

**TO:** James L. App, City Manager  
**FROM:** Doug Monn, Director of Public Works  
**SUBJECT:** Pine Street Parking, 8<sup>th</sup> to 11<sup>th</sup> Streets  
**DATE:** February 20, 2007

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**NEEDS:** For the City Council to consider the installation of angle parking on the east (north bound) side of Pine Street from 8<sup>th</sup> Street to 11<sup>th</sup> Street.

- FACTS:**
1. In May, 2006, we received a letter from Robert Gilson requesting the elimination of three angle parking spaces for a loading zone adjacent to his hotel under construction at 1021 Pine Street.
  2. The existing parking scheme on the west side of Pine Street from 11<sup>th</sup> Street to 10<sup>th</sup> Street is angled. A loading zone is inconsistent with angle parking as it would be difficult to access with large vehicles. Furthermore, the loss of three parking spaces in close proximity to the park and theatres is not preferred.
  3. As an option, relocating the angle parking to the east side of Pine Street would appear beneficial to the downtown area and to the operation of the hotel. The relocations of angle parking to the east side of Pine Street between 10<sup>th</sup> and 11<sup>th</sup> Streets would be an even exchange of the number of available parking spaces.
  4. Sidewalk improvements would be needed along the east side of Pine Street, north of 10<sup>th</sup> Street in order to comply with accessibility standards. Mr. Gilson has offered to provide these sidewalk improvements.
  5. Letters from property owners adjacent to the hotel on the west side of Pine Street are supportive of the concept of relocating the angle parking to the east side of Pine Street.
  6. Establishing angle parking on the east side of Pine Street from 10<sup>th</sup> Street to the transportation center would continue the parking pattern to join with the angled spaces that front the transportation center and would increase available parking from 25 to 45 spaces.

**ANALYSIS &**

**CONCLUSION:** The request for a small loading zone adjacent to the Gilson hotel at 1021 Pine Street would appear problematic with the existing angle parking. It would appear to be beneficial to relocate the angle parking in the block to the east side of Pine Street. Currently, angle parking on Pine Street from 11<sup>th</sup> to 10<sup>th</sup> Streets can be accessed only by southbound traffic. Conversely, the majority of visits to the downtown area originate from the south (north bound trips). No net loss of parking would occur with the establishment of a loading zone adjacent to the hotel and the relocation of angle parking to the east side of Pine Street.

Some street improvements would be required to accommodate the move of angle parking to the east side of Pine Street. Mr. Gilson has agreed to reconstruct sidewalks that do not meet accessibility standards.

The width of Pine Street from the transportation center to downtown can accommodate angle parking on one side. Angle parking exists on north bound Pine Street adjacent to the transportation center. Twenty (net) additional downtown spaces could be created with the continued installation of angle parking from the transportation center to 10<sup>th</sup> Street.

**FISCAL**

**IMPACT:** The estimated cost of installation of angle parking and associated improvements is \$1,000.

**OPTIONS:** a. Approve the provision of a loading zone adjacent to 1021 Pine Street subject to the reconstruction of non-conforming sidewalks on the east side of Pine Street by the applicant.

Upon reconstruction of the sidewalks referenced above, install angle parking on the east side of Pine Street from 10<sup>th</sup> Street to 11<sup>th</sup> Street.

Establish angle parking on the east side of Pine Street from the transportation center to 10<sup>th</sup> Street.

b. Amend, modify or reject the above option.

Attachments (4):

- 1) Site Plan
- 2) Letter from Robert Gilson 5-31-06
- 3) Letter from Robert Gilson 11-17-06
- 4) Letter from Pete Clark 1-16-07



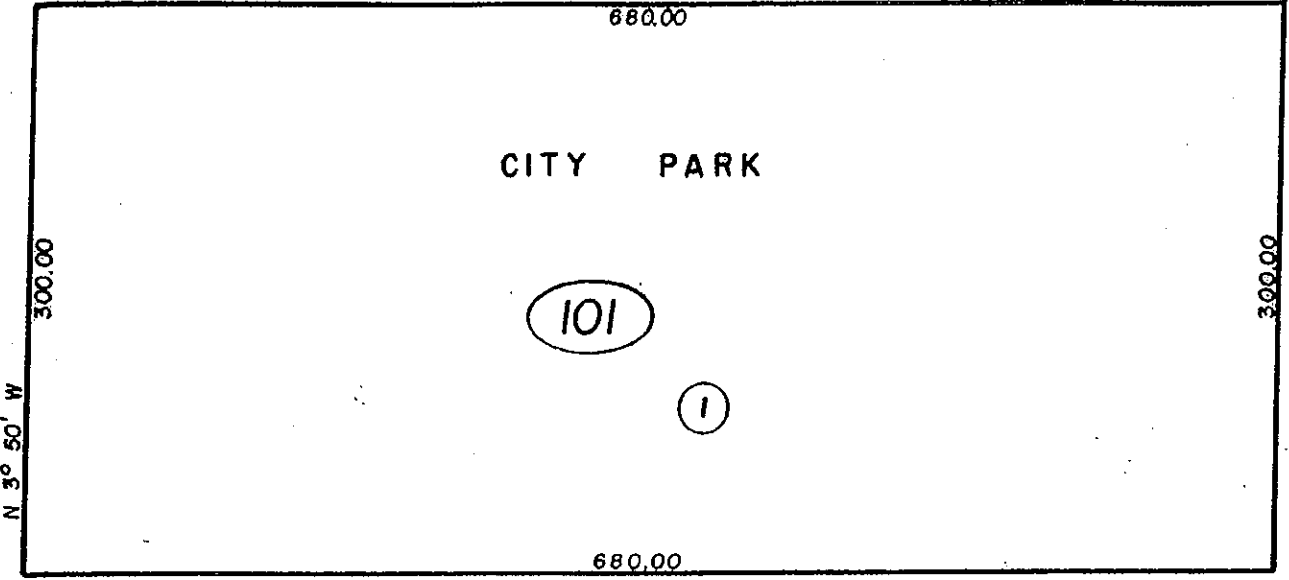
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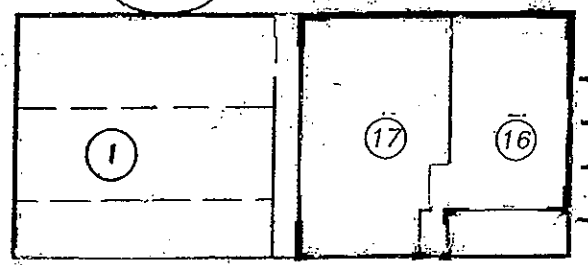
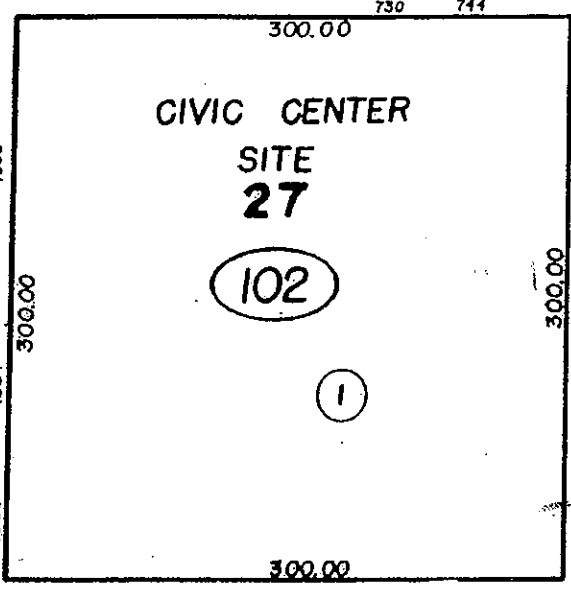


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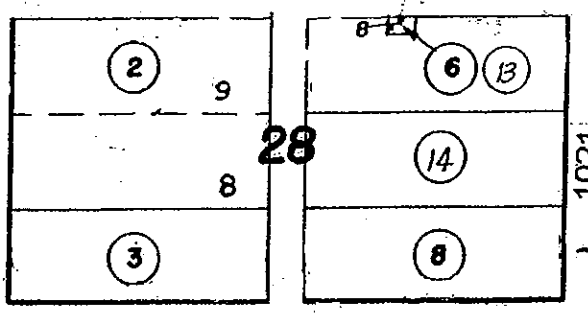
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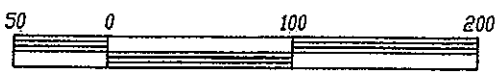


PARK



TENTH

REVISIONS	
I.S.	DATE
04-435	03-29-04
04-435	03-30-04



GB 03-29-04 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

# Vicinity Map

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DWA

**GILSON PROPERTIES**

**Paso Robles**

**JUN 01 2006**

**Planning Division**

May 31, 2006


John Falkenstien  
City Engineer  
1000 Spring Street  
Paso Robles, CA 93446

John:

How do I make a request to the City to consider changing the curbside in front of the hotel lobby at 1021 Pine Street to a loading/unloading status? I am mindful of the impact of this request to both the City and the hotel, and respectfully submit the following proposal:

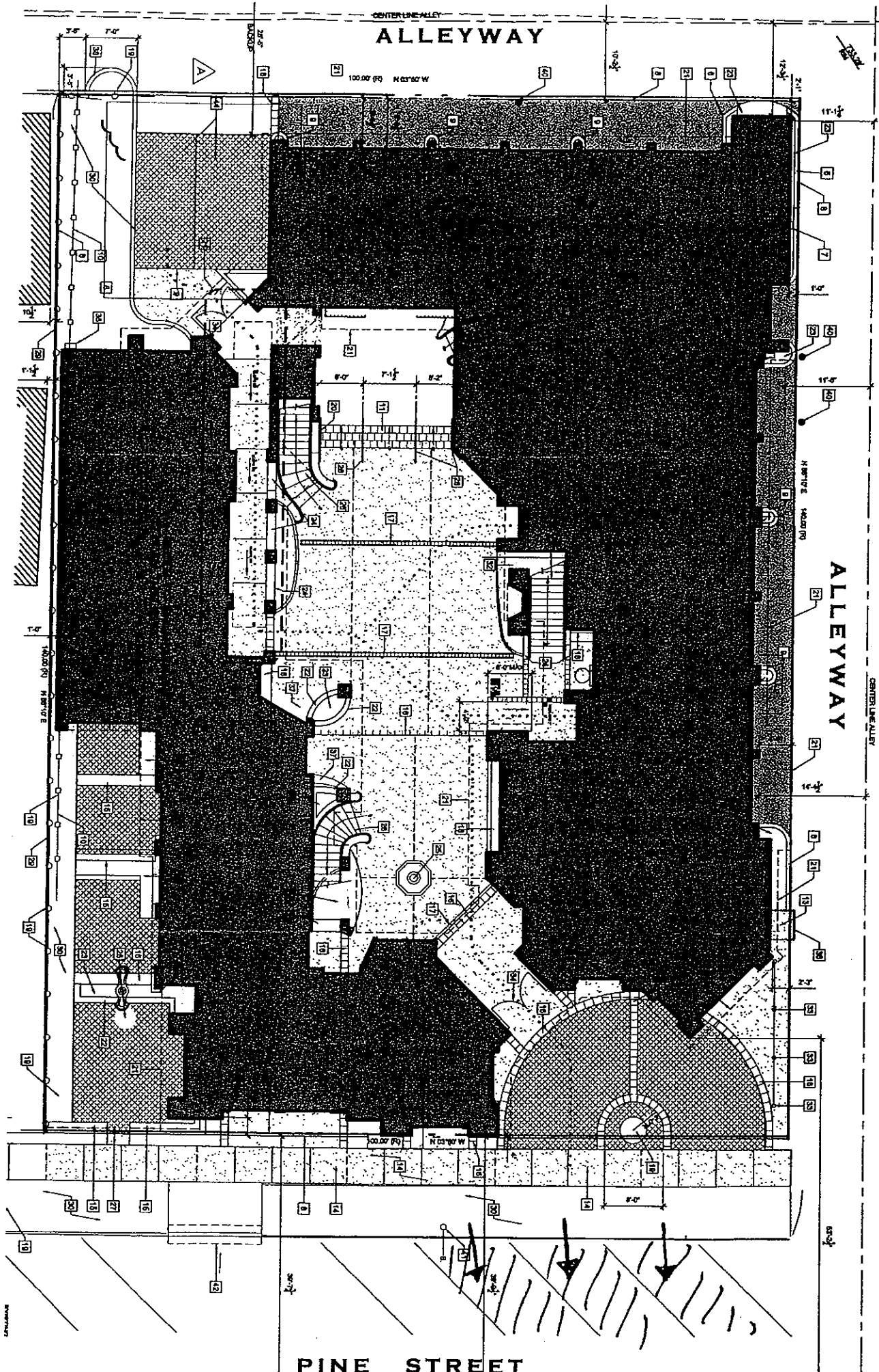
To highlight three parking spaces in front of the lobby doors as loading/unloading status.

Please see the attached diagram.



Robert Gilson

1160 SUMMIT ROAD ♦ SANTA BARBARA, CA ♦ 93108  
BUS. PHONE ♦ 805-695-7006 FAX ♦ 805-695-7007  
Gilly @silcom.com



**GILSON PROPERTIES**

November 17, 2006

City of Paso Robles  
 John Falkenstein  
 1000 Spring Street  
 Paso Robles, CA 93446

John:

Please be advised that in my capacity as owner of 840 11<sup>th</sup> Street in downtown Paso Robles, I approve of the newly proposed parking layout on Pine Street between 10<sup>th</sup> street and 11<sup>th</sup> street. I understand the proposal involves shifting diagonal parking from the West side of Pine street to the East side of Pine street and shifting parallel parking from the East side of Pine street to the West side of Pine street.

I am also willing to reconstruct sidewalks on the East side of Pine Street between 10<sup>th</sup> and 11<sup>th</sup> Street to comply with ADA requirements.



Robert Gilson

1160 SUMMIT ROAD ♦ SANTA BARBARA, CA ♦ 93108  
 BUS. PHONE ♦ 805-695-7006 FAX ♦ 805-695-7007  
 Gilly @silcom.com



**CLARK COMPANY**  
 CLARK BUILDING  
 1031 PINE STREET  
 PASO ROBLES, CALIFORNIA 93446  
 TELEPHONE NUMBER (805) 238-7110  
 FAX: (805) 238-1324



Paso Robles  
 JAN 19 2007  
 Planning Division

16 January 2007

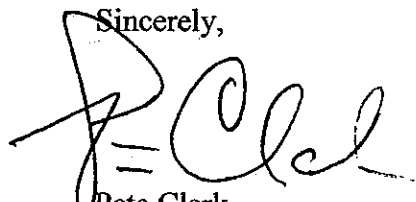
Mr. John Falkenstien  
 City Engineer  
 City of Paso Robles  
 1000 Spring Street  
 Paso Robles, CA 93446

Dear John:

It has come to our attention that a request has been submitted to the City to change the parking on Pine Street between 10<sup>th</sup> and 11<sup>th</sup> Streets. I understand that the proposed changes would be the existing diagonal parking on the west side of Pine Street to parallel parking and the existing parallel parking on the east side of the street to diagonal parking. Additionally, 1021 Pine Street has requested eliminating three existing parking spaces to be replaced with private loading zone spaces in front of their hotel.

Please be advised that we, the owners and operators of 1031 Pine Street, would not oppose the parking changes as proposed to accommodate the new hotel being constructed at 1021 Pine Street.

Sincerely,



Pete Clark

PGC/jh