

All persons desiring to speak on agenda items are asked to fill out a **Speaker Information Card** and place it at the Staff Table prior to the start of discussion of the agenda item. Each individual speaker will be limited to a presentation total of three (3) minutes per person, per item.

CITY COUNCIL AGENDA

Tuesday, June 5, 2001 7:30 PM

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL
CONFERENCE CENTER, 1000 SPRING STREET**

**PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL PRIOR
TO THE MEETING WITH A COPY TO THE CITY CLERK**

7:30 PM – CONVENE REGULAR MEETING

CALL TO ORDER – Downstairs Conference Center

PLEDGE OF ALLEGIANCE

INVOCATION

ROLL CALL Councilmembers George Finigan, Jim Heggarty, Gary Nemeth, Duane Picanco and Mayor Frank Mecham

PUBLIC COMMENTS

This is the time the public may address the Council on items other than those scheduled on the agenda. **PLEASE SPEAK DIRECTLY INTO THE MICROPHONE AND BEGIN BY STATING YOUR NAME AND ADDRESS. EACH PERSON AND SUBJECT IS LIMITED TO A 3-MINUTE DISCUSSION.** Any person or subject requiring more than three minutes may be scheduled for a future Council meeting or referred to committee or staff. Those persons wishing to speak on any item scheduled on the agenda will be given an opportunity to do so at the time that item is being considered.

PRESENTATIONS

- 1. 2001 PRHS Bearcats Swimming and Diving CIF Champions**

NOTICED HEARINGS

2. **Appeal of Planned Development 00-009 (Nunno Corporation)**

R. Lata, Community Development Director

Consider an appeal of the Planning Commission's approval for constructing approximately 75,000 square feet of aircraft storage hangars on a partially developed 13-acre site at the Municipal Airport. The property is located on the north side of Dry Creek Road, west of Cloud Way and east of Airport Road. The appeal is focused upon certain development conditions, including a road frontage landscape screening wall and improvements of Dry Creek Road frontage. (This item was continued from May 15th City Council meeting.)

OPTIONS:

- a. Uphold the Planning Commission's action of April 24, 2001 and
 - (1) Adopt the Resolution No. 01-xx granting a negative declaration status to Planned Development 00-009 subject to the mitigation measures relating to aesthetics.
 - (2) Adopt the Resolution No. 01-xx granting approval to Planned Development 00-009 subject to the standard and site-specific conditions, and its exhibits.
- b. Block Screen Wall and Security for Dry Creek Road Requirements and
 - (1) Adopt the Resolution No. 01-xx granting a negative declaration status to Planned Development 00-009 subject to the mitigation measures relating to aesthetics.
 - (2) Adopt the Resolution No. 01-xx granting approval to Planned Development 00-009 subject to the standards and site-specific conditions, and its exhibits, with the additional Dry Creek Road requirements as follows:
 - Modification to Site Specific Condition 5(b) – requiring addition of decorative block wall:

“A decorative block wall (split face block, slumpstone, or stucco coated block) shall be installed at the northern edge of the landscape buffer on Dry Creek Road. This wall shall be a minimum of 6 feet in height, unless combined with a vegetated, earthen berm. The wall shall return (wrap) at the western and eastern edges of the site (to a minimum distance of 20 feet) to minimize views to the back of the site.”
 - Addition of Site Specific Condition 28 – requiring a bond for Dry Creek Road widening:
 - “Prior to occupancy, and subject to City Council authorization of the proposed Arterial standard, the developer shall bond for the construction of Dry Creek Road to a modified Arterial road standard for the length of the parcel as follows: Concrete curb and gutter shall be placed at its ultimate location along the north side of Dry Creek Road, and paved surface shall be installed for the remaining northern half of the street section. In lieu of sidewalk, the applicant may install a full 10 feet of landscape parkway to supplement the on-site screen planting of 10 feet (for a total of 20 feet of landscaping). This requirement would supercede any limitation to such an obligation that may/may not be in the applicant's lease.”
- c. Amend, modify, or alter the above noted options

ROLL CALL VOTE

3. Appeal of Planned Development 99019 (Bill Ridino/Joel Koman)

R. Lata, Community Development Director

Consider an appeal of the Planning Commission's action to approve a 23-unit apartment project on property located on the north side of Creston Road between Trigo Lane and Ivy Lane across from the Nickerson Drive intersection. The site consists of three separate parcels under one ownership. The middle parcel is developed with a single-family residence and the remaining two parcels are presently vacant. Once right of way dedication for Creston Road is made, the net project area will be approximately 2.7 acres. The General Plan land use designation is Residential Multiple Family – Low Density (RMF-L) and the zoning is R-2, PD. The RMF-L category will permit a maximum of 8 units to the acre. The zoning code establishes density limits that also take topography into account. Based on the underlying natural slope of this site, the maximum permissible density is 23 units.

OPTIONS:

- a. Uphold the Planning Commission's action to approve PD 99019 and
 - (1) Adopt the Resolution No. 01-xx granting a negative declaration status to Planned Development 99019 subject to the mitigation measures relating to traffic generation.
 - (2) Adopt the Resolution No. 01-xx granting approval to Planned Development 99019 subject to the standard and site-specific conditions, and its exhibits.
- b. If the City Council finds merit in public comment of opposing opinion to the Planning Commission's action, then the Council should elaborate on the specific findings that they are basing this action on and direct staff to return with a set of resolutions that embody those directed findings for consideration at a subsequent City Council meeting date.
- c. Amend, modify, or alter the above noted options.

ROLL CALL VOTE

4. Appeal of Parcel Map PR 01-007 (Linne LLC)

R. Lata, Community Development Director

Consider an appeal of the Planning Commission's action of April 10, 2001, to approve Tentative Parcel Map PR 01-007. The appeal was filed by Newlin Hastings of Linne LLC based on concerns over the requirement for a reciprocal parking agreement between the two parcels. The site is located at 2200 Golden Hill Road. The General Plan land use designation is Commercial Service (CS) and the zoning is Commercial/Light Industrial (C3). The Planning Commission approved Planned Development PD 00-017 on January 9, 2001, to construct two industrial storage buildings of 15,688 square feet and 16,200 square feet respectively on the 1.79-acre site.

OPTIONS:

- a. If the City Council concurs with the Planning Commission's action to require the recordation of a reciprocal parking agreement between the two parcels, then adopt Resolution No. 01-xx upholding the Planning Commission's action and approving Parcel Map PR 01-007 subject to standard and site specific conditions;

- b. If the City Council finds merit in the applicant's proposal and believes there is grounds to grant the appeal since the proposed parking plan would meet the City's parking requirements and not need to be shared between the two parcels, then grant the applicants request for appeal and adopt Resolution No. 01-xx modifying Community Development Condition No. 3 to remove the requirement for reciprocal parking agreements between the two parcels.
- c. Amend, modify or reject the foregoing options.

ROLL CALL VOTE

5. Rezone 00-005 (Jeff Marsden)

R. Lata, Community Development Director

Consider a request by Jeff Marsden to rezone an approximate 3-acre property from Residential Single Family (R1) to Residential Multiple Family (R2, PD); and to consider expanding the rezone area to include the remainder of the RMF-L properties along Creston Road. The subject property is located on the north side of Creston Road between Ivy Lane and Orchard Drive. The site consists of three separate parcels under separate ownerships. Each owner has signed their intent to see their property rezoned to R2, PD. The potential expanded project area includes six (6) other parcels along Creston Road between Orchard Drive and Trigo Lane. The existing General Plan Land Use designation for the entire study area is Residential Multiple Family – Low Density (RMF-L). The existing zoning along this corridor is a combination of Residential Single Family (R1, B3 – with a 20,000 square foot minimum lot size) and (R1 – with a 7,000 square foot minimum lot size). The proposed zoning designation of R2, PD would bring the area into conformance with the General Plan.

OPTIONS:

- a. Expanded Project Area – (Inclusive of Marsden proposal and remainder parcels on Creston Road)
 - (1) Adopt Resolution No. 01-xx approving Negative Declaration for Rezone 00-005.
 - (2) Introduce Ordinance XXX N.S. amending Section 21.21.020 of the Zoning Code (Title 21), and set June 19, 2001 for adoption.
- b. Reduced Project Area – (Inclusive of Marsden proposal, and excluding some or all of the other sites)
 - (1) Adopt Resolution No. 01-xx approving Negative Declaration for the Rezone application.
 - (2) Adopt Ordinance XXX N.S. approving a the Rezone of a smaller project area than the remainder of the Creston corridor.
- c. Amend, modify or reject the foregoing options.

ROLL CALL VOTE

6. Four-Year Financial Plan 2001-02 to 2004-05

M. Compton, Administrative Services Director

Hold public hearing to accept testimony from interested parties on the proposed Four-Year Financial Plan/Two-Year Budget for fiscal years 2002 through 2005.

OPTIONS:

- a. Accept testimony from interested parties and provide direction to staff relative to points #4 and #5 in the fiscal impact section of the staff report.
- b. Amend, modify or reject the foregoing option.

ROLL CALL VOTE

**ADJOURN TO JOINT MEETING OF PUBLIC FINANCING AUTHORITY,
REDEVELOPMENT AGENCY & CITY COUNCIL**

ROLL CALL Agencymembers Jim Heggarty, Gary Nemeth, Frank Mecham, Duane Picanco, and Chairman George Finigan

7. Bond Trustee Services

M. Compton, Administrative Services Director

For the Paso Robles Public Financing Authority to consider approval of tri-party agreements for successor trustee services.

OPTIONS:

- a. Adopt Resolution No. 01-xx to approving two different tri-party agreements for successor trustee services.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE (Public Financing Authority)

ADJOURN TO CITY COUNCIL MEETING

CONSENT CALENDAR

ITEMS ON THE CONSENT CALENDAR ARE CONSIDERED ROUTINE, NOT REQUIRING SEPARATE DISCUSSION. However, if discussion is wanted or if a member of the public wishes to comment on an item, the item may be removed from the Consent Calendar and considered separately. Councilmembers may ask questions of clarification without removing an item from the Calendar. **INDIVIDUAL ITEMS 8-21 ARE APPROVED BY THE VOTE THAT APPROVES THE CONSENT CALENDAR, UNLESS AN ITEM IS PULLED FOR SEPARATE CONSIDERATION.**

8. Approve City Council Minutes of May 10, May 15 and May 21, 2001.
D. Fansler, City Clerk
9. Receive and file Advisory Body Committee minutes as follows:
Citizens Airport Advisory Committee meeting of February 22, 2001
Paso Robles Public Library Board of Trustees meeting of March 8, 2001
Transit Advisory Committee meeting of April 4, 2001
Parks and Recreation Advisory Committee meeting of April 10, 2001
Project Area Committee meeting of May 3, 2001
Housing Authority meeting of May 8, 2001
Pioneer Museum board meeting of May 10, 2001
10. Approve Warrant Register.
M. Compton, Administrative Services Director
11. Adopt Ordinance No. XXX N.S. by regular motion, ordering that the Ordinance be read by title only, then by separate motion authorizing an amendment to the contract between the City of Paso Robles and the Board of Administration of the California Public Employees' Retirement System. (Introduced at City Council meeting held on May 15, 2001.)
D. Fansler, Management Analyst
12. Adopt Ordinance No. XXX N.S. by regular motion, ordering that the Ordinance be read by title only, then by separate motion amending the zoning and building titles of the municipal code regarding the allowing of mini-storage facilities within the C-2 zoning district with a Conditional Use Permit. (Introduced at City Council meeting held on May 15, 2001.)
R. Lata, Community Development Director
13. Adopt Ordinance No. XXX N.S. by regular motion, ordering that the Ordinance be read by title only, then by separate motion amending the zoning map established by reference in Section 21.12.020 of the zoning code (title 21) – Rezone 01-003, Annexation No. 81 – Durand. (Introduced at City Council meeting held on May 15, 2001.)
R. Lata, Community Development Director
14. Adopt Ordinance No. XXX N.S. by regular motion, ordering that the Ordinance be read by title only, then by separate motion amending the zoning map established by reference in Section 21.12.020 of the zoning code (title 21) – Rezone 01-004, Annexation No. 82 – Roth. (Introduced at City Council meeting held on May 15, 2001.)
R. Lata, Community Development Director
15. Adopt Resolution No. 01-xx to appropriate \$200,000 to Budget Account No. 601.910.5452.425 to upgrade Lift Station No. 11. (Lift Station No. 11 is located east of Beechwood Drive near the intersection of Falcon Drive.)
J. Deakin, Public Works Director
16. Adopt Resolution No. 01-xx authorizing the City Manager to sign a consultant services agreement with Architectural Resources Group for the design of disabled access improvements for the Carnegie Library.
R. Lata, Community Development Director
17. Adopt Resolution No. 01-xx accepting the Negotiated Exchange of Property Tax Revenue and Annual Tax Increment Between the County of San Luis Obispo and the City for the Roth Annexation (Annexation No. 82). (The subject property is approximately 6 acres located on the south side of 21st Street, west of the current City boundaries.)
R. Lata, Community Development Director

18. Adopt Resolution No. 01-xx accepting the public improvements constructed as required for the development of Woodland Plaza III (Halferty Development Company) and accepting Oak Hill Road between South River Road and 913 feet east of South River Road into the City's maintained street system.
R. Lata, Community Development Director
19. Adopt Resolution No. 01-xx authorizing execution and recordation of the Final Map and Subdivision Agreement for Tract 1632-8 (Phase 3C & D), J. M. Wilson Development, a 24 lot subdivision located north of Meadowlark Drive and west of Airport Road; adopt Resolution No. 01-xx annexing Tract 1632-8 into the Landscape and Lighting District as Sub-area No. 2D; and approve execution of the Subdivision Improvement Agreement for Tract 1632-8 authorizing deferred construction of the subdivision improvements, with an established deadline of May 2002 to complete these improvements. (The project is located at the northwest corner of Airport Road and Meadowlark Road.)
R. Lata, Community Development Director
20. Adopt Resolution No. 01-xx accepting public improvements of Parcel Map 97-167 (Highway 46 Partners) into the City's maintenance system; and to release payment and performance bonds for these improvements upon receipt of a maintenance bond in the amount of 10% of the performance bond amount (\$23,000). (This subdivision is located north of Union Road and east of Golden Hill Road.)
R. Lata, Community Development Director
21. Adopt Resolution No. 01-xx approving two different tri-party agreements for successor trustee services. (The proposed tri-party agreements have been reviewed and approved by bond counsel.)
M. Compton, Administrative Services Director

ROLL CALL

PUBLIC DISCUSSION

22. **Request for Waiver of Street Improvements, Tract 2071 (Pacific Avenue/Ernst)**
R. Lata, Community Development Director

Consider a request to waive the requirements for curb, gutter and sidewalk along the south side of Pacific Avenue fronting Tentative Map 2071.

OPTIONS:

- a. Adopt Resolution No. 01-xx denying the request for a waiver of the installation of street improvements along Pacific Avenue adjacent to Tract 2071; instruct applicant Don Ernst to construct the roadway section in conformance with current City standards; and authorize removal of the 24-inch oak tree and its replacement by two (2) 24-inch box trees as per the City's Oak Tree Ordinance.
- c. Amend, modify or reject the above option.

ROLL CALL VOTE

23. Use of Septic System – Northwest side of Union Road, Southwest of Prospect Avenue

R. Lata, Community Development Director

Consider a request from property owners Jeff and Charla Zukowski to allow septic tank usage for a proposed single-family residence on the west side of Union Road, between Walnut Drive and Prospect Avenue (APN 025-013-002). (Subject property is currently undeveloped.)

OPTIONS:

- a. Adopt Resolution No. 01-xx authorizing usage of a septic system for a proposed single family residence on the northwest side of Union Road (APN 025-013-002/Zukowski), contingent upon the applicant agreeing to participate in the formation of a future assessment district to extend the sewer line to their property, and with the design of the septic system subject to the approval of the Regional Water Quality Control Board.
- b. Adopt Resolution No. 01-xx denying the request of the applicants (Jeff and Charla Zukowski) to allow installation of a septic system at their property along the northwest side of Union Rd., a.k.a. APN 025-013-002), and direct them to connect to the sewer collection system on the other side of Union Road from the subject property.
- c. Amend, modify or reject the above options.

ROLL CALL VOTE

24. Barney Schwartz Park - Management

J. App, City Manager

Consider options for the management and operation of Barney Schwartz Park.

OPTIONS:

- a. Authorize implementation of a budget plan to hire city staff to operate Barney Schwartz Park.
- b. Defer staffing of the park until _____ to investigate Big League Dream’s proposal.
- c. Amend, modify or reject the above options.

ROLL CALL VOTE

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25. City Council Policy Options Regarding General Plan Amendments

R. Lata, Community Development Director

Consider whether to require project plans to be submitted in conjunction with General Plan Amendments. (This is a continued discussion from the May 1st Council meeting.)

OPTIONS:

- a. Direct staff to prepare a resolution for Council consideration that would require that applicants seeking a change to the City's General Plan (either within or outside the City boundaries) to provide a specific development proposal to justify the need for change to City policy.
- b. Retain the current policy and practice of allowing applicants to request changes to the General Plan without the need for a development plan.
- c. Amend, modify or reject the above options.

ROLL CALL VOTE

26. Oak Street Parking Lot

J. Deakin, Public Works Director

Confirm Council's prior direction to pave the area adjacent to Fire Station No. 1 to create additional parking for the Downtown District.

OPTIONS:

- a. Consider postponing this project until the Public Safety Center is complete and Fire Station No. 1 is no longer needed by the Department of Emergency Services.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

27. School District/Housing Authority Contracts

D. Cassidy, Chief of Police

Consider authorizing the mayor to enter into two separate agreements with the Paso Robles Housing Authority and the Paso Robles Unified School District to share the cost of police officers assigned to work in their respective areas.

OPTIONS:

- a. Adopt Resolution No. 01-xx authorizing the mayor to enter into two separate agreements with the Paso Robles Housing Authority and the Paso Robles Unified School District to share the cost of police officers assigned to work in their respective areas.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

CITY MANAGER - None

CORRESPONDENCE - None

ADVISORY BODY COMMUNICATION - None

AD HOC COUNCIL BUSINESS

28. Report From the May 25th Mayors' Meeting

Receive a report from the May 25th Mayors' Meeting.

OPTIONS:

- a. Receive and file a report from the May 25th Mayors' Meeting.
- b. Amend, modify or reject the above option.

VOICE VOTE

29. Appointment of Council Ad Hoc Committee – Airport Master Plan

J. Deakin, Public Works Director

Consider appointment of an ad hoc committee to review the Airport Master Plan, which is currently under development, and report to Council periodically through August, 2002.

OPTIONS:

- a. Appoint a two member ad hoc committee to review Airport Master Plan draft documents and report back to Council periodically through August 31, 2002.
- b. That the City Council amend, modify or reject the above option.

VOICE VOTE

CLOSED SESSION

CALL TO ORDER – Large Conference Room, 2nd Floor

PUBLIC COMMENT

Public comments limited to Closed Session items only.

a. Pursuant to Government Code Section 54956.8 – Property Sale

Property: 21st and Pine, Paso Robles
Parties: Property Owner: City of Paso Robles
Negotiator/Purchaser: Randall and Mary Jordan
City Negotiator: James L. App, City Manager
Under Negotiation: Terms and Conditions

b. Pursuant to Government Code Section 54956.8 – Property Sale

Property: 940 Spring Street, Paso Robles
Parties: Property Owner: City of Paso Robles
Negotiator/Purchaser: Superior Court of San Luis Obispo
City Negotiator: James L. App, City Manager
Under Negotiation: Terms and Conditions

c. Pursuant to Government Code Section 54956.8 – Property Sale

Property: 801 4th Street (4th and Pine), Paso Robles
Parties: Property Owner: City of Paso Robles
Negotiator/Purchaser: San Luis Obispo County Schools
City Negotiator: James L. App, City Manager
Under Negotiation: Terms and Conditions

d. Pursuant to Government Code Section 54956.8 – Property Acquisition

Property: 301 Creston Road, Paso Robles (APN: 009-410-024)
Parties: Owner/Negotiator: Diana Lynn West and Craig Warren West
City Negotiator: James L. App, City Manager
Under Negotiation: Terms of Acquisition

Property: 101 Creston Road, Paso Robles (APN: 009-401-018)
Parties: Owner/Negotiator: Walter N. and Donna L. Heer
City Negotiator: James L. App, City Manager
Under Negotiation: Terms of Acquisition

Property: 1401 N. River Road, Paso Robles (APN: 025-501-014)

Parties: Owner/Negotiator: B. W. The Plumbing Company
City Negotiator: James L. App, City Manager

Under Negotiation: Terms of Acquisition

Property: 149 Creston Road, Paso Robles (APN: 009-401-030)

Parties: Owner/Negotiator: John Danner and Lucille Danner
City Negotiator: James L. App, City Manager

Under Negotiation: Terms of Acquisition

Property: 100 block of Creston Road, Paso Robles (APN 009-401-031)

Parties: Owner/Negotiator: Garrison and Associates, a partnership
City Negotiator: James L. App, City Manager

Under Negotiation: Terms of Acquisition

Property: 1142 13th Street, Paso Robles (APN: 009-051-013)

Parties: Owner/Negotiator: William Jacobson
City Negotiator: James L. App, City Manager

Under Negotiation: Terms of Acquisition

ADJOURNMENT: to THE REGULAR MEETING ON TUESDAY, JUNE 19, 2001, AT 7:30 PM AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET.

THE DEADLINE FOR SUBMITTING ITEMS FOR THE NEXT REGULAR COUNCIL MEETING IS JUNE 8, 2001