

MINUTES OF THE REGULAR MEETING  
PASO ROBLES REDEVELOPMENT AGENCY  
FEBRUARY 2, 1988

The Redevelopment Agency of the City of El Paso de Robles, meeting in regular session at 7:00 p.m. on the above date, was called to order by Chairman Nick Russell with the following Agencymembers answering roll call: Ovitt, Martin, and Russell; Agencymember Cousins and Dolan being absent.

1. The minutes of the adjourned Redevelopment Agency/Council Meeting of November 30, 1987 and the regular meeting of January 19, 1988 were presented and approved upon motion by Agencymember Martin, seconded by Agencymember Ovitt and passed on a three to zero vote.

2. The Executive Director presented the Agreement Between the Redevelopment Agency of the City of El Paso de Robles and the Paso Robles Cemetery District Regarding Alleviation of Financial Burden or Detriment for the Agency's consideration. The Executive Director explained that the Agreement placed into legal agreement form the contents of that which had been previously agreed to through the Memorandums of Understanding.

Motion by Agencymember Ovitt and seconded by Agencymember Martin to authorize the execution of said agreement, with the understanding that it meets all criteria as set forth in the Memorandum of Understanding. Motion passed on the following roll call vote:

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

3. There being no further business, it was moved by Agencymember Ovitt, seconded by Agencymember Dolan and passed on a three to zero vote to adjourn to the regular meeting at 7:00 p.m. on February 16, 1988.

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

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

9. The Pre-check Register for January 20, 1988 (\$16,832.95), January 25, 1988 (\$138,950.04), and January 29, 1988 (\$137,716.09) was presented and approved upon motion by Councilmember Ovitt and seconded by Councilmember Martin. Motion passed by the following roll call vote:

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

10. A memo from the Director of Community Development presented Ordinance No. \_\_\_\_\_ N.S., AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES ADOPTING AN AMENDMENT TO ORDINANCE NO. 515 N.S. TO ESTABLISH A REQUIREMENT FOR INSTALLATION OF AN EMERGENCY AUXILIARY ELECTRICAL DISCONNECT, for first reading.

Motion by Councilmember Ovitt, seconded by Councilmember Martin and passed unanimously that said Ordinance be read by title only. Said Ordinance was read by title only.

Motion by Councilmember Martin and seconded by Councilmember Ovitt that this constitutes the first reading and introduction of said Ordinance. Motion passed by the following roll call vote:

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

11. A memo from the Director of Community Development presented Ordinance No. \_\_\_\_\_ N.S., AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES AMENDING SECTION 11 OF ORDINANCE 515 N.S. ESTABLISHING ADDITIONAL CRITERIA FOR REVOCATION OF BUILDING PERMIT, for first reading.

Motion by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously that said Ordinance be read by title only. Said Ordinance was read by title only.

Motion by Councilmember Martin and seconded by Councilmember Ovitt that this constitutes the first reading of said Ordinance. Motion passed by the following roll call vote:

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

12. A memo from the Director of Community Development presented a phasing plan amendment for Tract 1508/Bonita American, which would add 22 adjacent lots fronting onto streets which were to have been constructed in Phase 1.

Motion by Councilmember Cousins and seconded by Councilmember Martin to approve the proposed amendment to the phasing plan for Tentative Tract 1508, thereby adding the 22 lots. Motion passed by the following roll call vote:

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

13. A memo from the Director of Community Development presented the Borkey Specific Plan Scope of Work and Request for Authorization to Solicit Consultant Proposals. The Director reported on the proposed project.

Councilmember Dolan questioned whether the RFP addressed some kind of best use for agricultural lands that have been identified in this area, in line with the State's concern with the sudden and very quick elimination of agricultural lands. The Director stated that it would be included as a specific reference, and that the way the alternatives are laid out there is room for consultant's recommendation which could address those concerns.

Mayor Russell questioned the reference to a \$75,000 budget figure. The Director stated that it would be included as a not to exceed figure.

The City Manager explained that the actual authorization of the Council for a dollar amount would occur simultaneously with any proposal recommended for selection.

Councilmember Cousins questioned if the preparation of the Specific Plan could be done in-house, that a considerable amount of the work has already been done by staff and she sees no reason for hiring somebody new.

The City Manager answered that staff has other projects they are working on in addition to the Specific Plan, beginning the whole General Plan process; that staff does not have the ability to perform the work.

Mayor Russell stated that he was comfortable with hiring a consultant as long as staff did not have to spend an unreasonable amount of their time coordinating with the consultant.

Councilmember Ovitt referred to the references to airport noise and parcel sizes ranging from 1-5 acres, stating that it would be his

contention to eliminate the 1-5 acres or Council establish minimum lot sizes for areas affected by the airport review area; and he prefers that they do not refer to acreage size but refer to airport noise mitigation alternatives for residential densities.

The Director suggested that the reference be changed to "parcel sizes consistent where there are airport related noise concerns."

Motion by Councilmember Martin and seconded by Councilmember Ovitt to approve the Scope of Work and Request for Proposals. Motion passed by the following roll call vote:

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

Motion by Councilmember Ovitt, seconded by Councilmember Martin and passed unanimously to approve the consultant selection process as outlined in the Director's staff report dated February 2, 1988 and included in the Agenda packet.

The Mayor stated that it is the understanding that the standing committee consisting of Councilmembers Dolan and Cousins would be reviewing the proposals that are received.

14. The Mayor called a recess after which the meeting was called to order with all members present.

15. A memo from the Fire Chief recommended three options for policy change regarding backyard burning as follows:

- 1) Allow present policy to continue, limiting backyard burning to single and two-family residences inside the City of Paso Robles;
- 2) Permit backyard burning in single and two-family residences with lot size of one acres or more; or
- 3) Disallow backyard burning within the city limits.

The Fire Chief reviewed the different options, recommending Option No. 1, stating that a policy change has been proposed by both the County Fire Chiefs' Association and the Air Pollution Control District allowing backyard burning for single and two-family residences. Mayor Russell recommended Option No. 3, since Option No. 2 created considerable air pollution. Councilmember Dolan agreed with the Mayor.

Motion by Councilmember Cousins and seconded by Councilmember Ovitt that the policy be left as it is, Option No. 1. Motion passed by the following roll call vote:

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

16. A memo from the Police Chief presented Ordinance No. \_\_\_\_\_ N.S., AN ORDINANCE ADDING CHAPTER 17.30 TO THE MUNICIPAL CODE, ENTITLED BUILDING SECURITY, PROVIDING FOR INSTALLATION OF CERTAIN SECURITY DEVICES IN CERTAIN BUILDINGS AS BURGLARY PREVENTION MEASURES, for first reading and introduction. The Police Chief and Officer Martin Aschle reviewed the proposed ordinance. The Council questioned whether the requirement for tempered glass and burglar safe glazing would allow a person to escape from the inside, and the use of a keyed lockset allowing a person to escape from the inside. It was explained that the windows could be broken.

The Council recommended that Section A-14, Item G, be clarified by placing "Windows not visible from a public or private thoroughfare" in the first sentence, and Section A-15 TESTS, be deleted from the Ordinance and brought to Council by Resolution.

Motion by Councilmember Martin, seconded by Councilmember Dolan and passed unanimously that said Ordinance be read by title only as amended by the deletion of Section A-15 which shall come back to Council in the form of a Resolution, and the modified verbiage in Section A-14, Item G as set forth above. Said Ordinance was read by title only.

Motion by Councilmember Martin and seconded by Councilmember Dolan that this constitutes the first reading and introduction of Ordinance No. \_\_\_\_\_ N.S. as amended. Motion passed by the following roll call vote:

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

17. A memo from the Director of Public Works reported on the Traffic Safety Committee's review of a No Parking Zone on 15th Street. The use of stop signs was discouraged and a temporary solution to "red curb" the minimum length necessary to provide a minimum safe street width of 36 feet was recommended. The cost of providing a standard 40 ft. wide street is estimated at \$30,000. The Director reviewed the matter and recommended that the Council adopt Resolution No. 88-08, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES ESTABLISHING A NO PARKING ZONE ON 15TH STREET, BETWEEN LOCUST AND FILBERT; ON 6TH STREET AT THE POST OFFICE AND SANTA BARBARA SAVINGS DRIVEWAYS; AND SPRING STREET AT SANTA BARBARA SAVINGS DRIVEWAYS IN THE CITY OF EL PASO DE ROBLES. He also recommended that the widening of 15th Street be brought back to Council for discussion in the Capital Improvement Program.

Councilmember Cousins directed that the street be red curbed on the No Parking signs be put up which prohibits a truck from being parked there. She further stated that \$30,000 is an expensive price to pay for a parking space.

Councilmember Dolan stated that because of mistakes made by the City in the past, parking cannot be prohibited in front of a residence and he does not agree that a stop sign is not appropriate at least on an interim basis.

Councilmember Ovitt stated that he believed red curbing would be appropriate on an interim basis; even though the issue was to be considered in the Capital Improvement Program for widening, he would still want the street red curbed on both sides.

Mayor Russell agreed with Councilmember Ovitt; the City made a mistake and that red curbing should be used on an interim basis with the understanding that the issue be brought back for consideration in the Capital Improvement Program.

Councilmember Martin agreed.

Motion by Councilmember Cousins, seconded by Councilmember Martin that Resolution No. 88-08 be read by title only, as amended by adding that the No Parking Zone shall be at 103 and 111 15th Street (west of the driveway). Motion passed unanimously. Said Resolution was read by title only.

Motion by Councilmember Ovitt and seconded by Councilmember Cousins that Resolution No. 88-08 be adopted as amended above. Motion passed by the following roll call vote:

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

Motion by Councilmember Ovitt and seconded by Councilmember Dolan that consideration of widening 15th Street between Locust and Filbert be brought before the Capital Improvement Program for discussion. Motion passed by the following vote:

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

18. A memo from the Director of Public Works presented a request for a septic tank installation within one mile of the Salinas River for Lot 178, Orchard Bungalow Tract, 747 Renate Way/Lopez and Stover. The memo set forth four (4) alternatives for sewerage the lot. The Director reviewed the matter and presented a map depicting the

location of other septic tanks already installed in the surrounding area.

Mayor Russell questioned if the City could deny one lot a septic tank in an area where others exist. He stated he would like to see the Council adopt a policy to allow the owner of this lot to develop under a septic system with the understanding that the City brings the issue to the Capital Improvement Program, front the money and set up a mechanism which would provide for reimbursement.

Councilmember Dolan questioned how soon might it be practical to extend the option of the \$40,000 sewer main if the City made a decision to do it. He was told that it would be 8 months to a year before development could start without using septic systems.

Councilmember Martin stated that under the rules that exist right now, that option should be made available and underscores the need to get the sewer/septic issue back before the Planning Commission and the Council.

Motion by Councilmember Cousins and seconded by Councilmember Martin to allow septic tank for 747 Renate Way (Orchard Bungalow Subdivision) and include the \$40,000 sewer main in the Capital Improvement Program, with the possible consideration of extending it further to Union Road. Councilmember Dolan questioned if the City could "bite the bullet" and expend the \$40,000 at this time; the Mayor stated that it could not be done because of the reimbursement, it will have to go through the budget process. Motion passed by the following roll call vote:

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

19. Ordinance No. 542 N.S., AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES AMENDING SECTION 2.64.020 OF CHAPTER 2.64 OF THE MUNICIPAL CODE ENTITLED "PUBLIC MUSEUM OF NATURAL AND HISTORICAL OBJECTS", was presented for second reading and adoption.

Motion by Councilmember Cousins and seconded by Councilmember Martin that Ordinance No. 542 N.S. be read by title only. Said Ordinance was read by title only.

Motion by Councilmember Ovitt and seconded by Councilmember Dolan that this constitutes the second reading and adoption of Ordinance No. 542 N.S. Motion passed by the following roll call vote:

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

20. The City Manager introduced Resolution No. 88-09, A RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN LUIS OBISPO TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION OF THE CITY OF EL PASO DE ROBLES TO BE HELD ON JUNE 7, 1988 WITH THE DIRECT PRIMARY ELECTION TO BE HELD ON JUNE 7, 1988 PURSUANT TO SECTION 23302 OF THE ELECTIONS CODE, and

Resolution No. 88-10, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES, CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE, PERTAINING TO MATERIALS SUBMITTED TO THE ELECTORATE AND THE COSTS OF THE CANDIDATES STATEMENT FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD IN THE CITY ON TUESDAY, JUNE 7, 1988.

Motion by Councilmember Ovitt, seconded by Councilmember Dolan and passed unanimously that Resolution Nos. 88-09 and 88-10 be read by title only. Said Resolutions were read by title only.

Motion by Councilmember Ovitt and seconded by Councilmember Martin that Resolution Nos. 88-09 and 88-10 be adopted as read. Motion passed by the following roll call vote:

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

21. A memo from the City Manager presented the Geothermal Project Consultant Contract for Council's consideration and recommended approval of said contract with authorization for the Mayor and City Clerk to execute all necessary documents.

Motion by Councilmember Martin and seconded by Councilmember Dolan to approve said contract for work to be performed by Floyd Butterfield in an amount not to exceed \$10,000. Motion passed by the following roll call vote:

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

22. The Mayor read a letter from Skywest Airlines advising that the company intends to relocate their maintenance and flight operations to Palm Springs which will mean the suspension of their scheduled air service in Paso Robles on April 1, 1988.

23. Mr. Gary Nelson addressed the Council regarding the widening of 15th Street between Locust and Filbert Streets, suggesting that a fund be set up to receive donations to finance the widening of the street at a later date when there is more development. He expressed concern that the Traffic Safety Committee did not address the problem of speed on 15th Street and a stop sign at 15th and Chestnut Streets



which remains a problem. The City Engineer explained that a stop sign is not recommended for speed control. The Mayor instructed the Police Chief to have the officers try to control the speeders in that area.

24. The Council discussed the landfill becoming a transfer site for hazardous waste and the consensus was they would consider it.

25. The Mayor commented on the City of San Luis Obispo's request for injunction to limit the routing of the rocket fuel through San Luis Obispo and have requested some support from other Cities. He recommended that the City of Paso Robles send a letter to the San Luis Obispo County Board of Supervisors and staff as well as Congressman Thomas' office expressing support and commending the County for the job they are doing in getting the process going in routing the rocket fuel on Highway 166.

26. Motion by Councilmember Cousins, seconded by Councilmember Martin and passed unanimously to adjourn to the scheduled closed session for discussion of possible litigation.

At the closed session, there was no official action taken and upon motion by Councilmember Cousins, seconded by Councilmember Ovitt and passed unanimously the closed session was adjourned to the regular meeting.

27. There being no further business, it was moved by Councilmember Martin, seconded by Councilmember Ovitt and passed unanimously to adjourn to a study session on February 10, 1988 in the City Council Chambers.

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



# City of El Paso de Robles

*"The Pass of the Oaks"*

## 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

February 2, 1988 at 7:30 p.m.

in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446, has been adjourned to

February 10, 1988 at 7:00 p.m. in the Council Chambers, City Hall, 1030 Spring Street, Paso Robles, California 93446.

DATE: February 2, 1988

CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES

BY:

*Dawn Hudson*

DEPUTY CITY CLERK

MINUTES OF THE REGULAR MEETING  
PASO ROBLES CITY COUNCIL  
FEBRUARY 2, 1988

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, Martin, Cousins and Russell; none being absent.

1. The minutes of the City Council meeting of the adjourned Joint meeting of the Redevelopment Agency/Council of November 30, 1987 and the regular meeting of the City Council of January 19, 1988 were presented and approved upon motion by Councilmember Ovitt, seconded by Councilmember Martin and passed unanimously with the minutes of January 19, 1988 clarified as follows: Item 12. Paragraph 4 - Councilmember Dolan's concern with reconvening the committee was not with regard to reconvening the committee, but in allowing the resolution to continue in force until such time as the committee met; Councilmember Dolan felt it was appropriate to reverse the resolution at that time. Also, Item 12. Paragraph 6, Councilmember Martin pointed out that it was his intent that the matter come back before the Council in the meeting of February 2, 1988.

2. The City Librarian, Ann Martin, presented a check to the Council in the amount of \$2,000 from the Friends of the Library to be used for furnishings in the new Library.

3. The Mayor announced that it was the time and place scheduled for public hearing pursuant to Resolution No. 88-05 which noticed the intention to vacate a public utilities easement within Parcel C adjacent to parcel B which has been developed with the Burger King. The City Engineer gave a brief report advising that Mr. Fred Parent, owner of the vacant parcel next to Burger King on Black Oak Drive, requested the vacation of the easement in order to develop his vacant parcel.

The Mayor opened the public hearing to the audience. There being no comments either oral or written, the public hearing was closed upon motion by Councilmember Dolan, seconded by Councilmember Martin and passed unanimously.

Motion by Councilmember Martin, seconded by Councilmember Dolan and passed unanimously that Resolution No. 88-06, VACATING PUBLIC UTILITIES EASEMENT IN CITY OF EL PASO DE ROBLES - BURGER KING, be read by title only. Said Resolution was read by title only. Motion by Councilmember Cousins and seconded by Councilmember Martin that Resolution No. 88-06 be adopted. Motion passed by the following roll call vote:

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

4. The Mayor proposed that the Council set a time limit on the length of the Council meetings since the meetings have been adjourning at such a late hour. He suggested that they endeavor to be more brief in comments or else if the meeting is not completed by 11:00 p.m., to reconvene the next evening.

5. The Mayor announced that it was the time and place scheduled for public hearing of an Ordinance Amending the Nonconforming Use and Building Regulations of the Zoning Code. The Director of Community Development presented a staff report explaining that nonconforming land uses be discontinued upon damage of more than 50% of the building in which they are located and, secondarily, would reduce confusion between regulations pertaining to nonconforming uses and those pertaining to nonconforming buildings.

The City Manager pointed out a correction to the Ordinance; Page 1, Section C., 21.08.300, corrected to read 21.08.310, Nonconforming Use.

Councilmember Cousins questioned staff regarding a 1,200 square foot building with no parking, if 50% of the building is damaged, must the building be torn down and not rebuilt because there is not parking. Staff answered that the building would have to be rebuilt in lesser size, i.e., 800 square feet providing two parking spaces in the back off the alley unless the building was in a parking district.

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

Motion by Councilmember Dolan and seconded by Councilmember Ovitt to adopt a Negative Declaration for the proposed Ordinance. Motion passed by the following roll call vote:

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

Motion by Councilmember Dolan, seconded by Councilmember Martin and passed unanimously that Ordinance No. \_\_\_\_ N.S., AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES DEFINING THE TERM "NONCONFORMING LOTS" AND AMENDING THE NONCONFORMING LAND USE AND BUILDING REGULATIONS OF THE ZONING CODE, be read by title only.

Mayor Russell discussed Section II. Chapter 21.20, C - a, Section 21.20.350, suggesting the deletion of the words "additions" in Paragraph C-a.

Motion by Councilmember Ovitt and seconded by Councilmember Cousins that the above motion to read the ordinance by title only be amended

to include the removal of the words "additions" in Item C-a. Motion passed by the following roll call vote:

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

The motion to read by title only as amended passed by the following roll call vote:

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

The Ordinance was read by title only as amended.

Motion by Councilmember Dolan and seconded by Councilmember Martin that this constitutes the first reading and introduction of said Ordinance as amended.

Councilmember Dolan questioned if the remaining part of destroyed property shall be treated as a nuisance and abate the nuisance as a part of this Ordinance. Staff explained that this Ordinance does not define a nuisance; that is covered in another Ordinance.

The above motion was passed by the following roll call vote:

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

The City Planner, Ed Gallagher, addressed the matter advising the Council that the reference to "additions" in Item C.a. was needed for the reason if an addition to a house would create a nonconforming setback.

After consideration of the foregoing, it was moved by Councilmember Dolan, seconded by Councilmember Cousins and passed unanimously that the previous motion be reconsidered in regard to the amendment to Section 21.20.350 - Nonconforming building.

After further discussion, it was moved by Councilmember Cousins and seconded by Councilmember Ovitt that reconsideration of the original Ordinance as proposed by staff be considered with no amendments, Section 21.20.350 remaining as was originally set forth. Motion passed by the following roll call vote:

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

Motion by Councilmember Dolan, seconded by Councilmember Cousins and passed unanimously that said Ordinance be read by title only, as presented with the connection in Section I, C. to 21.20.310. Motion passed unanimously. The Ordinance was read by title only.

Motion by Councilmember Dolan and seconded by Councilmember Cousins that this constitutes the first reading and introduction of said Ordinance, defining the term "nonconforming lots" and amending the nonconforming land use and building regulations of the Zoning Code. Motion passed by the following roll call vote:

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

6. The Mayor announced that it was the time and place scheduled for public hearing for Ordinance No. \_\_\_\_\_, AMENDING SECTION 21.16.020, REPEALING SECTION 21.20.430 AND ESTABLISHING SECTION 21.20.203 OF THE ZONING CODE TO REVISE THE FRONT YARD SETBACK REQUIREMENTS IN THE R-1 ZONE. The Community Development Director reviewed the Ordinance which would provide for a reduction in front yard areas in the R-1 Zone in order that more area could be placed in the rear yard or in the size of the dwelling units.

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

Motion by Councilmember Ovitt and seconded by Councilmember Martin to adopt a Negative Declaration for the proposed Ordinance. Motion passed by the following roll call vote:

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

Motion by Councilmember Martin, seconded by Councilmember Ovitt and passed unanimously that said Ordinance be read by title only. The Ordinance was read by title only.

Motion by Councilmember Ovitt and seconded by Councilmember Martin that this constitutes the first reading and adoption of the Ordinance revising front yard set-back requirements in the R-1 Zone. Motion passed by the following roll call vote:

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

7. The Mayor announced that it was the time and place scheduled for public hearing for Ordinance No. \_\_\_\_\_, N.S., AMENDING THE ZONING CODE TO REVISE THE REQUIREMENTS FOR ARCHITECTURAL REVIEW, SIGNS AND CANOPIES AND AWNINGS, however it would be necessary to open and continue the public hearing to the Council meeting of March 1, 1988 to enable the Planning Commission to conclude their continued public hearing.

The Mayor opened the public hearing, and upon motion by Councilmember Dolan, seconded by Councilmember Ovitt and passed unanimously the public hearing for said Ordinance was opened and continued to the meeting of March 1, 1988 at 7:30 P.M.

8. The Consent Calendar was presented. Items A, H and J were pulled for discussion. Motion by Councilmember Ovitt and seconded by Councilmember Dolan that those items on the Consent Calendar be approved as presented, together with the recommendations set forth therein, with the exception of Items A, H and J. Motion passed by the following roll call vote:

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

Those items on the Consent Calendar are as follows:

**B. Minutes of Traffic Safety Commission meeting of January 20, 1988**

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

**C. Minutes of the Library Board of Trustee meeting of January 21, 1988**

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

**D. Approval of Building Remodel and Modification to Main Fire Station**

The Main Fire Station on 13th Street is inadequate in its office space. Included in your Agenda packet is a staff memorandum with diagram for a proposed remodel to create a reception area and two offices. The remodel would be performed by in-house staff at an estimated cost of \$1,500.00. No budget appropriation is necessary to accomplish the proposed remodel. In adopting the Consent Calendar, Council authorizes the remodel for the purpose of creating an additional office space by use of in-house staff at a cost not to exceed \$1,500.00 for materials.

**E. Approval of Progress Payment No. 5 to M.J. Hermreck For DMS Project No. 86-06/Creston Road Reconstruction**

In adopting the Consent Calendar, Council approves Progress Payment No. 5 in the amount of \$189,425.83 to M.J. Hermreck, Inc. for Creston Road Reconstruction Project.

**F. Appointment to Main Street Program Ad Hoc Committee**

By prior action the City Council established an ad hoc committee of five (5) individuals for the purpose of application preparation to the Main Street Program. The ad hoc committee is to consist of two (2) Councilmembers (Dolan and Martin) with a member from the Planning Commission, Business Improvement Association and Chamber of Commerce. The Planning Commission has recommended Commissioner Picanco, BIA has recommended Mr. Fred Hurst, the Chamber of Commerce has recommended Jeff Orcutt. In adopting the Consent Calendar, Council appoints Planning Commissioner Picanco, BIA member Fred Hurst, and Chamber of Commerce member Jeff Orcutt to sit as members of the Main Street ad hoc committee.

**G. Approving Resolution No. \_\_\_\_\_, ESTABLISHING TRAFFIC CONTROL AT THE INTERSECTIONS OF 14TH AT OAK STREET, 14TH AT OLIVE STREET, 14TH AT CHESTNUT STREET, AND 15TH AT PARK STREET**

In adopting the Consent Calendar, Council approves, consistent with Traffic Safety Commission recommendation, Resolution No. \_\_\_\_\_, establishing traffic control (Two-way stops) at the intersections on 14th at Oak Street, 14th at Olive Street, 14th at Chestnut Street, and 15th at Park Street.

**I. Authorization to Advertise For Bids For Orchard Bungalow Pump Station Enclosure**

In adopting the Consent Calendar, Council authorizes the advertising for bids for the construction of Orchard Bungalow Pump Station Enclosure to be located adjacent to the Golden Hill Reservoir. This item is included in Fiscal Year 1987-88 budget at \$15,000.00 and will be of wood siding construction.

Item A. Minutes of Planning Commission meeting of January 26, 1988 was presented for discussion by Councilmember Dolan, in reference to Item No. B - Parcel Map PR 86-329/ Four Lot Industrial Parcel (Robert Hill), Councilmember Dolan thought it would be appropriate at this time to address the issue of septic systems in the industrial sector in the area of this project. He believes that the time has come for the Council to make decisions on the septic system issue as quickly as possible and asked at what point the Subcommittee would be ready with recommendations. The Mayor advised that the Subcommittee was not ready. Councilmembers Ovirtt and Dolan suggested that the Council should set that matter as a priority for the study session on



February 10th. Councilmember Dolan stressed the need to quickly pass on the sewer policy to the Planning Commission in the absence of direction from the Council that might be available on the February 10th on the issue and assuming State Water Quality Control Board acceptance of those kinds of facilities for any kind of property, industrial or otherwise, that the City is not going to be in a position to deny these kinds of applications on an interim basis. The City Manager pointed out in clarification that, in the absence of any change, the existing Ordinance stays in place; the existing Ordinance does not prohibited septic systems for industrial use. There is no moratorium that hasn't always existed. Councilmember Dolan pointed out that there has been misunderstanding through the years in the application of the Ordinance.

Motion by Councilmember Ovitt and seconded by Councilmember Cousins to approve the Planning Commission minutes, together with the findings and conditions as set forth therein, with the underlying note that the Subcommittee bring before the Council its recommendation at the study session of February 10, 1988. Motion passed by the following roll call vote:

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

Item H. Resolution No. 88-11, AUTHORIZING PLACEMENT OF "DO NOT BLOCK INTERSECTION" SIGNS AT SIGNALIZED INTERSECTIONS OF 10TH, 12TH AND 13TH STREETS AT SPRING STREET, was pulled for discussion by Mayor Russell regarding the inclusion of the placement of said signs at the intersections of 13th Street at Riverside and Paso Robles Streets.

Motion by Councilmember Ovitt, seconded by Councilmember Martin and passed unanimously that Resolution No. 88-11 be read by title only including 13th Street at Riverside and Paso Robles Streets. Said Resolution was read by title only.

Motion by Councilmember Martin and seconded by Councilmember Dolan that Resolution No. 88-11 be adopted as amended. Motion passed by the following roll call vote:

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

Item J. Approval of Final Tract Map and Subdivision Agreement For Tract 1417/Bertoni, was pulled for discussion. The City Engineer reviewed the matter; Tract 1417 is located in the vicinity of South River Road and Navajo. He stated that the property is going to be sold as soon as the Tract Map is approved and that the Tract Map will be approved and recorded contingent upon City Attorney approval of

the title transfer, bonds, insurance, fees and the Subdivision Agreement.

Councilmember Dolan commented regarding Condition No. 17 of the Planning Commission approval of Tract 1417 on September 23, 1986 indicated that a left-turn pocket will be necessary for traffic turning from River Road to Navajo Avenue, and that the City Council on October 21, 1986 approved an amendment to Condition No. 17 " ... A left turn pocket and widening of River Road will be completed subject to the approval of the City Engineer prior to any building permit being issued for Phase 1 of the project".

Discussion ensued with the Mayor stating that improvement could be started on Navajo Street and taking place at the same time as the construction of the left-turn pocket and the widening of River Road takes place and that the left-turn pocket would have to be in before the issuance of a building permit.

Councilmember Dolan restated his belief that the improvements must be in on River Road to eliminate the hazards that will exist when construction begins at any phase.

The City Engineer explained that the plans do show a left turn lane and a guardrail and the question is of the timing on the construction of the left turn lane and widening of River Road.

Mr. Steve Sylvester, project engineer for the Tract, reviewed the construction requirements for the intersection in question, advising that they will be doing a lot more than just installing a left-turn lane.

Councilmember Martin asked for clarification. Councilmember Dolan stressed that the condition be clarified so as to represent that there not be any activity on the property until such time as the left-turn pocket is installed.

Councilmember Cousins stated that the left-turn pocket could not be installed until the road is fixed, and as far as she is concerned it can stand as it is.

The Mayor stated that it is Council's consensus that the Condition as stated that the left-turn pocket with proper road guards will be completed subject to the approval of the City Engineer prior to any building permit being issued and in conjunction with the development phase and the underground utilities and grading of the Tract Map.

Councilmember Ovirt moved that the Final Tract Map 1417 be approved and recorded upon the acceptance of the City Engineer and the City Attorney of the escrow instructions and the City Clerk and Mayor be authorized to execute the Subdivision Agreement. Motion seconded by Councilmember Cousins and passed by the following roll call vote: