

TO: James L. App, City Manager

FROM: Ron Whisenand, Community Development Director

**SUBJECT: Request for Temporary Removal of Parking and Sidewalk
1244 Park Street (Hughes)**

DATE: December 18, 2007

Needs: That the City Council consider a request to allow the temporary restriction of the use of parking and sidewalk at 1244 Park Street and to consider the scope of public improvements associated with the building permit.

- Facts:**
1. Warren Hamrick, representing Wayne Hughes, owner of the building at 1244 Park Street, has requested an encroachment permit for construction activities that will involve the temporary removal of parking and sidewalk on both 13th and Park Streets.
 2. Downtown parking removed for construction activities has the potential to affect business activities. Therefore, these requests are routinely brought to council for consideration.
 3. In his letter, Hamrick also requests that alley paving be limited to the area directly fronting the building.
 4. The Municipal Code requires curb, gutter, sidewalk and alley paving with issuance of all building permits.

**Analysis
and**

Conclusion: The remodel of the Hughes building at 1244 Park Street is extensive and will require the demolition of heavy concrete members. These demolition activities must be performed in an area secured from the general public. When the demolition is complete steel frames must be placed inside the building. Warren Hamrick, representing the building owner, has requested that the site be fenced to restrict the use of sidewalk and parking adjacent to 1244 Park Street for six months, beginning in January. Ten downtown parking spaces will be affected. Pedestrians must be routed across both 13th and Park Streets in order to avoid the construction area.

The building owner should be recognized for delaying construction to avoid displacement of parking and pedestrians during the Holiday season. This accommodation is appreciated by all concerned. In meetings with staff regarding this request, placement of a covered walkway was discussed as an alternative to avoid routing pedestrian traffic across 13th Street. The covered walkway is more expensive to build and provides a constraint to the progress of construction resulting in further delays. Where covered walkways have been approved, conditions have been applied to provide painting, to be maintained in an orderly manner and be kept clean of advertising.

Two options of approval of the owner's request for restricted parking and sidewalks are provided. In the first option, 13th and Park Streets will be closed to pedestrians around the perimeter of the site. This may negatively affect the neighbors shop by cutting off pedestrian access to Park Street. The second option maintains a pedestrian path on 13th Street by construction of a covered walkway. Park Street pedestrians will use a temporary mid-block crosswalk as shown in Exhibit A. In both cases advisory signs will be placed so that the public knows that businesses are open and direction will be provided for safety and to help guide pedestrians to their destinations.

Aside from the request for restricted parking and sidewalks, Hamrick's letter includes a request to limit the scope of alley improvements. In accordance with the Municipal Code, all building permits are subject to new construction of curbs, sidewalks, and alley paving. Alley paving was added to this Code section in 2006 so that building permit requirements were more consistent with typical improvement conditions associated with Planning Commission action on Planned Developments and Conditional Use Permits. Alley paving typically extends from the applicant's property to the nearest street. Recent examples include the alley behind the building remodel at 1309-1313 Park Street and the alley adjacent to the Children's museum and the Bridge building. The applicant proposes paving only along the building's frontage along the alley (25 feet). Our recommendation is that the alley be paved from the south property line to 13th Street (65 feet).

New street trees are not shown on the applicant's exhibit or mentioned in the letter. New street trees are typically placed in all sidewalk construction in commercial areas. It is our recommendation that new street trees be included with this project.

Policy

Reference: Paso Robles Municipal Code Sections 11.12.030, 11.12.060.

Fiscal

Impact: None.

Options:

- a. That the City Council adopt Resolution 07-xxx approving a request for an encroachment permit for temporary restriction of use of sidewalk and parking adjacent to 1244 Park Street from January through June, 2008 subject to conditions for curb, sidewalk, street trees and alley improvements.
- b. That the City Council adopt Resolution 07-xxx approving a request for an encroachment permit for temporary restriction of use of sidewalk and parking adjacent to 1244 Park Street from January through June, 2008 subject to conditions for the construction and maintenance of a covered walkway and for curb, sidewalk, street trees and alley improvements.
- c. That the City Council amend, modify or reject the above options.

Attachments: (4)

- 1) Letter from Warren Hamrick
- 2) Exhibit A
- 3) Resolution Option a
- 4) Resolution Option b

 **Hamrick Associates, Inc.**
Architecture • Planning

1609 Costa Brava, Shell Beach, CA 93449
(805) 773-9377

December 5, 2007

City Council
City of Paso Robles
1000 Spring Street
Paso Robles, CA

RE: 1244 PARK ST.

Honorable City Council Members:

The purpose of this submittal is to request permission to displace parking and pedestrian access during construction of the project at the above address.

We request permission to displace 10 parking spaces and erect a temporary fence at both frontages of our project. The duration of the project will be approximately six months commencing in January 2008. During that time, we propose to route all pedestrians across both streets. See EXHIBIT A.

We had intended to commence demolition during the first week of December, but at staff's request, we decided to delay the work until after the Holiday season so as not to disrupt pedestrian access to local businesses. In our effort to be good neighbors by delaying our work and by making this improvement to the city's downtown, we request that some consideration be given to the number of "off-site" improvements requested by staff.

We are aware of our obligation to provide Public Works improvements, and we think it is in everyone's best interest to provide many of those improvements in front of our project. But with the number of utilities in the alley, we respectfully request that the alley improvements be limited to the area immediately fronting our project.

Thank you for the opportunity to be partners with you in making this downtown improvement a reality. We look forward to your favorable decision.

Sincerely,

HAMRICK ASSOCIATES, INC.

Warren Hamrick, Architect

Enclosed: EXHIBIT A

Architectural License No. C-14,999

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING A REQUEST FOR AN ENCROACHMENT PERMIT FOR TEMPORARY
RESTRICTION OF USE OF PARKING AND SIDEWALK AT 1244 PARK STREET
(HUGHES)

WHEREAS, Warren Hamrick, representing the owners of the building at 1244 Park Street, has applied for an encroachment permit to restrict the use of parking and the public sidewalk on both the Park Street and 13th Street frontages; and

WHEREAS, restriction of the use of parking and detour of pedestrians is necessary for safety of the public during construction activities on the building at 1244 Park Street; and

WHEREAS, the restriction of parking and detour of pedestrians will result in disruption of business activities downtown and some inconvenience to the general public.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED as follows:

SECTION 1. That the City Council of the City of El Paso de Robles does hereby approve the request for restriction of use of public parking and sidewalk adjacent to 1244 Park Street, on both Park Street and 13th Street frontages, from January 1, 2008 until July 1, 2008, subject to the following conditions;

- Prior to occupancy, improvements to the public right-of-way shall be completed in accordance with Exhibit A. Existing curbs and sidewalks shall be replaced at the direction of the City Engineer.
- Prior to occupancy, two new street trees shall be placed on Park Street and three new street trees shall be placed on 13th Street in accordance with specifications provided by the City Engineer.
- Prior to occupancy, the alley shall be re-paved, along with the installation of a center gutter in accordance with City Standard A-17 from the south boundary of the building to 13th Street.
- The general contractor will arrange for the parking of construction vehicles outside the downtown core to the maximum extent possible for the duration of the project.
- Advisory signs will be placed notifying the general public that all businesses are open and direction shall be provided for safety and guidance to destinations.

PASSED AND ADOPTED by the City Council of the City of El Paso de Robles this 18th day of December, 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk

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WHEREAS, restriction of the use of parking and detour of pedestrians is necessary for safety of the public during construction activities on the building at 1244 Park Street; and

WHEREAS, the restriction of parking and detour of pedestrians will result in disruption of business activities downtown and some inconvenience to the general public; and

WHEREAS, placement of a covered walkway on 13th Street will avoid the need to detour pedestrians across 13th Street; and

WHEREAS, painting the covered walkway will amend its appearance and appropriate maintenance of the site will diminish the impact of the project on the downtown.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED as follows:

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- A covered walkway shall be placed on 13th Street.
- The covered walkway shall be painted to amend its appearance.
- The covered walkway shall be maintained in a safe and clean manner.
- The covered walkway and entire construction site shall be kept clean of all advertising.
- Advisory signs will be placed notifying the general public that all businesses are open and direction shall be provided for safety and guidance to destinations.
- The general contractor will arrange for the parking of construction vehicles outside the downtown core to the maximum extent possible for the duration of the project.

- Prior to occupancy, improvements to the public right-of-way shall be completed in accordance with Exhibit A. Existing curbs and sidewalks shall be replaced at the direction of the City Engineer.
- Prior to occupancy, two new street trees shall be placed on Park Street and three new street trees shall be placed on 13th Street in accordance with specifications provided by the City Engineer.
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