



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

## CITY COUNCIL MINUTES (Corrected)

5:00 CLOSED SESSION / 6:30 REGULAR MEETING

Tuesday, June 5, 2018

---

Location: Paso Robles Council Chamber / Library Conference Center  
1000 Spring Street, Paso Robles

### 5:00 PM – CALLED TO ORDER

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

### CLOSED SESSION ITEMS

- **Meet and Confer Conference with Labor Negotiator**

Gov. Code section 54957.6

City Negotiator: Thomas Frutchey, City Manager  
Employee Organizations: International Association of Firefighters (IAFF)  
Police Officers Association (POA)  
Service Employees International Union (SEIU)  
Unrepresented Management  
Unrepresented Part-time Employees

- **Conference with Real Property Negotiators**

Pursuant to Government Code Section 54956.8

Property: APN 009-831-030, 1900 Block Theatre Drive, Paso Robles  
City Negotiator: Thomas Frutchey, City Manager  
Negotiating Parties: Zenique Hotels  
Pacific West Hotels and Resorts Inc.  
Under Negotiation: Price and terms of payment

**PUBLIC COMMENT REGARDING CLOSED SESSION MATTERS.** None

**ADJOURNED TO CLOSED SESSION**

**6:30 PM – RECONVENED TO OPEN SESSION AND CALLED REGULAR MEETING TO ORDER**

**PLEDGE OF ALLEGIANCE**

**INVOCATION** Family Worship Center

**ROLL CALL** Councilmembers Steve Gregory, John Hamon, Jim Reed, and Mayor Steven Martin  
Councilmember Strong absent due to representation at various committee meetings

**STAFF AND COMMISSIONER INTRODUCTIONS**

**REPORT FROM CLOSED SESSION.** No reportable action

**PRESENTATIONS** - None

**GENERAL PUBLIC COMMENTS.** Sheila Healy, Colt Esenwein, and Steve Canchola

**AGENDA ITEMS TO BE DEFERRED.** None

**CONSENT CALENDAR**

1. **Approved City Council Minutes from 5/15/18**
2. **Received Warrant Requests**
3. **Received Advisory Body Minutes**  
 Parks and Recreation Committee (4/9/18)  
 Senior Citizen Committee (4/9/18)  
 Library Board (4/12/18)  
 Planning Commission (4/24/18)
4. **Approved 2023 Kleck Right of Way Encroachment Agreement, Drainage Easement, and Summary Vacation of Original Drainage Easement - Pulled for discussion by Councilmember Reed**
5. **Approved Resolution No. 18-069 Approving Memorandum of Understanding with Service Employees International Union (SEIU) Local 620**
6. **Approved Resolution No. 18-070 – Approving Encroachment Agreement to Permit Installation of a Private Underground Water Line and Electrical Conduit Crossing Vanderlip Court**
7. **Approved Resolution No. 18-071 – Authorizing Beechwood Specific Plan Traffic Engineering Consultant Agreement**
8. **Approved Resolution No. 18-072 Awarding a Contract for Barney Schwartz Park Lighting Retrofit to Electricraft, Inc.**
9. **Approved Copier Equipment Replacement**
10. **Approved Agreement for Upgraded Street Sweeping Services**

**PUBLIC COMMENT.** None

**CONSENT CALENDAR ROLL CALL VOTE.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 4-0 (Strong absent) to approve items 1-3 and 5-10 on a single motion.

**AYES:** Gregory, Hamon, Reed, Martin

**ABSENT:** Strong

**REPORT ON ITEMS APPROVED ON CONSENT.** City Manager Tom Frutchey provided a brief explanation of items approved on the consent calendar.

## **CONVENE THE CITY OF PASO ROBLES GROUNDWATER SUSTAINABILITY AGENCY BOARD**

**ROLL CALL** Board members Gregory, Hamon, Reed, Martin – (Strong absent)

11. **Resolution No. GSA 18-001 Supporting Boundary Adjustment for the Heritage Ranch Community Services District**

**PUBLIC COMMENT.** None

**ROLL CALL VOTE.** Motioned by Board Member Hamon, seconded by Board Member Gregory, and passed 4-0 (Strong absent) to approve Resolution No. GSA 18-001, supporting the Heritage Ranch Community Services District GSA boundary change request.

**AYES:** Hamon, Gregory, Reed, Martin

**ABSENT:** Strong

12. **Resolution No. GSA 18-002 Supporting Boundary Adjustment for Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)**

**PUBLIC COMMENT.** None

**ROLL CALL VOTE.** Motioned by Board Member Hamon, seconded by Board Member Gregory, and passed 4-0 (Strong absent) to approve Resolution No. GSA 18-002, supporting the Salinas Valley Basin GSA boundary change request.

**AYES:** Hamon, Gregory, Reed, Martin

**ABSENT:** Strong

## **ADJOURN THE CITY OF PASO ROBLES GROUNDWATER SUSTAINABILITY AGENCY BOARD**

### **PUBLIC HEARINGS**

**13. Hyatt Place Hotel (PD 17-011): Applicant – Rupesh Patel, Zenique Hotels (*Reopening Continued Public Hearing*)**

- **Planned Development 17-011 – Hyatt Place Hotel:** Development Plan with a 3-foot height exception for a 133-room Hyatt Place Hotel on a 3.1 acre site at the southeast corner of the State Route 46 (SR 46) West/Theatre Drive intersection (APN: 009-831-029)
- **Property Exchange Agreement – Property Appraisals:** River Lodge Motel property at 1955 Theatre Drive (APN 009-831-007) and City property at the southeast corner of SR 46 West/Theatre Drive intersection (APN: 009-831-029)

**PUBLIC COMMENT.** Stu Stoddard, Larry Werner, Michael Rivera, and Brandon Madeira

**ROLL CALL VOTE #1.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 4-0 (Strong absent) to approve Resolution No. 18-073, certifying the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP)

**AYES:** Gregory, Hamon, Reed, Martin

**ABSENT:** Strong

**ROLL CALL VOTE #2.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 4-0 (Strong absent) to approve Resolution No. 18-074, approving Planned Development PD 17-011, including a height exception up to 52± feet in height. The Council requested, and the Applicant agreed, to a Lot Line Adjustment to extend the property line between the two City parcels farther south, which will not affect the proposed development. An amendment to the Property Exchange Agreement to reflect the smaller City Exchange Parcel will be presented to the Council in the near future.

**AYES:** Gregory, Hamon, Reed, Martin

**ABSENT:** Strong

**14. Annual Levy of Landscape and Lighting Maintenance District No. 1 and Drainage Maintenance District 2008-1 for Fiscal Year 2018-19**

**PUBLIC COMMENT.** None

**ROLL CALL VOTE #1.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 4-0 (Strong absent) to approve Resolution No. 18-075 approving the Landscape and Lighting District Engineer's Report

**AYES:** Gregory, Hamon, Reed, Martin

**ABSENT:** Strong

**ROLL CALL VOTE #2.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 4-0 (Strong absent) to approve Resolution No. 18-076 approving the Drainage District Engineer's Report

**AYES:** Gregory, Hamon, Reed, Martin

**ABSENT:** Strong

**ROLL CALL VOTE #3.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 4-0 (Strong absent) to approve Resolution No. 18-077 ordering the Landscape and Lighting District levy and collection of assessments.

**AYES:** Gregory, Hamon, Reed, Martin  
**ABSENT:** Strong

**ROLL CALL VOTE #4.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 4-0 (Strong absent) to approve Resolution No. 18-078 ordering the Drainage District levy and collection of assessments.

**AYES:** Gregory, Hamon, Reed, Martin  
**ABSENT:** Strong

**15. Rezone 18-003 and Planned Development 18-003 – Adding Mixed-Use and Planned Development Overlay Zoning to a C3 Property on Golden Hill Road, to Allow the Ability to Add Second Floor Residential Units to the Existing Mini-Storage Facility**

**PUBLIC COMMENT.** Nick Gilman and Larry Werner

**ROLL CALL VOTE #1.** Motioned by Councilman Hamon, seconded by Councilman Gregory, and passed 4-0 (Strong absent) to introduce and hold first reading of an Ordinance approving Rezone 18-003 and amending the Zoning Code, by adding MU-PD Overlay Zoning to the existing C3 zoned site at 2328 Golden Hill Road.

**AYES:** Hamon, Gregory, Reed, Martin  
**ABSENT:** Strong

**ROLL CALL VOTE #2.** Motioned by Councilman Hamon, seconded by Councilman Gregory, and passed 4-0 (Strong absent) to approve Resolution No. 18-079, approving PD 18-003 to establish three additional residential units for a total of four at the existing Golden Hills Mini-storage project.

**AYES:** Hamon, Gregory, Reed, Martin  
**ABSENT:** Strong

**DISCUSSION ITEMS**

**16. Code of Civility**

**PUBLIC COMMENT.** Gina Fitzpatrick and Derrek Kirk

**ROLL CALL VOTE.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 3-1 (Strong absent, Reed opposed) to adopt the draft Code of Civility and authorize the Mayor to work with representatives of the Board of Supervisors and the other cities to finalize. The final version will be brought back to Council for approval by resolution, as an attachment to the Council's Policies and Procedures.

**AYES:** Gregory, Hamon, Martin  
**NOES:** Reed  
**ABSENT:** Strong

**17. Comprehensive Citywide Wayfinding Directional Sign Program within the Public Right-of-Way**

**PUBLIC COMMENT.** None

**ROLL CALL VOTE.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 4-0 (Strong absent) to approve Resolution No. 18-080, approving the Paso Robles Wayfinding Signage Program, to be installed in a single phase, and in addition, approve the proposed Service Club Signage Emblem Signage Program policy.

**AYES:** Gregory, Hamon, Reed, Martin

**ABSENT:** Strong

**18. Pilot Program to Stimulate Housing Production by Adjusting the Timing for Collection of Impact Fees and Capital Facility Charges (Connection Fees) for Housing Development**

**PUBLIC COMMENT.** Larry Werner, Ronald Berry, and Trine Marlen

**ROLL CALL VOTE.** Motioned by Councilman Hamon, seconded by Councilman Gregory, and passed 3-1 (Strong absent, Martin opposed) to approve Resolution No. 18-081, directing the City Manager and City Attorney to implement a pilot program that offers developers the option of delaying payment of development impact fees and utility connection fees until close of escrow, and to return to the Housing Constraints and Opportunities committee and the Council at the end of one year with an evaluation of the success of the program.

**AYES:** Hamon, Gregory, Reed

**NOES:** Martin

**ABSENT:** Strong

**19. FY 2018-19 and 2019-20 Capital Expenditures and Service Level Options**

**PUBLIC COMMENT.** None

**ROLL CALL VOTE.** Motioned by Councilman Hamon, seconded by Councilman Gregory, and passed 4-0 (Strong absent) to receive and file this report and provide a desired direction on the preparation of the FY 2018-19 and 2019-20 Budget.

**AYES:** Hamon, Gregory, Reed, Martin

**ABSENT:** Strong

**Budget: Underfunded Liabilities and Economic Investment/Stimulus (added by errata):**

**PUBLIC COMMENT. (Unfunded liabilities)** None

**PUBLIC COMMENT. (Desired stimulus efforts)** Gina Fitzpatrick

**ROLL CALL VOTE.** Motioned by Councilman Gregory, seconded by Councilman Hamon, and passed 4-0 (Strong absent) to direct the City Manager to bring back to the City Council on June 19, 2018 specific proposals, including ballot measures, for addressing underfunded liabilities and desired stimulus efforts, with the following priorities for stimulus: housing, jobs, airport, and the CYA Boys Correctional Facility.

**AYES:** Gregory, Hamon, Reed, Martin

**ABSENT:** Strong

**ITEMS PULLED FROM THE CONSENT AGENDA FOR DISCUSSION**

**4. 2023 Kleck Right of Way Encroachment Agreement, Drainage Easement, and Summary Vacation of Original Drainage Easement**

**PUBLIC COMMENT.** John Belsher, Diana Weatherholt, Ronald Berry, Lisa Canchola, Steve Canchola, and Lynn Stroud

**ROLL CALL VOTE #1.** Motioned by Councilman Hamon, seconded by Councilman Gregory, and passed 4-0 (Strong absent) to approve Resolution No. 18-082, authorizing the City Manager to enter into an encroachment agreement with Kleck Road LLC, for the installation of a private sewer and water laterals in the Public Utility Easement fronting 2021 Kleck Road. The staff recommendation was amended to include the requirement to use licensed contractor approved by City Engineer.

**AYES:** Hamon, Gregory, Reed, Martin

**ABSENT:** Strong

**ROLL CALL VOTE #2.** Motioned by Councilman Hamon, seconded by Councilman Gregory, and passed

4-0 (Strong absent) to approve Resolution No. 18-083, accepting the Grant of Easement for Storm Drainage Purposes from Kleck Road LLC and authorize the City Manager to accept the Grant of Easement on the City Council's behalf.

**AYES:** Hamon, Gregory, Reed, Martin

**ABSENT:** Strong

**ROLL CALL VOTE #3.** Motioned by Councilman Hamon, seconded by Councilman Gregory, and passed 4-0 (Strong absent) to approve Resolution No. 18-084, summarily vacating, per Streets and Highway Code Section 8333 through 8336, the 10-foot wide Public Drainage Easement that was previously accepted by the City Council on November 18, 2014, as shown on Lot 6, Tract 2805.

**AYES:** Hamon, Gregory, Reed, Martin

**ABSENT:** Strong

## **COUNCIL BUSINESS & COMMITTEE REPORTS**

### **20. Current Council Committee Activities and Reports**

Councilmember and the Mayor reported on Committee attendance and other City related activities.

### **ADJOURNMENT** of the regular meeting at **10:49 PM.**

Motioned by Councilman Hamon, seconded by Councilman Gregory, and passed unanimously to adjourn the regular meeting.