



FINAL MINUTES

CITY OF SEASIDE
CITY COUNCIL

REGULAR MEETING
COUNCIL CHAMBER
Thursday, February 15, 2018
7:00 PM

1. **CALL TO ORDER**

Mayor Rubio called the meeting to order at 7:30 PM.

2. **ROLL CALL – ESTABLISHMENT OF QUORUM**

PRESENT: Alexander, Campbell, Jones, Pacheco, Rubio
ABSENT: None

3. **INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member Alexander led the Pledge of Allegiance and Pastor Elder Sims led the invocation.

4. **REVIEW OF AGENDA**

No changes to the agenda. Mayor Pro Tem Alexander requested that the meeting be closed in honor of the students and teachers who lost their lives in the Stoneman Douglas High School shooting.

5. **PUBLIC COMMENT**

Mayor Rubio invited comments from the public. Mayor Rubio recognized former Mayor Don Jordan was present.

- John Wizard gave an update on the Housing Forum citing it as a productive conversation and that Economic Development Manager Overmeyer explained the City's position. He gave special recognition to Helen Rucker for her comment that affordable housing is not just for Seaside but the responsibility of the whole peninsula.
- Dan Fernandez, Faculty Member at CSUMB reported on the Sustainable City Year program that there will be five classes this semester. He thanked the City for their cooperation on the project and noted both the City and the students have definitely benefited, so much so he has nominated the City of Seaside as the National Outstanding City Partner.
- Seaside High School representatives spoke representing the Seaside Boys Soccer program. He spoke to the new requirement of the program this year mandating community service to teach players to be outstanding student athletes as well as model citizens. He spoke to the goal of purchases with the financial contribution.
- Betty Lusk thanked the City of Seaside on behalf of the Delta Sigma Theta for co-sponsoring the 2018 Health Conference. There will also be a showcase of health career pathways. The event will take place on Saturday, March 3rd from 11 am to 2:00 PM.

6. **PUBLIC AGENCY COMMUNICATIONS**

Sharon Mikesell spoke as part of the steering committee for the California Association for Local Economic Development, drawing developers from throughout the State of California. Seaside's Economic Development team will be presenting speakers. She also spoke to the Celebrating Success Luncheon for the Seas Stars volunteer group for earning the award of merit, the fourth award Seaside has received in three years so our efforts for economic development have been noted.

Sandra Gay spoke on behalf of the Art and History Commission inviting the Council and the public to the art reception on Sunday February 18th from 3 - 6 pm for the Black History Celebration exhibit and program. The show will transition on March 3rd to the new exhibit of Youth Art.

Alex Miller, Chair of the Neighborhood Improvement Program Commission announced the design competition for the portal project at the corner of Canyon Del Rey and Del Monte Blvd.

Travis Foster, Assistant Finance Director invited the Council and the Community to the Monterey Regional Waste Management District ribbon cutting event for their new Material Recovery Facility for sorting recyclables on Saturday February 24th from 10 to 2 pm.

7. PRESENTATIONS

A. PROCLAMATION DECLARING FEBRUARY 2018 AS BLACK HISTORY MONTH IN THE CITY OF SEASIDE

Mayor Rubio and Council Member Jones presented the proclamation to the community and provided a copy of it to Former Mayor Don Jordan.

B. PROCLAMATION AFFIRMING THE CITY OF SEASIDE'S COMMITMENT AGAINST HARASSMENT

Mayor Rubio and Council Member Jones presented the proclamation to the community.

C. PRESENTATION ACCEPTING THE DONATION OF TWO ELECTRIC BICYCLES FROM BMW MONTEREY

Michael Evans presented the two bicycles donated from BMW Monterey to the City of Seaside Police Department. Commander Borges spoke to the efforts to implement a community oriented policing program and a new bike patrol and how these donated electric bicycles will assist with that implementation. The Council thanked BMW of Monterey for their donation to the community.

D. PRESENTATION OF FEBRUARY 2018 HOUSE OF THE MONTH

Neighborhood Improvement Program Commission Chair Alex Miller and Mayor Rubio presented the winners of the House of the Month for February 2018.

E. CSUMB SUSTAINABLE CITIES - STUDENT GIS PROJECTS

City Engineer Rick Riedl spoke to the City of Seaside's partnership with the CSUMB Sustainable Cities program benefiting both the City as well as the students. CSUMB Graduate Intern Jessie Doyle spoke to the valuable experience she has gained through this internship and outlined the list of projects she and other CSUMB students have been working on that have been and will be extremely beneficial to the City. The City Council thanked Miss. Doyle for her outstanding contributions.

8. CONSENT CALENDAR

Mayor Rubio invited comments from the public and the Council. Council Member Alexander pulled Item D from the Consent Calendar for presentation.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Dave Pacheco and passed by the following vote the City Council approved the Consent Calendar with the exception of item C.

RESULT:	Approved
MOVER:	Mayor Pro Tem Dennis Alexander
SECONDER:	Council Member Dave Pacheco
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	None

A. APPROVE MINUTES OF FEBRUARY 1, 2017

Action: Approved

B. APPROVE AND FILE CITY CHECKS

Action: Approved

C. APPROVE MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM SEASIDE HIGH SCHOOL BOYS SOCCER

Action: Approved

D. APPROVE A MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM SEASIDE HIGH SCHOOL SWIM TEAM

Council Member Alexander requested an explanation of what the contribution would be used for. Molly Fittro, girls and boys assistant swim coach for the City of Seaside explained the contribution will fund transportation for 50 kids to swim meets, three times per year. This contribution also allows those that finish to have sweatshirts as a reward. Finally, this contribution goes to food to ensure they are fueled and ready to race. Council Member Pacheco thanked Ms. Fittro for growing the program and the family environment that they have created and to the quality of their performance.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Dave Pacheco and passed by the following vote the City Council Approved the item as requested.

RESULT:	Approved
MOVER:	Mayor Pro Tem Dennis Alexander
SECONDER:	Council Member Dave Pacheco
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	None

E. APPROVE APPLICATION FOR A NEW ANNUAL BINGO LICENSE FOR FAITH VISIONS GROUP

Action: Approved

F. APPROVE A RESOLUTION AUTHORIZING THE FIRE CHIEF TO SIGN AN AGREEMENT WITH CALIFORNIA STATE UNIVERSITY MONTEREY BAY FOR THE STORAGE OF RESERVE (BACK-UP) FIRE APPARATUS ON THE UNIVERSITY CAMPUS.

Action: Authorized And passed Resolution 18-06

G. APPROVAL OF APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

Action: Approved appointments as recommended with the addition of three additional applicants, Domonique Jones, Alessandro Tani and Molly Fittro to the Homeless Committee.

9. PUBLIC HEARING

A. CONSIDERATION OF AN ORDINANCE AMENDNDING TITLE 17 OF THE ZONING CODE TO ADD EMERGENCY SHELTERS AS A PERMITTED LAND USE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT AND ON LANDS LOCATED WITHIN CENSUS TRACT 137. (FIRST READING, ROLL CALL VOTE)

Senior Planner Medina spoke to the proposed amendment to the zoning code to allow emergency shelters as a permitted use in the City. This relates to Senate bill SB2, established in 2008. The City is currently coordinating with the State Housing and Community Development (HCD) on the City's 2014-2019 Housing Element Update, as required by State Law. The Draft 2014-2019 Housing Element will be included as part of the 2040 Seaside General Plan Update. This step would reduce local barrier that private emergency shelter developers/providers must typically deal with in order to provide such facility in the community. Mr. Medina spoke to the proposed refinements to support Emergency Shelters as a permitted use in the Community Commercial Zoning District and Census Tract 137 to ensure compliance with SB 2. He outlined the standards of emergency shelters and recommended to pass to print the draft ordinance as approved by the Planning Commission.

On question by Council Member Campbell Mr. Medina explained the purpose of an emergency shelter, and in response to Mayor Pro Tem Alexander clarified that this action does not approve a shelter and the City would not run the shelter. This action designates areas of allowable use if a non-profit or other organization wanted to open and facilitate an emergency shelter. The city is responsible to have it as an allowable zoned use, but the City is not responsible to open or manage the facility or operation.

Mayor Rubio invited comments from the public and had no requests to speak.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Kayla Jones and passed by the following roll-call vote the City Council passed to print the draft ordinance as presented.

RESULT:	Passed
MOVER:	Mayor Pro Tem Dennis Alexander
SECONDER:	Kayla Jones
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	None

B. ADOPTION OF AN ORDINANCE MODIFYING CHAPTER 17 OF THE SEASIDE MUNICIPAL CODE TO CLEAN-UP ZONING RELATED TO CANNABIS RELATED USES

Economic Development Manager Overmeyer briefed the Council and the public that the intent of the ordinance is to clean up the language of the existing ordinance to specify areas that were zoned to permit cannabis related uses. This reaffirmed the changes adopted in Ordinance 1043.

Mayor Rubio invited comments from the public and the Council and had no requests to speak.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Jason Campbell and passed by the following roll-call vote the City Council Adopted Ordinance 1044 as presented.

RESULT:	Passed
MOVER:	Mayor Pro Tem Dennis Alexander
SECONDER:	Council Member Jason Campbell
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	None

C. ADOPTION OF AN ORDINANCE AMENDING ORDINANCE 1043 AMENDING REGULATIONS FOR CANNABIS ACTIVITIES IN SPECIFIED ZONES ALLOWING THREE ADDITIONAL DISPENSARY USE PERMITS AND AFFIRMING ZONING CHANGES AS PREVIOUSLY ADOPTED (SECOND READING - ROLL CALL VOTE)

Economic Development Manager Overmeyer presented a brief presentation on the second reading draft ordinance regarding the changes necessary to accommodate the Council's request to add three additional cannabis dispensaries, modify the buffer in the West Broadway Urban Village area and raises the limit to the number of allowable dispensary locations to six. Scoring criteria was also cleaned up in response to the application process. Mayor Rubio invited comments from the public and the Council and had no requests to speak.

On motion by Council Member Jason Campbell and seconded by Mayor Pro Tem Dennis Alexander and passed by the following vote the City Council adopted Ordinance 1046 as presented.

RESULT:	Approved
MOVER:	Council Member Jason Campbell
SECONDER:	Mayor Pro Tem Dennis Alexander
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	None

10. BUSINESS ITEMS

A. CONSIDER ALLOCATION OF FORT ORD WATER TO THE SEASIDE SENIOR LIVING PROJECT

Economic Development Manager Overmeyer explained that when the City Council adopted the Disposition Development Agreement to move forward with the Seaside Senior Living project the agreement included a provision for a 40 acre foot water allocation and this action formalizes that so it can be presented to the Marina Coast Water District to be able to provide a will-serve letter to the project. The project is approved for up to 500 beds, which is approximately 260 residential rooms. Mr. Overmeyer assured the Council that the applicants are installing many water saving features and landscaping and after been in operation for one year, they will adjust the water use and return extra water credits back to the City.

Mayor Rubio indicated that 40 acre feet is a lot of water but it is a lot of units. Mr. Overmeyer indicated that the plan check is under way and the applicant is expected to apply next week for the demolition permit so the project can begin.

Mayor Rubio invited comments from the public and had no requests to speak.

On motion by Council Member Jason Campbell and seconded by Mayor Pro Tem Dennis Alexander and passed by the following vote the City Council Approved the request as presented.

RESULT:	Approved
MOVER:	Council Member Jason Campbell
SECONDER:	Mayor Pro Tem Dennis Alexander
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	None

B. CITY ACTIONS TO IMPLEMENT THE SEASIDE RESORT PROJECT

City Manager Malin spoke to actions taken by the Council in December 2018 and to the substantial investment that will be made in Seaside creating hundreds of jobs at the golf course, sooner rather than later. He noted that it became apparent that in order to implement the project sooner than later, due to existing bond regulation language it would be more expeditious to lease the land that than to sell the parcel that the club house is built upon. Therefore, the documents move that parcel of land back into the lease, and the closing date is extended from February to March 2018 for full document review.

Mayor Rubio questioned that the restated DDA, was still include the language regarding labor peace harmony to which Mr. Malin affirmed is not changing.

Mayor Rubio invited comments from the public on this item.

- Wes Clark suggested that they consider including any provisions into the document to give Seaside residents a discount.

Mayor Rubio indicated that Seaside residents get 10% discount. On question, City Manager Malin answered that the change financially will be less \$600,000 from the sale of the land but the larger sale of the resort property is still going forward in the amount of \$14 million dollars to be distributed among the taxing entities.

On motion by Council Member Jason Campbell and seconded by Council Member Dave Pacheco and passed by the following vote the City Council approved the action as presented.

RESULT:	Approved
MOVER:	Council Member Jason Campbell
SECONDER:	Council Member Dave Pacheco
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	None

Speaking on the second, Mayor Rubio requested the City Manager encourage the developer make contact with the organizations they promised to contact such as the building trades and Unite Here and would like confirmation of that communication.

C. CONSIDER A LEASE BETWEEN THE CITY OF SEASIDE AND CORONA RENTALS AKA KATHERINE D. CORONA AND RAYMOND K. CORONA, IN TRUST, AS CO-TRUSTEES OF "TRUST ONE-CORONA 1997 TRUST" FOR AN APPROXIMATELY 3,800 SQUARE FOOT SPACE LOCATED AT 656 BROADWAY AVENUE FOR USE AS A "FORWARD OPERATING BASE"

City Manager Malin spoke to the number of investment and development opportunities before the City and large scale projects such as the general plan update, noting that in order to facilitate all of the welcoming of investment and input for the community, it's important to have the right environment with adequate space, location and vision. The Forward Operating Base is a space that we would create a design and innovation center that would locate the Planning and Economic Development efforts of the City closer to the public. He spoke to the effort to activate the downtown Broadway spaces and this location will be contributing to the new vibrancy of Broadway. There is \$25,000 which was included in a development agreement to fund the startup of the design center. Council Member Pacheco questioned if we will be improving the facade to which Mr. Malin affirmed the City will move forward with improving the facility.

Mayor Rubio invited comments from the public.

- Felix Bachofner questioned what the exit strategy is, as he believes the building will look better, it may want to be rented as a retail use that generates tax revenue. If someone approaches a land lord with something that will generate tax revenue. he questioned the terms of the lease so the City can vacate.

Mr. Overmeyer responded it is a one year lease with a one year option and there is a mutual 30 day move-out provision.

On motion by Mayor Pro Tem Dennis Alexander and seconded by Council Member Jason Campbell and passed by the following vote the City Council Approved the item as presented and authorized the lease agreement.

RESULT:	Approved
MOVER:	Mayor Pro Tem Dennis Alexander
SECONDER:	Council Member Jason Campbell
AYES:	Ralph Rubio, Dennis Alexander, Jason Campbell, Dave Pacheco, Kayla Jones
NOES:	None
ABSENT:	None

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

Council Member Jones requested to discuss affordable housing during the next legislative policy committee ad hoc meeting. Council Member Campbell spoke to the opening of the new Material Recovery Facility and encouraged the Council and the public to take one of the tours. Mayor Pro Tem Alexander expressly thanked Police and Fire departments for their assistance with building the first responder ROP program and specifically thanked Fire Division Chief Dave Nava for his efforts. He then read a letter from MPUSD Superintendent Diffenbaugh, to assure the community that safety of students and staff is priority and the District has a strong safety plan which will be enhanced in the near future. Mayor Rubio spoke to his attended meetings and talked about the items

important to the City. He reported regarding the FORA meeting where discussions focused on the East Side Park way which he believes is an important development for the City. He also reported that City Manager Malin and he are attempting meetings with MCWD to work cooperatively toward a solution of issues.

12. **ADJOURNMENT**

On motion, the meeting was adjourned at 9:07 PM after a moment of silence was taken in respect of those who lost their lives in Stoneman Douglas High School shooting.

Respectfully submitted,


Lesley Milton-Rerig, City Clerk


Ralph Rubio, Mayor