

COUNCIL ACTION FORM

SUBJECT: **REMOTE PARKING EASEMENT FOR 605/615 EAST LINCOLN WAY**

BACKGROUND:

A change in use of the commercial building at 605 East Lincoln Way as a health club resulted in a deficiency in the number of required parking spaces. To enable issuance of permits for the remodeling and occupancy of the building, on March 6, 2012 the City Council approved an agreement that allowed temporary occupancy of the building under the condition that a new paved parking lot with 13 spaces be constructed on the adjacent lot at 615 East Lincoln Way by July 1, 2012. The approval also required a remote parking easement between the two properties. By an amendment to that original agreement approved in June 2012, the property owner was given until July 1, 2013 to meet these requirements. At that time, the temporary occupancy permit for the building at 605 East Lincoln Way will expire. (See Attachment A for location map.)

The building owner has assured staff that the site plan for 615 East Lincoln Way is being updated to include the new parking lot. That site plan will be reviewed by staff for administrative approval as soon as it is received. The owner has also committed to provide a remote parking easement for City Council approval by Tuesday, June 25; and has assured staff that the parking lot construction will be completed by July 1.

ALTERNATIVES:

Assuming the building owner submits the remote parking easement and an approvable site plan before the June 25 Council meeting, the Council has the following options:

1. The City Council can approve a remote parking easement whereby parking is provided at 615 East Lincoln Way to meet the parking requirement for use of the entire building at 605 East Lincoln Way.
2. The City Council can deny the Remote Parking Easement whereby parking is provided at 615 East Lincoln Way to meet the parking requirement for use of the entire building at 605 East Lincoln Way.
3. The City Council can refer this item to staff for further information.

MANAGER'S RECOMMENDED ACTION:

The development agreement between Kurt Friedrich and the City requires this remote parking easement in order for occupancy of the building at 605 East Lincoln Way to continue beyond July 1, 2013. It is anticipated that an acceptable easement and site plan will be received and approved by City staff prior to the Council meeting.

Therefore, assuming these steps have been completed, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving a remote parking easement whereby parking is provided at 615 East Lincoln Way to meet the parking requirement for use of the entire building at 605 East Lincoln Way.

It is important to emphasize that if Council approves this recommendation, the property owner needs to complete two more steps in order for occupancy of the building at 605 East Lincoln Way to continue beyond July 1:

- **The property must submit amendment to the Minor Site Development Plan for 615 East Lincoln Way to City staff for review and approval**
- **The property owner must complete the construction of 13 parking spaces at 615 East Lincoln Way**

If these steps are not completed the temporary occupancy permit for 605 East Lincoln Way will expire July 1.

ATTACHMENT A



Location Map

Address: 605 E. Lincoln Way

Map Created by:
Department of Planning and Housing

Date: March 01, 2012

Legend

 605ELincolnWay

2.5 1.25 0 2.5 Miles

