

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION
FROM: ED GALLAGHER, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONDITIONAL USE PERMIT 13-001 (VAN STEENWYK)

DATE: JULY 9, 2013

Needs: For the Planning Commission to consider an application filed Brett Van Steenwyk to establish a private parking lot in the downtown area. (APN: 009-156-008)

- Facts:**
1. The project site is located at 944 Pine Street (Old Hayward Lumber site). The 118 space parking lot would be located on the southern half of the site (See Vicinity Map, Attachment 1).
 2. The site has a zoning designation of TC-1 (Town Center-1).
 3. Table 5.3-1 of the Uptown Town Center Specific Plan (Specific Plan) requires the approval of a Conditional Use Permit (CUP) for private parking facilities in the TC-1 zoning district.
 4. Section 5.7.2.D. Parking Standards, requires landscaping to be installed in parking lot areas. Based on the site existing, and being an interim use, the applicant is requesting that additional landscaping not be required. There is existing curb, gutter, sidewalk and parkway with street trees for the properties frontage on Pine Street. There are existing oak trees that will be protected along the boundary of the parking lot area.
 5. The parking lot would be un-manned; payment for parking would be paid through an automated kiosk (See Project Description, Attachment 2).
 6. The Development Review Committee (DRC) reviewed the proposal at their meeting on June 17, 2013. The Committee recommended approval of the CUP as proposed.
 7. This application is categorically exempt from environmental review per Section 15332 (infill) of the State's Guidelines to Implement CEQA.

**Analysis
and**

Conclusion: As discussed in the Project Description, Mr. Van Steenwyk would like to develop an interim private parking lot that would provide downtown owners, employees, visitors, and shoppers another option for parking than street parking. The method of payment and hours of operation will be developed and administered by the owner.

Given the site is an existing paved lot, with existing public improvements including parkway and street trees, additional landscaping does not seem necessary, especially since the parking lot is intended to be an interim use until the property is developed in the future. Providing parking on the lot seems like a reasonable interim use for the property.

Policy

Reference: CEQA, The City of Paso Robles Zoning Code

Fiscal

Impact: None identified at this time.

Options: After consideration of any public testimony, the Planning Commission should consider the following options:

- a). Adopt the attached resolution approving the proposed Conditional Use Permit 13-001, subject to standard and site specific conditions of approval;
- b). Amend, modify or reject the above noted options.

Attachments:

- 1. Vicinity map
- 2. Project Description
- 3. Resolution Approving CUP 13-001
- 4. Newspaper notice and mail affidavits

US HIGHWAY 101

Riverside Av

10th St

RAILROAD

Proposed
Parking Lot

Pine St

9th St

Park St

Vicinity Map
CUP 13-003
(Van Steenwyk)

Hodge Company
Land Planning + Civil Engineering

April 25, 2013

City of Paso Robles
Community Development
1000 Spring Street
Paso Robles, Ca. 93446

Attention: Darren Nash; Associate Planner
Re: Corner of 10th and Pine Streets

Paso Robles
MAY 29 2013
Planning Division

Dear Darren:

I'm working with Brett Van Steenwyk and Debbie Lorenz to prepare conceptual redevelopment plans for a mixed use project on their property at the corner of 10th and Pine (former Hayward Lumber site). As you know, preparing these plans and securing use permits can be a lengthy process, which has brought Brett and Debbie to the decision to bridge that time by adapting a portion of their dormant property to an interim parking lot.

Their idea is to make available the existing paved area (43,700 s.f. south of the two oak trees) for downtown business owners, employees, visitors and shoppers. In order to ensure the maximum number of parking stalls and maintain orderly ingress, egress and circulation, their proposal is to stripe the existing paved area. An exhibit is included that shows City standard parking stalls and aisle circulation.

Access to the parking area is proposed at the intersection of Pine and 9th Street. Users would enter the site and stop at an unmanned parking kiosk, take their ticket and park. Upon leaving, payment would be made with cash or credit card. Please see the included kiosk type.

This proposal does not include standard parking lot landscaping and concrete curbs given its interim use. It's merely an adaptive reuse of an existing large paved area.

Given the many benefits to the downtown core by providing this greatly needed parking area and converting a currently fenced vacant property to a robust use, it's our hope the City supports this idea and allows this request to move forward.

Thank you for your consideration of this proposal. Brett and Debbie look forward to talking in more detail with planning staff following your review.

Sincerely,



Michael Hodge, P.E.

Office: 867 Pacific Street, Suite 120 San Luis Obispo, Ca. 93401 (o) 215.8753 (f) 549.0730
Mailing: 351 San Miguel Avenue San Luis Obispo, Ca. 93405

with any sections of the Zoning Code, all other applicable City Ordinances, and applicable Specific Plans.

5. Any site specific condition imposed by the Planning Commission in approving this project may be modified or eliminated, or new conditions may be added, provided that the Planning Commission shall first conduct a public hearing in the same manner as required for the approval of this project. No such modification shall be made unless the Commission finds that such modification is necessary to protect the public interest and/or neighboring properties, or, in the case of deletion of an existing condition, that such action is necessary to permit reasonable operation and use for this approval.

PASSED AND ADOPTED THIS 9th day of July, 2013 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

VINCE VANDERLIP, CHAIRMAN

ATTEST:

ED GALLAGHER, SECRETARY OF THE PLANNING COMMISSION

H:\darren\CUP13-001\VanSteenwyk\resolution

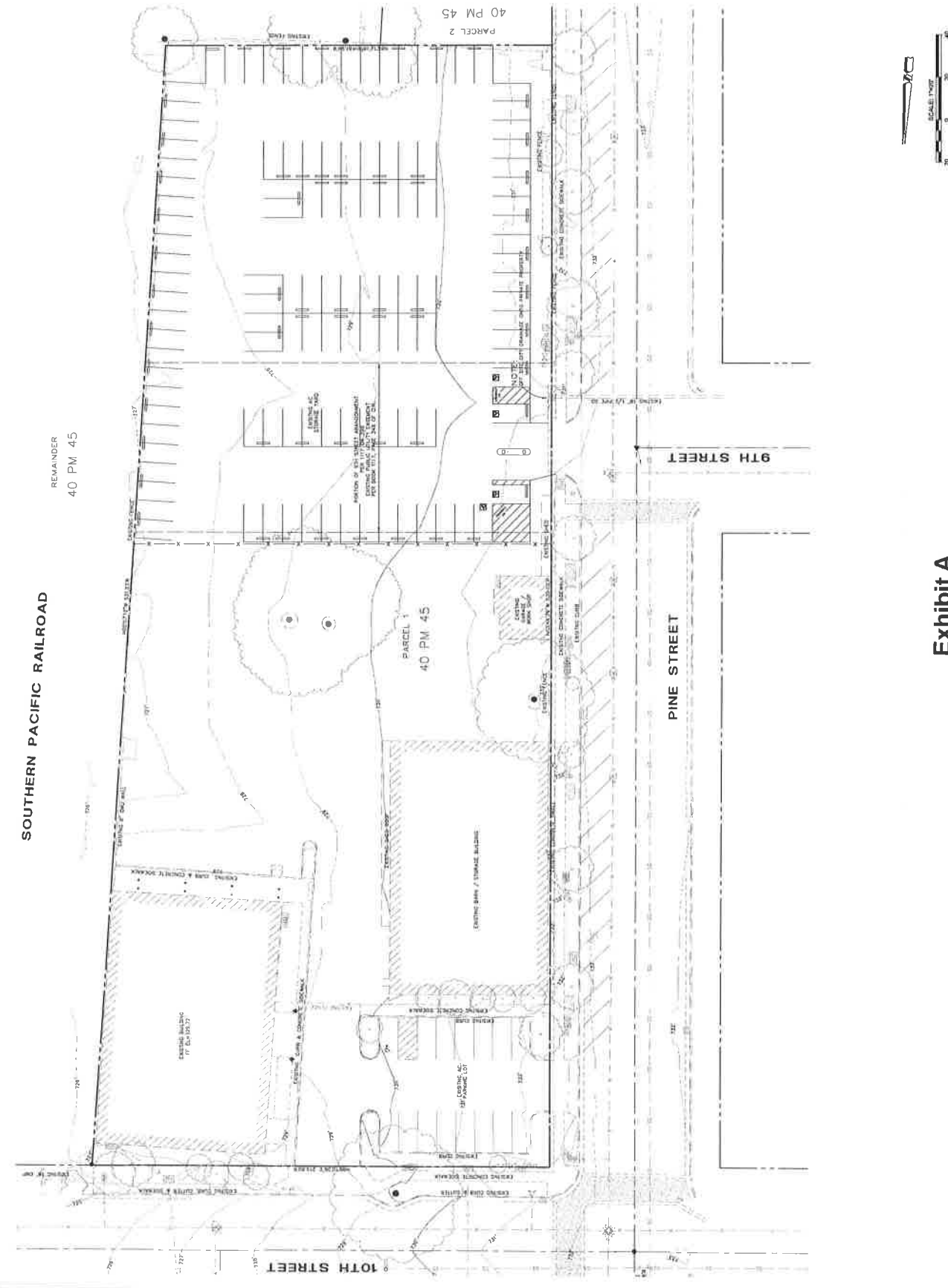


Exhibit A
 Parking Lot Plan
 CUP 13-001
 (Van Steenwyk)

AFFIDAVIT
OF MAIL NOTICES
PLANNING COMMISSION/CITY COUNCIL PROJECT NOTICING

I, Darren Nash, employee of the City of El Paso de Robles, California, do hereby certify that the mail notices have been processed as required for CUP 13-003 (VanSteenwyk) on this 27th day of June, 2013.

City of El Paso de Robles
Community Development Department
Planning Division

Signed: _____



Darren Nash

PROOF OF PUBLICATION

LEGAL NEWSPAPER NOTICES

PLANNING COMMISSION/CITY COUNCIL
PROJECT NOTICING

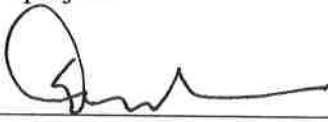
Newspaper: Tribune

Date of Publication: June 25, 2013

Meeting Date: July 9, 2013
(Planning Commission)

Project: CUP 13-003 (VanSteenwyk)

I, Darren Nash, employee of the Community
Development Department, Planning Division, of the City
of El Paso de Robles, do hereby certify that this notice is
a true copy of a published legal newspaper notice for the
above named project.

Signed: 
Darren Nash

forms/newsaffi.691

CITY OF EL PASO DE ROBLES
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, July 9, 2013, at 7:30 p.m. at the City of El Paso de Robles, 1000 Spring Street, Paso Robles, California, in the City Council Chambers, to consider the following project:

Conditional Use Permit (CUP 13-003), a request by Brett Van Steenwyk, Inc. to establish a private 118 space surface parking lot on the southern half of the property located at 944 Pine Street (Old Hayward Lumber site).

The application and staff report may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction.

Written comments on the project may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446, provided that the comments are received prior to the time of the public hearing. Oral comments may be made at the hearing. Should you have any questions regarding this application, please call Darren Nash at (805) 237-3970 or by email at dnash@prcity.com.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Darren Nash
Associate Planner
June 25, 2013 7024804