

TO: James L. App, City Manager

FROM: Meg Williamson, Assistant City Manager

SUBJECT: Pine Street Promenade – Authorization to File Application

DATE: June 17, 2014

NEEDS: For the City Council to consider authorization for the filing of a Planned Development & Tract Map application that includes city owned property.

FACTS:

- 1 The City owns an approximate 0.6 acre site located north and adjacent to the Transit Center at 800 Pine Street. The property is currently used for public parking and/or storage of RTA buses under a short term lease agreement.
2. Pine Street Promenade LLC has proposed a phased development project adjacent to this City property that would include a Hotel, Conference Center, Restaurant & Mixed use Retail/Office at the southeast corner of Pine and 10th Streets. The second phase of their project would include a Performing Arts Center and Parking Structure. Please see attached project summary.
3. The phase one Hotel portion of the project is “fully-parked,” providing the requisite number of off-street parking to support the proposed uses.
4. The phase two Performing Arts portion of the project would require additional off-street parking. The project proponents, Debbie Lorenz and Brett VanSteenwyk, propose to provide the requisite spaces through construction of a multi-level parking structure. The parking structure is shown to be located on the city owned parcel.
5. The parking structure is proposed with parking spaces in excess of the project’s needs, and in “off-peak” times (outside of performances) would yield surplus parking made available to the public.
6. The applicants seek Planning Commission consideration of their phased Planned Development & Tract Map application, recognizing that there is no binding commitment to use the city owned property via that process.
7. Should the Planning Commission approve the project, the City Council could then consider more formal steps in a business and development understanding/agreement.
8. The City’s Economic Strategy supports the concept of public/private partnerships through initiative statements such as: *“Mobilize public, private, and community resources to improve competitive position through partnership.”* And: *“intensify public/private collaboration to expand and enhance the unique flavor of downtown.”*

9. Both the Economic Strategy and the Uptown/Town Centre Specific Plan envision future public parking facilities within the downtown core, recognizing that investment in transportation and infrastructure, in targeted areas like the downtown/civic core, can help to attract private investment and enhance the quality of the physical place.

**ANALYSIS &
CONCLUSION:**

Authorizing the Planning Commission's consideration of the Pine Street Promenade proposal will allow the thorough evaluation of the project from a community planning and environmental impact standpoint. If the project receives approval from the Planning Commission, the use of city owned land for development of a Parking Structure would be subject to the future consideration of the City Council. The Planning Commission's action on the Project application would not bind the City Council.

The proposal of a Parking Structure, with surplus parking available to the public in such close proximity to the City's downtown core, has considerable public benefit. Should the project obtain planning approvals, the City Council could work with the project proponents to develop an appropriate business strategy.

**POLICY
REFERENCE:**

Economic Strategy. Uptown Town Centre Specific Plan.

**FISCAL
IMPACT:**

There are no city funds or resources being committed in the authorization to file the Planned Development application. No fiscal impact is identified.

OPTIONS:

- a. For the City Council to adopt Resolution No. 14-XX authorizing the filing of a Planned Development & Tract Map application that includes non-binding phased development on city owned property at 800 Pine Street.
- b. Amend, modify or reject above option.

Attachment: Resolution approving the filing of a Planned Development on city owned property
Project Summary
Location Map / Site Plan

RESOLUTION NO. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING THE FILING OF A PLANNED DEVELOPMENT & TRACT MAP APPLICATION BY PINE
STREET PROMENADE LLC THAT INCLUDES NON-BINDING PHASED DEVELOPMENT ON CITY
OWNED PROPERTY AT 800 PINE STREET

WHEREAS, the City owns approximately 0.6 acres of property at the northern portion of 800 Pine Street (Train Station), consisting of assessor's parcel numbers: 09-156-06 & 10; and

WHEREAS, this property is currently utilized for paved public parking and storage of RTA busses under a short term lease; and

WHEREAS, Pine Street Promenade LLC has proposed a phased development project adjacent to this City property that would include a Hotel, Conference Center, Restaurant & Mixed use Retail/Office at the southeast corner of Pine and 10th Streets; and

WHEREAS the second phase of their project would include a Performing Arts Center and multi-level Parking Structure to provide the requisite number of spaces for phase two, and that Parking Structure is shown to be located on the city owned parcel; and

WHEREAS, the parking structure is proposed with parking spaces in excess of the project's needs, and in "off-peak" times (outside of performances) would yield surplus parking made available to the public; and

WHEREAS the applicants seek Planning Commission consideration of their phased Planned Development & Tract Map application, recognizing that there is no binding commitment to use the city owned property via that process; and

WHEREAS, should the Planning Commission approve the project, the City Council could then consider more formal steps in a business and development understanding/agreement; and

WHEREAS the City's Economic Strategy and Uptown/Town Centre Specific Plan support the concept of public/private partnerships and envision future public parking facilities within the downtown core, recognizing that investment in transportation and infrastructure in targeted areas like the downtown/civic core, can help to attract private investment and enhance the quality of the physical place; and

WHEREAS, the proposal of a Parking Structure, with surplus parking available to the public in such close proximity to the City's downtown core, has considerable public benefit, and

WHEREAS, the Planning Commission's action on the Project application would not bind the City Council, and

WHEREAS, there are no city funds or resources being committed in the authorization to file the Planned Development and/or Tract applications.

THEREFORE BE IT HEREBY RESOLVED that the City Council authorizes the filing of a Planned Development & Tract Map application that includes non-binding phased development on city owned property at 800 Pine Street.

ADOPTED by the City Council of the City of El Paso de Robles at a regular meeting of said Council held on the 17th day of June 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Duane Picanco, Mayor

Caryn Jackson, Deputy City Clerk

Pine Street Promenade
Brett VanSteenwyk
Debbie Lorenz
944 Pine Street

Phase I Mixed Use Building (188,142 square feet) includes:

- **Hotel Building:** a 94,181 square foot, 100 room, four-story luxury hotel; 21,885 square foot public market, 7,210 square feet of dining and conference rooms, a spa and exercise room, a wine cellar, with a dining/function room;
- **Restaurant:** a new 7,492 square foot upscale restaurant attached to the hotel building with a basement wine cellar adjacent to a 1,200 square foot banquet room. On the ground level would be the 2,900 square foot interior dining, and 1,700 square foot outdoor terrace dining, and 6 hotel suites on the second and third floors.
- **Plaza Building:** three story 16,169 square foot building for office uses on the three floors with a basement parking level. Alternatively this building could be developed into 21 additional hotel rooms.
- **Parking:** there will be 248 parking spaces provide for Phase I development. This includes an 82 space surface parking lot and 166 parking spaces within the basement and plaza levels of the Hotel/Plaza building (45,306 square feet).
- **Subdivision:** Vesting Tentative Parcel Map PR 14-0033 which would subdivide the site into two parcels where the hotel, plaza and restaurant buildings would be on Parcel 1 and the performing arts center and parking structure would be on Parcel 2. The subdivision also includes the creation of 192 condominium units for financing/investment purposes.

Phase II

- **Performing Arts Center:** a 400 – 500 seat PAC providing a public entertainment venue that could be used for a range of theatrical and musical performances, as well as lectures, seminars, and public and private meetings.
- **Parking Structure:** a new 5-level, 240 space parking structure including 3,000 square foot of commercial space along Pine Street, and 5,400 square feet of office space on the upper floors.

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

NOT TO SCALE

UNION PACIFIC RAILROAD

REMAINDER
40 PM 45

City Owned Site

PARCEL 1:
40 PM 45

PINE STREET

PHASE ONE EXISTING SITE AND TOPOGRAPHIC MAP

P5.2

MBS

PINE STREET PROMENADE LLC

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Key to Site Elements

- | | |
|---|---------------------------------------|
| ① Plaza | 8 Fountain |
| ② Sunken Courtyard with decorative pavers | 9 Valet parking drop-off |
| ③ Terrace | 10 Pool terrace |
| ④ Existing oak trees to remain | 11 Dock |
| ⑤ Existing street trees to remain | 12 Pedestrian access to train station |
| ⑥ Proposed street trees | 13 Ingress / egress to parking garage |
| ⑦ Trellis | |



OVERALL ILLUSTRATIVE SITE PLAN

P1.2