

MINUTES OF THE REGULAR MEETING
PASO ROBLES CITY COUNCIL
JULY 21, 1987

The City Council of the City of El Paso de Robles, meeting in regular session at 7:30 p.m. on the above date, was called to order by Mayor Nick Russell with the following Councilmembers answering roll call: Ovitt, Dolan, Stemper, Cousins and Russell.

1. The minutes of the regular Council meeting on July 7, 1987 were approved upon motion by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously.
2. The Mayor presented Resolutions of appreciation to Jerry Reneau, Dee Lacey and Dr. David Atkinson for their special efforts and dedication in the Fundraising Campaign for Centennial Park. Jerry Reneau accepted the Resolutions for himself, Dr. Atkinson and Dee Lacey, and announced that the \$1,040,000 has now been pledged towards the 1.1 million dollars goal.
3. Messrs. Tom Martin and Ed Railsback, representing the Paso Robles Wine Festival Committee presented the results of the 1987 wine Festival and a donation to ACORN in the amount of \$1,989.00 for Centennial Park. They also requested that the Council authorize the use of City Park for the 6th Annual Wine Festival on May 21, 1988.

Motion by Councilmember Ovitt and seconded by Councilmember Cousins to approve the request and authorize the use of the City Park for the 6th Annual Wine Festival on May 21, 1988. Motion passed by the following roll call vote:

AYES: Cousins, Ovitt, Dolan and Russell
NOES: None
ABSENT: None
ABSTAINED: Stemper

4. The Mayor presented Certificate of Recognition plaques to Bruce Farnow and Eric Woosley for their dedicated service on the Planning Commission, and to Hershey Julian for his many years of dedicated service on the Library Board.
5. The Mayor announced that it was the time and place scheduled for public hearing of General Plan Amendment 87-02, (A) Rezone 87005/Midland Pacific and (B) Rezone 86006/Riverglen. The Community Development Director reviewed the matter, advising the Council that the applicant was unable to attend the hearing for (B) Riverglen, but had asked the Council to consider the matter as presented.

The Mayor then opened the public hearing on (A) Midland Pacific Development Corp.'s applications for a General Plan Amendment (87-02 and Rezone 87005) from Industry/PM (77.2 acres) and Commercial Light Industry/C-3, PD (23.1 acres) to Low Density Residential/R-1, PD (100.3 acres) for a site located on the west side of South River

AYES: Stemper, Dolan, Cousins, Ovitt and Russell
NOES: None
ABSENT: None

14. A memo from the Director of Municipal Services presented Resolution No. 87-45, A RESOLUTION OF INTENTION FOR VACATING A PORTION OF LELAND, JAMES AND GROVE STREETS IN THE CITY OF EL PASO DE ROBLES AND GIVING NOTICE OF TIME AND PLACE FOR A PUBLIC HEARING THEREON, for Council's consideration.

Motion by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously that Resolution No. 87-45 be read by title only; said Resolution was read by title only.

Motion by Councilmember Cousins, seconded by Councilmember Dolan and passed unanimously that Resolution No. 87-45 be adopted, thereby setting August 18, 1987 at 7:30 p.m. for said public hearing.

15. A memo from the Director of Municipal Services presented Resolution No. 87-46, A RESOLUTION OF INTENTION FOR VACATING A PORTION OF MAPLE STREET IN THE CITY OF EL PASO DE ROBLES AND GIVING NOTICE OF TIME AND PLACE FOR A PUBLIC HEARING THEREON, for Council consideration.

Motion by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously that Resolution No. 87-46 be read by title only; said Resolution was read by title only.

Motion by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously that Resolution No. 87-46 be adopted, thereby setting August 18, 1987 at 7:30 p.m. for said public hearing.

16. A memo from the Director of Municipal Services recommended that the Council approve the extension of the Will Serve Letter for outside water service to Pedro Lopez for property located at the corner of Prospect and Union Roads for one year, expiring July 20, 1988. Said extension to be subject to the original conditions, with the exception of Condition No. 2, amended to read as follows:

"2. That applicant agrees, as a condition of sale of this parcel, to require a written agreement from the Buyer by Letter to be delivered to City through escrow consenting to an annexation to the City at such time as surrounding property requests annexation, such letter to be submitted in a form satisfactory to the City."

Motion by Councilmember Cousins, seconded by Councilmember Ovitt and passed unanimously to approve the recommendations of the Director to approve the extension of said Will Serve Letter including the amendment as set forth above.

17. A memo from the Director of Municipal Services recommended that the Council approve the requested extension of Will Serve Letter for outside water for Richard Blackburn's property located at Lot 203 of Orchard Bungalow Tract for one year, expiring July 20, 1988 and that the extension be subject to all original conditions.

Motion by Councilmember Ovitt, seconded by Councilmember Cousins and passed unanimously to approve said extension of Will Serve Letter for outside water service to Mr. Blackburn as recommended.

18. A memo from the Director of Municipal Services recommended that the Council consider participation in one of several alternatives to improving the condition of Mountain Springs Road from the present substandard conditions of the street. Director, Mike Grantham, reviewed the project stating that the road did not turn out as planned and staff recommends there be corrections with developer participation to the extent of \$14,000.00 which staff felt covered the work done that did not comply with the plans. The City would cover the remaining cost to reconstruct and improve.

The Council considered three options as set forth in the attached letter to Mr. Dick Wilhoit, developer of Tract 1215 Street Improvement Plans.

Motion by Councilmember Cousins and seconded by Councilmember Ovitt to adopt Option 2.A Instead of patching the substandard street, a minimum reconstruction could be accomplished with a 12' lane north of centerline and a 20' width on the south side along the tract frontage.

Developer's Share	\$ 14,000
City's Share	85,000

or if the Cemetery Board participates by allowing the City to realign Mountain Springs Road with their property the City will adopt

Option 2B:

Developers' Share	\$ 14,000
City's Share	116,000

Councilmember Dolan questioned the cost of realignment (Option 2b). Councilmember Ovitt questioned the time required to complete a realignment.

Motion passed by the following roll call vote:

AYES: Cousins, Ovitt and Russell
 NOES: Dolan

ABSENT: None
ABSTAINED: Stemper

19. AN ORDINANCE AMENDING ORDINANCE NO. 491 N.S. SECTION 2.04.010 OF THE MUNICIPAL CODE OF THE CITY OF EL PASO DE ROBLES FIXING TIME AND PLACE OF MEETING OF THE CITY COUNCIL, was presented.

The City Manager announced that staff recommended tabling the Ordinance on the advice of the Redevelopment Agency counsel since there will be needed at least two Redevelopment Agency meetings a month for the next two to three months, therefore Council meeting times should not be changed.

Motion by Councilmember Dolan, seconded by Councilmember Cousins and passed unanimously to table the said Ordinance.

20. The proposed agreement with Paso Robles Chamber of Commerce for promotional activities on behalf of the City was presented for conceptual approval, together with a proposed Resolution approving said Agreement.

The City Manager reviewed the documents advising that they were in response to the comments that were raised in the last Study Session. It is staffs' intent to address the issues that were presented; approval in concept of the agreement is requested at this time after which the documents will be forwarded to the Chamber of Commerce and the City Attorney. After that, the Agreement will be brought back to Council for adoption.

Councilmember Dolan referred to Item 4. of the Agreement and recommended that the City be provided with an audit of the books on a minimum of every three years rather than the City financing an audit.

Motion by Councilmember Cousins, seconded by Councilmember Stemper to approve the Agreement and accompanying Resolution in concept.

Councilmember Ovitt referred to the problem of the Chamber of Commerce not being open on weekends to serve tourists, and recommended that the pass through monies to Downtown Business Improvement Association and Visitor's Conference Bureau should be constituted as payment from the City of Paso Robles and not to be misconstrued as participation by the Chamber.

Councilmember Cousins called for the question.

Motion passed by the following roll call vote:

AYES: Cousins, Stemper and Ovitt
NOES: Dolan and Russell
ABSENT: None

2.1 Letters from Mr. Noel Shutt and Mr. and Mrs. Steven L. Myers regarding the proposed subdivision of land and road abandonment at Grove Street and Blackburn Court were received. Staff was directed to notify both parties of the scheduled public hearing on the abandonment at 7:30 p.m. on August 18, 1987.

2.2 A letter from Mr. Clifford Weyrick regarding Use Permit No. B6001/Club Montage was received.

Motion by Councilmember Cousins and seconded by Councilmember Dolan to receive and file said letter and direct staff to inform Mr. Weyrick of the need to file a formal application for modification to the Use Permit. Motion passed by the following roll call vote:

AYES: Cousins, Dolan, Ovitt and Russell
NOES: Stemper
ABSENT: None

2.3 Motion by Councilmember Cousins, seconded by Councilmember Stemper and passed unanimously to adjourn to a closed session for discussion of potential litigation.

At the closed session, it was moved by Councilmember Cousins, seconded by Councilmember Dolan to authorize settlement of the claims presented by two individuals holding Orchard Bungalow Assessment District bonds. The authorized settlement amounted to \$3,600.00. Motion passed unanimously.

Motion by Councilmember Stemper, seconded by Councilmember Cousins and passed unanimously to adjourn to the regular meeting.

2.4. There being no further business, it was moved by Councilmember Cousins, seconded by Councilmember Ovitt and passed unanimously to adjourn.

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Road, north of Charolais Road. Mr. Dennis Moresco, representing Midland Pacific, reviewed the project.

There being no further comments, either written or oral, the public hearing was closed upon motion by Councilmember Dolan, seconded by Councilmember Ovitt and passed unanimously.

The Mayor opened the public hearing on (B) Riverglen Developments application for (1) General Plan Amendment (87-02) from Commercial Light Industry (10 acres) and Medium High Density Residential (19 acres) to Low Density Residential (29 acres); and (2) Rezone (86006) from C-3,PD (10 acres), R-3,PD12.5 (19 acres), R-1, PD4.3 (62 acres) and R-1PD3 (11 acres) to R-1, PD2.1 (102 acres), located on the northeast corner of North River and Union Roads. There being no comments, either written or oral, the public hearing was closed upon motion by Councilmember Dolan, seconded by Councilmember Cousins and passed on a 4-0 vote with Councilmember Stemper abstaining due to a conflict of interest.

After discussion, it was moved by Councilmember Ovitt and seconded by Councilmember Dolan to approve a Negative Declaration for General Plan Amendment 87-02 and the accompanying zone changes. Motion passed by the following roll call vote:

AYES: Ovitt, Dolan, Cousins and Russell
NOES: None
ABSENT: None
ABSTAINED: Stemper

After further discussion, Resolution No. 87-42, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING AMENDMENT 87-02 TO THE LAND USE ELEMENT OF THE GENERAL PLAN, was presented.

Motion by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously that Resolution No. 87-42 be read by title only. Resolution No. 87-42 was read by title only.

Motion by Councilmember Ovitt and seconded by Councilmember Cousins that said Resolution be adopted. Motion passed by the following roll call vote:

AYES: Ovitt, Cousins, Dolan and Russell
NOES: None
ABSENT: None
ABSTAINED: Stemper

Ordinance No. _____ N.S., AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE IN SECTION 21.12.020 OF THE ZONING REGULATIONS OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA (REZONE 87005 - MIDLAND PACIFIC); and

Ordinance No. _____ N.S., AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES AMENDING THE ZONING MAP ESTABLISHED BY REFERENCE IN SECTION 21.12.020 OF THE ZONING REGULATIONS OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA (REZONE 86006 - RIVERGLEN); were introduced for first reading.

Motion by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously that both of the aforementioned Ordinances for Rezone 87005 and Rezone 86006 be read by title only. Said Ordinances were read by title only.

Motion by Councilmember Ovitt and seconded by Councilmember Dolan that this constitutes the first reading of Ordinance for Rezone 87005. Motion passed by the following roll call vote:

AYES: Ovitt, Dolan Cousins and Russell
NOES: None
ABSENT: None
ABSTAINED: Stemper

Motion by Councilmember Ovitt and seconded by Councilmember Dolan that this constitutes the first reading of Ordinance for Rezone 86006. Motion passed by the following roll call vote:

AYES: Ovitt, Dolan, Cousins and Russell
NOES: None
ABSENT: None
ABSTAINED: Stemper

6. The Community Development Director presented the following applications filed by Midland Pacific Building Corp. for development of a 100.3 acre site located on the west side of South River Road, north of Charolais Road:

a. Planned Development 87001: A Planned Development to set density, lot sizes and development standards above the minimum requirements for the R-1 Zone;

b. Tract 1508: A single family residential subdivision consisting of 251 buildable lots and one open space lot.

c. A Negative Declaration for the above applications.

Mr. Dennis Moresco, representing Midland Pacific, appeared and reviewed the project and addressed the conditions placed upon the proposed development by the Planning Commission. He expressed objections to the Condition No. 5 which requires a 12 inch water line to be constructed in South River Road from Niblick to Charolais Roads and Condition No. 39 which requires the developer to construct a water well, water main and sewer main subject to reimbursement agreements for oversizing, subject to City Council's approval. He

suggested as a compromise in order to help them get the project off the ground, that the well and water line be conditioned as part of a third phase as they develop on South River Road, they put in the 12 inch line. He questioned the proposed amended conditions dated July 21, 1987 as suggested by the City Attorney. Specifically, Condition No. 1, a waiver of downstream damages resulting from the developer not installing a full storm drain facility in the first phase of the project; and Condition No. 2 Water Well Construction Standards, and how he could assure the City that the developer would not interfere with the City's riparian rights.

Councilmember Stemper expressed his opinion that he did not believe the development as proposed should require a new well.

There was discussion of the bikeway and the use to be made of the open space. Councilmember Cousins stressed the need for playground areas in a development of that size.

The consensus was that the matter should go back to staff for further review and clarification before coming to Council at a future date. The City Manager recommended that discussions in review should be restricted to the issues raised in this meeting, and no discussion of modification of any other issues the developer might bring up. The review should be restricted to the water line, the water well, the phasing, time frame on the open space dedication, the wording for Condition No. 14, the caution light at the corner of South River Road and Nicklaus Drive, the fence issue relative to the dedication, the setback as it would relate to the public right-of-way, and the possibility of playground areas. Councilmember Ovitt disagreed with the Planning Commission on Condition 29b, believing that the improvements should go further to the north. Mayor Russell requested that when staff comes back with their recommendation with the phasing conditions that it be included as a part of the Planned Development. The City Manager recommended that ARC's recommendations be brought back direct to Council as an agenda item, not as a received item which would be stated in the PD condition.

After further discussion, it was moved by Councilmember Stemper, seconded by Councilmember Dolan and passed unanimously to continue the public hearing to August 4, 1987 at 7:30 p.m.

7. The Mayor called a ten minute recess, after which the meeting was called back to order with all Councilmembers present.

8. The Mayor announced that it was the time and place scheduled for a public hearing for Ordinance No. _____ N.S., AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES ESTABLISHING CHAPTER 21.22 OF THE ZONING REGULATIONS TO CONTAIN THE OFF-STREET PARKING AND LOADING REGULATIONS AND REPEALING VARIOUS SECTIONS OF THE ZONING REGULATIONS WHICH WILL BE SUPERCEDED BY THE NEW CHAPTER.

The Mayor opened the public hearing. There being no comments, either written or oral, it was moved by Councilmember Stemper, seconded by Councilmember Ovitt and passed unanimously to close the public hearing.

The Community Development Director reviewed the proposed Ordinance and answered questions posed by Councilmembers. Item 4.a. of Exhibit a. Mobile Home Parks, was amended from dimension of "nine" feet by forty feet to "ten" feet.

Discussion followed regarding the two different parking standards, one for Downtown area and another for outside the Downtown area. The City Planner explained that staff had not yet changed the Downtown area to comply with current standards as were being applied to the other areas.

The City Manager recommended that the Downtown standard be deleted; between now and the second reading of said Ordinance, staff will have determined whether all issues are equitable, if so, the Ordinance can then be adopted; if not, the Ordinance can be reintroduced with the desired conditions included.

There was a lengthy discussion of driveway conditions. Councilmember Stemper stated he had a problem with 16 feet driveways being very costly for most residences.

Motion by Councilmember Dolan, seconded by Councilmember Stemper and passed unanimously that said Ordinance be read by title only; the Ordinance was read by title only.

Motion by Councilmember Dolan and seconded by Councilmember Stemper that this constitutes the first reading of the Ordinance amending zoning regulations of off-street parking and loading regulations. Motion passed by the following roll call vote:

AYES: Dolan, Stemper, Cousins, Ovitt and Russell
NOES: None
ABSENT: None

9. The Mayor announced that it was the time and place scheduled for public hearing of the appeal of Planning Commission conditions on Parcel Map 87-090/Dry Creek Village (VandenBerghe), and opened the public hearing.

Mr. Gary Horn, representing VandenBerghe Apartments (Dry Creek Village) reviewed Parcel Map PR 87-090 which proposes to subdivide the VandenBerghe Apartment complex site located on the west side of Creston Road at Stoney Creek Road into three lots and indicated that the following Conditions required by the Planning Commission are not acceptable: (a) Condition No. 5, requiring payment of an in-lieu fee, for installation of a traffic signal, equal to 50% of the cost

of said signal less the amount of signalization fees already paid for the apartment complex; and (b) Condition No. 7, which requires that the applicant place base rock along the sewer easement in the future right-of-way for Rambouillet. He further explained that the reason for the lot split was to create limited partnerships.

There being no other comments, either oral or written, upon motion by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously the public hearing was closed.

Discussion followed regarding the procedure to follow in this matter; whether to consider the appeal or the lot split first. The City Attorney advised that the Council should first determine whether or not they are going to approve the Parcel Map. The City Manager advised that if they approve the Parcel Map it is with the Conditions as recommended by the Planning Commission.

Councilmember Dolan expressed concern regarding the extent to which the City is willing to expend large sums of money to enforce CC&R's and risk the liability of limited partnerships with the approval of the three parcels.

After a lengthy discussion, it was moved by Councilmember Ovitt and seconded by Councilmember Dolan to deny the appeal of the Planning Commission Conditions (a) and (b) as stated being a part of the Parcel Map with the understanding that by doing so the Parcel Map is not approved. Councilmember Dolan reminded the Council that upholding the Planning Commission's recommendations includes 50% of the signal cost minus what has already been paid. Councilmember Cousins did not understand why they have to pay anymore signalization fees and does not believe they should be. Motion failed by the following roll call vote:

AYES: Ovitt and Dolan
NOES: Cousins and Russell
ABSENT: None
ABSTAINED: Stemper

The City Attorney stated that the 2-2-0 vote denies the appeal with no action. The City Manager stated that the motion was to deny the appeal, and that motion failed.

Motion by Councilmember Dolan and seconded by Councilmember Russell to deny Parcel Map PR 87-090 as recommended by the Planning Commission. Motion failed by the following roll call vote:

AYES: Dolan and Russell
NOES: Cousins and ovitt
ABSENT: None
ABSTAINED: Stemper

The City Attorney stated that if there is a motion to approve and the Council can't act, then there is no approval. He further stated that the abstaining vote cannot vote if there is a conflict.

Motion by Councilmember Dolan and seconded by Councilmember Ovitt to approve Parcel Map 87-090 subject to the conditions recommended by the Planning Commission. Motion failed by the following roll call vote:

AYES: Ovitt and Cousins
NOES: Dolan and Russell
ABSENT: None
ABSTAINED: Stemper

Thus, Parcel Map PR 87-090 is not approved.

10. The Consent Calendar was presented and upon motion by Councilmember Cousins and seconded by Councilmember Dolan was approved, together with the recommendations as set forth therein. Motion passed by the following roll call vote:

AYES: Cousins, Dolan, Ovitt, Stemper and Russell
NOES: None
ABSENT: None

Those items on the Consent Calendar are as follows:

A. Resolution No. 87-43, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES AUTHORIZING RENEWAL OF THE WEAPONS FIRING AGREEMENT WITH CALIFORNIA HIGHWAY PATROL - TEMPLETON STATION

The City Council has previously approved an Agreement with the California Highway Patrol for use of the Paso Robles Police Range. The current Agreement expires at the end of June 1987. In adopting the Consent Calendar, Council adopts Resolution No.87-43, approving the renewal of the weapons firing agreement extending authorized use to 1990, and authorizing the execution of the Agreement by the Mayor and City Clerk.

B. Approval of Amendment to the Memorandum of Understanding for Official Police Tow Service (O.P.T.S.)

The City has received a request from both signators to the M.O.U. for Official Police Tow Services requesting amendment to the operational guidelines for the towing of abandoned vehicles. The amendment as requested and recommended would set certain procedures for establishing a rotation policy and setting fees for the towing of abandoned and/or inoperable vehicles from private property. The City's costs would be recoverable from the responsible property owner. In adopting the Consent Calendar, Council directs the City Attorney to prepare a formal Amendment identified as Amendment No. 1

to the Memorandum of Understanding consistent with the letter of request and authorizes execution of the Amendment by the Mayor and City Clerk.

C. Minutes of the Parks and Recreation Advisory Committee Meeting of July 13, 1987.

In adopting the Consent Calendar, said minutes are received and filed.

D. Authorization to Request Bids for Annual Sidewalk Replacement Program

In adopting the Consent Calendar, Council authorizes staff to request bids for the City's annual sidewalk replacement program and appropriate \$25,000.00 (consistent with past appropriations) to the Capital Improvement Budget for this coming years' sidewalk replacement program.

E. Approval to Renew Annual Lease of Veterans' Building with Paso Robles Masonic Building Association (PRMBA)

The current agreement between the City and the PRMBA provides that the lease may be renewed for two additional one year periods. Included in the Agenda packet, is a request from PRMBA to exercise its option to renew the lease for an additional year. Staff is agreeable to the extension request; the terms and conditions of the original agreement are unchanged except that the PRMBA has only one year remaining to extend the lease at its current terms and conditions. In adopting the Consent Calendar, Council approves the lease renewal and authorizes the Mayor and City Clerk to execute said Agreement.

F. Approval of PRAL 87-059/Childs

Staff finds the map to be technically correct and all conditions of the tentative approval have been met. In adopting the Consent Calendar, Council approves the map and authorizes execution and recordation by the City Clerk.

G. Approval of Agreement Between Anthrosphere, Inc. and the City (Monitoring Services For Landfill)

The City is required by Air Pollution Control District to monitor the City's Landfill for gases and possible air contaminants. In adopting the Consent Calendar, the Council approves said Agreement with Anthrosphere, Inc. for the performance of monitoring services for a not to exceed \$8,935.00 and authorizes the execution of the Agreement by the Mayor and City Clerk. Anthrosphere, Inc., by Agreement,

provides similar services for the County landfill; the contract amount is below approved budget.

11. The Pre-check Register for July 16, 1987 in the amount of \$1,192,259.78 and for July 17, 1987 in the amount of \$100,141.38 were presented. Motion by Councilmember Cousins and seconded by Councilmember Dolan that they be approved as presented. Mayor Russell asked that Check No. 67781 to Atascadero Ford in the amount of \$692.27 be pulled and that staff look into the possibility of the warranty being in effect. Motion passed by the following roll call vote:

AYES: Cousins, Dolan (abstaining on No. 67606), Ovitt abstaining on No. 67852), and Russell
NOES: None
ABSENT: None
ABSTAINED: Stemper

12. The minutes for the Planning Commission Reorganization meeting of July 14, 1987 and the Regular Planning Commission meeting of July 14, 1987 were reviewed by Community Development Director, Bob Lata.

Councilmember Dolan questioned Item E. Bryan Letter Regarding RV Park, at the intersection of Highway 46 and Golden Hill Road, specifically the traffic and signalization. Item F., Zoning Determinations, were discussed; Councilmember Dolan expressed concern about the Planning Commission's changes in the requirements for Use Permits, the flexibility and variations seen in second hand sales business, for example.

Motion by Councilmember Dolan and seconded by Councilmember Cousins to approve both Planning Commission meetings held on July 14, 1987, together with the findings and conditions as set forth therein. Motion passed by the following roll call vote:

AYES: Dolan, Cousins, Stemper (abstaining on Item F.3. Zoning Determinations - Oak Creek Plaza, Linda Lutes), and Russell
NOES: Ovitt
ABSENT: None

13. A memo from the Community Development Director recommended that the Council consider the staff recommendation to hire Willdan Associates as the consultant to prepare the EIR for the Wastewater Treatment Plant Expansion and authorize signature of the contract.

Motion by Councilmember Stemper and seconded by Councilmember Dolan to approve the recommendations of the Director, authorizing the hiring of Willdan Associates for the fee of \$12,225.00 and the execution of said contract.

Motion passed by the following roll call vote: