



CITY OF SOLEDAD
JOINT CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY AND
SUCCESSOR HOUSING AGENCY REGULAR MEETING AGENDA

WEDNESDAY, AUGUST 16, 2023

248 MAIN STREET, SOLEDAD, CA 93960

6:00 P.M.

The public meeting will open at 6:00 p.m. and, after taking public comment for closed session items, the Council will immediately recess to closed session.

6:30 P.M.

The regular public open meeting will begin at 6:30 p.m., or as soon thereafter as the Closed Session is concluded, and any reportable action taken during the Closed Session will be reported out at that time.

Join Zoom Meeting

<https://cityofsoledad.zoom.us/j/81817458643>

Or Call

1-669-900-6833 and use Meeting ID: 818 1745 8643

Welcome to your City of Soledad City Council/Successor Agency Meeting. Your City Councilmembers/Agencymembers are:

Mayor/Chair Anna M. Velazquez
Mayor Pro Tem/Vice Chair Ben Jimenez, Jr.
Councilmember/Agencymember Alejandro Chavez
Councilmember/Agencymember Maria Corralejo
Councilmember/Agencymember Fernando Cabrera

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT- CLOSED SESSION ITEMS

At this time any member of the public may address the Council/Agency on Closed Session items appearing on the agenda. Speakers shall have limited time of three (3) minutes. Please be brief and to the point.

IV. CLOSED SESSION

A Closed Session will be held immediately prior to the open public meeting, and will begin at 6:00 p.m. The open public meeting will begin at 6:30 p.m., or as soon thereafter as the Closed Session is concluded or adjourned for consideration and conclusion at the end of the open public meeting.

1. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator concerning the sale/exchange/lease of property located at (Assessor Parcel Number 022-321-001)
2. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator concerning the sale/exchange/lease of property located at 36070 Arroyo Seco Rd. Soledad, CA 93960 (Assessor Parcel Number 183-011-015)
3. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator concerning the sale/exchange/lease of property located at:
 - Duplex- Unit 17 – (022-533-017) 816 Mora Circle, Soledad CA 93960
 - a. Unit 18- (022-533-018) 818 Mora Circle, Soledad CA 93960 (Moderate Income)
 - Duplex Unit 16- (022-533-016) 812 Mora Circle, Soledad CA 93960 (Moderate Moderate)
 - a. Unit 15- (022-533-015) 810 Mora Circle, Soledad CA 93960
 - Fourplex- Unit 57- (022-533-057) 848 Mora Circle, Soledad CA 93960 (Moderate Income)
 - a. Unit 58- (022-533-058) 844 Mora Circle, Soledad CA 93960 (Moderate Income)
 - b. Unit 59- (022-533-059) 846 Mora Circle, Soledad CA 93960 (Low Income)
 - c. Unit 60- (022-533-060) 842 Mora Circle, Soledad CA 93960
 - Fourplex- Unit 53 – (022-533-053) 856 Mora Circle, Soledad CA 93960
 - a. Unit 54- (022-533-054) 852 Mora Circle, Soledad CA 93960 (Low Income)
 - b. Unit 55- (022-533-055) 854 Mora Circle, Soledad CA 93960
 - c. Unit 56- (022-533-056) 850 Mora Circle, Soledad CA93960

4. The City Council will recess to closed session pursuant to Government Code Section 54956.8 to give instructions to the City's negotiator concerning the sale/exchange/lease of property located at Assessor Parcel Number's 022-026-001 (15,000 sq. ft.), 022-026-002 (7,500 sq. ft.), and 022-026-017 (6,750 sq. ft.)

V. CLOSED SESSION REPORTS

VI. PLEDGE OF ALLEGIANCE

VII. ADDITIONS/MODIFICATIONS TO THE AGENDA

Items of business may be added to the agenda upon a motion adopted by a minimum 2/3 vote finding that there is a need to take immediate action and that the need for action came to the attention of the City subsequent to the agenda being posted. Items may be deleted from the agenda upon request of staff or upon action of the Council.

VIII. PUBLIC COMMENT

At this time any member of the public may address the City Council on items not appearing on the agenda and items of interest to the public that are within the jurisdiction of the Council. Speakers shall have limited time of three (3) minutes. Please be brief and to the point. No action or discussion shall be taken on an item not appearing on the agenda, except that Councilmembers may briefly respond to statements made or questions posed by members of the public.

IX. YOUTH COUNCIL REPORT

- Written Report of September 16, 2023

X. COUNCIL PRESENTATIONS

1. Interim City Engineer Leon Gomez will give a brief presentation regarding the Salinas Valley Safe Routes to School Plan
2. Recreation Manager Jessica Potts will give a brief presentation update regarding the Parks and Recreation Master Plan
3. DUDEK Project Director/Regional Planner Jane Gray will present a brief Presentation regarding the Will Serve Request to the City of Soledad for the Hacienda/32097 McCoy Road

XI. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine by the City Council and will be adopted by one action of the Council unless any Councilmember has any questions or wishes to make a statement or discuss an item. In that event, the Mayor will remove the item from the Consent Calendar for separate consideration.

C-1. Minutes

Joint City Council/Successor Agency Regular Meeting Minutes of August 02, 2023

COUNCIL ACTION: _____

C-2. Warrants

051874 - 052015

COUNCIL ACTION: _____

C-3. Resolution No. 5982, A Resolution of the City Council of the City of Soledad Accepting the Installation of Site Furnishings for Cesar Chavez Park Project as Complete by NR Development Inc. and Authorizing the Release of Retention Payment

COUNCIL ACTION: _____

C-4. Resolution No. 5983, A Resolution of the City Council of the City of Soledad Authorizing and Installation of Seven (7) Additional Shade Sail Structures for the Orchard Lane Park Project and Dispensing with Bidding Per Soledad Municipal Code Section 3.24.040

COUNCIL ACTION: _____

C-5. Resolution No. 5984, A Resolution of the City Council of the City of Soledad Approving the Reclassification of the Established Temporary Position of Fitness Instructor I to Recreation Program Assistant, Maintaining the Established Salary and Adopting a Job Description

COUNCIL ACTION: _____

C-6. Resolution No. 5986, A Resolution of the City Council of the City of Soledad Authorizing the City Manager to Approve a Contract Change Order for Construction Services with Anderson Pacific Engineering Construction, Inc., in the Amount of \$53,668.20 for the Water Reclamation Facility Road Maintenance Project

COUNCIL ACTION: _____

- C-7. Resolution No. 5987, A Resolution of the City Council of the City of Soledad Approving an Annual Citywide Weekend Garage Sale, Waiving the Permit Process and Associated Fees, and Authorizing the City Manager to Execute Said Program

COUNCIL ACTION: _____

XII. BUSINESS

B-1. SB2 IMPLEMENTATION ACTIONS- PHASE 2

1. Resolution No. 5985, A Resolution of the City Council of the City of Soledad Adopting the Addendum to the 2005 General Plan Environmental Impact and Determining that Certain Zoning Ordinance Amendments are Exempt from the California Environmental Quality Act (CEQA)

COUNCIL ACTION: _____

Ordinance No's. 752, 753, 754, 755, 756, 757, 758, 760, & 761, Ordinances of the City Council of the City of Soledad Amending the City of Soledad Municipal Code – Title 17 Zoning to Streamline Housing Production and to Comply With Various State Law Updates Related to ADUs, Density Bonuses, And At-Risk Units; Add Provisions Governing Specific Plans; Add Single-Room Occupancy as a Conditional Use; Add Single-Room Occupancy as a Conditional Use in the C-1 District; and Amend the Concurrent Building Requirements in the Inclusionary Housing Ordinance; And Recommend that the City Council Adopt an Addendum to the 2005 General Plan Environmental Impact Report and Determine that Certain Amendments are Exempt from the California Environmental Quality Act

2. Introduce and read by title only, Ordinance No. 752, Announcing Findings and Recommending that the City Council of Soledad Amend Chapter 17.38 Special Standards & Requirements of Title 17- Zoning of the Soledad Municipal Code to Incorporate a New Adopted Section 17.38.030- At-Risk Assisted Units; and

COUNCIL ACTION: _____

3. Introduce and read by title only Ordinance No. 753, Announcing Findings and Recommending that the City Council of Soledad Amend Chapter 17.39 “Density Bonus” of Title 17- Zoning of the Soledad Municipal Code; and

COUNCIL ACTION: _____

4. Introduce and read by title only, Ordinance No. 754, Announcing Findings and Recommending that the City Council of Soledad Amend Chapter 17.38 Special Standards & Requirements of Title 17- Zoning of the Soledad Municipal Code to Incorporate a New Adopted Section 17.38.290- Special Standards and Requirements for Single-Room Occupancy Facilities; and

COUNCIL ACTION: _____

5. Introduce and read by title only, Ordinance No. 755, Announcing Findings and Recommending that the City Council of Soledad Amend Sections of Title 17- Zoning of the Soledad Municipal Code to Incorporate a New Adopted Chapter 17.45- Reasonable Accommodation to Title 17- Zoning of the Soledad Municipal Code; and

COUNCIL ACTION: _____

6. Introduce and read by title only, Ordinance No. 756, Announcing Findings and Recommending that the City Council of Soledad Amend Sections of Title 17- Zoning of the Soledad Municipal Code to Incorporate a New Adopted Chapter 17.46- Specific Plans to Title 17- Zoning of the Soledad Municipal Code; and

COUNCIL ACTION: _____

7. Introduce and read by title only, Ordinance No. 757, Announcing Findings and Recommending that the City Council of Soledad Amend Chapter 17.41- Inclusionary Housing- of Title 17- Zoning of the Soledad Municipal Code; and

COUNCIL ACTION: _____

8. Introduce and read by title only, Ordinance No. 758, Announcing Findings and Recommending that the City Council of Soledad Amend Section of Title 17- Zoning of the Soledad Municipal Code to Amend Chapter 17.24- 'C-1 Retail Central Business District' & Requirements of to Increase Specific Plan Densities; and

COUNCIL ACTION: _____

9. Introduce and read by title only, Ordinance No. 760, Announcing Findings and Recommending that the City Council of Soledad Amend Sections of Title 17- Zoning of the Soledad Municipal Code to Amend Chapter 17.38 Special Standards & Requirements of Title 17- Zoning of the Soledad Municipal Code Section 17.38.270-Second Residential Units; and

COUNCIL ACTION: _____

10. Introduce and read by title only, Ordinance No. 761, Announcing Findings and Recommending that the City Council of Soledad Amend Sections of Title 17- Zoning of the Soledad Municipal Code to Incorporate a New Adopted Section 17.38.40- Special Standards and Requirements for Low Barrier Navigation Centers to Facilitate SB2 Housing Streamlining and acceleration.

COUNCIL ACTION: _____

- B-2. Ordinance No. 763, AN Ordinance of the City Council of the City of Soledad Amending the City of Soledad Municipal Code to repeal Chapter 15.30 Floodplain Management and to Adopt a New Chapter 15.30 Floodplain Management

COUNCIL ACTION: _____

XIII. MAYOR’S ANNOUNCEMENTS AND REPORTS

Mayor Velazquez

- Monterey County Mayors’ Association
- Monterey Salinas Transit (MST)
- Association of Monterey Bay Area Governments Board (AMBAG)
- Affordable Housing Sub Committee

XIV. COUNCILMEMBERS’ ANNOUNCEMENTS AND REPORTS

Mayor Pro Tem Jimenez

- Association of California Cities Allied with Public Safety (ACCAPS)
- Salinas Valley Solid Waste Authority (SVSWA)

Councilmember Chavez

- Transportation Agency of Monterey County (TAMC)
- South Salinas Valley Broadband Authority

Councilmember Corralejo

- Salinas Valley Solid Waste Authority – Alternate
- Affordable Housing Sub Committee
- Soledad Historical Society - Alternate

Councilmember Cabrera

- Soledad Historical Society
- Monterey Salinas Transit – Alternate
- Transportation Agency of Monterey County - Alternate

XV. COUNCILMEMBERS’ PRAISES

XVI. CITY MANAGER’S REPORT

- Verbal report of August 16, 2023

XVII. FUTURE AGENDA ITEMS

XVIII. ADJOURNMENT

CERTIFICATION

I, Megan Hunter, City Clerk of the City of Soledad, do hereby certify that a copy of the foregoing Joint City Council/Successor Agency Regular Meeting Agenda was posted at City Hall by Friday, August 11, 2023, at 5:00 p.m.



Megan Hunter, City Clerk/Manager

08/11/2023
Date

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Deputy City Clerk Darlene Noriega at (831) 223-5014. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (RCRF 35.102-35.104).

“Any writing or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall located at 248 Main Street, Soledad, California during normal business hours.”

En caso que usted necesite ayuda en leer o en entender este aviso de Junta Publica, usted puede ponerse en contacto con la oficina del Edificio Municipal en 248 Calle Main o llamar al número (831) 223-5014, y el aviso será traducido para usted.

Advanced submittal of public comments via email are due by 2:00 P.M. on the day of the scheduled meeting to the Deputy City Clerk at darlene.noriega@cityofsoledad.com Comments are limited to 250 words or less and effort will be made to read your comment into the record, but some comments may not be read due to time limitations. The City Clerk will read email comments, provided that the reading shall not exceed three (3) minutes. The email comments submitted shall become part of the record

Comentarios públicos por correo electrónico deben realizarse no más tarde de las 2:00 p.m. el día de la reunión programada y deben ser enviados al Secretario de la Ciudad a darlene.noriega@cityofsoledad.com. Los comentarios son limitados a 250 palabras o menos y se hará un esfuerzo para leer su comentario en el registro, pero es posible que algunos comentarios no se lean debido a limitaciones de tiempo. El Secretario de la Ciudad leerá los comentarios por correo electrónico, siempre que la lectura no exceda los tres (3) minutos. Los comentarios enviados por correo electrónico pasarán a formar parte del registro.