

TO: James L. App, City Manager  
FROM: Meg Williamson, Interim Director of Public Works  
SUBJECT: Children's Museum  
DATE: December 7, 2004

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Needs: For the City Council to consider the exterior design revisions proposed by the Children's Museum Board for the old Fire Station No. 1 on 13<sup>th</sup> Street.

- Facts:
1. On June 4, 2003 the City and the Children's Museum entered into a Lease Option agreement for the future long term lease of the Old Fire Station No. 1.
  2. The Lease Option Agreement requires that the Children Museum Board meet certain "conditions" before taking possession of the fire station and fully exercising the lease.
  3. One of the conditions of the Lease Option is for submittal and approval of Improvement Plans for the rehabilitation and use/operation of the fire station.
  4. The Children's Museum has submitted building remodel plans to the Building Division for plan check and those are currently under review by the City.
  5. On November 1, 2003, the Development Review Committee (DRC) reviewed the Children's Museum design drawings for new exterior elevations, signage and site use. The Committee supported the proposed design modifications (see attached minutes).
  6. As property owner, the City Council has final review authority of the exterior building design changes and site use.
  7. In their attached letter dated November 18, 2004, the Children's Museum has provided an update on their fundraising and building remodel plans. They have indicated their desire to provide Council with a brief presentation at the December 7th meeting of their plans for the Fire Station remodel.
  8. The Children's Museum Board has until June 4, 2006 to comply with all the conditions of the Lease Option Agreement.

**ANALYSIS &**

**CONCLUSION:** The Children's Museum has been diligently pursuing their plans for the remodel and use of the old Fire Station for a new Children's Museum. The completion and submittal of floor plans, exterior remodel and site use, is one of the conditions of the Lease Option agreement. Should the City Council approve the remodel plans, this particular condition will be met.

Future conditions of the Lease Option will include the submittal of a Financial Plan (showing ability to complete the physical remodel/improvements) and a Business Plan (showing the ability to fund on-

going operations of the facility once improvements are complete). These elements of the lease option will be provided at a later date as indicated by the Children's Museum Board. However, the completion of the building remodel design is an important step in the process, and Council action is necessary in order for the building plan process to be completed.

**POLICY**

**REFERENCE:** June 4, 2003 Lease Option Agreement between the City of Paso Robles and the Children's Museum Board.

**FISCAL**

**IMPACT:** There is no fiscal impact to the City in considering the design/remodel plans for this facility. The Children's Museum is responsible for the cost of the improvements under the terms of the Lease and Lease Option.

**OPTIONS:**

- a.** Adopt Resolution No. 04-xx approving the building and site plan modifications to the old Fire Station No. 1 as proposed by the Children's Museum Board.
- b.** Amend, modify, or reject above option.

**Attachments:**

1. Resolution approving building/site modifications
2. Children's Museum Letter dated November 18, 2004
3. Development Review Committee Minutes
4. Plan reductions of Museum remodel plans

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
APPROVING ELEVATION AND SITE REMODEL PLANS FOR THE OLD  
FIRE STATION NO. 1 BY THE CHILDREN'S MUSEUM

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WHEREAS, on June 4, 2003 the City and the Children's Museum entered into a Lease Option agreement for the future long term lease of the Old Fire Station No. 1; and

WHEREAS, the Lease Option Agreement requires that the Children's Museum Board meets certain "conditions" before taking possession of the fire station and fully exercising the lease; and

WHEREAS, one of the conditions of the Lease Option is for submittal and approval of Improvement Plans for the rehabilitation and use/operation of the fire station; and

WHEREAS, the Children's Museum has submitted building remodel plans to the Building Division for plan check and those are currently under review by the City; and

WHEREAS, on November 1, 2003, the Development Review Committee (DRC) reviewed the Children's Museum design drawings for new exterior elevations, signage and site use, and the Committee supported the proposed design modifications as proposed; and

WHEREAS, as property owner, the City Council has final review authority of the exterior building design changes and site use.

THEREFORE BE IT HEREBY RESOLVED by the City Council of the City of El Paso de Robles that the building and site plan modifications to the old Fire Station No. 1 are approved as presented to the Development Review Committee on November 1, 2004.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7<sup>th</sup> day of December 2004 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Sharilyn M. Ryan, Deputy City Clerk