

TO: Planning Commission

FROM: Ed Gallagher, Community Development Director

SUBJECT: Planned Development (PD) 14-001 and Tentative Parcel Map PR 14-XXX for Pine Street Promenade

DATE: July 8, 2014

Needs: For the Planning Commission to open and continue a public hearing for the Pine Street Promenade project to its meeting of August 12, 2014.

Facts: 1. Brett Van Steenwyck and Debbie Lorenz have filed the following applications for the Pine Street Promenade project:

a. PD 14-001 to develop a two-phased project with the following components on the southeast corner of 10th and Pine Streets:

Phase One: 100 - 121 room hotel, 3,600 sq ft of meeting rooms, 11,500 sq ft public market (retail commercial space), 5,800 sq ft restaurant and surface and subterranean parking lots;

Phase Two: 400-500 seat Performing Arts Center, 5 level 240 space parking structure, and 5,400 sq ft office built into the parking structure (these would replace the surface parking lot).

b. Request to approve a tentative parcel map to subdivide the site into two parcels.

2. A Notice of Public Hearing and draft Mitigated Negative Declaration (MND) was published in the Tribune on June 18, 2014 indicating that the Planning Commission would meet on July 8, 2014 to consider the development applications and MND.

3. The public notice was published with the expectation that the Initial Study for the MND would have been completed prior to June 18. However, additional time is needed to complete the Initial Study.

4. The applicants have indicated that they are amenable to rescheduling the hearings until August 12.

Options: After opening the public hearing and taking public testimony, the Planning Commission is requested to take one of the actions listed below:

a. Continue the open public hearing to the Commission's meeting of August 12, 2014;

b. Amend, modify, or reject the above-listed action.

Attachment: Affidavit of Publication of the Public Hearing Notice

THE *Newspaper of the Central Coast*
TRIBUNE

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In The Superior Court of The State of California
In and for the County of San Luis Obispo
AFFIDAVIT OF PUBLICATION

AD # 7052790
CITY OF PASO ROBLES

STATE OF CALIFORNIA

ss.

County of San Luis Obispo

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen and not interested in the above entitled matter; I am now, and at all times embraced in the publication herein mentioned was, the principal clerk of the printers and publishers of THE TRIBUNE, a newspaper of general Circulation, printed and published daily at the City of San Luis Obispo in the above named county and state; that notice at which the annexed clippings is a true copy, was published in the above-named newspaper and not in any supplement thereof – on the following dates to wit; JUNE 18, 2014, that said newspaper was duly and regularly ascertained and established a newspaper of general circulation by Decree entered in the Superior Court of San Luis Obispo County, State of California, on June 9, 1952, Case #19139 under the Government Code of the State of California.

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.



(Signature of Principal Clerk)

DATED: JUNE 18, 2014

AD COST: \$173.38

RECEIVED

JUN 19 2014

City of Paso Robles
Community Development Dept.

CITY OF EL PASO DE ROBLES

NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO CONSIDER AND APPROVE A MITIGATED NEGATIVE DECLARATION AND PLANNED DEVELOPMENT 14-001

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of El Paso de Robles will hold a Public Hearing on Tuesday, July 8, 2014 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 approval of a Development Plan for and a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act (CEQA) for the following project:

Planned Development PD 14-001 (Promenade), filed by Brett Van Steenwyck and Debbie Lorenz to develop a two-phased project with the following components on the southeast corner of 10th and Pine Streets, Paso Robles, CA:

- Phase One: 100 - 121 room hotel, 3,600 sq ft of meeting rooms, 11,500 sq ft public market (retail commercial space), 5,800 sq ft restaurant and surface and subterranean parking lots;
- Phase Two: 400-500 seat Performing Arts Center, 5 level 240 space parking structure, and 5,400 sq ft office built into the parking structure (these would replace the surface parking lot);

The application also includes a request to approve a tentative parcel map to subdivide the site into two parcels.

The public review period for the Mitigated Negative Declaration (MND) is June 18, 2014 through July 8, 2014. The proposed MND may be reviewed at the Community Development Department, 1000 Spring Street, Paso Robles, California. Copies may be purchased for the cost of reproduction. A copy of the MND is also available on the City website at: <http://www.prcity.com/government/departments/commdev/index.asp>.

Written comments on the proposed project and corresponding MND may be mailed to the Community Development Department, 1000 Spring Street, Paso Robles, CA 93446 or emailed to dnash@prcity.com, 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 email at dnash@prcity.com.

If you challenge this application 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.

Ed Gallagher
Community Development Director
June 18, 2014

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