

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, May 15, 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 - None

NOTICED HEARINGS

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

R. Lata, Community Development Director

Conduct a public hearing, consider any public testimony from individuals that may not be able to attend the June 5, 2001, City Council meeting, and continue action until the regular meeting of June 5, 2001. 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.

OPTIONS:

- a. Continue the open public hearing to June 5, 2001.
- b. Amend, modify or reject the foregoing option.

2. **Zone Change 2001-003 (Durand - Annexation #81)**

R. Lata, Community Development Director

Conduct a public hearing and consider the recommendation of the Planning Commission regarding a C-2-PD pre-zone of property proposed for annexation to the City of Paso Robles. The property is inside the Urban Reserve Line of the City of Paso Robles and outside of the Sphere of Influence. The property is approximately 16 acres located in the County unincorporated area south of, and contiguous to, the City, on the west side of Theater Drive, south of Boatman Furniture. Fourteen acres of the property is currently zoned Commercial Retail (CR) and two acres are zoned Office & Professional (O/P) in the County of San Luis Obispo.

OPTIONS:

- a. By separate actions, adopt Resolution No. 01-xx approving a Negative Declaration of environmental impact in conjunction with the proposed pre-zone and annexation process, and introduce for 1st reading Ordinance No. XXX N.S. establishing C-2-PD pre-zone for the subject property, setting June 5, 2001, as the date for second reading of the ordinance.
- b. Amend, modify or reject the foregoing option.

3. **Zone Change 2001-004 (Roth - Annexation #82)**

R. Lata, Community Development Director

Conduct a public hearing and consider the recommendation of the Planning Commission regarding a Residential Suburban pre-zone of property proposed for annexation to the City of Paso Robles. The property, located at 123 21st Street, is approximately 6 acres located in the County unincorporated area west of the City. The closest City limits are located on the north side of 21st Street. The property is currently zoned Residential Suburban in the County and is in the City's Sphere of Influence.

OPTIONS:

- a. By separate actions, adopt Resolution No. 01-xx approving a Negative Declaration of environmental impact in conjunction with the proposed pre-zone and annexation process, and introduce for 1st reading Ordinance No. XXX N.S. establishing a Residential Suburban (RS) pre-zone for the subject property, setting June 5, 2001, as the date for second reading of the ordinance.
- b. Amend, modify or reject the foregoing option.

4. Code Amendment 01-003 (Victor Gheza)

R. Lata, Community Development Director

Consider an application filed by Mel McColloch on behalf of Victor Gheza for a Code Amendment that would allow Mini-Storage facilities in C2 Zones with a Conditional Use Permit (CUP) and consider modification to related development standards for mini-storage.

OPTIONS:

- a. (1) Environmental Determination – Adopt Resolution 01-xx approving a Negative Declaration for Code Amendment application;
- (2) Code Amendment 01-003 – Introduce for First Reading Ordinance XXX N.S. that would amend the City's Zoning Code with regards to the City's Highway Commercial (C2) zone to expand the list of conditionally permitted uses to allow mini-storage facilities and modify the Land Use Matrix accordingly, and set June 5, 2001 as the date for adoption of said Ordinance.
- b. Amend, modify or reject the foregoing option.

**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

5. Use of Redevelopment Low and Moderate Income Housing Funds for Matching Funds for First-Time Homebuyer Assistance

R. Lata, Community Development Director

Appropriate \$25,000 in Redevelopment Low and Moderate Income Housing (LMIH) Funds as a match for \$100,000 in Year 2000 Federal HOME Funds for a First-Time Homebuyer's loan program for low income residents of Paso Robles.

OPTIONS:

- a. Adopt Resolution No. 01-xx to appropriate \$25,000 in Low and Moderate Income Housing Funds as a match for \$100,000 in Federal HOME funds for First-Time Homebuyers Assistance Loans.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE (Redevelopment Agency)

6. Use of Redevelopment Low and Moderate Income Housing Funds to Support CalHome First-Time Homebuyers' Loans

R. Lata, Community Development Director

Consider appropriating up to \$13,000 in Redevelopment Low and Moderate Income Housing (LMIH) Funds to be used to supplement CalHome funds for loan administration fees for first-time homebuyers' deferred-payment second mortgage loans.

OPTIONS:

- a. Approve the use of up to \$13,000 in Redevelopment Low and Moderate Income Housing (LMIH) Funds to supplement CalHome funds for loan administration costs for first-time homebuyers loans, including the following actions:
 - (1) Adopt Resolution No. 01-xx to appropriate \$13,000 in LMIH funds to be used as grants to individual households that qualify for and obtain CalHome loans, for the purpose of offsetting a portion of loan administration costs.
 - (2) Confirm condition stated in resolution, which requires applicants for CalHome Loans to pay a non-refundable loan application fee of \$50 per loan, which shall be applied to the loan administration costs.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE (Redevelopment Agency)

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 7-16 ARE APPROVED BY THE VOTE THAT APPROVES THE CONSENT CALENDAR, UNLESS AN ITEM IS PULLED FOR SEPARATE CONSIDERATION.**

- 7. Approve City Council Minutes of April 17, May 1 and May 3, 2001.
D. Fansler, City Clerk

8. Receive and file the Pioneer Museum Committee meeting minutes of April 12, 2001
9. Approve Warrant Register.
M. Compton, Administrative Services Director
10. Adopt Ordinance No. XXX N.S. by regular motion, ordering that the Ordinance be read by title only, then by separate motion adopting the Ordinance amending Title 5, Chapter 5.45 (Alarm Systems) of the Municipal Code, assigning discretionary power to reduce or waive alarm permit fees. (Introduced at City Council meeting held on May 1, 2001.)
D. Cassidy, Chief of Police
11. Adopt Resolution No. 01-xx approving the three-year contract with DMG Maximus for SB 90 mandated cost claiming services and authorize the Director of Administrative Services to execute said contract.
M. Compton, Administrative Services Director
12. Adopt Resolution No. 01-xx accepting the Offer of Dedication for an access and drainage easement east of Ramada Drive adjacent to the railroad to maintain on behalf of the public the storm drain pipe installed by Paris Precision.
J. Deakin, Public Works Director
13. Adopt Resolution No. 01-xx awarding the maintenance contract (lump sum total of \$20,647 per month and an hourly rate of \$28/hour) for the Landscape and Lighting District to the low bidder, Martinelli Landscape Construction of Templeton.
J. Deakin, Public Works Director
14. Authorize the City Manager to enter a Consultant Services Agreement with Cannon Associates for a not-to-exceed fee of \$16,000 to perform the first phase of a two-phase design Feasibility/Alignment Study for a parallel 16-inch waterline from the Thunderbird Wells to Charolais Road in accordance with the submitted Scope of Work.
J. Deakin, Public Works Director
15. Adopt Resolution of Intention to approve an amendment to the contract between the Board of Administration California Public Employees' Retirement system and the City Council of the City of Paso Robles; and give first reading of Ordinance No. XXX N.S. approving amendment to the contract between the Board of Administration California Public Employees' Retirement System and the City of Paso Robles; and set June 5, 2001, as the date for the second reading and adoption.
D. Fansler, Management Analyst
16. Authorize the Mayor to sign the Contribution Agreement and Addendum to the Joint Use Agreement between the City and the Paso Robles Joint Unified School District; and approve appropriating \$200,000 from the Park Development Fund towards the construction of a parking lot and restroom facilities at the Kermit King Elementary School. (On October 3, 2000, City Council approved and authorized this contribution.)
J. Deakin, Public Works Director

ROLL CALL

PUBLIC DISCUSSION

17. Re-stripe 24th Street – Riverside to Highway 101

J. Deakin, Public Works Director

Reevaluate Council's earlier decision to re-stripe 24th Street to four lanes from Riverside to Highway 101.

OPTIONS:

- a. Reconfirm Council's earlier decision and require that 24th Street be re-striped to four lanes from Riverside to Highway 101.
- b. Approve the re-striping only for the portion east of Ysabel Avenue to Highway 101, retaining the parking areas north of Ysabel Avenue to Riverside Drive.
- c. Amend, modify or reject the above options.

ROLL CALL VOTE

18. Re-stripe Niblick Road – Quarterhorse to Creston

J. Deakin, Public Works Director

Consider accepting the recommendation from the Streets and Utilities Committee to re-stripe Niblick Road.

OPTIONS:

- a. Accept the recommendation by the Streets and Utilities Committee and re-stripe Niblick Road between South River Road and Creston Road as follows:
 - 1. No parking on both sides.
 - 2. Five-foot bike lanes on both sides.
 - 3. A 10-foot center lane for left turns.
 - 4. Four 11-foot lanes of thru traffic. Lane widths reduced to 10 feet at reduced widths noted in staff report.
- b. Re-stripe Niblick Road as follows:
 - Between South River Road and Melody drive as in Option A above.
 - Between Melody Drive and Creston Road:
 - 1. Eight-foot parking both sides
 - 2. Six-foot bike lanes on both sides.
 - 3. A 12-foot center lane for left turns.
 - 4. Two 12-foot lanes of thru traffic.

- c. Re-stripe Niblick Road as follows:
Between South River Road and Melody Drive as in Option A above.
Between Melody Drive and Creston Road:
 1. Eight-foot parking both sides. This would provide on-street parking for all residences on Niblick Road.
 2. Four 12-foot lanes of traffic, including thru and left-turn traffic. There would be no bike lanes and no separate left-turn lane.
- d. Re-stripe Niblick Road as follows:
Between South River Road and Melody Drive as in Option A above.
Between Melody Drive and Creston Road:
 1. Eight-foot parking one side. This would provide on-street parking for residences on either the north or south side of Niblick Road, but not both.
 2. Six-foot bike lanes on both sides.
 3. Four 11-foot lanes of traffic, including thru and left-turn traffic. There would be no separate left-turn lane.
- e. Amend, modify or reject the above options.
- f. Determine that the existing striping shall remain.

ROLL CALL VOTE

19. Woodruff General Plan Amendment

R. Lata, Community Development Director

Consider options with regards to the application for a General Plan Amendment filed by Woody Woodruff. Subject property is approximately 160 acres, located on the east side of Golden Hill Road, north of Highway 46 East, in close proximity to the Paso Robles Municipal Airport. The current General Plan designation is Agriculture (AG). The applicant is seeking entitlements for approximately 54 residential dwelling units.

OPTIONS:

- a. Adopt Resolution No. 01-xx reflecting Council's consensus to not support the requested General Plan Amendment.
- b. Direct staff to proceed with the processing of the Woodruff General Plan Amendment and related environmental studies as required by CEQA.
- c. Amend, modify or reject the above options.

ROLL CALL VOTE

20. Request for Issuance of Certificate of Occupancy in Advance of Acceptance of Public Improvements

R. Lata, Community Development Director

Consider a request from Lonnie Young to allow issuance of a Certificate of Occupancy in advance of acceptance of public improvements for Tract 2884 (a 15-lot residential subdivision). Property is located west of Prospect Avenue and north of Union Road. Parkway and retention basin landscaping has not yet been installed.

OPTIONS:

- a. Adopt Resolution No. 01-xx to deny the request of Lonny Young to receive Certificate of Occupancy for Lot 2 of Tract 2284 in advance of the City's acceptance of public improvements for said subdivision.
- b. Adopt Resolution No. 01-xx to grant the request of Lonny Young and authorize issuance of a Certificate of Occupancy for Lot 2 of Tract 2284 in advance of the City's acceptance of public improvements for said subdivision, upon completion of all other requirements.
- c. Amend, modify or reject the above options.

ROLL CALL VOTE

21. Playground Equipment Project

B. Partridge, Library & Recreation Services Director

Consider entering into an agreement with non-profit foundation REC, Inc. to match funds to acquire new playground apparatus for Sherwood Park.

OPTIONS:

- a. Accept the REC, Inc. proposal to match funds raised in the fundraising activity Duck Derby to purchase a new playground apparatus for Sherwood Park.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

22. Transit Advisory Committee Appointments

M. Compton, Administrative Services Director

Consider appointments to the Transit Advisory Committee (TAC).

OPTIONS:

- a. Appoint the two current applicants to the Transit Advisory Committee.
- b. Extend the deadline.
- c. Amend, modify or reject the above options.

ROLL CALL VOTE

23. Modular Office/Residence for Fire Station 2

D. Hamp, Chief of Emergency Services

Consider a Fiscal Year 2000-01 budget allocation of \$3,300 for acquisition and installation of a modular office/residence for firefighters/paramedics at Fire Station 2.

OPTIONS:

- a. Adopt Resolution No. 01-xx approving the appropriation of funds in the amount of \$3,300 for acquisition and installation of a modular office/residence for firefighter paramedics at Fire Station 2.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

CITY MANAGER - None

CORRESPONDENCE - None

ADVISORY BODY COMMUNICATION - None

AD HOC

24. Appointment of Council Ad Hoc Committee – Selection of Consultant for AB1600 Development Impact Fee Study

M. Compton, Administrative Services Director

Appoint an ad hoc committee to assist in the selection of a development impact fee consultant and report back to City Council by July 3, 2001.

OPTIONS:

- a. Appoint a two member ad hoc committee to assist in the selection of a qualified firm and report back to City Council before July 3, 2001.
- b. 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. Conference with Labor Negotiator – Government Code Section 54957.6

City Negotiator James L. App, City Manager
Employee Organization: Paso Robles Police Officers Association & Unrepresented Firefighters

ADJOURNMENT: to THE PUBLIC WORKS TOUR OF MUNICIPAL AIRPORT TERMINAL ON WEDNESDAY, MAY 16, 2001, AT 2:30 PM, POINT OF ASSEMBLY AT CITY HALL SOUTH PARKING LOT, 1000 SPRING STREET; TO THE PUBLIC SAFETY CENTER GROUNDBREAKING ON FRIDAY, JUNE 1, 2001 AT 9:30 AM; AND TO THE REGULAR MEETING ON TUESDAY, JUNE 5, 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 MAY 18, 2001