



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

CITY COUNCIL AGENDA

Tuesday, March 21, 2006 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 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. General Plan Amendment 2006-001 (3 Parts)

R. Whisenand, Community Development Director

The General Plan is the City's primary long-range planning tool for land use, infrastructure, and public facilities. The State places a limit of four (4) amendments to any one element of the General Plan in a calendar year. In order to accommodate requests and needed updates, it is common, and permitted under Government Code Section 65358(b), to combine multiple General Plan Amendments into a single General Plan Amendment.

General Plan Amendment 2006-001 is comprised of three separate parts as stated below:

Business Park Expansion (Part A) A General Plan Amendment (Land Use) to consider modifying the General Plan's designation of property currently designated as "Parks and Open Space" and a portion designated as "Agriculture" to a "Business Park" land use designation. In conjunction with the General Plan Amendment is an application for Rezone 05-005 to consider modifying the Zoning Code designation of the property currently designated as "Parks and Open Space" to a "Planned Industrial" zoning designation. The subject property is located east of Golden Hill Road and north of Highway 46 East and would form an eastward extension to the Golden Hills Business Park. All traffic would be channeled through the existing business park and the existing signalized intersection of Golden Hill Road and Highway 46 East. The applicant is the property owner, Tom Erskine.

River Oaks Drive & Experimental Station Road (Part B) A General Plan Amendment (Land Use) to consider modifying the General Plan's designation of a 5-acre site currently designated as Commercial/Light-Industrial (C3) to Multi-family Residential, 12-units per acre, Planned Development Overlay (R-3, PD). Also, to amend Borkey Specific Plan, Amendment 05-003 to reflect the proposed changes in General Plan and Zoning designations. The applicant is the property owner, Dick Willhoit.

Add Office Overlay Zone at 405 and 411 14th Street (Part C) A General Plan Amendment (Land Use) to add an Office Overlay (OP) to property designated RMF-8, to allow establishment of office uses with approval of a Conditional Use Permit; and to add and Office Overlay (OP) to property zoned Duplex Residential (R2). The applicant is the property owner at 405 14th Street, George Duck.

***Note:** Even though the three components are proposed as a single General Plan Amendment, it would be appropriate for each component to be considered as a separate Public Hearing item. The Council is requested to take a "straw vote" on each of the three parts at the conclusion of the respective public hearings. Final action on the General Plan Amendment as a whole should not be taken until the Council completes consideration of the three components.*

1.1 Part A of General Plan Amendment 06-001 and Rezone 05-005 (Erskine)

R. Whisenand, Community Development Director

Consider Part A of a three-part amendment to the City's General Plan land use element. The amendment would make changes the land use designation of 28 acres from Parks and Open Space (POS) and a portion of Agriculture (AG) to Business Park (BP).

OPTIONS:

- a. (1) Adopt Resolution No. 06-xxx adopting a Negative Declaration for the General Plan Amendment 2006-001(A), Rezone 05-005 applications;

ROLL CALL VOTE

- (2) Indicate support (via straw vote) for Part A of a three-part General Plan Amendment 2006-001(A) that would change the General Plan Land Use Designation of the 28-acre site from Parks and Open Space (POS) and a portion of Agriculture (AG) to Business Park (BP);

STRAW VOTE

- (3) Introduce for first reading Ordinance No. XXX N.S. approving Rezone 05-005 that would change the Zoning designation for the 28-acre site from Parks and Open Space (POS) to Planned Industrial (PM); and set April 4, 2006, as the date for adoption of said Ordinance.

ROLL CALL VOTE

- b. Amend, modify, or reject the foregoing options.

1.2 Part B of General Plan Amendment 06-001 and Rezone 05-005 (Willhoit)

R. Whisenand, Community Development Director

Consider Part B of a three-part amendment to the City's General Plan land use element. The amendment would make changes to the General Plan's designation of a 5-acre site currently designated as Commercial/Light-Industrial (C3) to Multi-family Residential, 12-units per acre, Planned Development Overlay (R-3, PD), and amend Borkey Specific Plan to reflect the proposed changes in General Plan and Zoning designations.

OPTIONS:

- a. (1) Adopt Resolution No. 06-xxx adopting a Negative Declaration for the General Plan Amendment 2006-001(B), Rezone 05-005 and Specific Plan Amendment 05-003 applications;

ROLL CALL VOTE

- (2) Indicate support (via straw vote) for Part B of a three-part General Plan Amendment 2006-001(B) that would change the General Plan Land Use Designation of a 5-acre site from Commercial Service (CS) to Residential Multi-Family, 12-units per acre (RMF-12) and amend Borkey Specific Plan, page LU-18, to provide language that could allow detached style of housing as long as the multi-family density is not significantly reduced, and that the design of the dwellings is innovative, high quality and compatible with surrounding neighborhoods;

STRAW VOTE

- (3) Introduce for first reading Ordinance No. XXX N.S. approving Rezone 05-005 that would change the Zoning designation for a 5-acre site from Commercial/Light-Industrial (C3) to Multi-Family, 12-units per acre, Planned Development Overlay (R-3, PD); and set April 4, 2006, as the date for adoption of said Ordinance.

- (4) Introduce for first reading Ordinance No. XXX N.S. approving Borkey Specific Plan Amendment 05-003, amending the plan to reflect the land use and zoning designations for the subject site; and set April 4, 2006 as the date for adoption of said Ordinance.

ROLL CALL VOTE

- b. Amend, modify, or reject the foregoing options.

1.3 Part C of General Plan Amendment 2006-001 and Rezone 06-001 (Duck)

R. Whisenand, Community Development Director

Consider Part C of a three-part amendment to the City's General Plan land use element to add an Office Overlay (OP) to property designated RMF-8, to allow establishment of office uses with approval of a Conditional Use Permit, and to add an Office Overlay (OP) to property zoned Duplex Residential (R2).

OPTIONS:

- a. (1) Adopt Resolution No. 06-xxx adopting a Negative Declaration for the General Plan Amendment 2006-001(C), Rezone 06-001 applications;

ROLL CALL VOTE

- (2) Indicate support (via straw vote) for Part C of a three-part General Plan Amendment 2006-001(C) that would change the General Plan Land Use Map to extend the OP Overlay designation to 405 and 411 14th Street;

STRAW VOTE

- (3) Introduce for first reading Ordinance No. XXX N.S. approving Rezone 06-001 that would extend the OP Overlay zoning district to 405 and 411 14th Street; and set April 4, 2006, as the date for adoption of said Ordinance.

ROLL CALL VOTE

- b. Amend, modify, or reject the foregoing options.

Final General Plan Amendment 06-001 Action: Upon completion of the hearings on GPA 2006-001, the City Council is requested to take action on approving those parts of the General Plan Amendment that have straw vote support (action is to be in the form of a single City Council Resolution).

- a. Adopt Resolution No. 06-xxx approving General Plan Amendment 2006-001 as follows:
 - Part A to change the General Plan Land Use Designation of a 28-acre site from Parks & Open Space (POS) and a portion of Agriculture (AG) to Business Park (BP);
 - Part B to change the General Plan Land Use Designation of a 5-acre site from Commercial Service (CS) to Residential Multi-Family, 12-units per acre (RMF-12), and amend Borkey Specific Plan, page LU-18, to provide language that could allow detached style of housing as long as the multi-family density is not significantly reduced, and that the design of the dwellings is innovative, high quality and compatible with surrounding neighborhoods; and
 - Part C that would change the General Plan Land Use Map to extend the OP Overlay designation at 405 and 411 14th Street;
- b. Amend, modify, or reject the foregoing option.

ROLL CALL VOTE

2. Zoning Code Amendment 05-007 (Charolais Road and South River Road)– City Initiated

R. Whisenand, Community Development Director

Consider amending the zoning ordinance to add a Planned Development Overlay to an existing R1 zoned 2.47-acre site located at the NE corner of Charolais Road and South River Road, and approving a Negative Declaration for the rezoning. The Overlay would provide for additional right-of-way for future intersection improvements that are still under study, and allow for the potential of 5 lots, with 20,000 square foot minimum lot size. Adding the Overlay meets the right-of-way needs of the City and permits the reduction of lot sizes in the immediate area without increasing density.

OPTIONS:

- a.
 - (1) Adopt Resolution No. 06-xxx adopting a Negative Declaration for the Rezone PD 05-007 application; and
 - (2) Introduce for first reading Ordinance XXX N.S. approving Rezone 05-007 that would add Planned Development Overlay Zoning over an existing 2.47 acre R1-B3 zoned site; and set April 4, 2006 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 **3-9** ARE APPROVED BY THE VOTE THAT APPROVES THE CONSENT CALENDAR, UNLESS AN ITEM IS PULLED FOR SEPARATE CONSIDERATION.

3. [Approve City Council minutes of March 1 and March 7, 2006](#)
D. Fansler, City Clerk
4. [Approve Warrant Register: Nos. 60713—60880 \(03/03/06\) & 60881—61031 \(03/10/06\)](#)
M. Compton, Administrative Services Director
5. [Receive and file Advisory Body Committee minutes as follows:](#)
Library Board of Trustees meeting of February 9, 2006
Parks and Recreation Advisory Committee meeting of December 13, 2005
Senior Citizens Advisory Committee meeting of February 13, 2006
Youth Commission meeting of February 1, 2006
6. [Adopt Resolution 06-xxx authorizing Emergency Services to purchase rescue equipment for \\$20,110 from All Star Fire Equipment.](#) (In the adopted budget, Council allocated funds to purchase heavy breaking/breaching equipment for rescue functions. This represents a portion of that equipment.
K. Johnson, Emergency Services Chief
7. [Adopt Resolution 06-xxx certifying and adding Parcel 2 of Parcel Map 05-0118 to Community Facilities District No. 2005-1 \[Public Services\], adopt Resolution 06-xxx accepting recordation of Parcel Map 05-0040, and adopt Resolution 06-xxx adding Parcel Map PR05-0118 into the Landscape and Lighting Maintenance District.](#) (Applicant: Long. The subdivision is located at 2335 Ashwood Place. All conditions imposed by the Planning Commission have been satisfied. Additionally, annexation to the City's CFD No. 2005-1 is necessary to mitigate projected adverse fiscal impacts of new residential development.) R. Whisenand, Community Development Director
8. [Adopt Resolution 06-xxx authorizing the use of septic tank usage at 4305 Secondwind Way.](#) (Applicant: Graves. Consider a request to allow septic tank usage, including leach system, with development of an office building at 4305 Secondwind Way [north of Dry Creek Road]. The nearest available sanitary sewer main is over one mile west of the site. All airport lease sites along Dry Creek Road are currently serviced by septic systems.) R. Whisenand, Community Development Director
9. [Adopt Resolution 06-xxx authorizing appropriation of up to \\$1,000 from Senior Endowment Fund to purchase three pamphlet racks for Senior Center Library.](#) (Consider a request to replace a freestanding pamphlet rack with wall-mounted rack in Senior Center Library to allow space for other furnishings.)
A. Robb, Interim Director – Library and Recreation Services

ROLL CALL VOTE

DISCUSSION

10. Development Agreements Related to the Chandler Ranch Area Specific Plan (CRASP) and Specific Plans in General

B. Lata, Contract Planner

Following extended discussion with property owners and representatives of two Specific Plan areas, the consensus is that further discussion should occur before bringing the policy matter back to the City Council. (CONTINUED FROM FEBRUARY 21, 2006)

OPTIONS:

- a. That City Council continue the scheduled discussion of Development Agreement related policies to Tuesday, April 18, 2006.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

11. Olsen Ranch Beechwood Specific Plan (OBSP) – Additional Budget Allocation Request

R. Whisenand, Community Development Director

Consider additional budget allocation to analyze the OBSP site plan to include a grading analysis. The original budget allocation, approved by City Council on May 17, 2005, did not include an engineered grading analysis. The City has received a cost estimate for the analysis from the project consultants, Moule and Polyzoides, of approximately \$40,000.

OPTIONS:

- a. Adopt Resolution No. 06-xxx appropriating an additional \$40,000 to fund the expanded Scope of Work and prepare a grading analysis for the Olsen Ranch Beechwood Specific Plan
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

12. Templeton Sphere of Influence Study – Response to LAFCO

R. Whisenand, Community Development Director

For the City Council to review the Templeton Community Services District's request of LAFCO to amend their Sphere of Influence (SOI), and consider a response to LAFCO. In Templeton's request, Study Area No. 4 is the only change proposed that potentially affects open space and agricultural areas on parcels that surround the southern tip of the City (generally near Bethel Road to Highway 46 West, and then east to City Limits in Theater Drive area.)

OPTIONS:

- a. Authorize the Mayor to sign a letter to LAFCO on behalf of the City (Attachment 1).
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

13. Speed Zone Survey Update for Union Road

D. Cassidy, Chief of Police

Consider the recommendations of a recent Speed Zone Survey completed by Omni-Means for the City. The survey was conducted to determine appropriate and safe speed limits along Union Road near Kleck Road. The segment is currently designated as 45 MPH speed limit and the survey results support a recommended speed limit of 35 MPH.

OPTIONS:

- a. Adopt Resolution No. 06-xxx amending the speed limit within the City limits as listed in Exhibit 1 and superseding the speed limits set forth in Chapter 12.54 of the Municipal Code, and all previous resolutions adopting speed limits.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

14. Traffic Controls – All Way Stop at 10th Street & Pine Street

D. Monn, Public Works Director

Consider adding traffic controls at the intersection of 10th Street and Pine Street. Currently the intersection, in the vicinity of the movie theatre, is a two-way stop regulating northbound and southbound traffic on Pine Street. The Police Department has recommended the all-way stop to provide enhanced public safety for pedestrians and vehicular traffic.

OPTIONS:

- a. Adopt Resolution No. 06-xxx approving additional traffic controls (all-way stop) at the intersection of 10th Street and Pine Street.
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

15. Trial "No Right Turn on Red" - 13th & Riverside Avenue

D. Monn, Public Works Director

Consider establishing a 4-week test period restricting northbound right turns from Riverside Avenue onto eastbound 13th Street between 3:00 p.m. to 5:30 p.m. weekdays to relieve traffic congestion at this intersection. Sufficient funds in the Gas Tax – Traffic Calming Fund are available to fund the \$22,000 cost of signage, policy enforcement, and proposed study. (The City Council asked the Streets and Utilities Committee study the issue, and the test period will occur while a formal traffic study is undertaken to examine the full impact and possible options.)

OPTIONS:

- a. Adopt Resolution No. 06-xxx approving a 4-week trial period restricting northbound right turns from Riverside Avenue onto eastbound 13th Street between 3:00 p.m. and 5:30 p.m. weekdays
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

16. Limited Time Parking – 1305 Spring Street

D. Monn, Public Works Director

Consider adding limited time parking restrictions (designated loading zone, yellow curb and rules signage) in front of 1305 Spring Street. (The request from the business owner was reviewed by the Streets and Utilities Committee and recommended for presentation to Council.)

OPTIONS:

- a. Adopt Resolution No. 06-xxx approving 22 feet of yellow curb and loading zone rules signage on the 13th Street side of the Great American Antique Mall
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

17. Trial of Limited Time Parking – 2230 Golden Hill Road

D. Monn, Public Works Director

Consider adding limited time parking restrictions (yellow curb and rules signage) for a six-month trial period, in front of East Paso Mini Storage, at 2230 Golden Hill Road. (The request from the both property owner and business owner was reviewed by the Streets and Utilities Committee and recommended for presentation to Council.)

OPTIONS:

- a. Adopt Resolution No. 06-xxx approving installation of 75 feet of yellow curb and loading zone rules signage in front of the East Paso Mini Storage at 2230 Golden Hill Road for a six-month trial period
- b. Amend, modify or reject the above option.

ROLL CALL VOTE

18. City Attorney Contract Amendment

J. App, City Manager

The City contracts with McDonough, Holland & Allen (MHA) for legal services and has done so since 1994. MHA provides services that include legal review of documents, contracts and agreements, as well as consultation, advice and opinions regarding matters that affect the City. The hourly rate for basic services has been adjusted only once over the last 12 years. This amendment requests an hourly billing rate to \$165 effective April 1, 2006, and to \$180 effective July 1, 2006, or an annualized increase of 3.2% over the term of the contract.

OPTIONS:

- a. Adopt Resolution 06-xxx authorizing amendment of the City Attorney Contract as requested.
- b. Amend, modify or reject the option above.

ROLL CALL VOTE

CITY MANAGER - None

CORRESPONDENCE - None

AD HOC COUNCIL BUSINESS

19. Ad Hoc Committee Formation – Short Range Transit & Marketing Plan

M. Compton, Administrative Services Director

Consider appointing an ad hoc committee for purpose of review and finalization of the Short Range Transit Plan and Marketing Plan (“SRTP”), in draft form.

OPTIONS:

- a. Appoint a two-member ad hoc committee to work with staff to assist with the review and finalization of the SRTP and marketing plan in draft form and report back to the full Council by July 5, 2006.
- b. Amend, modify or reject the above option.

VOICE VOTE

ADVISORY BODY COMMUNICATION - None

COUNCIL COMMENTS

ADJOURNMENT:

ADJOURNMENT

- To LEAGUE OF CALIFORNIA CITIES PLANNERS INSTITUTE, WEDNESDAY, MARCH 22 TO FRIDAY, MARCH 24, 2006 AT THE MARRIOTT MONTEREY, CA.
- To EMERGENCY OPERATIONS TRAINING, 5:00 P.M., TUESDAY, MARCH 28, 2006, 900 PARK STREET.
- To LEAGUE OF CALIFORNIA CITIES POLICY MEETINGS, WEDNESDAY MARCH 29 TO THURSDAY, MARCH 30, 2006 AT THE EMBASSY SUITES NORTH, LOS ANGELES, CA
- To JOINT CITY COUNCIL/PLANNING COMMISSION MEETING AT 7:00 P.M., MONDAY, APRIL 3, 2006, AT LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET
- To REGULAR MEETING AT 7:30 P.M., TUESDAY, APRIL 4, 2006, AT 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 MARCH 24, 2006***