

RESOLUTION NO. 14-086

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: Martin, Strong, Steinbeck, Hamon, Picanco

NOES:

ABSENT:

ABSTAIN:

ATTEST:


Caryn Jackson, Deputy City Clerk


Duane Picanco, Mayor