

TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: Angle Parking on 8th and Park Streets
DATE: August 7, 2007

NEEDS: For the City Council to consider a request to install angle parking along the south side of 8th Street and west side of Park Street.

- FACTS:**
1. At their meeting of March 27, 2007, the Planning Commission approved the development of a three-story mixed use building on the southwest corner of 8th and Park Streets.
 2. As part of the Planned Development application, the developer, Chris Madson, requests angle parking on 8th and Park Streets adjacent to the proposed building.
 3. No curbs currently exist on either side of 8th or Park Streets at this location. Therefore, curbs may be placed to accommodate angle parking.

ANALYSIS &

CONCLUSION: In conjunction with the development of a new three-story mixed-use building, the developer requests angle parking on 8th and Park Streets. With the installation of new frontage improvements, the curbs on 8th Street can be placed 28 feet from centerline, which will be sufficient to accommodate angled parking (a similar arrangement is likely to be requested by Weyrich with his development proposal on the north side of 8th Street).

Curbs on Park Street can be similarly placed (28 feet from centerline). Angle parking on Park Street will be particularly beneficial in that a bulb out can be placed at the south boundary of the Madson property. This will establish a curb line that can be extended southerly without intrusion on the large oak tree immediately adjacent to the property (see attachment).

A bulb out will be provided at the corner of 8th and Park Streets. Stop signs should be located on Park Street so that the intersection operates consistent with intersection control at 7th, 9th and 10th Streets, where north-south traffic also stops. Sight distance will be provided for northbound drivers by locating the northbound stop sign so that the drivers can see beyond the parked cars on 8th Street.

All parking will be angled at 30 degrees in accordance with Council preference stated with previous requests. All work will be completed by the owner of the

property at the southwest corner of 8th and Park Streets at the time of development.

FISCAL

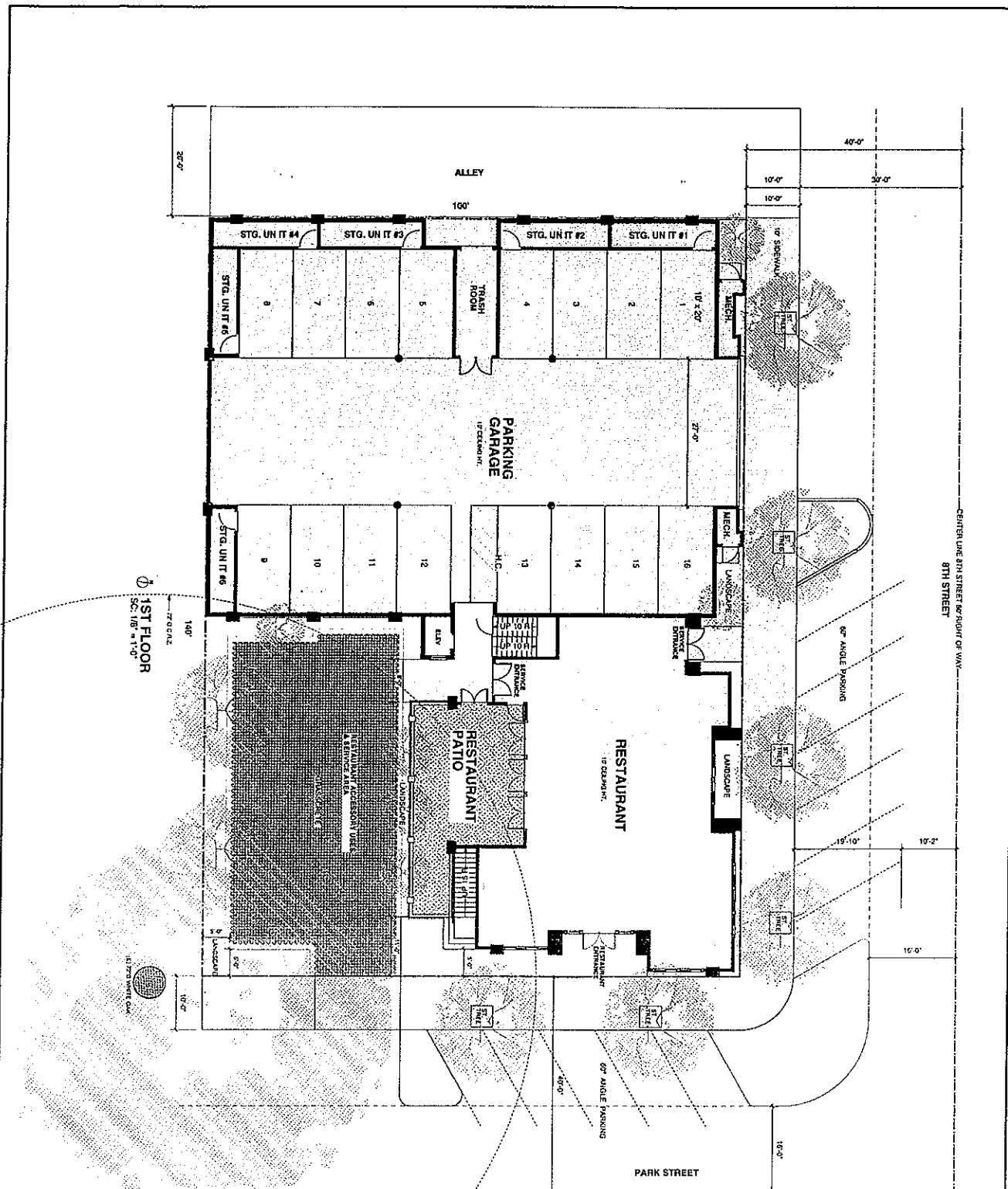
IMPACT: All frontage improvements will be completed by the developer.

- OPTIONS:**
- a. 1) Approve the request for angle parking on 8th and Park Streets, to be installed by owner at time of development.
 - 2) Approve installation of stop signs on Park Street at 8th Street at time of development.
 - b. Amend, modify or reject above option.

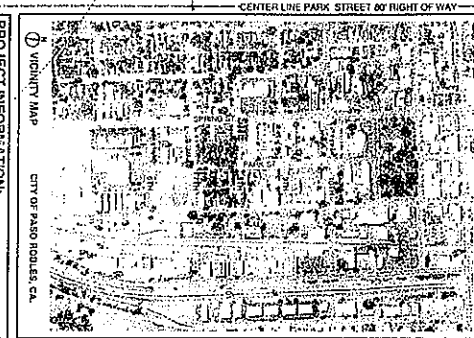
Prepared by: John Falkenstien, City Engineer

Attachments (2):

- 1) Site plan
- 2) Aerial Photo



PROJECT INFORMATION:
 SITE ADDRESS: 745 PARK STREET
 PARCEL: 014 000 SF
 LOT AREA: 14,400 SF
 ZONING: COMMERCIAL - RESIDENTIAL
 WITH VARIOUS USES (C-1, C-2)
 CONFORMANCE: 100%
 EXISTING USE: 2 STORY SINGLE FAMILY RESIDENCE
 PROPOSED USES:
 1) RESTAURANT/CONDOMINIUMS
 2) RESIDENTIAL (20 UNITS) 20' x 40' UNITS
 3) 1,200 SF OFFICE (20' x 60' x 10' FLOOR)
 4) 3,200 SF RESTAURANT (10' x 100' x 10' OUTSIDE PATIO)
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SHEET INDEX	
A1	1ST FLOOR RESTAURANT & PARKING GARAGE
A2	2ND FLOOR RESTAURANT/RESIDENTIAL OFFICE
A3	3RD FLOOR RESTAURANT/RESIDENTIAL OFFICE
A4	4TH FLOOR RESTAURANT/RESIDENTIAL OFFICE
A5	EXISTING SITE/SURVEY
A6	LANDSCAPE PLAN
A7	TERMINAL CONDOMINIUM MAP

JOB NO. 133374 DATE: 07/07/07 APPROVED:	SHEET TITLE: SITE PLAN 1ST FLOOR PLAN	PROJECT: MIXED-USE COMMERCIAL - RESIDENTIAL 745 PARK STREET PASO ROBLES, CA	OWNER: CHRIS MADSON P.O. BOX 2422 ATASCADERO, CA 93422	JIM DUMMIT ENTERPRISES 3100 JOHNSON AVE SAN LUIS CRISTO, CA 93301 805 541-3226 (FAX) 541-3974 jim11@charter.net	TOTAL REQUIRED PARKING = 19 SPACES TOTAL PROPOSED PARKING = 22 SPACES TOTAL REQUIRED PARKING = 22 SPACES
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Item 5-4