

MINUTES OF THE ADJOURNED MEETING
PASO ROBLES JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION
JANUARY 14, 1987

The City Council of the City of El Paso de Robles, meeting in study session at 5:30 p.m. on the above date, was called to order by Mayor Nick Russell with the following Councilmembers answering roll call: Cousins, Ovitt, Dolan, Stemper and Russell; none being absent. The following Planning Commission members answered roll call: Picanco, Farnow, Iversen, Woosley, Bryant and Gilman; Commissioner Baron being absent.

1. The Community Development Director summarized a recap of the prior action on Tentative Tract 1397/Dickson, which action of approval was continued from the Council meeting of January 6, 1987.

The architect, Joe Elkins, and the engineer, Tim Roberts, for the project gave a presentation of a conceptual plan for the development. The applicants' representatives expressed a need for certain park "open space" transfer and focussed on the proposed plot plan and density transfer.

Questions were raised regarding land trade versus abandonment and deed for th park "open space" area.

Tim Roberts, engineer for the applicant, read some of the prior comments on the proposal and how the applicant had responded to solve the problems.

The Mayor asked that he point out to them on the map the areas where they planned to trade the property. He explained that the property would have to be appraised and that property of equal value would have to be traded.

Councilmember Dolan asked if the request was to trade .31 landscaped acres fronting on Scott Street for .56 unlandscaped land going down to the creek bed. It was stated that was the intent. Councilmember Dolan questioned whether in terms of its value would the developer maintain or retain the liability for the maintenance of that area that would be transferred to the City in this trade. He was told that was the understanding.

The question was raised by the Mayor regarding density transfer and the discussion centered on density transfer.

Councilmember Dolan commented on the records and the research that has been done on the request; the City Attorney advised that he was not prepared to respond to the correctness of the assumption of the density transfer and park land transfer or trade back to the developer, and would need to review the files and annexation agreement.

Councilmember Dolan stated that in the absence of some clear and outright restriction that he felt that we should be prepared to consider the development plan.

Councilmember Ovitt stated that they are all in agreement that the PD is a result of the density transfer although they are not sure how much density was agreed upon for transfer. He further stated that he has no qualms with the project.

Councilmember Cousins raised a question about the parking. She was told there was adequate parking along Scott Street. She said she thought there were too many units, she doesn't like 3000 sq. foot lots, absence of garage storage and the parking problem.

After further discussion, the Council directed the City Attorney to research all of the City documents and determine whether or not there had been a stated obligation for the density transfer and option for the "land trade" and report back to the Council. There was a request for Mr. Dickson as to his willingness to continue the matter and he acknowledged his willingness to have the matter continued.

It was then moved by Councilmember Cousins, seconded by Councilmember Dolan and passed unanimously to adjourn.

THESE MINUTES ARE NOT OFFICIAL NOR A PERMANENT PART OF THE RECORDS UNTIL APPROVED BY THE CITY COUNCIL AT THEIR NEXT REGULAR MEETING.

NOTICE OF ADJOURNMENT

YOU ARE HEREBY NOTIFIED that the meeting of the
City Council of the City of El Paso de Robles, California,
held on January 6, at 1987 in the
Council Chambers, City Hall, 1030 Spring Street, Paso
Robles, California 93446, has been adjourned to
January 14, 1987 at 5:30 p.m. in the Council
Chambers, City Hall, 1030 Spring Street, Paso Robles,
California 93446.

DATE: January 6, 1987

CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES

BY: *David Hudson*

DEPUTY CITY CLERK