



A G E N D A

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

JOINT SPECIAL MEETING
Council Chamber
440 Harcourt Avenue
Thursday, April 7, 2016
5:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. CALL TO ORDER

Ralph Rubio	Mayor/Chair
Ian N. Oglesby	Mayor Pro Tem/Vice Chair
Dennis Alexander	Council/Agency Member
Jason Campbell	Council/Agency Member
David R. Pacheco	Council/Agency Member

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

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 minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

4. CONSENT AGENDA

A. APPROVE THE MINUTES FROM THE MARCH 17, 2016 JOINT SPECIAL MEETING

PURPOSE: To review and approve the minutes from March 17, 2016.

RECOMMENDATION: That the minutes be reviewed and approved.

B. APPROVE AND FILE SUCCESSOR AGENCY CHECKS

PURPOSE: It is requested that the Successor Agency Board approve and file the accounts payable and wired payments made during the period of March 8, 2016 through March 28, 2016. In addition, approval of the payroll and benefits checks, direct deposits and wired payments related to the period of March 17, 2016 is requested. Total Accounts Payable and Payroll for the above referenced period is \$3,162.91.

RECOMMENDATION: It is recommended that the Successor Agency Board approve and file the attached checks.

5. **BUSINESS ITEMS**

A. **CONSIDERATION OF GLOVER ENTERPRISES AND ASSOCIATES
UNSOLICITED PROPOSAL FOR AN EXCLUSIVE NEGOTIATING
AGREEMENT (ENA) TO DEVELOP HOUSING ("GENERAL JIM MOORE
SUBDIVISION") ON LAND CURRENTLY OWNED BY FORA ALONG THE
WEST SIDE OF GENERAL JIM MOORE BOULEVARD FROM SAN PABLO
AVENUE, SOUTH TO BROADWAY (NO APN ASSIGNED).**

PURPOSE: The purpose of this item is for the City Council to receive and to consider Glover Enterprises and Associates Unsolicited Proposal (the "Proposal") for an Exclusive Negotiating Agreement (the "ENA" or "Agreement") for FORA owned lands located along the west side of General Jim Moore Boulevard from San Pablo Avenue, south to Broadway (the "Parcel").

RECOMMENDATION:

It is recommended that the City Council receive the presentation and provide direction to staff. Following the City's adopted Unsolicited Proposal Procedures, there are three actions the City Council can take:

1. Direct staff to negotiate an ENA with Glover Enterprises and Associates for the development of General Jim Moore Subdivision on the Parcel.
2. Direct staff to issue a Request for Proposal.
3. Direct staff to take no action at this time.

Staff recommends a variant of either #1 or #3; specifically, tabling further Council consideration of the proposal until the project principals conduct a neighborhood meeting at which conceptual site plans, streetscape concepts and massing cross-sections are shared with the existing Seaside homeowners to the west of the parcels. These concepts are recommended to include both the detached single-family concept and an attached dwelling concept that would incorporate both the required affordable housing percentage within the project and develops a usable portion (20% +/-) of the parcels as accessible, neighborhood-scale park / open space amenities.

6. **CLOSED SESSION**

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – GOVERNMENT CODE SECTION 54956.8

1. **Property Location: 2 McClure Way** (Bayonet & Black Horse Golf Course Property): Negotiating Parties for the City: Craig Malin, City Manager and Larry Seeman, Land Use Planning Consultant. Negotiating Parties for Seaside Donald Diamond Resort Development, LLC: Under Negotiation: Instructions to negotiator will concern price and terms of payment as well as other contingencies.
2. **Property Location: Projects at Main Gate:** Negotiator for the Agency/City: Craig Malin, Executive Director/City Manager. Under Negotiation: Provide direction/instructions to negotiator.

B. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.9 (c) - POTENTIAL LITIGATION

Conference with legal counsel regarding the potential initiation of litigation (one potential case).

7. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
April 21, 2016
Seaside City Hall
5:30 PM

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements. The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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 Government Code Section 54954.2(a) or Section 54956.