

CANDIDATE FORUM FOR MAYOR AND CITY COUNCIL SEPTEMBER 26, 2010

OPENING STATEMENTS:

FOR MAYOR:

PAUL BROWN: My name is Paul Brown. I've lived in San Luis Obispo for over twenty-four years, and I've operated a business here as well as been on council. I've been involved with many organizations in the community. I've enjoyed being active in the community and at this point on the suggestion of our current Mayor, Dave Romero, I'm running for Mayor of San Luis Obispo, and I'm going to use the rest of my time to answer the questions because I know we have a lot to cover, and if you want to pick up one of my brochures there's a link to my website which is www.votepaulbrown.com, and if you have any questions, my cell phone number is also in that brochure – please call and I'll talk to you about any questions you may have.

DON HEDRICK: I came to Cal Poly in '64 for my education and graduated eventually with Industrial Technology. I was exposed to welding and became an artist in metals along with a side with welding which became my occupation. Early on I made the whale for Morro Bay's The Whale's Tail Restaurant and that has been a boon to the tourism industry in this county, San Luis, being the gateway to Morro Bay. We certainly benefit from having the millions of people attracted to that. I'm sure we all miss it – having that place in Morro Bay. Well I became interested in politics when I tried to stand up for my neighborhood and organized against it, in what turned out to be outside special interest money of major note that was corrupting our town by orchestrating the decisions of how our town was going to be. I think we should be very careful about having such outside interests that have no real feel for what we love in our town – our good viewshed and our history. To have outsiders come in and want to make five-story deep canyons of buildings in our town, and shadows. We don't need a Gotham City of shadows. Anyway, I'm running for mayor. I hope to make an impact. Thank you.

JAN MARX: Thank you. I would like to thank Residents for Quality Neighborhoods for holding this event and want to thank everyone for being here tonight. As a very early member of RQN, I commend this organization for all the hard work and effectiveness in keeping San Luis Obispo a wonderful place to live. I'm running for mayor because I have a deep love for our city and I'm dedicated to protecting and enhancing our quality of life. My husband and I have lived here for 22 years, raising our children, working hard in our professions, volunteering and now enjoying our four grandsons. I believe I am the best-qualified candidate. I was elected to Council in 1998 and 2002, and in 2008 I ran again and received more votes than any other candidate. I've been endorsed by State Superintendent of

Schools, Jack O'Connell, Firefighter's and Police Officers' Associations, Supervisors Gibson, Hill, and Patterson, as well as Council members Ashbaugh and Settle – plus numerous other city residents listed on my website Janmarx.com. I have long advocated preservation of open space, slow growth, and neighbor wellness. As mayor I will support residents' priorities, keep the streets safe, conserve our natural and budgetary resources and promote the local economy. I will continue to work my hardest to make sure that the residents' priorities are preserved through the budget process. As Mayor, I will devote every effort to increase neighborhood patrol officers and enhance the SNAP program. I also will create a Mayor's task force on neighborhoods to plan implementation of Land Use Element 2.15. The Neighborhoods must be more involved early in the development review process and must have more influence. Becoming like Isla Vista is not an alternative. Being mayor will not be a hobby for me. I will devote myself full-time to the duties of mayor. Vote Jan Marx for Mayor.

FOR COUNCIL:

DAN CARPENTER: Good evening and thank you again for having us here. As a San Luis Obispo native, I feel I bring a unique and authentic perspective to the issues that face the city. I graduated from Cal Poly in the 70's with a business degree. I spent 30 years in small business management in both the private and public sector in addition to serving for years on both the Planning Commission and Cultural Heritage Committee. Two years ago I was hired as the Finance Director of the non-profit History Center here in San Luis Obispo. The challenges there are very similar to what the City faces. We have declining revenue stream, rising expenditures and an ultimate challenge of maintaining the unprecedented level of service without compromising the fiscal integrity of the City – certainly, not an easy task. My priority is to restore our neighborhoods back to the family friendly environment they once were when I lived as a child, first off of Foothill Boulevard and then on Buchon Street later on. I will share with you tonight some more recent experiences in our challenged neighborhoods and what opportunity we have to improve upon them. I hope you will agree with my leadership skills, my fiscal oversight experience, and commitment to neighborhood wellness. I'm most qualified to serve you for the next four years. Please vote Dan Carpenter. Thank you.

ANDREW CARTER: Hi, I'm Andrew Carter. I'm running for re-election of the City Council. I was elected four years ago, and during the past year I've served as the Vice Mayor. If you're an incumbent, you're obviously running part on your record, and so I'm proud of the things that we – meaning the Council – have accomplished in the past four years. Out on the table out there I have a sheet which talks about those accomplishments. You can also find out about them at my website, Carter4council.com. But just some of them: In the past four years we've protected 2,000 additional acres of open space, we've initiated new segments of our bicycle trails, Bill Roalman Bike Boulevard, new recreational facilities, including improvements of the Senior Center, we've done the South Street Road diet, new 911 Dispatch Center, we've built almost 200 additional units of affordable housing with 200 more in the planning process. And probably the thing I'm most proud of are the things we've accomplished with respect to neighborhood quality. As many of you know before I joined Council, I was on the RQN Board so that neighborhood quality has been something that has been very important to me. We

have an additional code enforcement officer, we've expanded the SNAP program, and of course we've updated our noise ordinance and created an Unruly Gathering Ordinance. What I'm focused on for the next four years is going to be very different. As Jan pointed out, our revenues, obviously because of the economy, have taken a severe hit, but more than that, our expenses are going up, particularly in respect to personnel costs, salary and benefits, and most particularly having to do with our pension costs. So, I think what really sets me apart is the business background I have, my financial expertise and the fact that I have an MBA, and that's going to be very important as we try to deal with these budgetary issues. So I appreciate the support you have provided me in the past, and I hope you'll vote for me again this year. Thank you.

ANDREA MILLER: Thank you, Janet. Hello everyone, my name's Andrea Miller. I am a resident of San Luis Obispo since I graduated high school which a lot of people usually are. They come here, go to Cal Poly, love the area, and want to stay. I actually grew up in Ventura, came up here. My Dad actually came up here, went to Cal Poly in accounting, and every summer that I can ever remember we always came up here, stayed and went to Montana De Oro, checked out the tide pools. So I've been in San Luis Obispo for a while. But unlike a lot of the other candidates here, I actually feel that I have a better connection to the Cal Poly students than the rest of the people. It's not because I'm currently a student, it's because I was a student most recent and am also a professor at Cal Poly. I feel like the big issue on the table tonight for the neighborhood would be the conflict between single family homes and Cal Poly students, whether they're fraternity houses or just a house that has about five or six Cal Poly students in it. I live in a multi I own, I should say, my condo. It's a multi-family unit so I do deal with the influx and out of Cal Poly and Cuesta students, not just Cal Poly, in dealing with them and noise. I knock on the doors and say, "Hey, it's Tuesday night, ten o'clock, I'm old, I gotta go to sleep." So, I have seen that before. I feel like that's the issue here, that relationship between Cal Poly and the residents. I really hope that there isn't the two but that we are one together because we're all residents of San Luis Obispo, and I hope that that qualifies me, not just my expertise from being on the Planning Commission, working for county government, being in the city for a while here now, but I also hope to get your vote. So, vote Andrea Miller.

KATHY SMITH: Good evening. My name is Kathy Smith, and I'm here this evening to win your vote as City Council member for San Luis Obispo. First of all, I want to thank the Residents for Quality Neighborhoods for inviting us here this evening. To me, the greatest gift of being in political office, or being a public servant, is having the opportunity to see people face to face and hear their questions and talk to them in depth about what we're experiencing in this community. I am a 20-year resident of San Luis Obispo. I came here in 1989 to restore and open the Garden Street Inn. And at that time, I also worked for the Literacy Council. I joined the City Council in 1994 and was on the Council until 1998. During my tenure on Council, two of the things that I did that I'm very proud of, is I created the Economic Development Manager as well as the Natural Resource Manager. I also created Art in Public Places. Our Natural Resource Manager, as many of you may know, has acquired up to 6,000

acres of open space since he started his service many years ago. I also want to point out in terms of the city's problems with finances at this time, that I spent 23 years in the health care industry in upper management, and many of the problems that you're dealing with right now or we're dealing with right now in city government, are very much akin to what the hospital business dealt with in years past. I think there are a lot of things the Council can do to make a difference, to change the way we do business in government. Thank you very much for being here this evening. It's my pleasure to have this opportunity to be with you. Thank you.

ARNOLD RUIZ: Thank you all for being here. I'm a resident of San Luis Obispo since 1935. My Mom and Dad brought me here. They came as immigrants to San Luis Obispo and stayed. I went to San Luis Obispo High School, a little bit of Cuesta, and I have just a high school education. Where I got my education was in the barbershop. I encountered people face to face while I shaved and did haircuts. So, I think I learned quite a bit from all the people that I talked to. My main thing was talking to persons of interest. And I have to tell you I cultivated the judges. They were very interesting. They sent me the lawyers so I got to know the heart of the country I think. I think that's what's wrong with our country right now, and this is why I'm running for any office is to save our country from financial ruin. That financial ruin is coming because we do not have local government. The idea of local government is that we cut the red tape. Thank you.

MODERATOR: RQN tradition is the yes-or-no question. I will now ask our candidates two questions, ask them for a yes-or-no, that's all, no discussion. Mr. Ruiz, you were the last to go so I'm going to start with you.

YES OR NO QUESTIONS

1. DO YOU SUPPORT THE USE OF PARKING METERS ON SUNDAY?

ARNOLD RUIZ: No.

ANDREA MILLER: No.

KATHY SMITH: Yes.

ANDREW CARTER: Yes.

DAN CARPENTER: Yes.

JAN MARX: No.

DON HEDRICK: No.

PAUL BROWN: Yes.

2. AS MAYOR, OR VICE MAYOR ACTING AS MAYOR, WILL YOU ASK EVERYONE WHO GIVES PUBLIC TESTIMONY TO GIVE THE CITY OR UNINCORPORATED AREA WHERE THEY RESIDE?

BROWN: Can I ask a question of clarification? Are you asking for people who speak to say where they live?

MODERATOR: Yes, where their home is.

PAUL BROWN: Yes.

DON HEDRICK: Yes.

JAN MARX: Yes.

DAN CARPENTER: Yes.

ANDREW CARTER: Yes.

ANDREA MILLER: Si.

KATHY SMITH: Yes.

ARNOLD RUIZ: Yes.

MODERATOR: We have an interesting situation tonight because we have three incumbents. And so the RQN Board has written one question for those three incumbents, and those incumbents are Paul Brown, Jan Marx, and Andrew Carter.

BROWN: I'm not running for Council, I'm running for Mayor.

MODERATOR: Okay, so he is not on the council now but he dealt with this question recently, is that fair?

BROWN: Yes.

- I. IN 2002, WHEN YOU WERE RUNNING FOR CITY COUNCIL, YOU STATED UNANIMOUSLY, SO THAT "YOU" REFERS TO THE COUNCIL, THAT YOU WOULD SUPPORT AN ORDINANCE DESIGNED TO MAINTAIN THE CITY'S RENTAL HOUSING STOCK. SUCH ORDINANCES REQUIRE ANNUAL INSPECTIONS TO ENSURE COMPLIANCE WITH STATE AND LOCAL LAWS AND CAN BE STRUCTURED TO BE SELF SUPPORTING THROUGH A SMALL ANNUAL FEE. THE CITY OF AZUSA HAS AN ORDINANCE LIKE THAT. DO YOU STILL SUPPORT A SIMILAR ORDINANCE FOR SAN LUIS OBISPO?**

BROWN: I think the ordinance in Azusa has really helped Azusa deal with a lot of issues that they have. With that ordinance they were able to become more owner-occupied with the houses which I think would be a great feat to accomplish here also in San Luis Obispo. I think rather than just thinking we can take a template of what happened in Azusa and put it here in San Luis Obispo, we need to make sure that any ordinance fits the dynamic that is San Luis Obispo because I think all of us agree that San Luis Obispo is different than anywhere else in the world, otherwise we wouldn't be living here.

MARX: Okay. Yeah, I still think that would be a great idea and if it could be self-supporting that's what we would need with current budget situation. I think what we would need to do would be to create a neighborhood position, a neighborhood position under administration, such as we have for Natural Resources and for Economic Development. I think that having rental inspections makes perfect sense also not just for the benefit of the neighborhood, which is number one for me, but for the benefit of the people who are living in those places so that they really have habitable dwellings. Right now there are landlords who are actually taking advantage of the renters because they are somewhat intimidated by their landlords. So I do support that. I'd be willing to work for it.

CARTER: Yes, I've supported an Azusa-style ordinance. Certainly the RQN Board Members will know that each time our rental inspection ordinance has come up which applies to properties of three or more units, I've brought up the issue of the need to inspect what I call the onesies-twosies but have not, up to this point, gotten two other council members – it takes three people on our council to get something on the agenda. But I think it's something we most definitely need. I think the primary issue, both with respect to safety issues, fire safety issues, and also with respect to code enforcement issues, are connected often with absentee landlords, often without property managers. So I support an effort in this area.

MODERATOR: Thank you very much. We will go onto questions for all the candidates now. I'm trying to work out how to do this with one mike. I did start with Paul Brown twice so now I'll start with Donald Hedrick. The question for all of you – we're back to one minute, by the way.

II. IF YOU ARE ELECTED TO THE COUNCIL, WHAT THREE ISSUES FACING NEIGHBORHOODS WOULD YOU FOCUS ON AND WHAT SOLUTIONS WOULD YOU PROPOSE TO RESOLVE THESE ISSUES?

HEDRICK: I have a little different perspective being that I live in an industrial neighborhood; so my experiences don't quite apply as well as to the actual, usual residential neighborhoods. But I think our neighborhoods need to have more involvement among our neighbors. If we were to know our neighbors more perhaps our problems wouldn't be quite so coming to a head. I think I would like to pass this one on.

MARX: What three issues are facing our neighborhoods and what solutions would I propose. Well, these are not new issues, but I have to say the parties are definitely a problem, and I think that what we've done on the Council to increase the enforcement around parties and the noise ordinance has been very effective. The other thing that I want to do is have closer contact between the permanent residents and the student residents so that when they do have those parties and you do knock on that door, they know who you are before that happens. The other thing is litter. I think we need to have a "Don't trash San Luis Obispo" campaign just like we have "Don't trash California." The third issue I would say is blight – the blight in the neighborhoods – how there are some parts of the City where they are really going downhill right now.

CARPENTER: I think the three issues that I've seen are more recently noise, parking, and the overall blight. With the noise – and nobody's a stranger to that in their neighborhood – I think increasing fines and reinforcing the hours that people need to stay within those noise levels is very important. Parking, I think, what we have to do is just continue to enforce the existing laws that we have. We have them there; we just need to have them enforced. And the blight, I had the fortunate experience to walk over in Frank's neighborhood one Sunday morning and look at the blight that I was not all that aware of, and there is plenty of it out there. I think, there again, if we just enforce the rules that we have, we don't need any new ones.

CARTER: Well, like several of the other candidates, I think the three big issues are noise, parties, and code enforcement which includes things like parking. Like I mentioned in my opening comment, I'm very proud of the fact that we made significant changes in the noise ordinance in the last two years; we've created an Unruly Gathering Ordinance, and we have a teenage curfew ordinance in the works. And look, I'll be honest, the reason some of those things came, in my mind, to fruition, in part was because of a private – what I call my come to Jesus – memo that I sent Deb Linden about the issue of the noise, the way our noise ordinances read. And quite frankly, I think I appreciate Jan coming on Council because it sort of takes two people to get things to the top of the line, and certainly Jan living in a college area had a big impact there. So we need to make sure those ordinances are working. With respect to code enforcement, we need to continue to push that issue.

MILLER: Thank you. That's actually a lot to answer in one minute so I'm just going to focus on what I think you guys think is the important issue and which of course we've already talked about, about Poly and noise. I just talked to a resident who lives off of Foothill, and he said what they do about this time of year, they invite everybody around the area behind them, in front of them, next to them, down the street, to a block party. And they introduce themselves and they say, "Hey, I'm so and so or I'm married, here are my kids, nice to meet you, we are your neighbors." And I think part of the reason why there is that disconnect is because it's just some young Cal Poly student being loud and throwing a party. But they think you're just somebody else who is just a family member and being quiet. Well, if they know you, then they say, "Oh, Mr. Smith (I always use Smith or Jones), so Mr. Jones and Mrs. Jones have little Sally and she's cute and she's sleeping right now so let's try and keep it down." I think if

they get that connection between the two, they'll find that there are less problems in the neighborhood as a whole.

SMITH: I also believe the major issues that most of the neighborhoods are experiencing relate to noise, parking, and also zoning compatibility. Most of these of course require enforcement and because of the shortfall in funding for the police department and those areas that do the enforcement, I think we could be looking into some voluntary services that community members might be willing to include themselves in the process. I know the police department this year had the block organizations when the students came back, and I think that those are some of the important parts in getting the neighborhoods to work together. Going door to door, I have found many, many people talking about the issues that relate to the students and yet many of them will also state that when they reach out to the students that many of those situations are handled. Thank you.

RUIZ: My name's Arnold Ruiz. I'd like to look at this idea from an answer type of an idea. The problem is one big problem: These other problems are coming from the first problem. I would say precincts – we need precinct captains in each precinct and they would be accountable to the City Council. This would cover many of the problems that we have. The most important problem is that we get our government back. People don't really realize that we do not have our own government here in our county and that would be an evolution process that we could begin here.

BROWN: I think one of the issues that hasn't been discussed yet is traffic and traffic circulation. I know in my neighborhood, living over in Laguna, people use Oceannaire as a cutoff to avoid the intersection at Los Osos Valley Road and Madonna, and I think a lot of other neighborhoods deal with the same situation. In addition to that, we have two other issues related to basically town versus gown. One is, as already mentioned by many people, the sound and noise, especially noise later on at night when people are trying to sleep. In addition, I think one of the biggest issues centered around the town versus gown issue is the out-of-town owners. We have a lot of residences, single-family homes, that are owned by people who do not live here in San Luis Obispo and yet they rent these homes out to college students and there's not the supervision that comes when people who live in the town are also monitoring these residences. Thank you.

III. THE CITY SAYS FUNDS ARE NOT AVAILABLE TO HIRE PERSONNEL TO HELP ENFORCE NOISE AND NEIGHBORHOOD ENHANCEMENT ORDINANCES IN NEIGHBORHOODS, DESPITE THAT BEING A MEASURE Y ASSURANCE. TWO QUESTIONS: WOULD YOU SUPPORT REALLOCATING FUNDS TO ADDRESS THE QUALITY OF LIFE ISSUES IN NEIGHBORHOODS AND SECONDLY, DURING THE

BUDGET PROCESS, WOULD YOU ADVOCATE FOR FUNDS TO SUPPORT NEIGHBORHOODS?

MARX: Well, the short answer is yes. And the budget process is going to be starting up in January, and I definitely support reallocating funds to address neighborhood quality. I fought really hard for those two patrol officers and got voted down, but I'll do it again – I think it's really important. What was the second part of the question?

MODERATOR: During the budget process would you advocate for funds to support neighborhoods?

MARX: Yea, definitely. I think that we also need to look at alternatives. The whole issue of neighborhood services specialists, which are not actually police officers, but are affiliated with the police department and who can do a lot of the enforcement type of activity, I think that we really need to take a look at that. Do we actually need a police officer to accomplish a lot of our goals? I think some things could be accomplished without a sworn officer.

CARPENTER: I definitely would be in favor of reallocating funds. I continue to feel that neighborhood wellness is our top priority. And certainly during the budget goal setting process, when that begins, I would advocate for funds to go to that area, there is no question. So, yes to both.

CARTER: Yes, spending for neighborhood quality has always been a key issue of mine, and I remain disappointed that one of the things that was promised in the Measure Y campaign was the neighborhood patrol, and we weren't able to provide it. Basically, people look to government for public health, safety, and welfare, and neighborhood quality is key and tied into that public welfare. I think one of the things that we're going to be needing to do because we are going to be facing budget cuts, is really, I think, Council is going to need to sort of take a zero-based approach and really take a hard look at what we're doing and what we really don't have the funds to do. But certainly in that process, neighborhood quality will remain key to me.

MILLER: For this question, I kind of want to answer, of course, yes, you would want to allocate funds towards it, but then you have to look at the time the budget is, right now what are we then taking away from, because money isn't out there growing on trees like we all wish it would be. So, for this one, I would have to say that it would be community safety as a whole, not just specifically for the neighborhoods. We all live in our homes, obviously, but we also walk down the street downtown, we also get gas at the local gas station, we also maybe walk on the path next to the creek. So I think it's overall city quality that we have to look at, and that's where I would put the funds towards – not just specifically the neighborhoods, the city as a whole.

SMITH: If any of you want to pick up my brochure on the table there, you'll see that under the SLO quality of life, the first thing that I have listed is diverse neighborhood preservation. I've always felt that a city is no more than a compilation of all the various neighborhoods and each

of them is different. We have historical neighborhoods, we have some that are basically retired people, we have some that have an inter-mix of many different kinds of people. And as a city, we're really proud of that. It's something that makes us different from other kinds of cities. I think we also need to look at our budget and say how important is this to us. I've often felt that you can look at a person's checkbook to see what their values are. And if we value neighborhoods in our city, we need to put it at the top of our checkbook. Come to our budget meetings and help us do that.

RUIZ: The taking funds from one place to another, we're talking about a "slush" fund, and I'm for that. But the main idea would be to help the community's neighborhoods/precincts be self-supporting. If they can't do that, then we would help them but I think this is where we really need to focus – is letting people take care of themselves, take care of their neighborhood and then take care of their towns. And this is the way we will be able to take care of our state like we used to do.

BROWN: Well, I don't think I'm alone in the room who's frustrated with the fact that on one hand we get told there's not money for neighborhood services, but then we see the money getting spent on a new city manager, we see the money get spent on parts of downtown, and we see the money get spent on two officers who are being put on administrative leave while they're being investigated. When I see that type of money being spent and then the city comes around and tells me they can't make something a priority which they said was a priority, that doesn't sit well with me.

HEDRICK: I'd like to say that we need to lead by example a lot and become more personally involved with our neighborhood, not just expecting somebody else to do it. If you send somebody else to do it, they're going to want to be paid for it. In this budget crisis area, I think we need to stand up for our own communities. In my own community, I've been the neighborhood watch for way over a decade and I'm out there with a bucket and a pick-stick tidying up the neighborhood. That's the kind of action is what really turns problems around is somebody getting personally involved with it and sharing the troubles of our neighborhood. I'm in an industrial zone doing that but the same process in our communities, our residential areas, could benefit from that whole process – personal involvement and commitment and communicating with your neighborhood.

IV. DO YOU BELIEVE THAT CAL POLY AND CUESTA SHOULD TAKE SOME RESPONSIBILITY FOR CHRONIC MISCONDUCT BY THEIR STUDENTS WHO LIVE IN THE NEIGHBORHOODS? IF SO, WHAT SPECIFICALLY WOULD YOU DO AS A COUNCIL MEMBER TO MAKE THIS HAPPEN?

CARPENTER: Yes, I definitely think they need to take bigger responsibility for it, there's no question. I think a lot of it has to fall back on their shoulders. When they have unruly behavior on campus, they're quick to kick them off campus and put them back into our

neighborhoods. What I would like to see them do, if it's a behavior issue on campus, is to expel them. Send them back to Mom and Dad instead of kicking them back into our neighborhoods. I think there are issues they can deal with as far as dealing with their ability to continue with their education at Cal Poly. I think they have to be more forceful in this.

CARTER: I certainly would like the university and Cuesta College to take more responsibility for the activities of their students. Certainly, Cal Poly claims that they don't have the legal authority to do that. I'm not a lawyer so don't know whether or not that is the case. I certainly agree with Dan that when a student acts out on campus and is kicked out of the dorms, they should be kicked out of school as well. I know places where that has happened. It happened to my brother once. One of the interesting things is the issue of Cuesta. At least at Cal Poly, the students start off on campus, and Cal Poly, by building Poly Canyon Village, is trying to have the students live there on campus for two years. At Cuesta, the students come and they live in the neighborhoods immediately. One of the things I was shocked, I taught advertising in the spring semester at Cuesta. Literally half of the students in my class were from out-of-area, so I don't think all of us are aware of how many out-of-area students are at Cuesta.

MILLER: So I actually lived in the neighborhoods. I was actually pretty good for the first year, I believe. I don't think the City has the authority to say, "Cal Poly, you have to do this." We can't tell them what to do, but Cal Poly is a "learn by doing." So what we need to do is to work with Cal Poly and work with the students, work with the fraternities, the sororities. I was part of the Association of Environmental Professionals. Work with the different clubs on campus to teach the students that this is how you be a good resident. Because ultimately they're going to leave Cal Poly, either they're going to go back to their parents' neighborhood, or their parents' house, or some other neighborhood and they're still going to have to be neighbors. So I think this is a way to teach them to be like how people should be in neighborhoods – respectful to your neighbors, not being loud either early in the morning or late at night, and call your mom.

SMITH: To me, the operative words in this question are chronic misconduct. And I think that if we find that a student on a campus, whether at Cuesta or Cal Poly, is chronically doing things that are disruptive to the community, that the university and the college have a responsibility to take a closer look at that. In an effort to come to an answer to this question, I actually called around to a few people that I know who have been active on other campuses, and I found that there are other universities that do have certain consequences for students. They may be, in some cases, universities that are larger than Cal Poly or that they are more of a university community than we are, but nonetheless they do have consequences, and students understand consequences. So I think we need to be approaching the leadership of both Cuesta and Cal Poly in asking for a review of that and coming up with some answers for them – hand them some solutions to the problem.

RUIZ: The solution to the problem – to this problem – is we need a judge and that would be between the school and the student, and I think that our city should be responsible for providing counsel with the students as well as with the professors. My idea is to get it more

personal – everything – get everything more personal. You have a way there of getting together. Without the authority, though, to come together, you can't do it. You're criticized for this or you're criticized for that, but we need local government.

BROWN: I think it's no surprise that Cal Poly, San Luis Obispo, and Cuesta College are pretty much connected. Our economy here and the type of people that are residing here do so because of the effect of the universities near us. But it doesn't mean that Cal Poly doesn't need to take ownership over their issues. Very simply, as far as what a real answer as what to do with this is, I would lobby with Cal Poly that any student who has been convicted of a misdemeanor or a felony in our community needs to be expelled. We can't have Cal Poly bringing in people who are a negative influence in our society. I realize that 95% plus of students in both these colleges are great productive members of our area but we need to protect ourselves against the 5% that are not.

HEDRICK: I'd like to think we have a good experience with the majority of our student residents. It's just the minority – small percentage of the people – who become a problem. I think that if there are rules and they are enforced, that would do a major part of dealing with this. We have to also open ourselves up to interacting with the problems, not expecting someone else to do it. The personal touch can go a long way in smoothing over problems in our neighborhoods.

MARX: Well, we have academic probation both at Cal Poly and Cuesta, and I think that we should, and I will do this, talk to the administration about creating social probation so that if you are kicked out of the dorm, you would be placed on social probation and then as Paul Brown was suggesting, if you commit a misdemeanor or a felony, then that would be grounds for being at least asked to step down for a semester or a year, or something like that, before you come back. I'm encouraged that we are having a new president at Cal Poly, and I'm hoping that they will choose someone who is more sensitive to town-gown relations than we've seen over the past years. We should have regular meetings. As Mayor, I would have regular meetings with Cal Poly and Cuesta administrations to talk about these issues and deal with them.

v. SAN LUIS OBISPO BUSINESS OWNERS ARE REQUIRED TO HAVE A BUSINESS LICENSE TO OPERATE ANY BUSINESS WITHIN THE CITY, INCLUDING RENTAL PROPERTY. MANY SUCH LICENSES, INCLUDING THOSE FOR HOME OCCUPATION, REQUIRE USE PERMITS. WHAT IS YOUR OPINION ABOUT EXPANDING THE REQUIREMENT FOR A USE PERMIT TO INCLUDE RESIDENTIAL RENTAL PROPERTY?

CARTER: I'm not particularly supportive of a use permit for renting. I'm not sure to what extent we could require that. My focus here, and I come back to the rental inspection

ordinance. I think that's the best way to deal with the problems we're seeing so that would be where my focus would be, as opposed to a use permit ordinance.

MILLER: I, too, wouldn't support a use permit ordinance. I actually just realized, just by reading the paper, that people needed a business license for a rental. I don't think a lot of people realized that. I think the government pushing more into the permit process would be a little hard for land owners because, especially with the way times are right now, if all of a sudden you lose your job, you have a death in the family or an illness in the family and your financial situation changes, you all of a sudden may have the need to maybe rent out your house, to downsize, rent an apartment. So how long will it take you to get that use permit in order to then rent out your house which you needed right away at the first of the month. I think that kind of adds another layer that could be hard on the property owners.

SMITH: I think it's good that the city is finally taking a look at the cost of a business license for rental units because we've had many, many rental units in this community that have not paid any business license. Also, I am in favor of inspection of the rental units. I don't think that the use permit is going to be of any great value to us and it's going to be difficult to enforce. So I don't think that I'm willing to go on line to be in favor of that.

RUIZ: I'll go online to being against it myself. We need to have more compassion for the homeowner and his problems. Of course, when he moves away and rents his property to Cal Poly students, something like that, it might be that we could get revenue from that out-of-town owner, if that's not too much to say. I know that a person who is out of town can't take care of his property as well as he should – we have a lot of that here in San Luis Obispo. I think, too, this is the problem area.

BROWN: I don't agree with resolving this issue by using land use permit process, and I agree with kind of most everything of what Andrew Carter stated most eloquently. Due to time limits, I'm going to pass the microphone.

HEDRICK: I don't feel like that's a really good answer. I've heard from people that have just one house that they rent, and they are falling into a whole trap of bureaucracy of land use permit regulations, and I think we already have management companies that are at a level that have enough volume of units to be a relative thing but to have a blanket thing that would cover the owner of one extra house that has to rent it out, that's pushing way too far. I think our personal freedoms stand for a lot in this country. We should be respecting ownership of our houses.

MARX: Well, actually from a legal standpoint, the use is the same, whether you are living there because you own the house or you are living there because you're renting the house. So I don't think the use permit idea would hold up legally. I also don't think it would be a good idea. I like the idea of enforcing the business licenses, and I have been bugging them ever since I've been on City Council to do more of that. Not only is that more revenue but it also lets the city know who actually owns the house so that when the police officers go to a place where there is a party, they know who the owner is. It's not just who happens to answer the

door, it's not just who happens to rent it. So that when we go ahead and fine those owners of those houses that we have started doing, the fact that they have to have a business license gives us that extra connection. We need to communicate with those owners to get them to help get things under control.

CARPENTER: I guess I'm the only one that thinks it might be a good idea. I think the business license is definitely a good idea but with the use permit, it allows the city one extra means of control. You set up guidelines in the use permit process that allows certain things to happen and certain things not to happen, and it leaves a way to pull that use permit and the activity stops. I think it's just one more way of making sure those rentals comply.

VI. IN AUGUST 2008, THE CITY COUNCIL REAFFIRMED THAT THE PRIMARY PURPOSE OF THE GENERAL PLAN UPDATE PROCESS (AS WELL AS THE GENERAL PLAN) SHOULD BE TO GET INPUT FROM AND REPRESENT THE WISHES OF SAN LUIS OBISPO CITY RESIDENTS, WHILE STILL ALLOWING FOR SOME REPRESENTATION OF OTHER STAKEHOLDERS. IN UPDATES BROUGHT BEFORE THE COUNCIL IN 2010, THIS DID NOT OCCUR. RESIDENTS WERE BROUGHT IN DURING THE LAST PHASE OF THE UPDATE.

A. WHAT CAN YOU DO TO ENSURE THAT CITY RESIDENTS ARE ACTIVELY ENGAGED DURING THE INITIAL STAGE OF ANY GENERAL PLAN UPDATE?

B. WOULD YOU BE WILLING TO POSTPONE REVIEW OF A PROPOSED GENERAL PLAN UPDATE TO ALLOW FOR CITY-WIDE RESIDENT PARTICIPATION?

MILLER: Actually, this is a great question for me to answer because I have my Masters in City Planning. So, I spend many hours at Cal Poly reviewing general plans, talking about the planning process, the different elements, and the public review process. So I feel that the city not only has to, but they are also legally required, to open up public comments for different ordinances or elements or plans that do come across their board. So, in response to the first part of the question is which was to ensure that they are brought in at the very beginning, I do believe that the city does a pretty decent job of trying to post on the *Tribune*, *New Times* when certain meetings are going on to try and get that public input. I know even as a person who watches the city channel, who reads the newspaper, sometimes I don't catch everything. Like where I'm like, oh I don't go to that first meeting, but I catch it the third meeting in and then I'm a little upset because I want to get that voice, so they do open that up.

SMITH: I think what I would do is that I would first require that the planning staff and the planning commission give us their written work plan as to how they are going to do the process and actually put us all on their mailing list so that we're seeing exactly what they say the stakeholders are seeing so that we know that they're doing a thorough job of notifying people. So often when these plans come before council, people are saying that they were not notified, and we need to be assured that that is happening. So if we're on the list, we'll know that that is happening. I also think the other thing the council members can do is actually attend some of these sessions. See what's going on and find out if people are being totally open with the constituents. It's our job to see that our city is run with total input from our citizens and I think we need to do that.

RUIZ: I'm going to sound like a broken record but precinct captains again would solve these problems. First the precinct captains would be like we, right here, and we should, now with computers, we could really communicate well with the whole community through the precinct captain which would be people like yourself with authority to take care of business in your community. In this way, I can see where the town could grasp a problem more cleverly, more insightfully, and that's what I propose – like a broken record – precincts.

BROWN: First of all, I'm proud to say that as part of the Council in 2008, we reaffirmed that residency be part of this process. I'm sorry that in 2010 there are residents and stakeholders who feel they weren't brought in until the tail end. I think that we need to continue to use the water bills to notify people of upcoming changes and upcoming meetings that are occurring, as well as the notices that appear in the newspapers. But in addition to that, we need to identify and notify those stakeholder groups of residents and other stakeholders in the area that are connected to these issues and make sure that not only are they notified but, like Kathy said, when you show up at these meetings, you see who's there and you recognize that there are certain groups that are not there, pick up the phone and call them and make sure that they are being notified or maybe someone wasn't getting the mail, but now get them plugged back into the process so everyone, so that way no one feels left out.

HEDRICK: I have some experience starting six years ago when I participated in the decision-making process in my city concerning housing development in my commercial building. I pulled teeth to get things posted in the street properly, and repeatedly they'd screw up the postings. Other things, the meetings were modified days before the meeting – they would cancel or postpone an item, several times, postpone an item three times it's a dead issue. So they silenced me in the planning commission, my first meeting I ever went to. The next year I was treated with them silencing my written input. That's not a way to run business in our city.

MARX: I think that part of the problem that we're facing is that staff identifies stakeholders, and they reach out to stakeholders – like with the recent historic preservation ordinance. They reached out to the Downtown Association and to the Chamber of Commerce, and they did not reach out to the five historic districts or the people living in the five historic districts which would have made sense. So I think that there's a difference between notifying someone for a public hearing and doing that preliminary outreach before the first draft of

whatever it is you're writing is actually being done. And I wasn't on the Council in 2008 but I do affirm the strategy of reaching out to residents, and I would like to see the neighborhoods have more power through the establishment of a Mayor's Task Force on Neighborhoods, and neighborhood coordinators in every neighborhood.

CARPENTER: I think I would agree pretty much that adequate notice definitely needs to go out to everyone and certainly the special interest stakeholders. I think, too, taking it a little further, I think part of the onus falls on us, as residents, to stay connected and do our research. I don't think we can just sit back and expect everything to come to us, too.

CARTER: I sort of want to expand a little bit on perhaps the direction that Jan was going. There is a difference between notification and information. And so specifically since the question to me was sort of focusing in on the historic preservation ordinance that we're currently considering. Staff sent out, believe it or not, 750 postcards to everyone who owns a master list or contributing list property as well as residents in the historic area. But as I understand it, it was a very generic postcard that the Cultural Heritage Commission is going to be looking at a historic preservation ordinance. So, yes, folks were notified, but they really weren't informed or given sort of a true heads-up as to what might be being considered. So, I think that's really where the key aspect that we need to do a better job in the city, particularly with staff. I think we do a good job of notification but we certainly don't always do a good job of providing real information.

VII. WHEN THE LAND USE ELEMENT OF THE GENERAL PLAN IS UPDATED, WILL YOU ENSURE THAT ALL NEIGHBORHOOD PROTECTIONS, INCLUDING ALL OF PARAGRAPH 2.15, NEIGHBORHOOD WELLNESS ACTION PLANS, ARE RETAINED IN THAT UPDATE?

SMITH: Well, I have to admit that I do not know all of the components of the portion of the General Plan that you're speaking of and can only speak in general terms that if those components are ones that this organization and other neighborhoods support, and if they continue to support it and attend the meetings and tell us those elements that they want to change, those elements that they want to continue, that I would do everything in my power as a council member to see that they are retained.

RUIZ: The question refers to code enforcement and that it's kind of down the line, that if something is wrong, then we take care of it. Don't try to take care of things before they happen. I think that's what we're trying to do quite a bit of. Also, that maybe we shouldn't spend our money before we get it. And that's everybody's job. I think we should include everybody in doing this, especially, the small businessman. He is the one that historically has given us our financial introduction into freedom and independence.

BROWN: Well, to answer the question, of course I would, especially with Paragraph 2.15 which deals with the Neighborhood Enhancement Ordinance. This has been very important,

not only to this group, but to pretty much the future of the neighborhoods in our city – so of course I will help enforce this.

HEDRICK: This might be an opportunity to have town meetings so to get our input together – maybe several in a row and make sure the information goes both ways.

MARX: Yes, I would definitely make sure that 2.15 is included in any update to the Land Use Element. Section A says that we're going to identify neighborhoods and work with residents to prepare neighborhood plans and empower them to shape their neighborhoods, and I feel that that is very important though I think the time has come, and as I said earlier, I want to establish a Mayor's Task Force on neighborhoods that can really look at implementing this. When I was in charge of graduate student housing at Stanford, I created neighborhood networks, and each neighborhood had a neighborhood coordinator, and it worked well, and I'd like to see if something like that could work in the City of San Luis Obispo. I think this is very important especially because we have so many rental units now, 60% of our units are rental, and we need to try to bring that balance back so we are more owner occupied, and I think strengthening the neighborhoods will encourage people to buy homes and live here.

CARPENTER: Yes, I definitely would support keeping all those elements in there. And 2.15 has six very, very key elements that are important, and it's part of the General Plan, it's been accepted, and that's definitely what we've gone by.

CARTER: I saw, as Jan mentioned, there are six different parts to it. Some of the things, I'll be honest, I think are feel-good measures. I tend to focus on the ones in there that I think have some real teeth. So, one of the items mentioned in there is involvement that sort of comes back to the information and not just notification that I just talked about. Another portion in there deals with code enforcement by extensive neighborhood policing. So you know, my interest particularly in that whole area is in the concrete things that we can do to make life better in the neighborhoods.

MILLER: I think this is actually a great time that updates happened, and so there are parts of the current element that we do not agree with, and there are parts that we do want to keep. So this is a perfect time to take the good, get rid of the bad, add more good to it if we need to, and then create something that we can actually enforce and something that is good for all the residents. So, bringing those stakeholders in, bringing in the police, bringing in Cal Poly, bring in hopefully the land owners who rent out to the students or young professionals into that mix and bringing everyone's voice involved to update and make it better.

VIII. THE ECONOMIC VITALITY OF THE DOWNTOWN IS IMPORTANT TO THE HEALTH OF THE CITY BUT DO NEIGHBORHOODS HAVE TO SACRIFICE TO KEEP STUDENTS HAPPY? WHAT ABOUT THE HEALTH OF OUR NEIGHBORHOODS, SHOULDN'T THAT BE IMPORTANT TOO?

BASICALLY, THE QUESTION IS: HOW HIGH ON YOUR AGENDA ARE THE CONCERNS OF OUR RESIDENTIAL NEIGHBORHOODS?

RUIZ: I think the neighborhoods are very, very important, and I would center on Paul Brown's neighborhood there with the Laguna Lake. That thing should be fixed, and I just happen to I have the right plans to fix it – the engineering plans, the political plans, financial plans. People don't realize that Canada, the United States, and Mexico appropriated funds for wetlands – that's a wetland. We could fix that with appropriated funds, or we could fix it ourselves with my plan.

SMITH: I guess I'd have to say again, I'd like to have you check my brochure under SLO Quality of Life because the preservation of neighborhoods is my number one item. The other perception that I have from the discussion and the questions that have been asked is that the neighborhoods feel they have been short changed in the most recent budget. So, if that is so, then I think it's time for us to reverse that and get you into a priority position. We're talking primarily about dollars for enforcement and dollars for people to protect your neighborhoods whether that be police or other forms of protection so I'm very much in favor of putting neighborhoods in a primary position because I think you're the heart of our community.

MILLER: Obviously I feel that residential neighborhoods are the heart of our community because we all live there, but there's that other aspect that helps the city to continue to have its ability to provide services. So, I do obviously, I'm a business owner, if you don't know, I own a business downtown, so I do rely on that because that is my livelihood, but I also own property, and I also have to sleep at night, and I also have a little garden outside and a cat. So obviously, that is something that is dear to me. I do eventually want to live in a home – I live in multi-family right now – and raise a family. So that is something that is on my priority list as it is in my future to be in that area, but right now I do focus on the business of it because of the sales tax revenue. Property tax is one of the four that bring in money to the city. There's sales tax, business licenses, and the fourth one I'm forgetting right now that do bring that in and it's because of our strong business sense in this city.

CARTER: The two reasons I got involved in politics in San Luis Obispo – one was affordable housing and the other one was neighborhood quality. Prior to being elected to the council, I was on the Board of RQN and I was on the steering committee for the Workforce Housing Coalition. So our neighborhoods and our neighborhood's quality are top priority for me. And since, as I indicated earlier, I see budget cuts in the future, you can rest assured that the neighborhoods will continue to be the top priority for me.

CARPENTER: Definitely, the concerns of the neighborhood. No question, definitely a number one priority. I think there has to be a balance and the balance has shifted to the money that the students bring in and the cost of that, the money that the students bring into the community, has been to the neighborhoods. And we have to bring that back to an equal portion. But because of the economy we're in today, most of the businesses in town are in

favor of continuing to nurture this student dollar. But I always want to keep in mind that there's always a cost when we do that, and in this case the cost to the neighborhoods is not acceptable to me.

MARX: I'm a big fan of the downtown, and am always interested in doing everything possible to keep the economy of this city as vital as possible. Ever since Proposition 13 passed, however, the source of revenue for the city comes from sales tax and the transient occupancy tax and certain other fees as well as some from property taxes. Unfortunately, the days when the property owner's priorities were also reflected in the financial income of the city, those days are passed. That said, my first priority is to make sure that the priorities of the residents are maintained, even if we have to go through budget cuts. I'm in favor of preserving Laguna Lake and the natural resources there and also getting Measure Y renewed. That's really key in making sure that the priorities of the residents are maintained through the budget process.

HEDRICK: I'm not sure how I can really fit in with this. I've been in Neighborhood Watch in my neighborhood for a considerable time, and that's being an impact in your neighborhood – taking care of your own problems. The Downtown Association and all the businesses downtown, they're important, but I've been hearing challenges to that where the small business in the outer regions of our town are not getting that kind of attention. And I think we can do better in our neighborhoods, but it's a challenge. I don't have pat answers, but I'd be happy to listen.

BROWN: I think it comes down to synergy. I think everyone who lives in our town has a right to live here but they also have a responsibility to be a productive member. For myself, I spent 15 years owning and operating Mother's Tavern in downtown San Luis Obispo on Higuera Street – which I sold in 2009 – and during that time, it wasn't about my business on that street over and above all the other businesses on the street. I had to work together to make sure my business was productive and that activities that happened at night did not carry over and create a problem to the businesses operating during the day or to the neighborhoods that existed in my area. I had to work to lobby and pull strings with other business owners in the same industry as myself to make sure we did as much as we could to be productive. I think that's what it comes down to. We need to continue to message to people to make sure that all the aspects in our town continue to work together, and we don't necessarily put this priority over that priority because we all have to work together.

IX. WOULD YOU SUPPORT AN ORDINANCE THAT PROHIBITS THE PARKING OF BOATS, MOTOR HOMES, HORSE TRAILERS, TRAVEL TRAILERS, AND FLAT BED TRAILERS ON CITY STREETS EXCEPT FOR LOADING AND OFF LOADING?

BROWN: I think it depends on the zoning. I think there are some zoning where I think it's inappropriate for us to have horse trailers or other trailers, but I think there is other zoning in the city where it may be appropriate. I think we can't just make a blanket statement across

the entirety of the city without seeing who this would affect first – especially in neighborhoods where you deal with more mixed use or some of our industrial uses mixed with residential.

HEDRICK: Parking vehicles in our streets are always a problem. We have plenty of laws and ordinances that aren't being enforced to the level that would really try and solve the problem. I think better enforcement of what we have would be far better than adding a whole bunch more rules and regulations that have difficulty in being distributed in an equal fashion. I think we'd do better with enforcing what we do have, not making more rules to be overwhelmed with.

MARX: It's my understanding that in many parts of the City, parking those vehicles is already something that is not allowed. I know boats can't be parked on residential streets. So I think where parking is a premium and everybody is fighting over parking spots, especially where's there parking districts, or like in historical/old town of the city, it doesn't make sense to allow people to take up space with these giant boats, motor homes and all of that. So, I think that maybe it could be fine too. I actually haven't looked into it. It's just my understanding from living in town, you can't have your big luxury yacht parked in front of somebody's house. Somebody'll complain and give you a ticket.

CARPENTER: I think there definitely has to be some control over that – whether it's a citywide ordinance or not, I'm not sure. These vehicles have got to park somewhere but certainly the neighborhood streets are not the place because it affects the line-of-sight for cars pulling out, it narrows the street to a point where cars cannot pass safely, and that is definitely an issue, but I will certainly support something that will restrict that in neighborhoods.

CARTER: This is actually one of those things that I'm on the fence about, and I'm not usually on the fence on anything. Right now, throughout the city, we have our 72-hour parking ordinance so any vehicle, whether it's a boat trailer, an RV, or a car, has to be moved within 72 hours. But clearly, we don't do a good job of enforcing it partly in part because we rely on reactive code enforcement – we rely on people basically asking for the city to get involved. So, I don't like the fact that I'm on the fence on anything so it's one of those things I'd want to find out what everyone thinks – the citizens think as well.

MILLER: I feel that what the city does have, what the previous speakers have said, is in place. It is the enforcement part that we're lacking on, I should say. I live downtown, a few blocks from the Mission, and I'm just past where the meters are. So, of course, I get those cars that come and park there and go in but then they leave after the day is over. Every once in a while you get a car that's been there for a while but it's not just the horse trailers, not just the boats, not just RV's, there are all other sorts of vehicles in that problem so I feel like if we do work on the ordinance that we currently have and enforcing that, I feel that should be sufficient.

SMITH: At face value, I would support an ordinance of that type. But I think like any other ordinance, you have to have it actually compiled or constructed, if you will. It needs to be

reviewed by people who know what the issues are, you need to talk with those people who disagree with the ordinance and you need to bring them all together and come up with an ordinance that works for this community or for one segment of this community. And, of course, I identify with Andrew, because I feel that when we deal with any issue, we should be looking at all sides of it and maybe be a little bit on the fence until we know how the community really wants it.

RUIZ: Pretty much you know it's a problem – 72 hours time limit, something like that. A judge, again a judge serves as a counselor to talk to people about all kinds of different things. When he gets ticketed, he has to go in front of a judge. The judge talks to him. If he does it twice or so, he gets two tickets, why don't you sell your vehicle or do this or do that. This kind of personal contact with a judge is a good, good thing. We need to get our judges back, the way we used to have them. A lot of people don't realize that we have thrown our judges away and we need to get them back.

QUESTIONS FROM THE AUDIENCE:

- 1. ANDREA, YOU SAID SOMETHING IN THE DISCUSSION ABOUT STUDENTS GETTING ALONG WITH STUDENTS IN THE NEIGHBORHOOD. THERE WAS SOMETHING ABOUT JUST FIVE OR SIX STUDENTS, IMPACT ON PERMANENT RESIDENTS, AND A PROPOSAL TO REDUCE THE CONFLICT BY HAVING A BLOCK PARTY. VERY DIRECT QUESTION: DO YOU THINK AN 86-YEAR-OLD WOMAN OUGHT TO INVITE NEIGHBORS FOR A BLOCK PARTY?***

MILLER: Well, to answer that, yes. We're all people, right – we all converse – we all want that human contact and so my whole point was that, I meant party but I'm thinking of the block party when I was little and we had a cul-de-sac so they blocked the cars from even being able to drive there. We just pulled a BBQ out, all the neighbors just talked to each other. I'm not talking party where we have that 86-year-old woman doing a keg stand party. I'm talking about where we're just meeting and greeting over lemonade and iced tea. It doesn't have to be alcohol. It doesn't even have to be a BBQ. I'm a vegetarian. But just something where people can get together and if you know that you're impacting someone, your neighbor, people next to you, and they have a name and they have a face and you've met them, shook their hand and said hello, you're less likely I think to throw that big party and to be annoying to your neighbors and be loud at night – that's what I'm saying. I'm saying that contact with people is going to help to then, hopefully, bring down that noise. I know that it happens at that house or that street on Foothill and they do it every year at this time when the students are back with a new changeover of the houses and they have less problems.

BROWN: I think I have the concept of what she's talking about. When she says block party, she means a neighborhood gathering. I think a good example of that is what is happening in Brett's and my cul-de-sac on October 2nd. We're having a two-hour BBQ where it is more of a potluck where everyone comes together and brings stuff together, and we have students show up, we have retirees, we have working families with kids, there's a bounce house in the yard. Everyone comes together, and it's an opportunity for us to talk and meet people that have moved to the area, and it's a chance for people to intermingle. I think the more we can promote that type of interaction with all of our neighbors, whether they be college students or permanent residents, I think you get better results when you have problems down the road.

HEDRICK: Once again, I'd like to put the emphasis on getting acquainted with your neighbors in your neighborhood. That works very well as a forum to express your concerns and back and forth and that needs to be prioritized in our neighborhoods.

MARX: I'd like to say that the city does have a program right now which Ardith is coordinating which is going to happen on October 3rd and it's reaching out to all of the neighborhoods and trying to get this type of party going on October 3rd. So if anyone is interested, whether you're 86 or not, I hope that you'll host a party.

SMITH: I just want to chime in with what Jan just said. I think that we should facilitate activity like this in our community because we do have a student-adult issue in neighborhoods. So we should have programs that are maybe launched by the community or by the city to help people. At 86, perhaps you're not wanting to put on a party for students, but if the city can help you with that, maybe you'd like to attend.

CARTER: All I wanted to say is that I certainly believe in communication, talking to your neighbor, no matter what age. I certainly do it in my neighborhood. But let's be honest. It shouldn't be a situation that the only reason someone isn't making noise is because they know you. You should have the common decency to recognize that there are other people in your neighborhood and maybe that rock 'n roll and lots of people at 2:00 a.m. just doesn't cut the mustard.

RUIZ: When you're 86 years old, you've got grand kids, and they're probably at school. You'd probably have a party for them and their friends, and that's it. You've got to have a party.

2. THE PROPOSED HISTORIC PRESERVATION ORDINANCE PROPOSES FINES OF UP TO \$10,000.00 PER VIOLATION AND UP TO \$5,000.00 A DAY FOR A MONTH. THESE FINES MAY BE APPROPRIATE FOR MULTI-MILLION DOLLAR COMMERCIAL PROPERTIES WHICH THE OWNERS MAY WISH TO DEMOLISH BY NEGLECTING THEM. HOWEVER, THEY ARE OUTRAGEOUSLY EXCESSIVE FOR OWNER-OCCUPIED

HOMES. WOULD YOU SUPPORT DIFFERENTIATING BETWEEN OWNER-OCCUPIED HOMES AND COMMERCIAL PROPERTIES IN THIS ORDINANCE?

BROWN: Certainly, I think it's very important that you differentiate because it's two different issues. Someone who is letting certain parts of their house slowly deteriorate is a lot different than someone who is trying to demolish a property because they want to put up a different looking property there. I think we also need to look at, if we're going to – we don't need to have those types of fines for the owner-occupied homes. Instead, we need to have incentives for them to maintain their homes and have programs that help them financially to maintain their homes if they're not able to do it themselves.

CARPENTER: I think the City Attorney was very clear in her comments that we cannot, from a discrimination standpoint, identify owner-occupied and non-owner occupied – we cannot do it. As far as the ordinance, those fines have been reviewed by council at the last meeting, and they're going back to staff, and they'll be coming back with fines or none on October 19th, and it will be reviewed again – with a more tolerable amount.

MARX: I would like to say that the City Attorney said at the last meeting, last Tuesday, that we could differentiate. I brought it up that I wanted to differentiate between owner-occupied and commercial in terms of historic homes. I think it makes an incredible difference. I lived in a really old house and have had that experience, and I think it makes a huge difference – whether you're trying to balance a family budget when somebody's out of work and you have to help your family, you either do that or you're going to renovate a part of a house that really needs work, and you can't do it right now. I don't think we need to try to fine an owner-occupant. We differentiate when we come to the mobile home ordinance; there's a difference between owner-occupied and renters, and I think the City Attorney may have done more research since she talked to Dan, and at our City Council meeting and said we could do that, and that's still my point of view so I'm going to push for that.

CARTER: Obviously, Jan has talked to Christine Dietrich, our City Attorney. Dan hasn't, and I haven't. It's often hard to understand your attorney, so clearly Jan and I need to go back and make sure that we do understand because I had, from initial conversations, the same take as Dan has on what the City Attorney said. Although Jan is quite right about the mobile home ordinance. So, you know, I would like to see that differentiation, assuming we can have it. I think under any scenario, it's very clear that these (I would adjust these fines under any scenario), but under any scenario it needs to be very clear that the fines that we're talking about are for true demolition, and the code talks about walls sagging, floors sagging, the chimney about to fall down and stuff like that, but it's very clear that we're not talking about outrageous fines when it comes to peeling paint or cracked stoop type of situation.

SMITH: Having owned the Garden Street Inn which was in fact a historic home that was renovated into an Inn – and that is still a commercial building – I would say there should be a differentiation between a business and an individual residence because a business does have

constant income and as they're putting their budget in place for the business that year, they can budget dollars for upkeep. Whereas a person who lives in a home may have more constraints on their funds. And I think if it is at all possible, and I would encourage Jan if she's willing push that, to do it and also the fines were really much too high, and I know the council is working on that, and I believe you are going to see changes in the immediate future.

RUIZ: When Howard Jarvis and Paul Gann crafted Proposition 13, the benefit was supposed to go to the property owner, the residential property owner, not to the businesses and commercial properties. However, that was changed and the beneficiary clause was changed – I think it was very surreptitious – it was a rider to Proposition 13. So this is what the rider did – was to transfer county authority to the state – that's where we're at.

MILLER: I'll just make a quick comment. Between residences and commercial I say yes, it should be, but owner-occupied or not, even if it is in place to be able to do so, I don't think we should require that. I think there needs to be a certain amount of property rights. Again, budgets are different when you're dealing with a business. I don't own the building, I rent. But I do own the refrigerators and the fryers and everything else involved. So I need to buy a new refrigerator, but I have to wait until I budget it. Just because we have a business doesn't mean it's just money is flowing. Same thing with property owners. They're on that fixed income, and they have to put that money aside or even borrow against to fix things up, and the city does require certain permits for demolition and construction that they would have to go through – that's where we could regulate them.

ONE-MINUTE WRAP UP:

BROWN: First of all, I want to thank you all for attending and you for moderating us. I think what it comes down to is San Luis Obispo has a decision to make as far as who our next mayor is going to be. And it comes down to who do you feel is going to be the best to oversee the collaborative process? Who you see is going to be the person that is interfaceable with groups such as RQN here and to the student community groups and the fraternities and sororities. Mayor Dave Romero, former Mayor Lynn Cooper, and several former council members have endorsed me because they feel that I am best suited to be the person to take on this role going on into the future. In addition, Supervisor Katcho Achadjian, Supervisor Frank Mecham, and also the mayors of Pismo Beach and Atascadero, on a regional basis, have endorsed me as well. I would like to get your vote coming this election on November 2nd. Thank you.

HEDRICK: I'm Don Hedrick, and I'm running with a hope that we can change the direction of our town. We seem to be caving into pressures from far away people. We take their money, and they want to change our town into their town instead of our own. I wish to plant my ears to the town's citizens to express the direction we want to take our town. I think we're pointing in the wrong direction when we let the biggest developer in the county in town to become the decision-maker via a strange association with our government. Our town is being threatened

with five-story canyon buildings and accepting development in those areas we need best to leave alone to survive our town.

MARX: Not only am I the best-qualified candidate given my experience and my education, but I'm also the best-suited person to serve as mayor. This is not a hobby for me. I retired my law practice so that I can devote myself full-time to the duties of mayor. I will be 100% all-in mayor, focused entirely on delivering excellent service to the city. I prepare thoroughly and I run a well-organized meeting and because of my ability to negotiate complex regional issues, Council has appointed me to represent the city on countywide boards. I'm a good listener, patient and respectful. I don't turn my back on anyone. I perform in grace under pressure and I have a lively sense of humor. My style is not authoritarian, but collaborative. So even if we have disagreed in the past, I welcome your opinion in the present and am open to agreeing with you in the future. I'll provide the city with a high level, full-time professional mayor. Check out my website janmarx.com and please vote Jan Marx for Mayor.

CARPENTER: In closing tonight, I'd like to share with you how personal unruly behavior has become in recent days for my family. Less than 48 hours ago, my 25-year-old daughter was beaten and strangled for 45 minutes in our home in our city before she was able to escape. As parents, this is not the quality of life we raised our children to expect. Two officers and a shift supervisor spent several hours with us that night and continue to stay in touch. That same night there was a stabbing, a sexual assault, and a plethora of noise, alcohol, vandalism and other disorderly violations. We are at the brink of losing control, and our public safety simply does not have the resources they need – and were promised – to effectively ensure the health and safety of the citizens they protect and serve. This will be my number one priority. Please vote Dan Carpenter.

CARTER: I appreciate the trust you put in me four years ago, and I've enjoyed serving on the city council. I hope I've earned the trust for another four years. Neighborhood quality has been a priority for me prior to being on Council; it's certainly been a priority the last four years, and the things I'm most proud of are the progress we've made in the noise ordinance, the unruly gathering ordinance and the like. Clearly, however, and as I've talked about, we have tough budget times ahead, but neighborhood quality will remain my priority. But we're going to be needing to make some tough financial decisions. I think that's really where I shine. One of my key focuses in that process is to make sure we do spend our money where the real priorities are and, also, I want to make sure that we continue to do with Measure Y what we promised that we would do – mainly provide for new things – and that we don't use Measure Y simply to provide for increased costs for our current services.

MILLER: Thank you Janet and thank you RQN Board and members here for inviting us. My name's Andrea Miller, and I'm running for City Council. Despite my youthful appearance, I do have the experience necessary here. I'm first and foremost, obviously a resident of the City of San Luis Obispo. I'm also a property owner in the City of San Luis Obispo. I'm also a business owner. I'm also a recent, not recent – I'd like to think I'm still that young – a Cal Poly grad. But I'm also a Cal Poly lecturer. So the experience that I do bring from being at Cal

Poly, from being a member of the Planning Commission, from owning my own business, allows me to be on the City Council and have that experience necessary to, as mentioned before, dealing with these hard times that we're coming to face, which is the budget. And also when it comes to budgeting, there's allowing that for public safety. It's unfortunate to hear about Dan's daughter, but that is something then that we need to then focus and force our efforts towards as well as keeping the other Measure Y services. Vote Andrea Miller.

SMITH: I'd like to thank RQN Board for having this event this evening and thank each of you for being here. There's nothing I like better in public service than to see people face to face and have an opportunity to see their reactions and hear their voices. I am a person who cares deeply about her community, and part of what I will bring to the table is to maximize community involvement in as many decisions as possible that are made by the Council. I've had at least five full-time careers in my life. I was a newspaper reporter, I was a health care executive, I was a hospitality owner, and then I was also a non-profit executive. And I have learned a great deal in my time about budgets and cutbacks, and I believe that I can bring a lot of knowledge and personal experience to the table. I have served on the City Council so I can hit the ground running, and I ask you to look at my website votekathysmith.com, pick up a brochure, and vote for Kathy Smith for City Council.

RUIZ: I'm Arnold Ruiz and I'm running for City Council. What I have promised is a petition to devolve – devolution. Whereas a system of local government by 58 independent counties in the State of California was amended to the current system of one centralized authoritarian government, and whereas this change has proven to be the primary cause of California's financial problems, the people of California would support a measure that would bring back our former system of local government. California was solvent before the system was changed; the transfer of power was caused by a clandestine contract that was the result of a deal between the counties of the state governments. That collective power transferred overburdened the one agency of the state and whereas this condition has caused financial problems, it behooves the citizens to reconsider and regain their former system of local government.