



**CITY OF EL PASO DE ROBLES**  
*"The Pass of the Oaks"*

**CITY COUNCIL AGENDA**

**5:00 CLOSED SESSION**  
**6:30 REGULAR MEETING**

**August 2, 2016**

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**Location: Paso Robles Library/City Hall Conference Center**  
**1000 Spring Street, Paso Robles**

**PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL TO THE CITY CLERK**

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

**5:00 PM – CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT REGARDING CLOSED SESSION MATTERS**

**ADJOURN TO CLOSED SESSION**

**CLOSED SESSION**

- **Conference with Legal Counsel – Existing Litigation (2 cases)**  
Gov. Code section 54956.9(d)(1))

1. *City of Paso Robles v. Quorum Realty Fund, et al., San Luis Obispo County Superior Court*  
Case No. 14-CVP-0125

2. *Quorum Realty Fund IV v. City of Paso Robles, San Luis Obispo County Superior Court*  
Case No. 14-CVP-0174

**6:30 PM – RECONVENE TO OPEN SESSION**

**REGULAR MEETING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INVOCATION – Kim McGrew**

**ROLL CALL** Councilmembers Steve Gregory, John Hamon, Fred Strong, Jim Reed, and Mayor Steven Martin

**STAFF INTRODUCTIONS**

**REPORT FROM CLOSED SESSION**

**PRESENTATIONS**

1. **[Drought Conservation Progress Report](#)**  
D. McKinley, Director of Public Works
2. **[Heritage Oaks Bank Presentation on Local Investment Program](#)**  
J. Kreowski, Heritage Oaks Bank

**GENERAL PUBLIC COMMENTS**

This is the time the public may address the Council on items within the Council's purview but not scheduled on the agenda. **PLEASE SPEAK DIRECTLY INTO THE MICROPHONE AND BEGIN BY STATING YOUR NAME AND ADDRESS. EACH PERSON IS LIMITED TO 3 MINUTES.** 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

### CONSENT CALENDAR

ITEMS ON THE CONSENT CALENDAR ARE CONSIDERED ROUTINE, NOT REQUIRING SEPARATE DISCUSSION. However, if discussion is wanted by a member of the Council or public 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.

3. [Approve City Council Minutes from 7/19/2016](#)  
D. Fansler, City Clerk
4. [Approve Warrant Registers](#)  
J. Throop, Director of Administrative Services
5. [Advisory Body Minutes](#)  
Library Board of Trustees (6/9/16)  
Parks and Recreation Advisory Committee (6/13/2016)  
Senior Citizen Advisory Committee (6/13/16)
6. [Approve Resolution No. 16-XXX Reaffirming the Current Investment Policy](#)  
M. Compton, City Treasurer
7. [Approve Resolution No. 16-XXX Setting Tax Rate for Fiscal Year 2016-2017 with Respect to General Obligation Bonds](#)  
M. Compton, City Treasurer
8. [Awarding Contract for the Riverside Corridor Improvements – 10<sup>th</sup> to 12<sup>th</sup> Street and West of 14<sup>th</sup> Street](#)  
D. McKinley, Director of Public Works
9. [Approve Resolution No. 16-XXX Designating the City Manager as Grant Administrator and Project Manager for the Creston Road Corridor Sustainable Community Grant](#)  
D. McKinley, Director of Public Works
10. [Authorize the City Manager to Extend the Delta Dental Contract and the CSAC-EIA Vision Contract Through December 31, 2017](#)  
M. Williamson, Assistant City Manager
11. [Approve Resolution No. 16-XXX Authorizing Continued Use of a Septic System at 739 Renate Way \(Brown\)](#)  
W. Frace, Director of Community Development

### ROLL CALL VOTE

### PUBLIC HEARINGS

#### 12. [General Plan Amendment Cycle 2- 2016 \(Parts A and B\)](#)

W. Frace, Director of Community Development

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 consider multiple General Plan Amendments when considered as a group on the same City Council Agenda.

General Plan Amendment Cycle 2 - 2016 is comprised of two separate projects as stated below:

#### [General Plan Amendment Cycle 2 - 2016 Part A – GPA 15-003 Alder Creek Apartments expansion](#)

Amend the General Plan Land Use Element Map to re-designate approximately 1.50 acres of land from Residential Multi-Family Low Density, (RMF-8) to Residential Multi-Family High Density (RMF-20), and re-designate approximately 0.9 acres of land from Residential Multi-Family Low Density, (RMF-8) to Parks and Open Space (POS).

**General Plan Amendment Cycle 2 – 2016 Part B –  
GPA 14-001 - Erskine Industrial Park**

Amend the General Plan Land Use Element Map to re-designate the land use designation of several properties with different land use designations, as follows:

- Approximately 10.45 acres of land from Business Park, (BP) to Commercial Services (CS)
- Approximately 4.5 acres of land from Residential-Agriculture/Planned Development, (RA/PD) to Commercial Services (CS)
- Approximately 1.7 acres of land from Residential-Agriculture/Planned Development, (RA/PD) to Business Park (BP)
- Approximately 55.70 acres of land from Parks and Open Space (POS) to Business Park (BP)

**Note: Even though the two General Plan Amendments will be considered under separate resolutions, they will be considered as a single general plan amendment under Cycle 2 -2016 consistent with Government Code Section 65358 (b).**

**12.1 General Plan Amendment Cycle 2 - 2016 Part A -  
General Plan Amendment 15-003, Rezone 15-002, Vesting Tentative Tract Map 3080, and Planned  
Development 15-003, APN: 009-767-049 (612 Gardenia Court – Alder Creek Apartments), New  
Heritage, LP/Joe Collins**

For the City Council to consider a recommendation of approval from the Planning Commission regarding an application filed by Joe Collins requesting a General Plan Amendment (GPA), Zoning Map Amendment (RZ), Vesting Tentative Tract Map (VTTM), and Development Plan (PD), to allow for an expansion of the existing Alder Creek apartments, to add 16 2-bedroom units in four (4) buildings.

**Options:**

After opening the public hearing and taking public testimony, that the City Council chooses one of the four options listed below:

1. Approve of the project by taking the following five actions.
  - a. Approve draft Resolution A, and certify the project's Mitigated Negative Declaration and Mitigation Monitoring Program;
  - b. Approve draft Resolution B approving General Plan Amendment 15-003 (Part A of General Plan Amendment Cycle 2-2016), amending the General Plan Land Use Designation of approximately 1.50 acres of land from Residential Multi-Family Low Density, (RMF-8) to Residential Multi-Family High Density (RMF-20), and re-designate approximately 0.9 acres of land from Residential Multi-Family Low Density, (RMF-8) to Parks and Open Space (POS);
  - c. Introduce for first reading by title only, Draft Ordinance A, amending the City of El Paso de Robles Municipal Code Section 21.12.020 (Zoning Map), as shown in Exhibit A;
  - d. Approve draft Resolution B, to approve Vesting Tentative Parcel Map 3080;
  - e. Approve draft Resolution C, to approve Planned Development 15-003.
2. Amend the foregoing option.
3. Refer back to staff and/or the Planning Commission for additional analysis.
4. Take action not to approve the project by denying one or more of the resolutions listed above (a-e).

**12.2 General Plan Amendment Cycle 2 - 2016 Part B -  
General Plan Amendment 14-001, Rezone 14-001, Vesting Tentative Tract Map 3069, and Oak Tree  
Removal 14-005, APN: 025-435-031, 030 and 029 (East end of Wisteria Lane) Ranch and Coast  
Properties, Inc./Tom Erskine.**

For the City Council to consider a recommendation of approval from the Planning Commission regarding an application filed by Kirk Consulting on behalf of Tom Erskine and Justin Vineyards, proposing to subdivide three (3) existing parcels, (APNs 025-435-029, 030, and 031) totaling 212 acres into 13 lots that would total

77.3 acres, and one (1) 134.7-acre remainder lot. Along with the subdivision is a request to amend the General Plan and Zoning designations of the 77.3 acres (Lots 1-13), and rezone lots 9, 10 & 11 of Tract 2778, adjacent to proposed Tract 3069. There is also a request to remove one (1) oak tree.

**Options:**

After opening the public hearing and taking public testimony, that the City Council chooses one of the four options listed below:

1. Approve the project by approving the following five actions:
  - a. Approve draft Resolution A, and certify the project's Mitigated Negative Declaration and Mitigation Monitoring Program.
  - b. Approved Draft Resolution B (Part B of General Plan Amendment Cycle 2-2016) to change the General Plan Land Use Map from as follows:
    - **Lots 9-11 (Tract 2778):** Business Park to Commercial Services;
    - **Lot 1:** Ag/Parks and Open Space to Commercial Services;
    - **Lots 2:** Ag to Commercial Services;
    - **Lot 3:** Ag/Parks and Open Space to Business Park;
    - **Lots 5-12:** Parks & Open Space to Business Park;
    - **Lot 13:** Ag/Parks & Open Space to Business Park.
  - c. Introduce for first reading by title only, Draft Ordinance A, amending the City of El Paso de Robles Municipal Code Section 21.12.020 (Zoning Map), as shown in Exhibit A;
  - d. Approve draft Resolution C, to approve Vesting Tentative Tract 3069, and approve 'Erskine Parkway' as the new street name for the new connection road, subject to Conditions of Approval and Findings;
  - e. Approve draft Resolution D, to approve OTR 14-005.
2. Amend the foregoing option.
3. Refer back to the Planning Commission for additional analysis.
4. Deny one or more of the resolutions listed above (a-e).

**DISCUSSION ITEMS**

**13. [Status of City Property South of Paso Robles Street / 7<sup>th</sup> Street Intersection and Extension of Temporary Use Permit 12-003](#)**

T. Frutchey, City Manager

For the City Council to determine whether City-owned property (the "City Property") south of the Paso Robles Street and 7<sup>th</sup> Street intersection should be dedicated as a City street and approve Encroachment and License Agreement with Paul Viborg and Debbie Sturgis-Viborg. In addition, determine whether to approve request for extension of Temporary Use Permit 12-003 for storage of vehicles and equipment.

**Options:**

1. Approve the following Resolutions:
  - a. Approve Resolution 16-XXX determining that the City Property is not part of the City street system;
  - b. Approve Resolution 16-XXX approving and authorizing the execution of an Encroachment and License Agreement with Paul S. Viborg and Debbie K. Sturgis-Viborg; and
  - c. Approve Resolution 16-XXX approving a two-year extension for temporary use permit 12-003; or
2. Amend, modify or reject the foregoing options.

## ROLL CALL VOTE

## COUNCIL BUSINESS & COMMITTEE REPORTS

### 14. Current Council Committee Activities Reports

## SPECIAL EVENTS

- NATIONAL NIGHT OUT - PROMOTING PUBLIC SAFETY (FREE EVENT) – 6:00–8:00 PM ON TUESDAY AUGUST 2, 2016 IN THE DOWNTOWN CITY PARK, PASO ROBLES
- REGULAR PLANNING COMMISSION MEETING – 6:30 PM ON TUESDAY, AUGUST 9, 2016 IN LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.
- WINEMAKERS COOKOFF – 6:00-9:00 PM ON WEDNESDAY, AUGUST 13, 2016 AT THE PASO ROBLES EVENT CENTER, 2198 RIVERSIDE AVENUE, PASO ROBLES.
- REGULAR CITY COUNCIL MEETING – 6:30PM ON TUESDAY, AUGUST 16, 2016 IN LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.

## ADJOURNMENT

*THE DEADLINE FOR SUBMITTING ITEMS FOR THE NEXT REGULAR MEETING IS AUGUST 5, 2016*

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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 [www.prcity.com/government/citycouncil/agendas.asp](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.

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