



AGENDA

CITY OF SEASIDE
CITY COUNCIL/SUCCESSOR
AGENCY TO THE
REDEVELOPMENT AGENCY

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Thursday, June 20, 2024
5:00 PM

NOTICE: *The City Council will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To view or participate this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://ci-seaside-ca-us.zoom.us/j/81936832059>
WEBINAR ID: 819 3683 2059
3. To listen or participate by phone: Please call (669) 900-9128
Enter the **WEBINAR ID:** 819 3683 2059 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #____" (insert the agenda item number relevant to your comment). Written comments must be received by 2:00 p.m. on the day of the meeting.

During the Meeting: When the Chair calls for public comment, members of the public participating in person and wishing to address the City Council may approach the podium when the Chair calls for public comment.

When the Chair calls for public comment, members of the public participating on Zoom and wishing to address the City Council can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9 to "Raise Hand"; press *6 to unmute.

5. In accordance with the City's Remote Meeting Participation Policy for Public Comment: The City of Seaside reserves the right to refuse, limit, and/or revoke use of video conferencing technology and the option for virtual public participation. Granting use of the virtual participation in no way constitutes an endorsement of any person or group to display hateful conduct, including sending or posting hateful images, making violent threats, or targeting others with hateful or abusive speech. The City may remove any participant that violates its agreement or applicable policy with proper notice as outlined in the conditions of use/meeting access.

1. CALL TO ORDER

2. ROLL CALL – ESTABLISHMENT OF QUORUM

Ian N. Oglesby	Mayor/Chair
David R. Pacheco	Mayor Pro Tem/Vice Chair
Alexis Garcia-Arrazola	Council/Agency Member
Rita Burks	Council/Agency Member
Alex Miller	Council/Agency Member

3. INVOCATION AND PLEDGE OF ALLEGIANCE

4. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. PUBLIC COMMENT

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Public Comments for "Presentations" on this agenda are also taken at this time; comments on specific agenda items are heard under that item. For the public record, please state your name.

6. PUBLIC AGENCY COMMUNICATIONS

This is a time specifically set aside for representatives of public agencies to make brief comments of general interest to the City Council and the community.

A. SEASIDE CITY NEWS BROADCAST OF UPCOMING CITYWIDE EVENTS AND COMMUNITY ANNOUNCEMENTS BETWEEN JUNE 22 THROUGH JULY 19

7. PRESENTATIONS

A. BROADWAY UPDATE (JOSE BAZUA, ECONOMIC DEVELOPMENT DIRECTOR)

8. CONSENT AGENDA

A. APPROVE MINUTES FROM JUNE 6, 2024

RECOMMENDATION: Approve minutes from June 6, 2024 as presented in the

agenda packet.

B. APPROVE A PROCLAMATION DECLARING THE WEEK OF JUNE 17TH-23RD, 2024 AS POLLINATOR WEEK

RECOMMENDATION: Approve a proclamation declaring the week of June 17-23, 2024 as Pollinator Week in the City of Seaside.

C. APPROVE A PROCLAMATION DESIGNATING JULY 2024 AS PARKS AND RECREATION MONTH

RECOMMENDATION: Proclaim July 2024 as Parks and Recreation Month in the City of Seaside.

D. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM SEASIDE POLICE ACTIVITIES LEAGUE

RECOMMENDATION: Approve a request from Seaside Police Activities League (P.A.L.) for a donation of \$3,000.00 from the Mayor's Youth Fund to help cover the costs of new equipment, basketball uniforms, and referees.

E. APPROVE A MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM THE BOYS & GIRLS CLUBS OF MONTEREY COUNTY

RECOMMENDATION: Approve a request from Boys & Girls Clubs of Monterey County for a donation of \$3,000.00 from the Mayor's Youth Fund to help cover the costs of supplies required for their eight-week youth Summer Academy.

F. ADOPT A RESOLUTION AUTHORIZING AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICE AGREEMENT WITH WHITSON ENGINEERS FOR FINAL DESIGN SERVICES AND DESIGN SUPPORT DURING CONSTRUCTION FOR THE POLICE DEPARTMENT PARKING LOT IMPROVEMENTS PROJECT FOR AN AMOUNT NOT TO EXCEED \$22,500.00

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute Amendment No. 2 to the professional services agreement with Whitson Engineers for final design services and design support during construction services for the Police Department Project for an amount not to exceed \$22,500.00.

G. ADOPT A RESOLUTION CONFIRMING SOURCES OF FUTURE WATER SUPPLY FOR THE KB BAKEWELL SEASIDE VENTURE II RESIDENTIAL AND COMMERCIAL DEVELOPMENT LOCATED WITHIN THE CAMPUS TOWN SPECIFIC PLANNING AREA

RECOMMENDATION: Adopt a Resolution confirming sources of future water supply for the KB Bakewell Seaside Venture II residential and commercial development located within the Campus Town specific planning area.

H. APPROVE REQUEST TO MODIFY ITEM 7 OF THE SCHEDULE OF PERFORMANCE EXTENDING THE DATE TO CLOSE A HOTEL CONSTRUCTION LOAN FOR THE GRAND HYATT HOTEL TO JANUARY 31, 2025. THIS ITEM IS EXEMPT FROM CEQA PURSUANT TO 15061(C)(3).

RECOMMENDATION: Consider request to extend the date to close a Hotel Construction loan to January 31, 2025

- I. ADOPT A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICE AGREEMENT WITH WALLACE GROUP FOR AN AMOUNT NOT TO EXCEED \$193,734.00 FOR CONSTRUCTION MANAGEMENT AND INSPECTION OF THE GRAND HYATT SEASIDE RESORT HOTEL CONSTRUCTION TO BE REIMBURSED BY THE DEVELOPER**

RECOMMENDATION: Adopt a resolution authorizing a professional services agreement with Wallace Group for an amount not to exceed \$193,734.00 for construction management and inspection of the Grand Hyatt Seaside Resort Hotel to be reimbursed by the developer.

9. PUBLIC HEARING

- A. ZONING MAP AMENDMENT TO CHANGE THE ZONING OF 1020 AUTO CENTER PARKWAY (APN: 011-523-021) FROM AUTOMOTIVE REGIONAL COMMERCIAL (CA) TO REGIONAL COMMERCIAL (CRG). THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 32) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15332 OF THE CEQA GUIDELINES (SECOND READING)**

RECOMMENDATION: Approve ZMA-24-01 to change the Zoning of 1020 Auto Center Parkway from Automotive Regional Commercial (CA) to Regional Commercial (CRG)

10. BUSINESS ITEMS

- A. CONSIDER THE ADOPTION OF A RESOLUTION APPROVING A DEVELOPMENT/OPERATING AGREEMENT FOR CCSEA, LLC., DBA CANNACRUZ, A CANNABIS DISPENSARY AT 680 BROADWAY AVENUE**

RECOMMENDATION: Consider adoption of a Resolution approving a Development/Operating Agreement between the City of Seaside and CCSEA, LLC., DBA CANNACRUZ, governing the operations and community benefit requirements for an Adult Use and Medical Cannabis Dispensary located at 680 Broadway Avenue.

- B. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICE AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR DEVELOPER PROJECT MANAGEMENT AND PLAN REVIEW SERVICES FOR THE CAMPUS TOWN PROJECT IN AN AMOUNT NOT TO EXCEED \$230,000.00 TO BE REIMBURSED BY THE DEVELOPER**

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute a professional services agreement with Kimley-Horn and Associates, Inc. for Developer Project Management and Plan Review Services for the Campus Town Project for an amount not to exceed \$230,000.00 to be reimbursed by the Developer.

C. ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICE AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR CITY PROJECT MANAGEMENT FOR THE CAMPUS TOWN PROJECT FOR AN AMOUNT NOT TO EXCEED \$90,000.00 TO BE REIMBURSED BY THE FORA DEMOLITION BOND

RECOMMENDATION: Adopt a resolution authorizing the City Manager to execute a professional services agreement with Kimley-Horn and Associates, Inc. for City Project Management for the Campus Town Project for an amount not to exceed \$90,000.00 to be reimbursed by the FORA Demolition Bond.

D. ADOPT A RESOLUTION APPROVING THE FISCAL YEAR 2024-25 GENERAL AND OTHER FUNDS OPERATING BUDGET, CAPITAL OUTLAY BUDGET, CAPITAL IMPROVEMENT BUDGET, FEE SCHEDULE, INVESTMENT POLICY, POSITION CONTROL LIST, SALARY SCHEDULE, THE APPROPRIATIONS LIMIT, THE CAPITAL IMPROVEMENT PLAN, AND SET RESERVE AMOUNTS

RECOMMENDATION: Adopt a resolution approving the Fiscal Year 2024-2025 budget; or provide direction to staff for further revisions to the budget prior to adoption.

11. COUNCIL MEMBER REQUESTS

A. NEW COUNCIL MEMBER REQUESTS

B. FOLLOW UP ON PREVIOUS REQUESTS

12. CITY ATTORNEY, CITY MANAGER, CITY COUNCIL AND MAYOR COMMENTS AND REPORTS ON COMMITTEE ASSIGNMENTS

This is a time specifically set aside for members of the City Council, the City Manager and City Attorney to make brief comments of general interest to the community and report on committee assignments.

13. CLOSED SESSION

Pursuant to Government Code Section 54956 et seq., the City Council and Successor Agency to Redevelopment Agency may adjourn to a Closed Session to consider specific matters dealing with litigation, certain personnel matters, property negotiations or to confer with the City Attorney. Public comments on these items are taken after being read by the City Attorney. For the public record, please state your name.

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54956.8

RECOMMENDATION: Property: The Property Commonly Referred to As Campus Town (Property bounded by Highway 1/1st Avenue, 7th Avenue, Lightfighter/Colonel Durham Street, and Gigling)
Agency Negotiators: City Manager, et. al
Negotiating Parties: KBB Seaside Venture, et. al. and City of Seaside
Under Negotiation: Price, terms of payment or both

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54956.8

RECOMMENDATION: Property: 1 McClure Way, commonly known as the Blackhorse and Bayonet Golf Course and Grand Hyatt Hotel site
Agency Negotiators: City Manager, et. al
Negotiating Parties: Seaside Acquisition Group et. al. and City of Seaside
Under Negotiation: Price, terms of payment or both

C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE 54956.8

RECOMMENDATION: Property: A portion of 1271 Canyon Del Rey Boulevard, Seaside California
Agency Negotiators: City Manager, et. al
Negotiating Parties: Palenke Arts by and through Juan Sanchez and City of Seaside
Under Negotiation: Price, terms of payment or both

D. CONFERENCE WITH LEGAL COUNSEL PURSUANT TO GOVERNMENT CODE 54956.9 (D)(2)
(TWO MATTERS OF POTENTIAL LITIGATION)

Two Matters of Potential Litigation

14. ADJOURNMENT

Next Regularly Scheduled Meeting:
July 18, 2024
5:00 p.m.

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:

<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.