

TO: James L. App, City Manager  
FROM: Doug Monn, Public Works Director  
SUBJECT: Long Term Parking Lot Design at former Boatel Mini-Storage  
DATE: May 20, 2014

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**NEEDS:** For City Council to consider and select the final design of a long term parking lot at the former Boatel Mini-Storage site.

- FACTS:**
1. The City has received an application to develop the property at the former Hayward Lumber site (southeast corner Pine & 10th Street). The proposed project (Pine Street Promenade) calls for office space, a 107 room hotel, an arts center, and a plaza.
  2. Plans to construct a parking lot at the former mini-storage area could provide additional parking spaces for the proposed Pine Street Promenade.
  3. The construction of a parking lot at the former mini-storage will need to be designed in accordance with new requirements by the Regional Water Quality Control Board (RWQCB) regarding the creation of impervious surfaces as follows:
    - The trigger is 15,000 square feet. If a project has impervious surface of less than 15,000 square feet, the Regional Board requires that runoff be treated from the 85th percentile storm event (0.9 inches), either by
      - Capturing and retaining the storm runoff on site, or
      - Flow through a vegetated drainage channel.
    - If a project is at 15,000 square feet or more of impervious surface, the Regional Board requires that the site retain the 95th percentile storm event (1.4 inches), and this volume will not be allowed to leave the project site.
    - In addition, as part of the project requirement, the City will need to adhere to an operations and maintenance plan and include the project in a “storm water data base” for tracking and reporting.
    - If a project creates less than 5,000 square feet impervious surface, then no on-site treatment or operations and maintenance plan is required, and no tracking or reporting is needed.
  4. Two alternative designs are proposed. Both alternatives will not trigger on-site retention requirements because the existing former impervious surface (the building that was removed) is being replaced with impervious concrete.

#### Alternative 1

The design features for this alternative are:

- Resurfaced old parking lot
- Previous concrete on new areas
- Pervious paver sidewalks
- Lighting
- Motorcycle parking
- 2 spaces for future EVC station (we will stub conduits and provide concrete pad for equipment)
- Connecting handicap ramps to 6th Street
- 3 trash receptacles

- 4 benches
- 2 bike racks
- Chain link fence with vinyl slats along east side of Pine Street parking spaces
- Curb railings to the “bridge” that connects the existing parking lot to the north
- Landscaping will consist of trees and decorative boulders
- 28 – 30 parking spaces

Estimated Cost Alternative 1: \$ 860,000

**Alternative 2**

Will have the same features as Alternative 1 but with the following differences:

- Less landscaping
- Less previous pavers for sidewalks
- More pervious concrete
- 10 more parking spaces

Estimated Cost Alternative 2: \$ 1,030,000

*(Note: this alternative will have to be designed; design fees are included in this estimate)*

5. Estimated maintenance costs for both alternative designs:

**Alternative 1**

Previous concrete (sweeping/vacuum)	\$ 6,000 / year
Landscaping	8,000 / year
Electric (new lights)	<u>2,000 / year</u>
	\$ 16,000 / year

**Alternative 2**

Previous concrete (sweeping/vacuum)	\$ 7,200 / year
Landscaping	5,000 / year
Electric (new lights)	<u>2,000 / year</u>
	\$ 14,200 / year

**ANALYSIS &**

**CONCLUSION:** Staff requests that City Council select the Alternative to be implemented and constructed.

**POLICY**

**REFERENCE:** None

**FISCAL**

**IMPACT:** Funding is available for construction as follows:

Transit	\$ 300,000
Prop IB Grant (for lights)	40,000
SLOCOG (Park-n-Ride grant)	110,000
‘New’ Available Transit	400,000
Bus Sales	<u>27,000</u>
	\$ 877,000

If Council wishes to construct the Alternative 2 design, an additional \$153,000 would be needed. This could come from the "Parking-in-Lieu" Fees Fund which has a current balance of \$544,000.

Maintenance of the completed parking lot would come from the Transit Fund.

- OPTIONS:**
- a. Adopt Resolution No. 14-xx authorizing staff to construct Alternative 1 design and allocating \$877,000 to Budget No. 2079101-54520-C0024.
  - b. Adopt Resolution No. 14-xx authorizing staff to construct Alternative 2 design, transferring \$153,000 from Fund 238-54520-C0024, and allocating \$1,030,000 to Budget No. 2079101-54520-C0024
  - c. Amend, modify, or reject the above option.

Prepared by: Ditas Esperanza, P.E., Capital Projects Engineer

Attachments: Pine Street Promenade Concept Plans  
Resolutions  
Alternative 1 Design Exhibit  
Alternative 2 Design Exhibit

# PINE STREET PROMENADE LLC

944 PINE STREET • EL PASO DE ROBLES, CA  
BRETT VANSTEENWYK • DEBBIE LORENZ

## Key to Site Elements

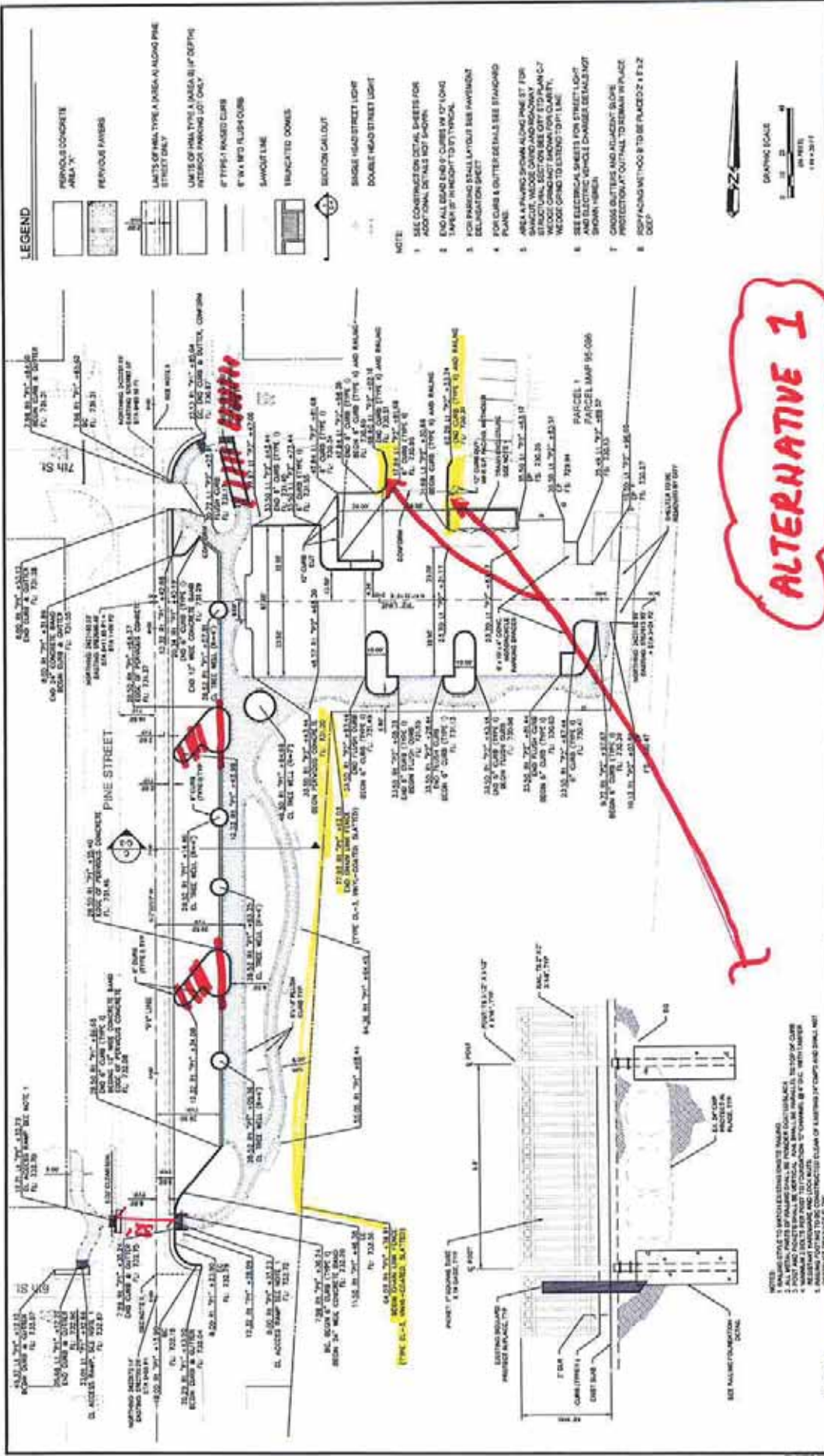
- ◆ Plaza
- 2 Sunken Courtyard with decorative pavers
- 3 Terrace
- 4 Existing oak trees to remain
- 5 Existing street trees to remain
- 6 Proposed street trees
- 7 Trellis
- 8 Fountain
- 9 Valet parking drop-off
- 10 Pool terrace
- 11 Dock
- 12 Pedestrian access to train station
- 13 Ingress / egress to parking garage



OVERALL ILLUSTRATIVE SITE PLAN



P1.2



**LEGEND**

	PREVIOUS CONCRETE AREA "X"
	REBAR
	8' X 18' REBAR CURB
	8' X 18' REBAR CURB WITH DEPTH
	8' X 18' REBAR CURB WITH DEPTH AND OFFSET
	SAWTOOTH LINE
	TRUNCATED DOMES
	SECTION CALLOUT

NOTE

- SEE CONSTRUCTION DETAIL SHEETS FOR ADDITIONAL DETAILS NOT SHOWN.
- END ALL REBAR CUBES WITH 18" LONG LAP IN PARALLEL TO THE CURB.
- FOR PARKING LAYOUT SEE HAYSTACK DELINEATION SHEET.
- FOR CURB & GUTTER SEE HAYSTACK DELINEATION SHEET.
- AREA A PARKING SPACES ALONG PINE ST FOR SAWTOOTH, WEDGE SHOWN AND ROADWAY STRUCTURAL SECTION SEE CITY EDP PLAN C-7 WEDGE CURB TO EXTEND TO THE LINE WEDGE CURB TO EXTEND TO THE LINE.
- SEE ELECTRICAL SHEETS FOR STREET LIGHT AND ELECTRIC POLE CHANGES DETAIL NOT SHOWN HEREIN.
- CROSS BULBES AND ALL EXISTING SLOPE PROTECTION AT CURB TO BE MAINTAINED.
- POSTING METHOD 8 TO BE PLACED AT 4 FT X 2 FT DEEP.



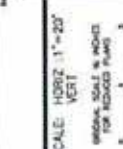
**LONG TERM PARKING DPW 13-08 LAYOUT**

DATE	DESCRIPTION	BY
01/11/13	ISSUE FOR PERMITS	...
02/11/13	ISSUE FOR PERMITS	...
03/11/13	ISSUE FOR PERMITS	...
04/11/13	ISSUE FOR PERMITS	...
05/11/13	ISSUE FOR PERMITS	...
06/11/13	ISSUE FOR PERMITS	...
07/11/13	ISSUE FOR PERMITS	...
08/11/13	ISSUE FOR PERMITS	...
09/11/13	ISSUE FOR PERMITS	...
10/11/13	ISSUE FOR PERMITS	...
11/11/13	ISSUE FOR PERMITS	...
12/11/13	ISSUE FOR PERMITS	...

**ALTERNATIVE 1**



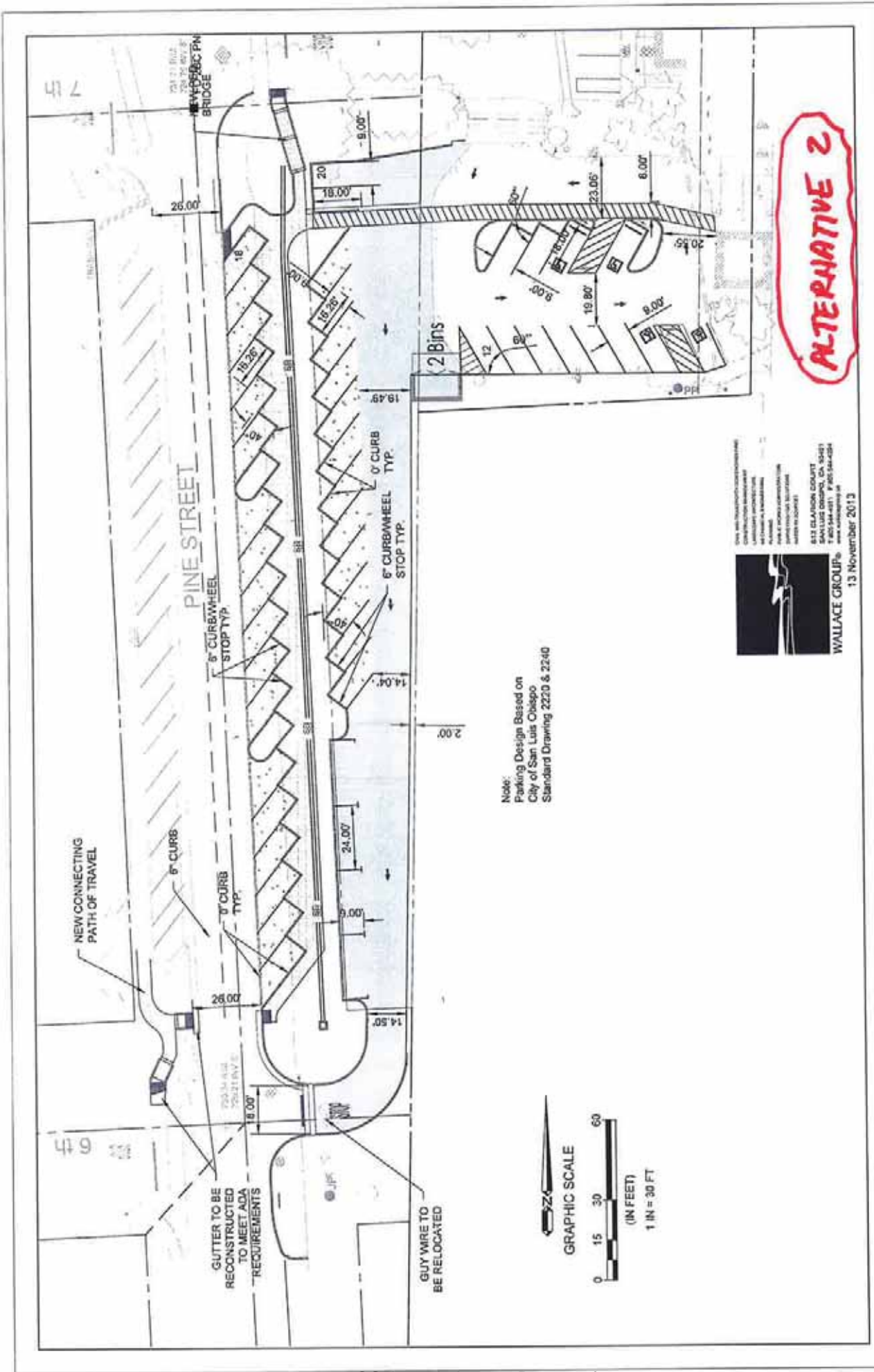
PROJECT CHECKED BY: ...  
 DRAWN BY: ...  
 DATE: ...



**City of El Paso De Robles**  
 Public Works Department  
 1000 Spring Street  
 P.O. Box 200, El Paso De Robles, CA 93446



- NOTES**
- ALL CURB AND RAILING SHALL BE CONSTRUCTED TO THE TOP OF CURB.
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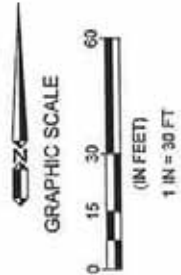


**ALTERNATIVE 2**

THIS WORK IS THE PROPERTY OF WALLACE GROUP  
 CONSULTING ENGINEERS  
 400 CALLETA STREET  
 SAN LUIS OBISPO, CALIFORNIA 95070  
 PHONE (831) 438-1100  
 FAX (831) 438-1101  
 WWW.WALLACEGROUP.COM

WALLACE GROUP  
 13 November 2013

Note:  
 Parking Design Based on  
 City of San Luis Obispo  
 Standard Drawing 2220 & 2240



RESOLUTION NO. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ALLOCATING FUNDS TO INSTALL A LONG-TERM PARKING LOT AT THE FORMER BOATEL  
MINI-STORAGE SITE

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WHEREAS, the old mini-storage building has been removed; and

WHEREAS, the City Council wishes to construct a long-term parking lot shown as Alternative 1 on the staff report; and

WHEREAS, funding for this project is available as follows:

Transit	\$300,000
Prop IB Grant (for lights)	40,000
SLOCOG (Park-n-Ride grant)	110,000
'New' Available Transit	400,000
Bus Sales	<u>27,000</u>
	\$877,000

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby direct staff to construct a long-term parking lot at the former Boatel Mini-Storage site using Alternative 1 Design Concept.

SECTION 2. The City Council does hereby authorize the allocation of \$877,000 to Budget No. 2079191-54520-C0024 with funding sources noted above.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 20th day of May 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Duane Picanco, Mayor

ATTEST:

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Caryn Jackson, Deputy City Clerk

<b>Approvals/workflow</b> 1. Dept Head 2. Admin Svcs 3. City Manager 4. City Council	<b>City of Paso Robles</b> <b>BUDGET ADJUSTMENT REQUEST</b>	Budget JE #  AGENDA DATE
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DESCRIPTION	ORG #	OBJECT #	PROJECT #	AMOUNT
<b>FINANCING SOURCES</b>				
Transit Fund	207	99999	C0024	\$727,000
State Grant	207	46170	C0024	40,000
Local Grant	207	46200	C0024	110,000
<b>TOTAL FINANCING SOURCES</b>				<b>\$877,000</b>
<b>FINANCING USES</b>				
Improvements Other than Buildings	207	54520	C0024	\$877,000
<b>TOTAL FINANCING USES</b>				<b>\$877,000</b>

**JUSTIFICATION: (attach letter if required)**

<b>REQUESTED BY:</b>  _____ Date                      Department Head	<b>REVIEWED &amp; APPROVED BY:</b>  _____ Date                      Administrative Services
<b>APPROVED BY:</b>  _____ Date                      City Manager	

**PASSED AND ADOPTED** by the City Council of the City of Paso Robles, State of California, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_. Agenda Item No. \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
Deputy City Clerk



RESOLUTION NO. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ALLOCATING FUNDS TO INSTALL A LONG-TERM PARKING LOT AT THE FORMER BOATEL  
MINI-STORAGE SITE

---

WHEREAS, the old mini-storage building has been removed; and

WHEREAS, the City Council wishes to construct a long-term parking lot shown as Alternative 2 on the staff report; and

WHEREAS, funding for this project is available as follows:

Transit	\$300,000
Prop IB Grant (for lights)	40,000
SLOCOG (Park-n-Ride grant)	110,000
'New' Available Transit	400,000
Bus Sales	<u>27,000</u>
	\$877,000

; and

WHEREAS, the Alternative 2 design requires a supplement of \$153,000 from "Parking-in-Lieu" fund.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby direct staff to construct a long-term parking lot at the former Boatel Mini-Storage site using Alternative 2 Design Concept.

SECTION 2. The City Council does hereby authorize the allocation of \$1,030,000 to Budget No. 2079191-54520-C0024 with funding sources noted above plus \$153,000 from Account No. 238-54520-C0024.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 20th day of May 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Duane Picanco, Mayor

ATTEST:

---

Caryn Jackson, Deputy City Clerk

Approvals/workflow 1. Dept Head 2. Admin Svcs 3. City Manager 4. City Council	<b>City of Paso Robles</b> <b>BUDGET ADJUSTMENT REQUEST</b>	Budget JE #  AGENDA DATE
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DESCRIPTION	ORG #	OBJECT #	PROJECT #	AMOUNT
<b>FINANCING SOURCES</b>				
Transit Fund	207	99999	C0024	\$880,000
Operating Transfers In	207	48990	C0024	153,000
State Grant	207	46170	C0024	40,000
Local Grant	207	46200	C0024	110,000
<b>TOTAL FINANCING SOURCES</b>				<b>\$1,183,000</b>
<b>FINANCING USES</b>				
Improvements Other than Buildings	207	54520	C0024	\$1,030,000
Downtown Parking in Lieu Fund-Operating Transfer Out	238	58990	C0024	\$153,000
<b>TOTAL FINANCING USES</b>				<b>\$1,183,000</b>

**JUSTIFICATION: (attach letter if required)**

<b>REQUESTED BY:</b>  _____ Date                      Department Head	<b>REVIEWED &amp; APPROVED BY:</b>  _____ Date                      Administrative Services
<b>APPROVED BY:</b>  _____ Date                      City Manager	

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ATTEST: \_\_\_\_\_  
Deputy City Clerk