

# **CITY COUNCIL AGENDA**

**Tuesday, August 2, 2005 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 Jim Heggarty, Gary Nemeth, Duane Picanco, Fred Strong, 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.

## **AGENDA ITEMS TO BE DEFERRED (IF ANY)**

**PRESENTATIONS** - None

## **PUBLIC HEARINGS**

1. [Determination of Historic or Architectural Significance of Residential Building at 733 23<sup>rd</sup> Street & a Request to Process Pending Demolition Permit Application \(Demolition 05-004 – Applicant: First Mennonite Church\)](#)  
R. Lata, Community Development Director

Consider historic or architectural significance of a residential building at 733 23<sup>rd</sup> Street to permit the expansion of the outdoor playground for the pre-school and authorizing a demolition permit. (Applicant: Robert Toevs on behalf of the First Mennonite Church. Although subject building is in the City's Historic Resources Inventory, it is not on any local or State Register of historic structures.) CONTINUED FROM JULY 19, 2005

### **OPTIONS:**

- a.
  - (1) Adopt Resolution No. 05-xx adopting a Negative Declaration, pursuant to the requirements of the Guidelines for implementing the California Environmental Quality Act (CEQA) and;
  - (2) Direct that the demolition permit application be processed. Any replacement structure(s) will be the subject of a future applicable building code and public policy requirements as may apply at the time of a request for project approval.
- b. Amend, modify, or reject the above option.

### **ROLL CALL VOTE**

2. [Zone Change 05-001 and SPA 05-002 – Zoning Map Amendment and Specific Plan Amendment, 1640 Kleck Road \(APN 025-011-024\)](#)  
R. Lata, Community Development Director

Consider rezoning property at 1640 Kleck Road from Residential Single Family R-1 B-4 (which allows one dwelling unit per acre) to R-1 B-3 (which allows two dwelling units per acre). (This code amendment will provide consistency between the General Plan Land Use Map, City Zoning Map, and Union/46 Specific Plan. A development project is not proposed at this time. The Planning Commission recommends approval.)

### **OPTIONS:**

- a. Introduce for first reading Ordinance No. XXX N.S. to bring the zoning of the subject property into conformity with the General Plan and amend the Union/46 Specific Plan in a manner consistent with the General Plan; and set August 16, 2005, as the date for adoption of said Ordinance.
- b. Amend, modify, or reject the above option.

### **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 3-16 ARE APPROVED BY THE VOTE THAT APPROVES THE CONSENT CALENDAR, UNLESS AN ITEM IS PULLED FOR SEPARATE CONSIDERATION.

3. [Approve City Council minutes of July 14 and 19, 2005](#)  
D. Fansler, City Clerk
4. [Approve Warrant Register: Nos. 56284 – 56445 \(7/15/05\) and 56446 – 56551 \(7/22/05\)](#)  
M. Compton, Administrative Services Director
5. Receive and file Advisory Body Committee minutes as follows:  
[Library Board of Trustees meeting of June 9, 2005](#)  
[Parks & Recreations Advisory Committee meeting of June 14, 2005](#)  
[Senior Citizen Advisory Committee meeting of June 13, 2005](#)
6. [Read, by title only, and adopt Ordinance No. XXX N.S. to add churches to the list of conditionally permitted uses in the Regional Commercial \(R-C\) Zoning District – Code Amendment 05-002.](#) (The intent of the R-C land use designation is to provide for retail and service uses that serve the region as a whole. This request was initiated by applicants Richard DeBeikes and Jim Halferty, who are pursuing a mixed-use project on vacant property located at the corner of Oak Hill Road and Old South River Road, with a church as one of the uses proposed in the project.) 1ST READING JULY 19, 2005  
R. Lata, Community Development Director
7. [Adopt Resolution No. 05-xx allocating the City's 2005 Community Development Block Grant \(CDBG\) funds.](#) (Council adopted resolutions in March determining which activities were to be funded with the City's 2005 CDBG funds. The City now needs to make appropriations for the projects.)  
R. Lata, Community Development Director
8. [Adopt Resolution No. 05-xx awarding the purchase of 16,800 pounds of Pulsar Plus Briquettes to low-bidder Knorr Systems, Inc. for \\$34,270.04.](#) (Two bids were received on July 14, ranging \$34,270.04 to \$39,396.36. The low bid submitted by Knorr Systems was reviewed and found to be responsive.)  
D. Monn, Interim Public Works Director
9. [Adopt Resolution No. 05-xx approving promissory notes for all specific plan advances.](#) (Council has advanced General Fund monies for the preparation of Chandler Ranch and Olsen/Beechwood Specific Plans and requires repayment with interest. Establishing an interest bearing promissory note between the General Fund and specific plan funds is appropriate.)  
M. Compton, Administrative Services Director

10. [Adopt Resolution No. 05-xx setting an ad valorem tax rate beginning July 1, 2005, to pay debt service on general obligation bonds.](#) (In June 1998, Paso Robles voters authorized the sale of \$38 million in general obligation bonds. Annual debt service requirements for these bonds are funded from the levy of an ad valorem property tax. The tax rate must be re-set annually by Council resolution.)  
M. Compton, Administrative Services Director
11. [Adopt Resolution No. 05-xx authorizing acceptance of grant funding from the Federal Aviation Administration \(FAA\) for airport improvements.](#) (Council previously approved a combined capital improvement project to provide rehabilitation to 1.9 million square feet of runways, taxiways, and parking aprons at the Municipal Airport. This action allows the City to accept the remainder of the necessary funding for the project.)  
M. Williamson, Assistant to the City Manager
12. [Adopt Resolution No. 05-xx authorizing North American Jet Charter \(NAJC\) to enter into a sublease agreement with Kern Charter, Inc. in a manner to be approved by the City Attorney.](#) (The current lease with NAJC requires City approval for any sublease agreement entered into by the lessee.)  
M. Williamson, Assistant to the City Manager
13. [Adopt Resolution No. 05-xx authorizing North American Jet Charter \(NAJC\) to enter into a sublease agreement with Sierra West Avionics, Inc. in a manner to be approved by the City Attorney.](#) (The current lease with NAJC requires City approval for any sublease agreement entered into by the lessee.)  
M. Williamson, Assistant to the City Manager
14. [Set Wednesday, August 24, 2005, at 7:00 p.m. as the date and time to hold a public workshop to consider cost-of-services study findings and recommendations.](#)  
M. Compton, Administrative Services Director
15. [Extend duration of Council ad hoc committee to assist in the review of proposals for a City-wide ADA assessment to September 20, 2005.](#) (Work of the ad hoc committee formed on May 17, 2005, is not yet complete.)  
D. Monn, Interim Public Works Director
16. [As the work of the committee is complete, dissolve Council ad hoc committee to review Airport development and policy documents.](#)  
M. Williamson, Assistant to the City Manager

## **ROLL CALL VOTE**

## **DISCUSSION**

17. [Reimbursement for Installation of Sewer, Water, and Storm Drain Lines in South River Road – Tract 2422 \(Harrod’s, Inc.\)](#)  
R. Lata, Community Development Director

Consider approving reimbursements to the developer of Tract 2422 for the installation of regional sewer, water, and storm drain lines in South River Road. (As a Condition of Approval of this tract, subdivider was required to install a 27-inch sewer line and 16-inch water main in South River Road and reimbursement for construction costs was authorized. Reimbursement for storm drain design and construction was not addressed.)

**OPTIONS:**

- a. Adopt Resolution No. 05-xxx authorizing a reimbursement to Mike Harrod, subdivider of Tract 2422, the cost of design and installation of a 27-inch sewer line and a 16-inch water main in South River Road in the amount of \$420,376 and deny the request for reimbursement of the cost of design and construction of storm drains in South River Road.
- b. Adopt Resolution No. 05-xxx authorizing a reimbursement to Mike Harrod, subdivider of Tract 2422, the cost of design and installation of a 27-inch sewer line and a 16-inch water main in South River Road in the amount of \$420,376 and authorize the waiver of storm drain fees in Tract 2422, the value of the fees being \$30,484.
- c. Adopt Resolution No. 05-xxx authorizing a reimbursement to Mike Harrod, subdivider of Tract 2422, the cost of design and installation of a 27-inch sewer line and a 16-inch water main in South River Road in the amount of \$420,376 and authorize a reimbursement of the cost of a dual 60-inch diameter storm drains across South River Road in the amount of \$215,142.
- d. Amend, modify, or reject one of the above options

**ROLL CALL VOTE**

**18.** [Planning Commission Guidelines for Conditions of Approval – Churches in Commercial Zones](#)

R. Lata, Community Development Director

Consider adopting a set of Guidelines for Planning Commission use when considering applications for churches on commercially zoned properties. (On July 19<sup>th</sup>, Council approved a Zoning Code Amendment that would allow churches in the Regional Commercial Zone, subject to a Conditional Use Permit [CUP] and directed staff to suggest guidelines for future CUP applications.)

**OPTIONS:**

- a. Adopt Resolution No. 05-xx providing Guidelines for the Planning Commission to consider when evaluating applications for Conditional Use Permits for churches in commercially zoned locations.
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**19.** [Proposal to Initiate Zoning Code Amendment: Scope of Land Uses in the Parks and Open Space \(POS\) Zone](#)

R. Lata, Community Development Director

Consider directing staff to initiate a Zoning Code Amendment to modify the land use matrix for the Parks and Open Space Zone to include gyms, health spas, racquetball and handball courts, pools, waterslides, and other aquatic facilities. (The City's current list of permitted or conditionally permitted land uses does not include certain indoor and outdoor recreation uses that seem consistent with the General Plan definition of POS.)

**OPTIONS:**

- a. Direct staff to initiate a Zoning Code Amendment regarding the scope of permitted and conditionally permitted uses in the POS Zone, consistent with the approach described in the staff report.
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**20.** [Accept Alleys for City Street Maintenance](#)

R. Lata, Community Development Director

Consider accepting certain alleys into the City's Street Maintenance system. (The State Constitution and the State Streets and Highways Code permit gas tax funds to be used for improvement of public streets. In order for the City to use gas tax funds for alley maintenance, alleys must be formally accepted into the City's street system.)

**OPTIONS:**

- a. Adopt Resolution No. 05-xx accepting alleys shown on the original map of the Town of El Paso de Robles for maintenance as City Streets.
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**21.** [Award Water Storage Tank Site Alternative Investigation](#)

D. Monn, Interim Public Works Director

Consider a contract to conduct an investigation of alternative water tank sites at Chandler Ranch and at the southwest part of the City (Trent property). (The City needs to continue its efforts to investigate and identify potential tank sites to adequately meet existing and future fireflow and water service demands. Boyle Engineering, currently assisting the City with its Water Master Plan update, Integrated Water Resource Plan preparation, and Ladera and/21<sup>st</sup> Street water tank investigations, was asked to estimate the cost to investigate the viability of additional potential water tank sites.)

**OPTIONS:**

- a. Adopt Resolution No. 05-xx to:
  - (1) Appropriate \$65,000 from the Water Enterprise Fund to Budget No. 600-310-5224-782; and;
  - (2) Authorize the City Manager to engage the services of Boyle Engineering to perform investigation of three (3) tank sites in Chandler Ranch and four (4) sites at South Vine, for \$62,034.
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**22.** [Landfill Engineering Services Contract](#)

Brad Hagemann, Water Resources Manager

Consider awarding a contract for Landfill Engineering Services. (In March 2005, Requests for Proposals for engineering services at the City landfill were circulated. Eight responsive proposals were received and reviewed. Council's ad hoc committee reviewed the top proposals and recommends awarding the contract to SCS Engineers.)

**OPTIONS:**

- a. (1) Dissolve the Council ad hoc committee formed to review the RFP's for engineering services at the landfill, and adopt Resolution No. 05-xx authorizing the City Manager to enter into a contract with SCS Engineers to provide engineering services at the City Landfill; and
- (2) Approving a base budget appropriation from General Fund Reserves in the amount of \$125,000 to Budget Account No. 100-310-5224-167 with an offsetting revenue adjustment to Revenue Account No. 100-000-4637-000..
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**23.** [Purchase Procedures – Travel and Meeting Expense Reimbursement](#)

M. Compton, Administrative Services Director

Consider modification to the Travel and Meeting component of the Purchasing Procedures Policy. (A modification to the daily per diem component of the City's purchasing procedures is proposed for compliance with IRS regulations.)

**OPTIONS:**

- a. Adopt Resolution No. 05-xx modifying Section 10.0, Park 4, of the Purchasing Procedures.
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**CITY MANAGER** - None

**CORRESPONDENCE** - None

**ADVISORY BODY COMMUNICATION**

**24.** [Advisory Body Appointment – Housing Authority](#)

E. Gallagher, Housing Manager

Make appointment to fill vacated term on the Housing Authority. (Councilmembers Nemeth and Strong were appointed to interview the applicants and return to the Council with their recommendations. Interviews were held on July 12, 2005. Applicant Paez did not attend. It was the recommendation of both Councilmembers to appoint Nancy Rakowitz.)

1 vacancy for resident commissioner to fill resident term vacated by Arminda Cabel, expiring February 28, 2009

3 applicants: Barbara Moore, Sally Paez, and Nancy Rakowitz

**OPTIONS:**

- a. Appoint Nancy Rakowitz to complete the current vacated resident term, expiring February 28, 2009
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**AD HOC COUNCIL BUSINESS** - None

**COUNCIL COMMENTS**

25. [Pioneer Day](#)  
Mayor Frank Mecham

The Pioneer Day Committee may face some financial challenges in organizing the 75<sup>th</sup> anniversary Pioneer Day parade.

**OPTIONS:**

- a. Direct an inquiry to the Pioneer Day Committee regarding event financial need.
- b. Amend, modify, or reject the above option.

**ADJOURNMENT:** to THE JOINT PLANNING COMMISSION OLSEN/BEECHWOOD SPECIFIC PLAN MEETING AT 7:30 PM ON THURSDAY, AUGUST 11, 2005, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET; TO THE REGULAR MEETING AT 7:30 PM ON TUESDAY, AUGUST 16, 2005, AT THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET.

All persons desiring to speak on an agenda item are asked to fill out **Speaker Information Cards** and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.

**AMERICANS WITH DISABILITIES ACT** Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

*THE DEADLINE FOR SUBMITTING ITEMS FOR THE NEXT  
REGULAR COUNCIL MEETING IS AUGUST 6, 2005*