

MINUTES OF THE ADJOURNED MEETING
PASO ROBLES CITY COUNCIL STUDY SESSION
JANUARY 28, 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, Qvitt, Dolan, Stemper and Russell; none being absent.

1. Councilmember Cousins stated that on the advice of the Redevelopment Attorney, Tom Parrington, it is possible that she may have a conflict of interest on the Redevelopment Agency, due to the fact that she owns property in the proposed Redevelopment Plan area and adjacent to the proposed development project area.
2. The City Manager prefaced the intent of the meeting by introducing Tom Parrington, Special Attorney for the Redevelopment Agency and Marshall Krupp, consultant to the Agency, then stated that the meeting was a study session for the City Council to receive a conceptual private development plan which the developer is proposing to be within the Redevelopment Project Area and involving the Redevelopment Agency.

The City Manager continued his comments; the Halferty Development Corporation through conversations with City staff has prepared a conceptual plan which would involve the development of a retail center as well as certain municipal offices. The planning process and discussion has come to a point where he felt it appropriate to have the Halferty Development Corporation make a presentation of a schematic. The proposal is not a formal proposal or application requiring any action but is for purposes of receiving comments back from City Council which would be incorporated into any future planning process. Inasmuch as the proposal is conceptual and for preliminary review the focus tonight would be on the pads, how they fit, street configurations and the very general view of a project of the type proposed in downtown and in relationship with adjacent buildings. He then introduced Larry Powell, Vice President of Halferty Development Corporation.

Mr. Powell introduced Mr. Jim Halferty, President of Halferty Development Company, and Dennis Alfieri, who is working with them on the project.

Mr. Powell then presented a brief history of the project after which he displayed an architectural rendering depicting the proposal and the boundaries for the downtown development project.

The Mayor asked him to go through the footprints which he then did describing the various shops and sizes of each.

There was discussion of the parking facilities, traffic circulation and street closures. There was a general consensus of the Council that 12th Street had to remain open. Councilmember Qvitt discussed

the possibility of allowing access through the development on 9th Street to the south, and it was requested to be looked into.

The Mayor asked for comments from the audience. There was a question about the Post Office, and it was reported that the Post Office has begun construction on a new site and plans to move by late fall of this year.

Commissioner Gilman questioned the cost for the benefit of the project for the City. The City Manager explained the City's objectives as he understood them to be new retail that would serve to enhance existing retail; the benefit of that is hard to put in dollar figures. He further stated that the City had, through its Master Plan Committee, identified the need and estimated certain time frames for the replacement of existing municipal facilities, this project would reduce the cost to the City.

Marshall Krupp addressed the project stating that a residual of this particular project, is not necessarily the benefit of this project but its impact on the future and the redevelopment of the area itself. He stated that there are only two sources of revenue for the City to be looking for; either property taxes as a primary source of revenue or use tax, i.e., sales tax, bed tax, etc.

Marshall Krupp continued to answer questions from the audience; following questions there was discussion regarding the style of architecture. It was stated that consideration was being given to use of the Paso Robles Inn as an example.

The Mayor then stated that the next step was for the Redevelopment Attorney, Tom Parrington, the consultant, Marshall Krupp, and Halferty Development Company to prepare a development agreement. It was explained that there are two processes going on, (1) Halferty Development Company's proposed development project, and (2) the City's establishment of a Redevelopment Agency and Redevelopment Plan with each process having many more opportunities for review and comment. The Mayor emphasized that the proposal was only conceptual and had not been approved by the Council.

The City Manager announced a joint meeting Public Hearing of the Redevelopment Agency and the Planning Commission, scheduled for February 10, 1987. In preparation for the Public Hearing a study session and presentation of the Preliminary Redevelopment Plan was scheduled for February 3, at 7:00 p.m.

It was decided to convene the joint meeting with the Redevelopment Agency and the Planning Commission at 6:30 p.m. on February 3, 1987 in the City Council Chambers instead of 7:00 p.m. to allow Marshall Krupp sufficient time to present the Preliminary Plan, which time will have to be specially noticed.

The Mayor announced that applications will be available in the City Manager's office for those citizens interested in becoming members of the twenty member Citizen's Redevelopment Advisory Committee.

3. It was moved by Councilmember Ovitt and seconded by Councilmember Dolan that the Council adjourn to its regular meeting on February 3, 1987. Motion passed unanimously.

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

Deputy City Clerk

YOU ARE HEREBY NOTIFIED that the meeting of the City Council of the City of El Paso de Robles, California, held on January 20, 1987 at 7:30 p.m. in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446, has been adjourned to January 28, 1987 at 5:30 p.m. in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446.

DATE: January 21, 1987

CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES

BY: *Dawn Hudson*
DEPUTY CITY CLERK