


DATE: 10/19/99 AGENDA ITEM # \_\_\_\_\_  
( ) APPROVED ( ) DENIED  
( ) CONTINUED TO \_\_\_\_\_

TO: James L. App, City Manager  
FROM: Robert A. Lata, Community Development Director   
SUBJECT: Public Safety Center (PD 99014)  
DATE: October 19, 1999

Needs: To consider and comment on the final conceptual design of the Public Safety Center in the capacity of property owner, allowing the project to move forward on its current design schedule.

- Facts:
1. The Project Architects, RRM Design Group, have held extensive public meetings and meeting with the Police and Fire staff to determine facility needs now and into the future. Based on community input, the project has evolved into a functional facility, that will meet the needs of the City for many years to come.
  2. The Planning Commission held a public hearing on the Public Safety Center project on September 28, 1999 and adopted resolutions granting a Negative Declaration and approving the Planned Development..
  3. In the absence of an appeal, the Planning Commission's action will be final on the Planned Development application. The end of the appeal period is 5:00 PM on October 13, 1999.
  4. The purpose of the City Council's review of the project at this time is to act in the capacity of the property owner and confirm the actions taken by the Planning Commission on the project design .
  5. If the City Council determines that any significant revisions to the project's design should be undertaken, it may be appropriate to direct those modifications back to the Planning Commission for subsequent review.
  6. Attached for the Council's consideration are materials that are reflective of the project that were reviewed by the Planning Commission at their September 28, 1999 meeting. These materials include reductions of the plan drawings, minutes from meetings, and correspondence received.

Analysis and  
Conclusion:

The Public Safety Center project has undergone numerous public reviews in the form of Design Workshops, Development Review Committee (DRC) meetings, a Redevelopment Project Area Committee (PAC) meeting, and Planning Commission public hearing. Careful steps were undertaken by the Project Architect and the City Project Team to assure that the facility is operationally functional to meet the needs of the City's Fire and Police services now and into the future. The resulting design is visually pleasing and a positive asset to the downtown core.

Should the City Council concur with the Planning Commission's action on the final preliminary

design of the Public Safety Center, the next step in the process would be for the Project Architect/Design Team to proceed with final construction drawings.

Policy

Reference: General Plan , Municipal Code.

Fiscal

Impact: The Project Architects are currently refining project cost estimates, and building interior spaces to determine where there can be construction savings for the project. The Architect will be providing an estimate to bring the project within the budget established by Measure D-98.

Options:

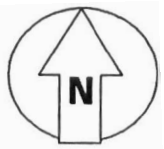
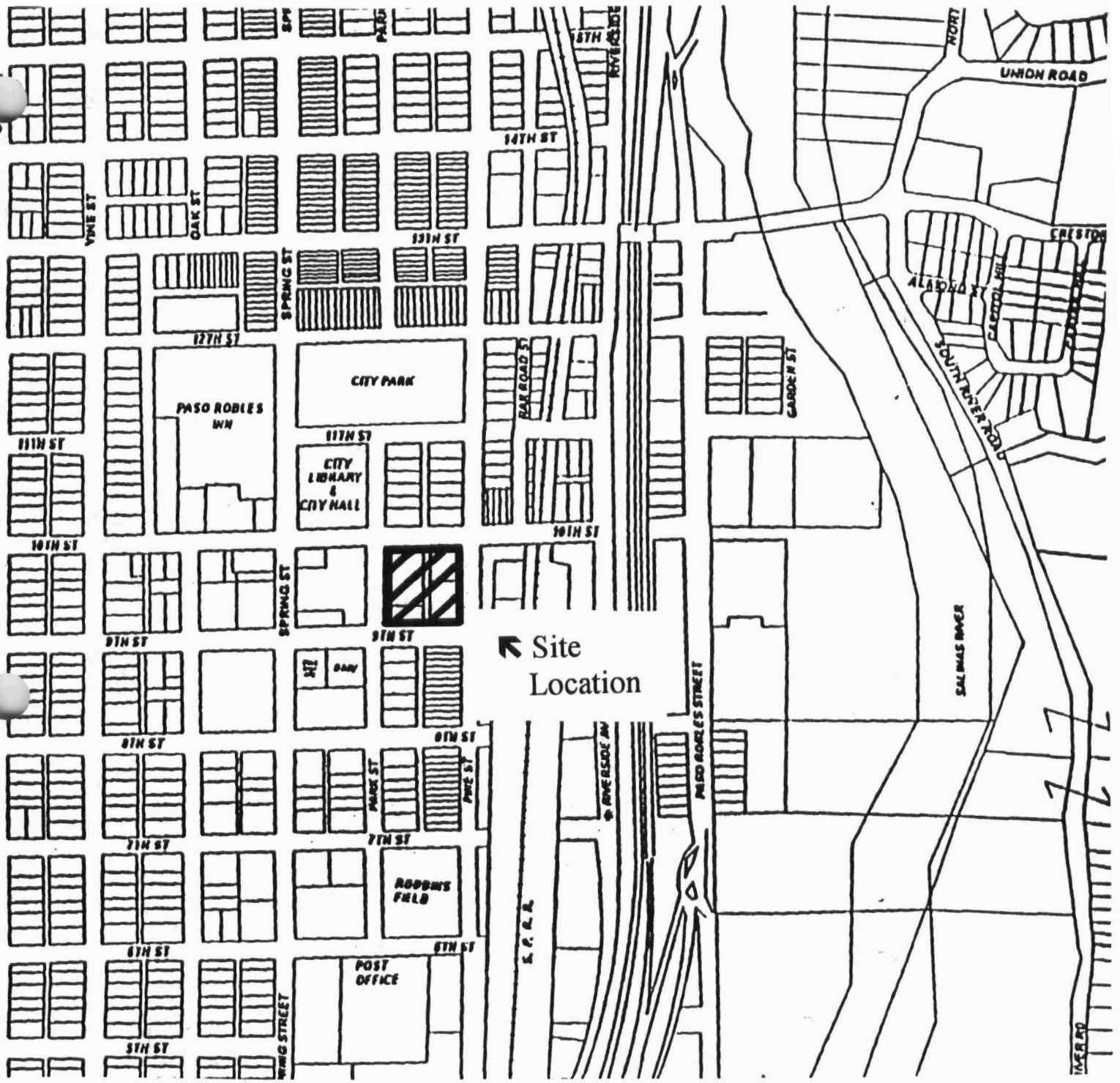
After consideration of any public comment, that the City Council consider the following options:

- a. Direct that the Project Design Team proceed with the preparation of the Final Design and Construction Drawings consistent with the Final Preliminary Design approved by the Planning Commission via Planned Development 99014 on September 28, 1999.
- b. Identify any appropriate design modifications to be considered by the Project Design Team in the preparation of Final Construction Drawings that might differ from the PD 99014 approval.
- c. Amend, modify or reject the foregoing option.

Attachments:

1. Location Map
2. Site Plan / Landscaping / Elevation Reductions
3. Minutes from DRC, PAC and Planning Commission Meetings
4. Correspondence received from the public on project design

h:\meg\pd\public safety\cc report



**Planned Development 99014**  
 CITY INITIATED - Public Safety Center

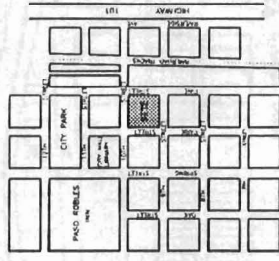
**LOCATION MAP**

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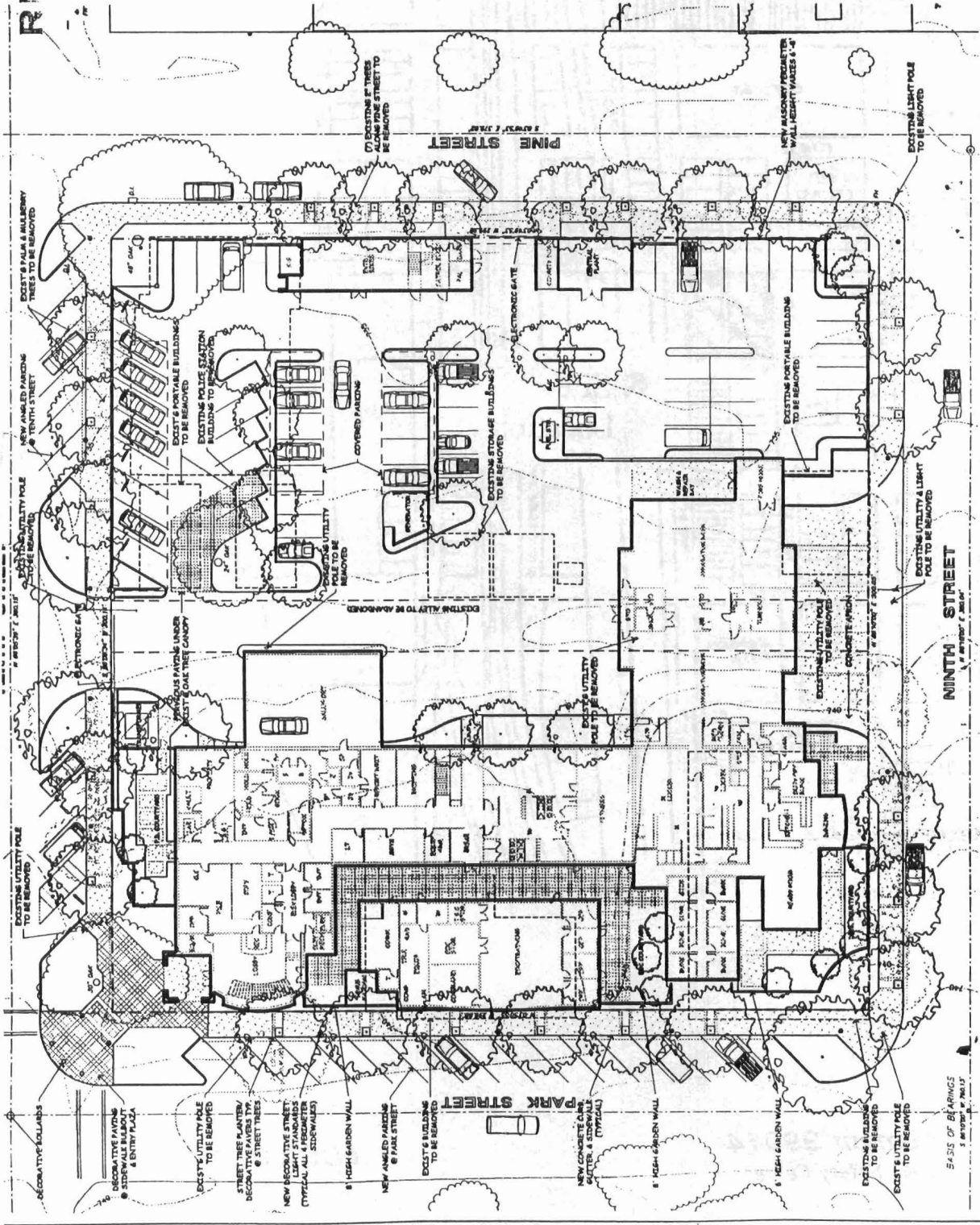
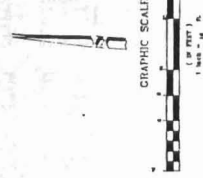
JUN 29 1999

EXIST. AREA:	89,991 SF
BUILDING AREA:	
FIRST FLOOR:	23,490 SF
SECOND FLOOR:	10,000 SF
TOTAL:	33,490 SF
AUXILIARY SPACES:	
STORAGE:	148 SF
SALTYWORT:	2000
PARKING SPACES PROVIDED:	43

PROJECT SUMMARY



VICINITY MAP



SCHEMATIC SITE AND FIRST FLOOR PLAN

SCHEMATIC SITE PLAN

Scale: 1" = 16'-0"



FEM DESIGN GROUP

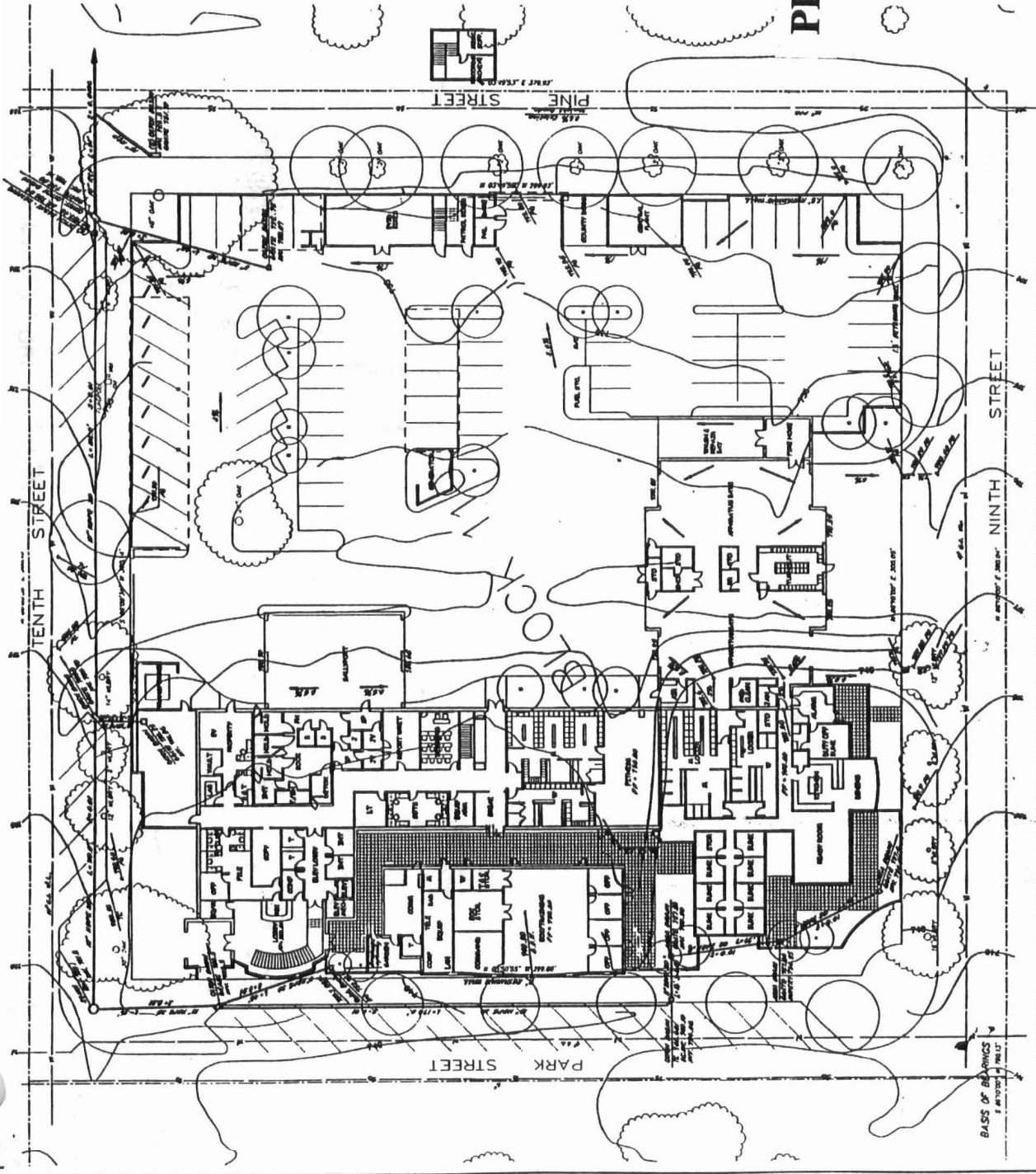
City of El Paso de Robles  
 Public Safety Center  
 Project # A98049  
 June 24, 1999

PD 99014 - Exhibit

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JUN 29 1999

PD 99014 - Exhibit C



SCHEMATIC SITE AND FIRST FLOOR PLAN - SCHEMATIC GRADING PLAN



LEIN DESIGN GROUP  
 Planning, Architecture, Engineering, Survey, Landscape Architecture

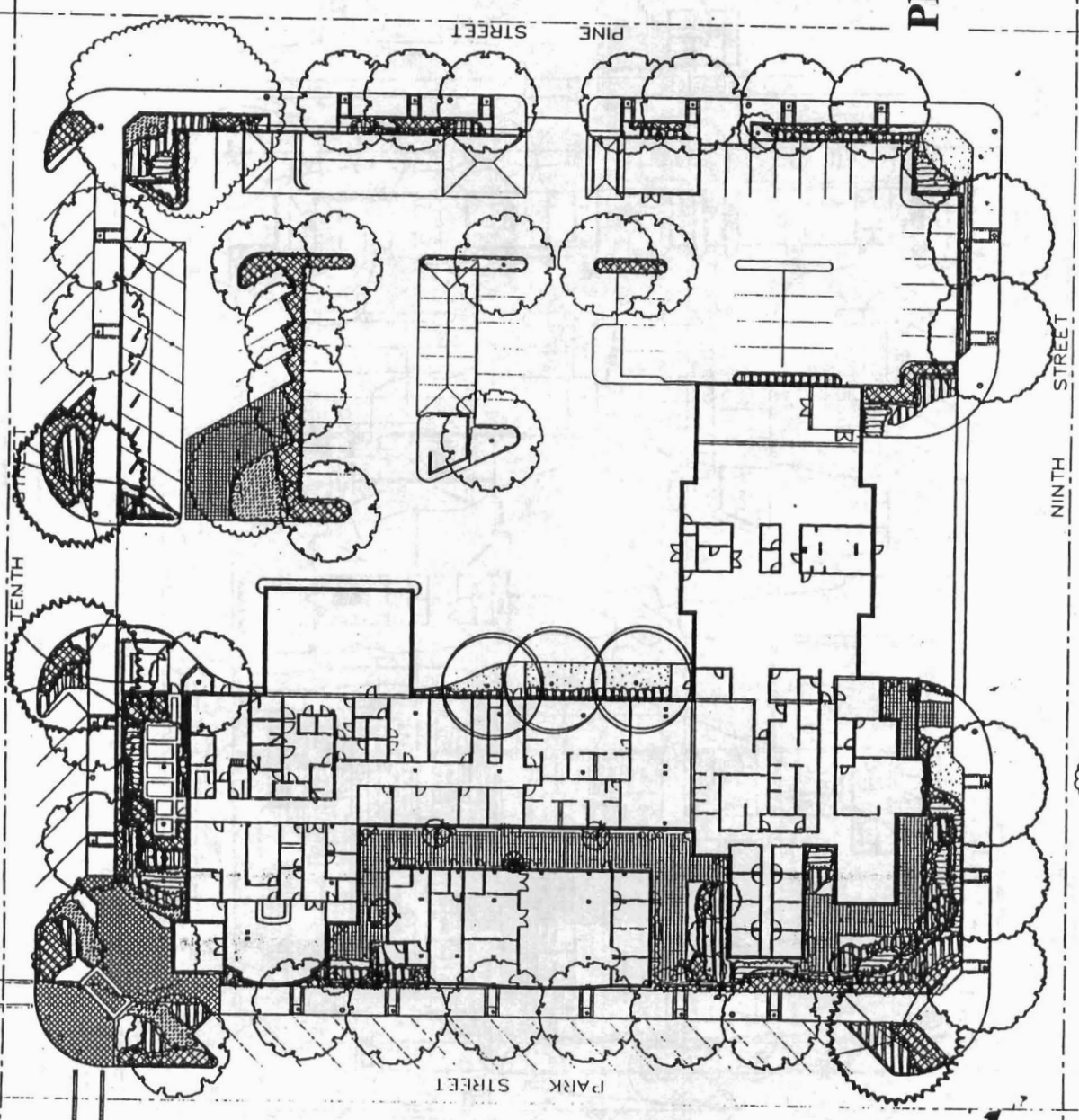
SCHEMATIC SITE and FLOOR PLAN

Scale: 1" = 16'-0"

City of El Paso de Robles  
 Public Safety Center  
 Project # A98049  
 June 18, 1999

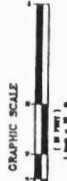
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JUN 29 1999



	Ornamental Flowering Shrub	2-1/2' H.C.
	Tree (Standard or Specialty)	2-1/2' H.C.
	Shrub	2-1/2' H.C.
	Planting Bed	2-1/2' H.C.
	Lawn	2-1/2' H.C.
	Paved Area	2-1/2' H.C.
	Stair	2-1/2' H.C.
	Access Path	2-1/2' H.C.

PD 99014 - Exhibit D



SCHEMATIC PLANTING PLAN

City of El Paso de Robles  
Public Safety Center  
Project # 99-014  
June 17, 1999

SCHEMATIC SITE and FLOOR PLAN



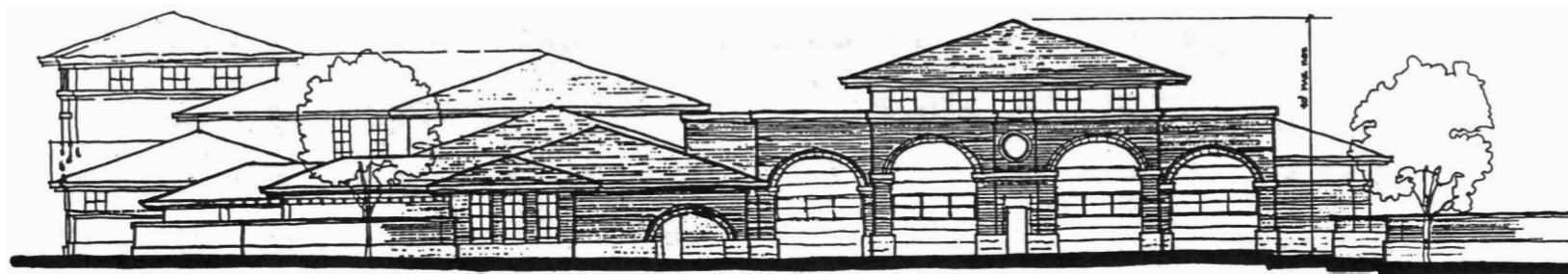
BBM DESIGN GROUP



Scale: 1" = 16'-0"

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SOUTH ELEVATION (View from Ninth Street)



EAST ELEVATION (View from Pine Street)

PD 99014 - Exhibit E

**SCHEMATIC EXTERIOR ELEVATIONS**

Scale: 1/8" = 1'-0"



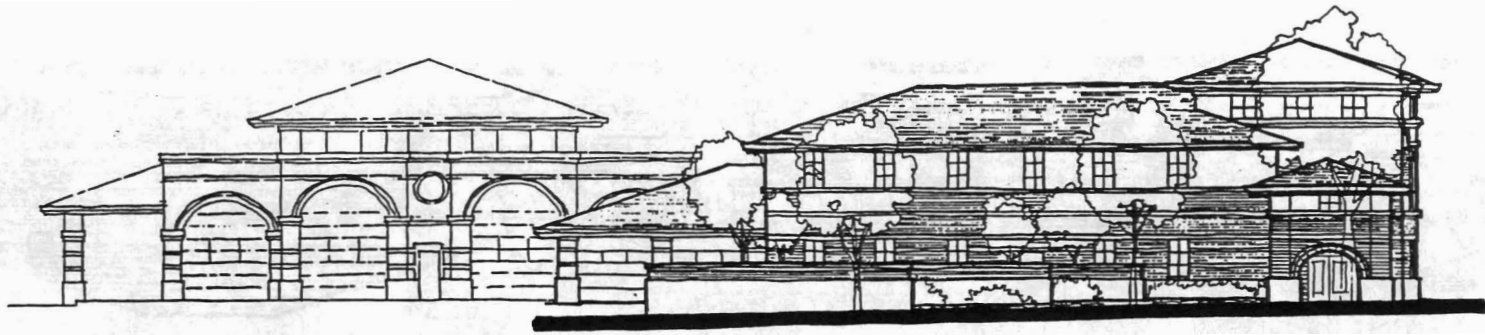
**KEN DESIGN GROUP**  
ARCHITECTURE • INTERIOR DESIGN • LANDSCAPE ARCHITECTURE  
1000 N. GARDEN STREET, SUITE 100, EL PASO, TEXAS 79901  
TEL: 972.782.1111 FAX: 972.782.1112



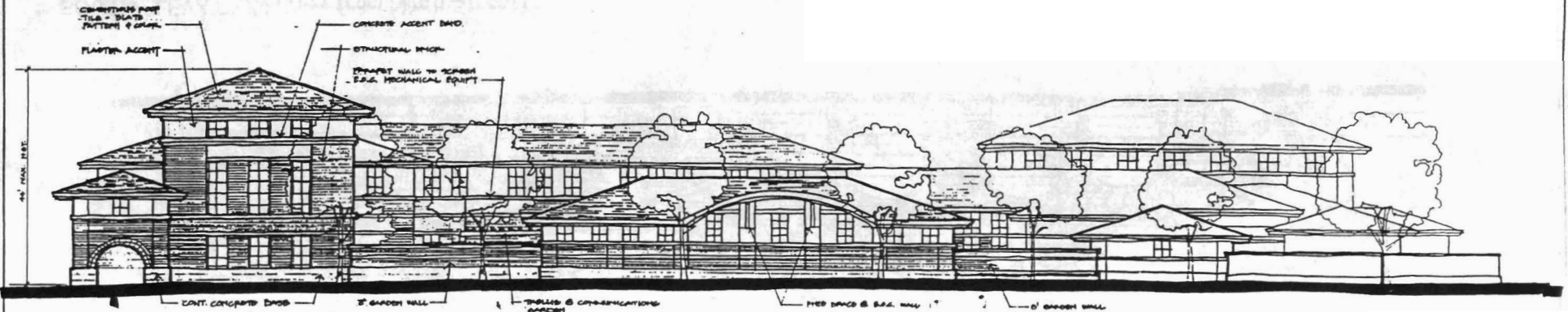
City of El Paso de Robles  
**Public Safety Center**  
Project # A98049  
June 24, 1999

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JUN 29 1999



NORTH ELEVATION (View from Tenth Street)



WEST ELEVATION (View from Park Street)

PD 99014 - Exhibit F

SCHMATIC EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

City of El Paso de Robles  
 Public Safety Center  
 Project # A98049  
 July 1999



KEM DESIGN GROUP

Planning • Engineering • Architecture • Construction Administration





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PROJECT AREA COMMITTEE MEETING  
MINUTES OF AUGUST 18, 1999

SEP 8 1999

\*\*\*\*\*

Members present: Roger Blank, Norma Duncan, Nick Gilman, Matt Masia and Thomas Rusch

Members absent: Anthony Horzen, Pacifico Montano, Bob Singleton and Ruben Tate

City Staff: Dennis Cassidy, Doug Hamp, Bob Lata, Cindy Pilg, Meg Williamson

Main Street: Norma Moyer

Guests present: Mary McGrath, RRM Design Group  
David Main, RRM Design Group

1. The meeting was called to order at 7:10 p.m. by Chairman Nick Gilman.
2. Roll call was taken with 5 members present.
3. Public Comments

None.

4. Approval of Minutes

Minutes of May 6, 1999, were approved with the following exception to the last paragraph on page 2:

"Tom Rusch stated that *if* growth was inevitable, he felt...."

5. Committee Discussion

Mary McGrath and David Main of RRM Design Group re Public Safety Center (PSC) presented the final project program with emphasis on space needs and site/floor plan schematics. Ms. McGrath further explained that the PSC was designed with a 30-year life expectancy, with optimum use at 15 years. Construction time: 14-16 months. Budget: \$12.5 million.

Principal Planner Meg Williamson explained the development application process. The City Council, with input from PAC and Development Review Committee (DRC), has recommended a scheme to be reviewed by the Planning Commission in late September.

Mary McGrath explained that the design has incorporated features which PAC had expressed a desire for: open corners and buildings to sidewalks. In addition, she addressed concerns re the usage of brick, emergency generators, security surveillance, and acoustics.

PAC members mentioned several items which they would like researched in the future:

- blight
- height
- flag pole, signage, dedicated benches, bronze statues

PAC members further questioned the possibility of future police/fire substations on the east side of Paso Robles. Chief Hamp remarked that the need is immediate for a fire substation with two possibilities existing: (1) shared space with County or (2) shared space with City Police. Police Chief Cassidy added that a Police substation was not necessary due to the transient nature of the Police Department.

6. Next Meeting Date

Not discussed.

7. Adjournment

Meeting was adjourned at 8:25 p.m. with no formal action taken.

Date 9/7/99 Item # \_\_\_\_\_  
( ) Approved ( ) Denied  
( ) Continued To \_\_\_\_\_

**DEVELOPMENT REVIEW COMMITTEE**  
**MINUTES**

**3:30 PM Monday**  
**September 13, 1999**

**Meeting Location: Large Conference Room on second floor of City Hall, at 1000 Spring Street, Paso Robles, California. The Development Review Committee will meet at the conference room.**

**Commissioners present were: Gary Nemeth, Ed Tascona and Valarie Warnke (for first item)**

**Staff present were: Dennis Cassidy, Meg Williamson and Darren Nash**

**Applicants and others: David Main**

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**FILE #:** SITE PLAN 99003  
**APPLICATION:** Expansion of waste water treatment facility  
**APPLICANT:** SLO Brew  
**LOCATION:** 1400 Ramada Drive  
**DISCUSSION:** **Applicant had complied with a majority of the recommendations from the Aug. 2<sup>nd</sup> meeting. DRC allowed the 8 foot chain link slatted fence with vines, rather than the original 6 foot tubular panel fence. The existing 6 foot fence would be retrofitted with wire stringers extending up to 8 feet to accommodate vine growth. The street trees on Vendel's Circle were modified to Live Oak. The tree species on the eastern property boundary were modified from Live Oak to a species to be agreed upon by staff prior to installation (intended to be a faster growing species with greater screening abilities). Also discussed was the requirement for soil amendments in planter areas. The Committee pointed out that no outdoor storage would be allowed between the fenced in area and the Brewery Building and any new site lighting is to be shielded and cut - sheets shall be provided to planning staff for approval prior to installation. See other previous DRC recommendations from the 8-2-99.**  
**ACTION:** **The DRC approved Site Plan 99003 subject to the above mentioned conditions as well as conditions originally established at the DRC meeting of 8-2-99.**

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**FILE #:** PLANNED DEVELOPMENT 99014  
**APPLICATION:** Construction of Public Safety Center  
**APPLICANT:** City of Paso Robles  
**LOCATION:** City block bordered by 9<sup>th</sup>, Park, Pine and 10<sup>th</sup> Streets  
**DISCUSSION:** Staff explained the process leading up to the filing on the development plan and the remaining steps in the Planned Development process. David Main of RRM Deign Group, gave an overview of the site plan and elevations of the project. The DRC did have general questions about the operations and design of the building. The location of the enclosure for the HVAC equipment, and the amount of noise were discussed. The Architect explained that the HVAC, the dog kennels and other related noise generating uses were located on the site to be as far away from residential as possible. The DRC did have design recommendations regarding the material of the base wall of the building. Cost permitting, the DRC recommended the use of cast stone as a 1<sup>st</sup> choice, brick material as a 2<sup>nd</sup> choice and colored concrete as the 3<sup>rd</sup> choice.  
**ACTION:** No action was taken at this time, although the Committee was in general consensus and recommended approval of the project at the Planning Commission meeting of September 28, 1999.

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Adjournment to Tuesday, September 14, 1999 at 7:30 PM.

NICK GILMAN  
Architect

945 12<sup>th</sup> Street, Suite E  
Paso Robles, CA 93446  
(805) 238-3432

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August 19<sup>th</sup>, 1999

Mayor Duane Picanco and City Council  
City of El Paso De Robles

Re: Public Safety Center Design

Mr. Mayor:

Collectively, the City has allowed the proposed EOC facility design to go beyond any reasonable parameters of good economic sense or aesthetics. I will try to keep my sarcasm out of this letter; however, I did have to walk out of last night's PAC meeting. During the architect's presentation to PAC, the image of white traders selling glass trinkets to Aborigines was too strong.

#### Program

The concept of "fail safe" security has run amok. You have been sucked in by an industry that makes a very excellent living selling "state of the art" advice and goodies which have questionable value in the real world. The need for Paso Robles to emulate and improve designs from major urban centers reminds me of public service sector salaries that are based on being 5% better than the neighboring community- a never ending cycle.

The realistic worst case scenarios we face are 1) massive flooding (in excess of 1969), 2) a fire storm, probably in the shrubby west side hills; 3) a major seismic event in either the San Andreas or Rinconada faults. The first two scenarios are in no way mitigated by the Dr. Strangelovian isolated facility within an isolated facility, "The Command Center". The third scenario, a seismic event, I'm more professionally involved with. When I hear the Fire Chief using recent events in Turkey to sell unrealistic needs to the Yokels, I know we're in trouble. Poorly designed, poorly built structures will always have problems in an earthquake whether in Istanbul, Northridge, or Watsonville. The other side of seismic history is that simple well designed and built structures have not had problems in any earthquake. Your City Hall/Library will tolerate a Scale 8 event with only cosmetic damages, the same is true for most newer buildings around town. Actually the geologists predict our worst case event will be a scale 7. The need for your isolated command center is nonexistent and silly.

The Fire Chief likes to raise the possibility of a rail car, full of chlorine (or worse) gas, exploding on the tracks; could happen, I suppose. Like a lot of tax payers, however, when I'm being enveloped by the green cloud, will my last warm fuzzy thought be that our Chiefs are safe. I have the vision of Mike Compton hobbling across the street ahead of the green cloud so he can put post gas attack purchase orders out on his secure computer.

The need for both police and fire officer physical fitness is evident. I wish it were better for all of us. Do you really believe you can build, equip, and maintain a private gym for your staff for less than buying a membership, for the interested staff, to the Paso Robles Athletic Club? (PRAC could certainly use the assist), Your facility is a good idea when staff is contractually required to seriously work out a minimum of two hours a week. Otherwise it is just ego fodder.

### Architecture

The architects involved, I believe are good. I understand Mary was responsible for SLO's new branch station on Broad Street. This is a very high quality facility that fits the community in tone and scale. Obviously, we've got much more complex facility requirements, but the same 'fit the community' attitude should be emulated.

Somehow, it's apparent that the designers were told to break the mold with Architectural extravagance. Banded masonry, multiple arches, 36' high clearstory windows, slate roofs, on and on. Very few of the traditional architecture cliches were missed. I believe if the community was offered a public facility with architecture splendor, we would more likely choose a court house, playhouse/theater, or final city hall; not the fire department and police department. The intent of the Main Street/Design Guidelines was (is) to simply continue the architectural atmosphere from North of the Park to South of the Park. No where in the City (North of the park or elsewhere) is there architecture of such extravagance. Somehow the fire station (as proposed) reminds me of Royce Hall at U.C.L.A.. No private sector will even come close to this image; I'm uneasy that the monumental image of this facility as proposed is really a misinterpretation by the architects of unclearly stated guidance. I won't insult anyone by suggesting an ego is responsible for this.

### Budget:

The architect's professional estimate is due today. I admit to being curious. My pure guess is that you're already \$3,000,000 over budget. This is only the tip of the iceberg. Without a firm grip, things will only snowball from here. At least some of you can remember the cost escalation of the City Hall/Library project.

- A) The Chiefs admitted to making a stab at adding operational expenses to future budgets. I hope realistic basic janitorial, high tech de-bugging, utility costs, etc., have been convincingly factored in.
  
- B) Please ask your architects to provide you with an energy consumption analysis. Masonry structures are notorious energy hogs, combine that with extraordinary high ceilings and the meter will spin. Masonry or concrete, certainly makes sense for the detention core of the police facility. Otherwise which Guerrilla mortar attack are we defending ourselves from?
  
- C) Regardless of the budget analysis, an easy \$1,000,000 could be pared from the architectural extravagances still leaving a very presentable facility to be proud of. These savings would be without modifying the program in any way.

Gentlemen, I think of skate board parks, dispersed green practice fields for youths and adults, housing for seniors, minority involvement programs, all having higher priority than glitz at 10<sup>th</sup> street. Historically you have underfunded needed and worthwhile community amenities in favor of pet projects of politically noisy pressure groups. This time the pressure group is your own staff and employees, a tough deal for you, I agree.

City staff gives the impression that the train has already left the station. I hope not. And I hope you have the patience to rethink this project and possibly tilt its momentum.

Respectfully submitted,



Nick A. Gilman

cc: Jim App- City Manager  
Bob Lata-Commercial Development  
Dennis Cassidy- Police Chief  
Doug Hamp- Fire Chief

2. FILE #: **TIME EXTENSION FOR PLANNED DEVELOPMENT 93011 AND CONDITIONAL USE PERMIT 95017**  
APPLICATION: To allow for the construction and operation of a 50 space recreational vehicle park.  
APPLICANT: Mike Fredrick and Doug Filippini  
LOCATION: 2975 Union Road, approximately 1,500 feet east of the Union Road/Highway 46 east intersection, on the north side of Union Road, adjacent to the Huerfano Creek.

Opened Public Hearing.

**Public Testimony:** In favor: None  
Neither in favor nor opposed: Mike Menneth  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Johnson seconded by Commissioner Ferravanti, and passed 7-0- to grant a one year time extension for Planned Development 93011 and Conditional Use Permit 95017.

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3. FILE #: **PLANNED DEVELOPMENT 99014**  
APPLICATION: To construct a 39,000 square foot Public Safety Center on an approximate 2-acre site.  
APPLICANT: City of Paso Robles  
LOCATION: On the City block bordered by Park, 9<sup>th</sup>, Pine, and 10<sup>th</sup> Streets.

Opened Public Hearing.

**Public Testimony:** In Favor: Pat Mackie  
Jack Erhart  
Opposed: None

Closed Public Hearing.

**Action:** A motion was made by Commissioner Nemeth, seconded by Commissioner Ferravanti, and passed 7-0- to adopt a Negative Declaration for Planned Development 99014 as presented.

8-2



**Action:** A motion was made by Commissioner Nemeth and seconded by Commissioner Ferravanti, and passed 7-0- to approve Planned Development 99014 as presented.

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**OTHER SCHEDULED MATTERS - NONE**

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**WRITTEN CORRESPONDENCE - NONE**

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**COMMITTEE REPORTS**

- 4. Development Review Committee:
  - a. September 7, 1999
  - b. September 13, 1999

**Action:** A motion was made, seconded, and passed 7-0 to approve the DRC Minutes as presented.

- 5. Other Committee Reports:
  - a. Airport Advisory Committee: Commissioner Ferravanti reported that the next scheduled meeting is Thursday, September 30, 1999..
  - b. Parks & Recreation Advisory Committee: No report given.
  - c. PAC (Project Area Committee): No report given.
  - d. Main Street Program: Commissioner Finigan reported that the Wedding Fair has been rescheduled to October 6, 1999 due to rain.

**CDBG/REDEVELOPMENT AGENCY HOUSING PROGRAM STATUS REPORT**

Community Development Director Bob Lata reported that the Skate Park and the Main Street Lighting Project are proceeding per schedule.

**PLANNING COMMISSION MINUTES**

- 6. September 14, 1999

**Action:** A motion was made by Commissioner Ferravanti, seconded by Commissioner Finigan, and passed 7-0 to approve the Planning Commission Minutes of September 14, 1999 as presented.

**REVIEW OF CITY COUNCIL MEETING**

A brief summary of the City Council Meeting of September 21, 1999 was provided by Commissioner Finigan.