



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

## CITY COUNCIL AGENDA

Tuesday, July 17, 2012 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

PLEASE REFRAIN FROM CELL PHONE USE DURING THE MEETING - PLEASE TURN RINGER OFF

### 7:30 PM – CONVENE REGULAR MEETING

**CALL TO ORDER** – Downstairs Conference Center

**PLEDGE OF ALLEGIANCE**

**INVOCATION**

**ROLL CALL** Councilmembers John Hamon, Nick Gilman, Ed Steinbeck, Fred Strong, and Mayor Duane Picanco

**STAFF INTRODUCTIONS**

**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 HEARING**

1. [Ayres Paso Robles, Ltd.](#)  
E. Gallagher, Community Development Director

To consider General Plan, Specific Plan, and development-related applications filed by Doug Ayres, on behalf of Ayres Paso Robles, Ltd., for a 225 room Resort Hotel, with a wellness spa, conference room, restaurant, wine tasting/retail boutique, and ancillary parking, landscaping, gardens, orchards and vineyards on Buena Vista Drive between Dallons Drive and Experimental Station Road.

**Options:**

- a. 1. Adopt a Resolution approving a Mitigated Negative Declaration for the project;
2. Adopt a Resolution adopting GPA 12-001;

3. Adopt the attached Ordinance amending the Borkey Area Specific Plan and Rezone 12-001; to include a 20-foot paved section for Experimental Station Road, without sidewalks (this would negate the need to consider a street waiver);
4. Adopt a Resolution adopting PD 12-001 & CUP 12-001, allowing for the development of the hotel resort project in the POS and to allow the building height of 70-feet, subject to site specific and standard conditions of approval **and selection of an option for Condition #11 as follows:**

- (a) As recommended by the Planning Commission (underlined text is addition to original condition):

“Prior to occupancy of Phase 1, Buena Vista Drive shall be improved with curb, gutter, sidewalk, and bikeway along the frontage of the project. The sidewalk and bikeway shall be extended to Dallons Drive only if the City executes a reimbursement agreement or development agreement under which the applicant will be reimbursed for doing such work beyond his property. All improvements shall be constructed in accordance with plans approved by the City Engineer.”

- (b) Original Condition presented to Planning Commission with added language by Staff:

“Prior to occupancy of the hotel, Buena Vista Drive shall be improved with curb, gutter, sidewalk, paving to match existing paving, and striping for a Class II bikeway from Experimental Station Road to Dallons Drive. Improvements between the northern boundary of the site and Dallons Drive may be eligible for reimbursement from the City’s Transportation Impact Fee, if the AB 1600 fee schedule is updated to include such improvements prior to completion of construction of the hotel, and/or from any Greenhouse Gas Mitigation Fees that may be imposed per Environmental Mitigation Condition GHG-1. All improvements shall be constructed in accordance with plans approved by the City Engineer.”

**and selection of an option for Condition #15 as follows:**

- (a) As recommended by the Planning Commission (underlined text is addition to original condition):

“The project shall be served by City water including the ten acres of orchard and vineyard. In the event that additional sources of water become available in the future that are appropriate and approved by the City Council, those sources may be substituted for the municipal water. The orchard and vineyard shall be irrigated with recycled water provided by the City when available providing that the recycled water is of a quality legally suitable for the irrigation of organics crops to be consumed by humans.”

- (b) Original Condition presented to the Planning Commission:

“The project shall be served by City water including the ten acres of orchard and vineyard. The orchard and vineyard shall be irrigated with recycled water provided by the City when available.”

5. Adopt a Resolution adopting Tentative Parcel Map PR 12-004, subject to site specific and standard conditions of approval;
6. Approve abandonment of unused portion of Experimental Station Road; or

**b. Amend, modify or reject the foregoing 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 ARE APPROVED BY THE VOTE THAT APPROVES THE CONSENT CALENDAR, UNLESS AN ITEM IS PULLED FOR SEPARATE CONSIDERATION.

2. [Approve City Council Minutes from July 3, 2012](#)  
D. Fansler, City Clerk
3. [Approve Warrant Register No. 104048-104135, 104136-104263, and other payroll services](#)  
J. Throop, Administrative Services Director
4. [Approve Advisory Body Minutes](#)  
Promotions Coordinating Committee Minutes for March 21, 2012  
Senior Citizen Advisory Committee Minutes from June 11, 2012
5. [Adopt Resolution No. 12-xxx granting liability claim rejection authority to the City Manager or his designee.](#)  
E. Gallagher, Community Development Director
6. [Adopt Resolution No. 12-xxx adding Michael J. Bova to the City's pre-approved Certified Arborist Consultant List.](#)  
E. Gallagher, Community Development Director
7. [Adopt Resolution No. 12-xxx adding Julie Broughton to the City's pre-approved Certified Arborist Consultant List.](#)  
E. Gallagher, Community Development Director
8. [Adopt Resolution No. 12-xxx declaring certain City property as surplus and authorize their sale to recyclers, wholesalers or by public auction, bid or sale.](#)  
J. Throop, Administrative Services Director
9. [Set Thursday, October 4, 2012 at 7:00pm to interview candidates for filling 5 vacancies on the Youth Commission.](#)  
J. Dahlen, Library and Recreation Services Director

## ROLL CALL VOTE

## DISCUSSION

10. [Oak Park Redevelopment: Request for Deferral of Development Impact Fees for Phase 2](#)  
E. Gallagher, Community Development Director

For the City Council to consider a request related to the Redevelopment of Oak Park Public Housing to defer payment of Sewer and Water Connection Fees, Development Impact (AB 1600) Fees, and Building Permit Fees for Phase 2 of the Redevelopment of Oak Park.

### Options:

- a. That the City Council adopt attached Resolution 12-XXX to approve a deferral of City Sewer and Water Connection Fees, Development Impact (AB 1600) Fees, and Building Permit Fees for Phase Two of the Redevelopment of Oak Park; said deferral to be evidenced by a loan agreement with a note, and secured by a deed of trust to be recorded against the Project, with repayment of the deferred fees over 30 years with a compounded annual average interest rate of 3.75%; the loan agreement shall be prepared by the City Attorney and executed by the Housing Authorities for the City of Paso Robles and County of Monterey.
- b. Amend, modify, or reject the above options.

## ROLL CALL VOTE

**11. [Airport Restaurant Selection](#)**

M. Williamson, Assistant City Manager

For the City Council to select an airport restaurant operator and direct staff to initiate lease negotiations.

**Options:**

- a. Adopt the attached resolution accepting the Selection Committee's recommendation to select LaGuardia's Homemade Since 1912 as the successful restaurant candidate and to direct staff to begin lease negotiations; or
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**12. [Paso Robles Classic Car Weekend](#)**

M. Williamson, Assistant City Manager

For the City Council to consider a request by the Paso Robles Chamber of Commerce to adjust and expand elements of Paso Robles Classic Car Weekend event that occurs through downtown and at City Park over Labor Day Weekend.

**Options:**

- a. Adopt Resolution No. 12-xxx authorizing the use of City Park for the modified Paso Robles Classic Car Weekend, including a beer and wine garden, multiple vendors, and the attendant security requirements, scheduled for Friday and Saturday, August 31 and September 1, 2012.; or
- b. Authorize the use of City Park for the Paso Robles Classic Car Weekend, without the requested event modifications; or
- c. Amend, modify, or reject the above options.

**ROLL CALL VOTE**

**13. [Light Up The Night as New Downtown Lighting Ceremony at City Park](#)**

M. Williamson, Assistant City Manager

For the City Council to consider a request by The Wellness Community - California Central Coast, in partnership with the Paso Robles Downtown Main Street Association, to transform the traditional Downtown Lighting Ceremony and Holiday Craft Bazaar and stage Light Up The Night on November 23, 2012.

**Options:**

- a. Adopt Resolution No. 12-xxx authorizing the use of City Park for Light Up The Night on Friday, November 23, 2012.
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**14. [Sale of Surplus Vehicle to Paso Robles School District](#)**

J. Throop, Administrative Services Director

For the City Council to consider sale of surplus vehicle to the Paso Robles School District for use by the School Security Officer for \$1.00.

**Options:**

- a. That the Council adopt Resolution No. 12-xxx approving the sale of the surplus vehicle to the Paso Robles School District for \$1.
- b. Amend, modify, or reject the above options.

**ROLL CALL VOTE**

**15. Street Abandonment SA 12-002 (City)**

E. Gallagher, Community Development Director

For the City Council to consider adopting a resolution for a summary vacation of portions of Taxi-Way "D" and Wing Way public right-of-ways associated with the development of airport lease sites.

**Options:**

- a. Adopt Resolution No. 12-xxx approving the abandonment of right-of-way fragments of Taxi-Way "D" and Wing Way; or
- b. Amend, modify or reject the above option.

**ROLL CALL VOTE**

**16. Annual Transportation Development Act Funding Claim**

J. Throop, Administrative Services Director

For the City Council to consider resolution approving the annual Transportation Development Act (TDA) claim for Fiscal Year (FY) 2012/13.

**Options:**

- a. That the City Council adopt the attached resolution approving the annual claim for Transportation Development Act funding; or
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**17. Transit Bus Purchase**

J. Throop, Administrative Services Director

For the City Council to consider purchasing four (4) new transit vehicles.

**Options:**

- a. Adopt Resolution No. 12-xxx authorizing the purchase of four new vehicles; or
- b. Amend, modify, or reject the above option.

**ROLL CALL VOTE**

**CITY MANAGER (None)**

**COUNCIL COMMUNICATION (None)**

**CLOSED SESSION ITEMS (None)**

**ADJOURNMENT TO:**

- PLANNING COMMISSION / CITY COUNCIL BREAKFAST – 7:00 AM ON FRIDAY, JULY 20, 2012 AT TOUCH OF PASO RESTAURANT.
- REGULAR PLANNING COMMISSION MEETING - 7:30 PM ON TUESDAY, JULY 24, 2012 IN THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.
- REGULAR CITY COUNCIL MEETING - 7:30 PM ON TUESDAY, AUGUST 7, 2012 IN THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.

Any writing or document pertaining to an open session item on this agenda which is distributed to a majority of the City Council after the posting of this agenda will be available for public inspection at the time the subject writing or document is distributed. The writing or document will be available for public review in the City Clerk's Office, 1000 Spring Street, Paso Robles, CA, during normal business hours, and may be posted on the City's web site at <http://www.prcity.com/government/citycouncil/agendas.asp>.

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 MEETING IS AUGUST 3, 2012***