voters and citizens must be informed as their lives would be impacted in many ways. It is the responsibility of our elected representatives to insure that their constituents' are heard. He is hopeful that the citizens can work with DBO Development to make this project financially feasible.

Sand City resident Tom Batcha commented on the South of Tioga project and how it will affect the character of the City. He expressed that monolithic, giant buildings would not express the City's character. The plan has an alternate plan to lower the height of the residential units; however, it is still not what the citizens want in the City. It is windy here within the City and there are also traffic issues that already exist. A plan should be in place to solve those issues.

Sand City resident Steve Wilson commented that a 400 room apartment complex with 2 cars per household would be approximately 700 cars. He cannot imagine getting in and out of the City that is not designed for this as it would create congestion. This project is too large for this area. Embassy Suites is 12 stories tall with 225 rooms and from this perspective the proposed project is massive should the apartments contain at least one bathroom, living space, and a kitchen. He is for the development and has no problem with it, but it should be downsized to 200 rooms instead of 400. There has been no discussion of infrastructure and how much this little City can handle.

Sand City resident Suzanne St. John who has lived in the City for 30 years commented that she heard about the proposed project 3 days ago from a friend. She lives 125 feet from the proposed building that would tower over her. This project would devalue her home. She inquired from Council Member Hawthorne where he is registered to vote and expressed that this project would affect the re-election of those who support this project as it is. The elected and appointed Council members are not representing the best wishes of the residents and the value of investments would diminish if this project is not reduced to a serious

responsible size. Mr. Orosco lives in Pebble Beach in a gated and protected community with no traffic. She is not opposed to the project of an appropriate and responsible size in good taste. This is not of good taste and respectfully requests that Orosco return with a more appropriate responsible size project.

5:56 P.M. Floor closed to Public Comment.

The Mayor thanked the Public for their comments.

AGENDA ITEM 6, CONSENT CALENDAR

- A. There was no discussion of the March 20, 2018 Sand City Council Meeting Minutes.
- B. There was no discussion of the City/ Successor Agency Monthly Financial Report, February 2018.
- C. There was no discussion of the City **Resolution** designating the City Administrator and Director of Administrative Services as the City's Agents to Provide Required Assurances and Execute Agreements for the Purposes of Financial Assistance from the Federal Emergency Management Agency (FEMA) and the State of California Governor's Office of Emergency Services (CAL OES) for Disaster Aid; Approving the Corresponding CAL OES from Form 130; and Authorizing the City Administrator to Execute and File the CAL OES Form 130 and Submit all related Documents.
- D. There was no discussion of the City **Resolution** approving an Agreement with EMC Planning Group, Inc. for Professional Services for Fiscal Year 2018-2019 at a Cost not to exceed \$60,000.
- E. There was no discussion of the City **Resolution** approving a FY 2017-18 Expenditure no to exceed \$2,500 for Services of Rob Hilton of HF&H Consultants and the Monterey Regional Waste Management District for 2018 Franchise Agreement Management and Oversight Services.
- F. There was no discussion of the approval of City Donation/Contribution to the 51st Monterey Scottish Games & Celtic Festival for \$500, and the Monterey County Film Commission for \$500.

Motion to approve the Consent Calendar items 6A-F was made by Council Member Blackwelder, seconded by Council Member Hawthorne. AYES: Council Members Blackwelder, Carbone, Hawthorne, Hubler, McDaniel. NOES: None. ABSENT: None. Motion carried.

AGENDA ITEM 7, CONSIDERATION OF ITEMS PULLED FROM CONSENT CALENDAR

There were no items pulled from the consent calendar.

AGENDA ITEM 8, OLD BUSINESS

A. Progress report on Public Works projects, South of Tioga Redevelopment project, Coastal projects, and other Sand City community programs by City Engineer/Community Development Director/City Administrator

City Engineer Leon Gomez commented on his conversation with Mr. Harper and the possibility of 'red curbing' the street to alleviate the water flowing into his property. He reported that the desalination plant was inoperable for the month of March that resulted in no water production due to repair and replacement of pumps at Bay Well #2. There were also other corroded parts that needed to be replaced. Cal-Am has ordered the parts and expects to have the plant operable by the end of this week.

A field review of the utility markings for the New Intake Wells project was conducted. The sewers were marked at some locations, but not at all of them, so Staff coordinated with Monterey One Water to redo some of the utility markings in question.

The City received payment from the developer of the Bungalows project for processing and permitting fees. Final certificates for lots 9 and 10 will be issued by Staff this week. Staff further requested notice from the developer to contact the City prior to the slurry seal overlay on Oceanview Avenue so that residents can be informed of the work before it commences. This will be the last item of work that will need to be performed prior to project completion. The reported inoperable street light on Oceanview Avenue will also be investigated by Staff after tonight's meeting.

The Seaside Engineering Department provided the results of the sewer capacity study for the Catalina Lofts. There is enough sewer capacity to handle the development. Seaside provided comments on the plans with respect to the sewer system improvements. This was sent to the applicant and his project team Staff is hoping to receive comments.

Final approval of the improvement plans for the Bogue residential project at 1843 Park Avenue was received. A building permit for the project was issued on Monday. Staff received a phone call from Dave Watson, Planning Consultant for the Collections at Monterey Bay project regarding additional surveying needs at the location. Staff forwarded information of survey consultants in the area who may be able to provide to Mr. Watson with surveying services of the dunes. Updated plans are expected to be received from Cal-Am for the Monterey Bay Shores project.

Council Member Blackwelder received an update from the City Engineer

regarding the Cal-Trans replacement of the guard rails. The City Administrator was directed to follow up with the Coastal Commission regarding the Bay Street ADA access and to make an appointment with the Coastal Commission to survey the access ramp.

The Mayor thanked Mr. Gomez for his report.

6:10 P.M. Floor opened for Public Comment.

There was no comment from the Public.

6:10 P.M. Floor closed to Public Comment.

AGENDA ITEM 9, NEW BUSINESS

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

Council Member Blackwelder reported that Waste Management held a focus group meeting to plan for the future. There was discussion regarding the elimination of methane and building a facility to create fuel that can also be used for waste collection vehicles. This fuel can also be sold to Monterey One Water.

Mayor Carbone commented that she passed out some information that contained a report of the meetings and events she attended. At one of the meetings they spoke to greenhouse gases, as well as health and safety regarding methane and natural gasses. The State is planning to conduct a study on eliminating the use of gasses from residences and the possibility of using only electric power.

Council Member Hawthorne commented that it is a great plan to go electric in order to eliminate the carbon footprint of natural gas; however, gas works really well for cooking. He also spoke to the South of Tioga development, blighted areas in the community, and the importance of the business community.

The Mayor suggested a City meeting to hear public comment for the South of Tioga. Council Member Hubler added that it would be feasible to be able to hear from businesses also regarding the project and requested that staff and Council adhere to the letter presented by Mr. Morris and his suggestions.

B. Upcoming Meetings/ Events

There were no RSVP's from the City Council for the April 13, 2018 MCBC luncheon.

AGENDA ITEM 11, ADJOURNMENT

Motion to adjourn the City Council meeting was made by Council Member Hawthorne, seconded by Council Member Blackwelder to the next regularly scheduled Council meeting on Tuesday, April 17, 2018 at 5:30 p.m. There was consensus of the Council to adjourn the meeting at 6:30 p.m.



Linda K. Scholink, City Clerk