



council agenda

CITY OF SAN LUIS OBISPO
CITY HALL, 990 PALM STREET

Tuesday, June 6, 2006

***4:00 P.M.**
***PLEASE NOTE EARLY**
START TIME

REGULAR MEETING

Council Chamber
990 Palm Street

CALL TO ORDER: Mayor Dave Romero

ROLL CALL: Council Members Paul Brown, John Ewan, Christine Mulholland, Vice Mayor Allen K. Settle, Mayor Dave Romero

PUBLIC HEARING

1. ENTERPRISE FUND RATE REVIEWS. (2 HOURS)

A. 2006 WATER FUND REVIEW. (MOSS/HENDERSON/BISHOP)

RECOMMENDATION: 1. Review and accept the 2006 annual water fund financial review; and 2. Conceptually approve the proposed operating program change requests (\$465,600) and capital improvement plan requests (\$128,000), pending the June 20, 2006 budget review and adoption; and 3. Adopt a resolution rescinding Resolution No. 9463 (2005 Series) increasing water service charges by 8%, effective July 1, 2006, and adopting revised rate increase of 12%, effective July 1, 2006 and establishing a third tier water rate for single family residential customers using greater than 25 units per month; and 4. Adopt a resolution revising water meter and adaptor costs, effective July 1, 2006.



City Council regular meetings are televised live on Charter Channel 20. The City of San Luis Obispo is committed to including the disabled in all of its services, programs, and activities. Telecommunications Device for the Deaf (805) 781-7410. Please speak to the City Clerk prior to the meeting if you require a hearing amplification device. For more agenda information, call 781-7100.

PUBLIC COMMENTS ON AGENDA ITEMS: You may address the Council on any item described in this agenda by completing a speaker slip and giving it to the City Clerk prior to the meeting. The Mayor will invite public comments before the Council takes action on each item. (Gov. Code Sec. 54954.3(a)) Your speaking time is limited to three (3) minutes. (CC&P Sec.1.3.7)

CITY COUNCIL PROCEDURES FOR PUBLIC HEARINGS: The Mayor will announce each item and thereafter, the hearing will be conducted as follows:

1. City staff will present the staff report and recommendation on the proposal being heard and respond to questions from Council.
2. The Mayor will open the public hearing by first asking the project applicant/appellant (or his/her representative) to present any points necessary for the Council, as well as the public, to fully understand the proposal.
3. The Mayor will then ask other interested persons to come to the podium to present testimony either in support of or in opposition to the proposal.
4. Finally, the Mayor will invite the applicant/appellant (or his/her representative) back to the podium to respond to the public testimony, if appropriate. The Mayor will then close the public hearing and limit further discussion to the Council and staff prior to the Council taking a vote.

RULES FOR PRESENTING TESTIMONY AT A PUBLIC HEARING: City Council meetings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony are asked to observe the following rules:

1. Speakers are asked to submit speaker slips to the City Clerk.
2. If you have filled out a Speaker Slip, the Mayor will call you to the podium.
3. Speakers shall address the Council from the podium after giving his/her name and city of residence. Speakers shall direct their comments to the Council, not the audience.
4. Speakers shall limit comments to three minutes. The Mayor, after all others have spoken, may allow additional brief comments from speakers who have already commented on the same agenda item.
5. If testifying as paid representatives, as defined in the Municipal Code speakers shall register as a Municipal Advocate and shall preface their comments by identifying themselves as Municipal Advocates (§2.64.020 & §2.64.050 & §2.64.070).
6. Applicants, appellants or applicant representatives desiring to speak shall:
 - a. Submit speaker slips to the City Clerk (available on a plastic rack at the entrance to the Council Chamber).
 - b. Shall be permitted to speak first during the public comment portion of the public hearing for not more than ten minutes.
 - c. Address the Council from the podium after giving their name and address, and/or the name and address of the applicant/appellant they are representing. If the applicant/appellant's representative is a paid Municipal Advocate, they shall comply with Number 5 above.
7. If you challenge an issue in court, you may be limited to raising only those issues you or someone else raised at this public hearing as described above, or in written correspondence delivered to the City before or during the public hearing.

CORRESPONDENCE TO COUNCIL: Written comments on agenda items are encouraged and are most effective if presented at least one day prior to the meeting. Note: Correspondence to Council received after 5:00 p.m. on the day of the Council meeting regarding agenda items may not be distributed until the following day.

B. 2006 SEWER FUND REVIEW. (MOSS/BISHOP)

RECOMMENDATION: 1. Review and accept the 2006 annual sewer fund financial review; and 2. Conceptually approve the proposed operating program change requests (\$179,700) and capital improvement plan requests (\$360,000), pending the June 20, 2006 budget review and adoption.

C. PARKING ENTERPRISE FUND REVIEW 2006-07. (WALTER/BOCHUM/HORCH)

RECOMMENDATION: 1. Review and accept the 2006-07 Parking Enterprise Fund Review. 2. Approve the expenditure of approximately \$88,600 of Unallocated Parking Enterprise Fund balance for 2005-06 to implement the revenue enhancements as adopted by Council on February 21, 2006.

D. TRANSIT FUND REVIEW FOR 2006-07. (WALTER/BOCHUM/O'DELL)

RECOMMENDATION: 1. Review the 2006-07 Transit Fund Review and discuss related issues. 2. Direct staff to write a letter to the San Luis Obispo Council of Governments (SLOCOG) and San Luis Obispo Regional Transit Authority's Boards regarding the City's concerns, in an effort to avoid some of the negative consequences to our Transit Fund identified in the review.

E. LAGUNA LAKE GOLF COURSE FUND RATE REVIEW. (KISER)

RECOMMENDATION: As recommended by the Parks and Recreation Commission: 1. Review and accept the 2006 annual golf fund financial and rate review; 2. Conceptually approve the proposed operating program changes and capital improvement plan requests contained in the 2005-07 Financial Plan Supplement, pending final review and adoption on June 20, 2006; 3. Authorize General Fund operating transfers of \$293,200 for 2005-06 and \$314,600 for 2006-07; and 4. Adopt a resolution approving the following fee increases effective July 1, 2006: a) \$0.25 per round rate; b) \$1.00 in twilight rate; and c) \$5.00 to the general 10-play card rate.

6:45 P.M.

CLOSED SESSION	Council Hearing Room
-----------------------	-----------------------------

CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code § 54957.6

Agency Negotiator:
Employee Organization:

Monica Irons, Rachael Hendricks
Fire Battalion Chiefs' Association

7:00 P.M.	REGULAR MEETING	Council Chamber 990 Palm Street
-----------	-----------------	------------------------------------

PLEDGE OF ALLEGIANCE

PRESENTATIONS

CERTIFICATES OF APPRECIATION FOR COMMUNITY SERVICE TO SAN LUIS HIGH SCHOOL STUDENTS. (ROMERO - 15 MINUTES)

PUBLIC COMMENT PERIOD FOR ITEMS NOT ON THE AGENDA (not to exceed 15 minutes total)
 The Council welcomes your input. You may address the Council by completing a speaker slip and giving it to the City Clerk prior to the meeting. At this time, you may address the Council on items that are not on the agenda or items on the Consent Agenda. Time limit is three minutes. State law does not allow the Council to discuss or take action on issues not on the agenda, except that members of the Council or staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights (Gov. Code Sec. 54954.2). Staff may be asked to follow up on such items. Staff reports and other written documentation relating to each item referred to on this agenda are on file in the City Clerk's Office in Room 1 of City Hall.

APPOINTMENT

A1. APPOINTMENT RECOMMENDATION TO THE ZONE 9 ADVISORY COMMITTEE. (ROMERO/BROWN - 5 MINUTES)

RECOMMENDATION: Recommend to the County Board of Supervisors the appointment of Mark Angelo to serve as the alternate member to represent the City of San Luis Obispo on the Zone 9 Advisory Committee for a term to expire on December 31, 2006.

CONSENT AGENDA
 The Consent Agenda is approved on one motion. Council Members may pull consent items to be considered after Business items. The public may comment on any item on the Consent Calendar.

C1. APPROVE MINUTES OF MAY 16, 2006, REGULAR MEETING. (HOOPER)

RECOMMENDATION: Waive oral reading and approve as presented.

C2. AWARD CONTRACT FOR TRANSIT SERVICES TO FIRST TRANSIT, INC.
(WALTER/BOCHUM/O'DELL)

RECOMMENDATION: Approve a three-year contract with First Transit, Inc. to provide operations and maintenance services for SLO Transit for the period July 1, 2006 through June 30, 2009, with the possibility of seven one-year extensions and authorize the Mayor to execute the agreement.

C3. FUNDING FOR THE GOLD PASS PROGRAM. (WALTER/O'DELL)

RECOMMENDATION: Continue funding for the Gold Pass Program by appropriating \$30,000 from the unreserved Parking Fund to the 2005-06 Transit Fund's Working Capital balance.

C4. MULTI-DWELLING FIRE AND LIFE SAFETY INSPECTION PROGRAM FEES.
(CALLAHAN/BROWN/DILTS)

RECOMMENDATION: Adopt a resolution enabling the continued collection of multi-dwelling fire and life safety inspection fees via the secured property tax roll administered by the County.

C5. HAYS STREET EASEMENT ACCEPTANCE. (WALTER)

RECOMMENDATION: Accept a quitclaim deed for the Hays Street right of way to be recorded after the specified five year easement expires.

C6. PURCHASE OF 614 MONTEREY STREET. (WALTER/BOCHUM)

RECOMMENDATION: 1. Authorize the purchase of property located at 614 Monterey Street for \$1,165,000 and an allocation of \$20,000 to cover the costs associated with closing escrow and property acquisition. 2. Authorize the preparation of a letter of "friendly" condemnation. 3. Allocate \$435,000 from the Parking Fund working capital balance for this property purchase and related costs. 4. Authorize the City Administrative Officer to sign purchase and other necessary documents and the Mayor to execute a certificate of acceptance.

C7. 2006-07 COMMUNITY PROMOTIONS CONTRACTS. (STANWYCK)

RECOMMENDATION: Approve the Promotional Coordinating Committee's (PCC) recommendations to: 1) Provide funding in the amount of \$42,200 in 2006-07 for public relations services and authorize the Mayor to execute a one-year amended and restated agreement with the San Luis Obispo Chamber of Commerce (Chamber) for said services. 2) Provide funding in the amount of \$86,300 for 2006-07 for visitor and electronic information services and authorize the Mayor to execute a one-year amended and restated agreement with the San Luis Obispo Chamber of Commerce (Chamber) for said services. 3) Provide funding in the amount of \$72,100 for 2006-07 for regional marketing services and authorize the Mayor to execute a one-year amended and

restated agreement with the San Luis Obispo County Visitors and Conference Bureau (VCB) for said services. 4) Provide funding in the amount of \$174,000 for 2006-07 for advertising services and execute a one-year amended and restated agreement with Barnett, Cox and Associates (BC&A) for said services.

C8. PREFUMO CREEK SILT REMOVAL, SPECIFICATION NO. 90581.

RECOMMENDATION: 1. Approve plans and specifications for “Prefumo Creek Silt Removal, Specification No. 90581”. 2. Authorize staff to advertise for bids. 3. Authorize the City Administrative Officer to award the construction contract if the lowest acceptable bid is within the engineer’s estimate of \$60,000.

BUSINESS ITEMS

2. CALTRANS SOUTH STREET FOCUS GROUP RECOMMENDATIONS.
(WALTER/BOCHUM – 1 HOUR, 30 MINUTES)

RECOMMENDATION: 1. Support the South Street Focus Group (focus group) recommendations to Caltrans regarding improvements to the South Street corridor. 2. Support in concept the focus group recommendation to Caltrans that when South Street (Hwy. 227) is repaved, the roadway be reconfigured as a three-lane roadway with raised islands, turn pockets, sidewalks, bike lanes and increased on-street parking, the Road Diet. 3. Direct staff to work with Caltrans on specifics of the design and location of project details (i.e. turn pockets, raised islands, etc.) during the preparation of construction drawings for the Road Diet project. 4. Authorize the use of up to \$5,000 from the City’s annual Traffic Safety money to improve street lighting and conduct a Halloween Traffic Safety campaign.

PUBLIC HEARINGS

3. CONSIDERATION OF A CONDOMINIUM CONVERSION FOR 16 APARTMENTS AT 1043 ELLA STREET (CON 21-06).
(MANDEVILLE/LEVEILLE - 20 MINUTES)

RECOMMENDATION: Adopt a resolution approving a condominium conversion for 16 units at 1043 Ella Street (Vista Del Ciudad Apartments, CON 21-06).

4. REVIEW OF PROPOSED TRACT MAP TO ALLOW A NEW 9-UNIT CONDOMINIUM SUBDIVISION ON THE SOUTH SIDE OF ELLA STREET AT THE BASE OF TERRACE HILL (TR/ER 129-05). (MANDEVILLE/DUNSMORE - 20 MINUTES)

RECOMMENDATION: As recommended by the Planning Commission, adopt a resolution approving a 9-unit condominium development and associated Mitigated Negative Declaration of environmental impact.

5. **APPEAL OF THE ARCHITECTURAL REVIEW COMMISSION'S (ARC) CONDITION OF APPROVAL TO REQUIRE ABANDONMENT OF A DRIVEWAY FOR APPROVAL OF A SERVICE STATION REMODEL; CHEVRON PRODUCTS, APPLICANTS AND APPELLANTS; 328 MARSH STREET (ARC 230-04).** (MANDEVILLE/DUNSMORE - 20 MINUTES)

RECOMMENDATION: Adopt a resolution upholding and modifying an ARC condition, thereby reducing the width of an existing driveway approach, rather than abandoning it.

BUSINESS ITEMS

6. **REQUEST BY SAN LUIS OBISPO COUNTY HOUSING TRUST FUND FOR \$60,000 FROM THE CITY'S AFFORDABLE HOUSING FUND.** (MANDEVILLE/DAVIDSON - 15 MINUTES)

RECOMMENDATION: 1. Determine that the request meets the award criteria for the City Affordable Housing Fund set by previous Council action. 2. Authorize the City Administrative Officer to negotiate and execute an agreement with the San Luis Obispo County Housing Trust Fund (HTF) for a grant of \$60,000 from the City's Affordable Housing Fund (AHF), with an agreement provision added that conditions subsequent City contributions on financial assistance for an affordable housing project in San Luis Obispo during the next two years.

COUNCIL LIAISON REPORTS (not to exceed 15 minutes)
Council Members report on conferences or other City activities. Time limit—3 minutes.

COMMUNICATIONS (not to exceed 15 minutes)
At this time, any Council Member or the City Administrative Officer may ask a question for clarification, make an announcement, or report briefly on his or her activities. In addition, subject to Council Policies and Procedures, they may provide a reference to staff or other resources for factual information, request staff to report back to the Council at a subsequent meeting concerning any matter, or take action to direct staff to place a matter of business on a future agenda. (Gov. Code Sec. 54954.2)

ADJOURN.

ADVISORY BODIES

ARCHITECTURAL REVIEW COMMISSION (ARC)

The ARC generally meets the first and third Monday of each month. The meetings are held in City Hall in the Council Hearing Room at City Hall, 990 Palm St. and begin at 5:00 p.m. Call 781-7170 to confirm times and dates.

BICYCLE ADVISORY COMMITTEE (BAC)

The Bicycle Advisory Committee meets quarterly in March, June, September, and December. Call 781-7178 to confirm exact dates and times.

CITY COUNCIL

The City Council meets on the first and third Tuesday of every month. The meetings generally begin at 7:00 p.m. and are held at City Hall in the Council Chamber, 990 Palm Street. Call 781-7103 to confirm times and dates.

CULTURAL HERITAGE COMMITTEE (CHC)

The CHC meetings are held on the fourth Monday of the Month at 5:30 p.m. in the Council Hearing Room at City Hall, 990 Palm St. Call 781-7170 to confirm dates and times.

DOWNTOWN ASSOCIATION BOARD OF DIRECTORS

The Downtown Association Board usually meets the second Tuesday of the month at 7:30 a.m. in the Council Hearing Room located at City Hall, 990 Palm St. Call 541-0286 to confirm the date and time.

HOUSING AUTHORITY

The Housing Authority meets the third Thursday of the month at noon in the Housing Authority offices located at 487 Leff St. Call 543-4478 to confirm dates and times

HUMAN RELATIONS COMMISSION (HRC)

The Human Relations Commission usually meets the first Wednesday of the month at City Hall in the Council Hearing Room, 990 Palm St. beginning at 5:00 p.m. Call 781-7251 to confirm dates and times.

JACK HOUSE COMMITTEE

The Jack House Committee meets the second Wednesday of the month at the Parks & Recreation Department, 1341 Nipomo Street, at 5:30 p.m. Call 781-7305 to confirm the dates and times.

JOINT USE OF RECREATIONAL FACILITIES COMMITTEE (JUC)

The Joint Use Committee meets the fourth Tuesday of each month at noon at the Ludwick Community Center located at 864 Santa Rosa Street. Call 781-7300 to confirm dates and times.

MASS TRANSPORTATION COMMITTEE (MTC)

The Mass Transportation Committee meetings are held on call, generally on a quarterly basis. Call 781-7121 to confirm exact dates and times.

PARKS AND RECREATION COMMISSION (P&R)

The Parks and Recreation Commission typically meets the first Wednesday of the month in the Council Chamber, City Hall, located at 990 Palm St. and begin at 7:00 p.m. Call 781-7300 to confirm dates and times.

PLANNING COMMISSION (PC)

The Planning Commission meets the second and fourth Wednesday of the month at 7:00 p.m. in the Council Chamber, City Hall, 990 Palm Street. Call 781-7170 to confirm dates and times.

PROMOTIONAL COORDINATING COMMITTEE (PCC)

The Promotional Coordinating Committee meets the second Wednesday of each month at 5:30 p.m. in the Council Hearing Room at City Hall, 990 Palm St. Call 781-7123 to confirm the times and places.

TREE COMMITTEE

Tree Committee meets at 5:00 p.m. on the fourth Monday of the month at the City's Corporation Yard located at 25 Prado Road. Call 781-7220 to confirm dates and times.