

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, June 19, 2001 7:30 PM**

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL  
CONFERENCE CENTER, 1000 SPRING STREET**

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**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. **General Plan Amendment 2-01; Zone Change 99-004 Amendment to the Land Use and Circulation Elements of the City of Paso Robles General Plan (Chandler Ranch Master Plan – Applicant: Jack Munari)**

R. Lata, Community Development Director

Consider the Planning Commission's recommendation regarding certification of a final Environmental Impact Report on the Chandler Ranch Project, a General Plan Amendment (Land Use and Circulation), and a Zone Change application to allow residential, commercial and industrial land uses on the subject property.

#### OPTIONS:

Subject to consideration of all relevant testimony on the environmental documents, the proposed General Plan Amendment, and the proposed Zone Change, that the City Council consider the Planning Commission's recommendations and:

- a. Conclude that the Final EIR for the Chandler Ranch Master Plan should be certified as adequate and adopt Resolution No. 01-xx containing that determination, and also adopt Resolution 01-xx containing findings for denial of the General Plan Amendment and Zone Change described as Alternative 1 (1,226 dwelling units, 20 acres of commercial, 5 acres of industrial), retaining the current General Plan and Zoning to permit up to 250 single family homes on the subject property.

(Please note: in order to pursue a development proposal for up to 250 homes, the applicant would need to file a subdivision and development plan application; site-specific design and environmental issues would be evaluated by the Planning Commission. If the applicant wishes to pursue a project with greater than 250 homes, he would need to file a new General Plan Amendment and Rezone application, and the new application would be analyzed in terms of impact and mitigation measures).

- b. Conclude that the Final EIR for the Chandler Ranch Master Plan should be certified as adequate and adopt Resolution No. 01-xx containing that determination, and determine if there are grounds to make findings of overriding consideration with regards to impacts that cannot be reduced to less than significant levels, and direct staff to prepare the necessary findings for approval of the requested General Plan Amendment and Zone Change described as Alternative 1 (1,226 dwelling units, 20 acres of commercial, 5 acres of industrial). This option would call for staff to return with the required findings at the next regularly scheduled Council meeting. (Please Note: This option would also require that the project be formally referred to the County Airport Land Use Commission for their recommendation regarding the portion of the property that is under their jurisdiction.)
- c. Determine that the City Council needs further information and/or analysis regarding specific issues. The Council is requested to reach a consensus on what additional information / analysis is needed and to continue the open public hearing to a date specific in order to allow time for an appropriate response to be prepared. If further traffic analysis is needed to address comments by Caltrans, it is recommended that the noticed public hearing be kept open and continued to August 21, 2001.
- d. Amend, modify or reject the foregoing options.

#### ROLL CALL VOTE

## 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 2-18 ARE APPROVED BY THE VOTE THAT APPROVES THE CONSENT CALENDAR, UNLESS AN ITEM IS PULLED FOR SEPARATE CONSIDERATION.

2. Receive and file Advisory Body Committee minutes as follows:  
Paso Robles Senior Advisory Committee meetings of March 12 and April 9, 2001  
Transit Advisory Committee meeting of May 2, 2001
3. Approve Warrant Register.  
M. Compton, Administrative Services Director
4. Adopt Ordinance No. XXX N.S. by regular motion, ordering that the Ordinance be read by title only, then by separate motion amending the Zoning Map established by reference in Section 21.12.020 of the Zoning Code (Title 21) – Rezone 00-005, Marsden. (Introduced at City Council meeting held on June 5, 2001 in response to a request by Jeff Marsden to rezone an approximate 3-acre property from Residential Single Family (R1) to Residential Multiple Family (R2, PD); and to consider expanding the rezone area to include the remainder of the RMF-L properties along Creston Road. The subject property is located on the north side of Creston Road between Ivy Lane and Orchard Drive. The site consists of three separate parcels under separate ownerships. Each owner has signed their intent to see their property rezoned to R2, PD. The potential expanded project area includes six (6) other parcels along Creston Road between Orchard Drive and Trigo Lane. The existing General Plan Land Use designation for the entire study area is Residential Multiple Family – Low Density (RMF-L). The existing zoning along this corridor is a combination of Residential Single Family (R1, B3 – with a 20,000 square foot minimum lot size) and (R1 – with a 7,000 square foot minimum lot size). The proposed zoning designation of R2, PD would bring the area into conformance with the General Plan.)  
R. Lata, Community Development Director
5. Adopt Resolution No. 01-xx to provide an appropriation for reserve payments made to eligible persons located within the Orchard Bungalow Assessment District (OBAD). (Council directed staff to issue checks to eligible property owners, current and past, for a proportional share of the OBAD reserve fund. Council's decision at the time did not include a budget appropriation since the total actual amount of the payments was unknown at the time. This action is part of year-end "housekeeping" for actions already authorized by Council.)  
M. Compton, Administrative Services Director
6. Adopt Resolution No. 01-xx approving a cooperative agreement with San Luis Obispo Council of Governments (SLOCOG) to provide transit feeder services for the Cuesta Grade Improvement Project. (As this Project will negatively impact commute traffic on Cuesta Grade, Caltrans has provided mitigation funds. SLOCOG is administering the funds and has requested that the City provide transit feeder services to CCAT Route 9. There is no fiscal impact to the City as the cost to provide the proposed feeder service is fully reimbursable. The Transit Advisory Committee recommended this matter for approval.)  
M. Compton, Administrative Services Director

7. Adopt Resolution No. 01-xx declaring certain City property as surplus and authorizing its sale to another public agency. (The two-year budget adopted by Council provides appropriations for the replacement of various vehicles and equipment. The acquisition of a fire aerial ladder truck was authorized and payment has been issued. The fire engine that was replaced is no longer serviceable to the City and is considered surplus. San Miguel Fire Department tendered an offer to purchase the surplus engine at fair market value.)  
M. Compton, Administrative Services Director
8. Adopt Resolution No. 01-xx authorizing the City Manager to enter into a Consultant Services Agreement with Omni-Means to update the City's Master Plan for Bikeways. (The State of California has a Bicycle Transportation Account Program intended to provide funds for bicycle transportation. Approximately 7.2 million dollars are available statewide. In order to qualify for this grant, the City needs to update its Master Plan for Bikeways to meet the updated Streets and Highways Code. Request for Proposals were sent to seven consultants; only one responded to the City's request.)  
J. Deakin, Public Works Director
9. Adopt Resolution No. 01-xx approving a sublease agreement between Laura Coats Revocable Trust and Jerry E. Brown and Denise Dudley. (The City currently leases property to the Trust on the Municipal Airport at 4350 Cloud Way -PRAL 97-229. The lease is in good standing. The lease allows the lessee to enter into sublease agreements on the site with the approval of the City. Sublease agreement is for the construction of an aircraft storage hangar on Pad 3 of the subject site. The proposed sublease agreement has been reviewed by the Deputy City Attorney and approved as to form and content.)  
J. Deakin, Public Works Director
10. Adopt Resolution No. 01-xx approving a sublease agreement between Laura Coats Revocable Trust and Jeff Thomas (dba J. T. Properties). (The City currently leases property to the Trust on the Municipal Airport at 4350 Cloud Way -PRAL 97-229. The lease is in good standing and compliance. The lease allows the lessee to enter into sublease agreements on the site with the approval of the City. Sublease agreement is for the construction of an aircraft storage hangar on Pad 4 of the subject site. The proposed sublease agreement has been reviewed by the Deputy City Attorney and approved as to form and content.)  
J. Deakin, Public Works Director
11. Adopt Resolution No. 01-xx (1) accepting the Planning Commission's report that acquisition of a portion of property located at the northeast corner of Highway 46 and Buena Vista Road, APN 025-391-013, which is needed for the widening of Buena Vista Road to meet the General Plan and Specific Plan width is not in conflict with the City's General Plan; (2) concluding that the project is consistent with the Borkey Area Specific Plan and its Environmental Impact Report, and no additional environmental analysis is required; and (3) authorizing the City Manager to execute all documents related to the purchase of a portion of the property.  
J. Deakin, Public Works Director
12. Adopt Resolution No. 01-xx accepting an Offer of Dedication for sewer purposes at the property at South River Road. (As part of the development of Woodland Plaza III, Oak Hills Road was constructed. With the construction of the road, the City needed to acquire an easement from Pete Cagliero to access an existing sewer manhole.)  
J. Deakin, Public Works Director

13. Adopt Resolution No. 01-xx awarding the purchase of new grounds maintenance equipment for Barney Schwartz Park from various vendors (low bidders) in the amount of \$97,677.19. (This equipment is essential for grooming and maintaining the park and playing field grounds year-around. Equipment to be purchased: Aquacide spray rig, aerator, riding lawnmower, field tractor, 6-wheel off-road vehicle, turf sweeper and rotary single deck mower.)  
J. Deakin, Public Works Director
14. Adopt Resolution No. 01-xx accepting an Offer of Dedication for public road purposes for Buena Vista Road. (As part of the Measure D-98 projects, the City will be installing a traffic signal at Highway 46 East and Buena Vista Road and widening Buena Vista Road to a four-lane arterial from Highway 46 to Experimental Station Road. The City and Frank Arciero - Arciero and Sons, Inc.- have entered into an Acquisition Agreement for the City to obtain a portion of Arciero's property along Buena Vista Road. Arciero has signed a Grant Deed dedicating the property needed for the project.)  
J. Deakin, Public Works Director
15. Adopt Resolution No. 01-xx accepting an Offer of Dedication for public road purposes along Creston Road. (PD 99-019 is a multi-family residential development located at the north side of Creston Road at Nickerson. One of the Conditions of Approval is for the developer – Ridino and Koman – to improve and dedicate property frontage along Creston Road.)  
J. Deakin, Public Works Director
16. Adopt Resolution No. 01-xx accepting an Offer of Dedication for various easements. (PD 98-004 – Paris Precision – is an approved development plan to construct a 215,255 square-foot manufacturing facility located at 1650 Ramada Drive. The project has Conditions of Approval to install public sewer, utilities and a storm drain, which requires easements to be dedicated.)  
R. Lata, Community Development Director
17. Adopt Resolution No. 01-xx accepting the recordation of Parcel Map PR 91-045, a three-lot subdivision located on the southwest corner of the intersection of Oriole Way and Ashwood Place; accepting the public improvements constructed for PR 91-045 into the City's maintenance system; and requiring the subdivider to post a one-year maintenance bond in the amount of \$2,500; and adopting Resolution No. 01-xx annexing Parcel PR 91-045 into the Landscape and Lighting District as Subarea No. 53. (Applicant has signed a petition and voted in favor of annexation into the Landscape and Lighting District, Subarea No. 53.)  
R. Lata, Community Development Director
18. Adopt Resolution No. 01-xx awarding the construction bid for the Senior Center and Veteran's Building to Morrissey Construction of Oceanside, California, in the amount of \$1,874,092. (Bids were secured and opened on June 4<sup>th</sup> and Morrissey's was the lowest responsible bid. The difference between the allocated funding and current estimated costs provide \$339,189 for project contingency.)  
D. Monn, Building Official

## ROLL CALL

**PUBLIC DISCUSSION**

**19. Budget Adoption – Two-year Operating and Maintenance Budget; and Four-year Capital Improvement Project Program**

M. Compton, Administrative Services Director

Adopt budget appropriations for the two-year period beginning July 1, 2001. Council's ad hoc committee has recommended that Council consider approval of the base budget, the reoccurring new/expanded service requests, operating capital outlay and capital improvement projects program. (Council has held three budget workshops and one public hearing to review the proposed four-year financial plan, the capital improvement projects program and the draft ten-year financial projections.)

**OPTIONS:**

- a. Adopt Resolution No. 01-xx adopting two-year maintenance and operations appropriations for fiscal years 2001-02 and 2002-03, and Four-year Capital Improvement Projects Program.
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**20. Redevelopment Agency Budget**

M. Compton, Administrative Services Director

Consider introduction and first reading of the fiscal year 2002 and fiscal year 2003 operating budgets.

**OPTIONS:**

- a. Introduce for first reading of Ordinance No. XXX N.S. adopting the fiscal year 2002 and fiscal year 2003 operating budget for the Redevelopment Agency, setting July 3, 2001, as the date for second reading of the ordinance.
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**21. Budget Appropriation for Redevelopment Agency Debt Retirement**

M. Compton, Administrative Services Director

Consider approval of an ordinance revision providing an appropriation for the retirement of outstanding internal debt.

**OPTIONS:**

- a. Introduce for first reading Ordinance No. XXX N.S. providing for a budget revision to cover debt service payments for which a prior budget appropriation had not been considered, setting July 3, 2001, as the date for second reading of the ordinance.
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**22. Subsidized Taxicab Service**

M. Compton, Administrative Services Director

Consider revitalization of subsidized taxicab services. (Implementation of subsidized taxicab services would provide less costly transportation services after 8:00 p.m. on weekdays, after 6:00 p.m. on Saturdays and all day on Sundays than is urgently available.)

**OPTIONS:**

- a. Adopt Resolution No. 01-xx approving an agreement with Beach Cities Cab Company to provide extended evening and Sunday subsidized taxicab services.
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**23. Amendment to Transit Operations Contract**

M. Compton, Administrative Services Director

Consider approval of an amendment to the current transit operations contract with Laidlaw Transit Services to increase both the monthly compensation and the rate per vehicle service hour. The purpose of the increase is to provide resources to Laidlaw Transit Services to assist in employee retention and attract new employees as vacancies occur. (The Transit Advisory Committee recommended this matter for approval.)

**OPTIONS:**

- a. Adopt Resolution No. 01-xx approving a contract amendment with Laidlaw Transit Services.
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**24. Development Impact Fee Study – Consultant Selection**

M. Compton, Administrative Services Director

Select project consultant for preparation of the AB 1600 development impact fee study

**OPTIONS:**

- a. Award AB 1600 development impact study to Revenue and Cost Specialists, LLC and direct staff to negotiate a consultant services contract to be returned with budget appropriation for final Council approval; or
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**25. Airport Ground Lease – Jim and Karen Reed**

J. Deakin, Public Works Director

Consider approving a long-term ground lease with Jim and Karen Reed for airport property to construct an aircraft storage hangar. Council has approved various areas on the Municipal Airport for long-term lease, and further development of aviation facilities thereon. The specific lot for consideration under this request is Lot 2 of Parcel 16, approximately 5,500 square feet, located at 5060 Wing Way. The term of this lease would be 20 years, commencing August 20, 2001, and ending August 19, 2021, unless terminated earlier in accordance with other provisions in the Lease.

**OPTIONS:**

- a. Adopt Resolution No. 01-xx approving a long-term lease agreement at the Paso Robles Airport with Jim and Karen Reed, on Lot 2 of Parcel 16 (5060 Wing Way)
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**26. Airport Lease Assignment – Harry and John Reed to Allen R. Yarborough**

J. Deakin, Public Works Director

Consider approving and authorizing assignment of a long-term lease on Lot 3 of Parcel 16 in the Airport Industrial Park. On January 31, 1997, the “tenant”, Harry and John Reed, entered a 20-year lease on Lot 3 of Parcel 16. Tenant has requested the City to consider an assignment of the lease in accordance with Section 11 of the original lease. The proposed change in lease ownership reflects the desire of the parties to more fully utilize this Airport facility for its intended use. The present tenants have sold their aircraft, assignee brings an aircraft to the facility, proposing the continued aviation storage use designated for this lot.

**OPTIONS:**

- a. Adopt Resolution No. 01-xx approving a lease assignment at the Municipal Airport from John Reed and Harry Reed to Allen R. Yarborough, and authorizing the required execution thereof.
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**27. Annual Street Maintenance – Fee Increase**

J. Deakin, Public Works Director

Consider approval of a contract rate increase for maintenance of the City’s traffic signals with Peek Traffic Signal Maintenance, Inc. The City’s traffic signals are currently maintained by contract, which is awarded by competitive bid every three years. The City has received a request from the contractor, Peek, to raise the rate by 7.5% due to the increase in energy and gasoline prices.

**OPTIONS:**

- a. Adopt Resolution No. 01-xx approving the 7.5% cost increase for City traffic signal maintenance by Peek Traffic Signal Maintenance, Inc., increasing the monthly fee from the current \$2,380 per month to \$2,558.50 per month (an increase of \$178.50/month).
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**CITY MANAGER**

**28. Select Date for Conducting Interviews for Vacancies on Advisory Committees**

- (1) Park and Recreation Advisory Committee (2 vacancies - 2-year terms; 2 applicants – both incumbents)
- (2) Senior Citizens Advisory Committee (4 vacancies – 2-year terms; 5 applicants (4 of which are incumbents)

**VOICE VOTE**

**CORRESPONDENCE - None**

**ADVISORY BODY COMMUNICATION - None**

**AD HOC COUNCIL BUSINESS**

**29. Request to Appoint Ad Hoc Committee**

R. Lata, Community Development Director

Consider appointing an ad hoc committee to (1) evaluate a pending request from applicant for financial assistance and adjustments to fees for services for the Hampton Inn hotel project, and (2) assist in reviewing of pending adjustments to the Community Development Department fees for services.

**OPTIONS:**

- a. Designate an ad hoc committee to address financial assistance requests and fee adjustments through December 31, 2001.
- b. Amend, modify or reject the above option.

**VOICE VOTE**

**PUBLIC COMMENT ON CLOSED SESSION ITEMS**

Public comments limited to Closed Session items only.

**CLOSED SESSION**

**CALL TO ORDER** – Large Conference Room, 2<sup>nd</sup> Floor

**a. Pursuant to Government Code Section 54956.8 – Property Sale**

Property:	406 Spring Street, Paso Robles		
Parties:	Property Owner:	City of Paso Robles	
	Negotiator/Purchaser:	Jim Saunders, PMD (Pacific Management & Development)	
	City Negotiator:	James L. App, City Manager	
Under Negotiation:	Terms and Conditions		

**b. Conference with Legal Counsel – Existing Litigation**

Subdivision (a) of Government Code §54956.9  
 San Luis Obispo Tribune, a division of Monterey Newspapers, Inc. (Plaintiff) vs. City of El Paso de Robles (Defendants)  
 Case No. CV 000591

**ADJOURNMENT:** to JOINT MEETING WITH PLANNING COMMISSION ON THURSDAY, JUNE 28, AT 7:00 PM AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET; AND TO THE REGULAR MEETING ON TUESDAY, JULY 3, 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 OF JULY 3, 2001, IS JUNE 22, 2001***