

## Staff Report

**REQUEST FOR TIME EXTENSION FOR REMOTE PARKING IMPROVEMENTS  
RELATED TO 605/615 EAST LINCOLN WAY**

10/8/2013

**BACKGROUND:**

A change in use of the commercial building at 605 East Lincoln Way as a health club required the need for additional parking spaces to serve the new use. **On March 6, 2012, 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.** (See Attachment A for location map.) 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. Again on June 25, 2013 the City Council approved an extension of remote parking agreement and established a deadline of August 15, 2013 for completing the parking lot. On July 31 a revised site plan concept was received that included the required remote parking.**

**In a letter to City Council dated August 8, 2013, the property owner requested a further extension of the deadline to November 15, 2013.** The letter cited the contractor's backlog in paving projects due to weather, challenging issues related to other paving work on the site, and the possibility of adding a warehouse to the site. Since that letter, most of the existing parking lot paving along the south side of the building at 615 E. Lincoln Way has been replaced with new concrete paving. No paving has been completed for the remote parking area.

**OPTIONS:**

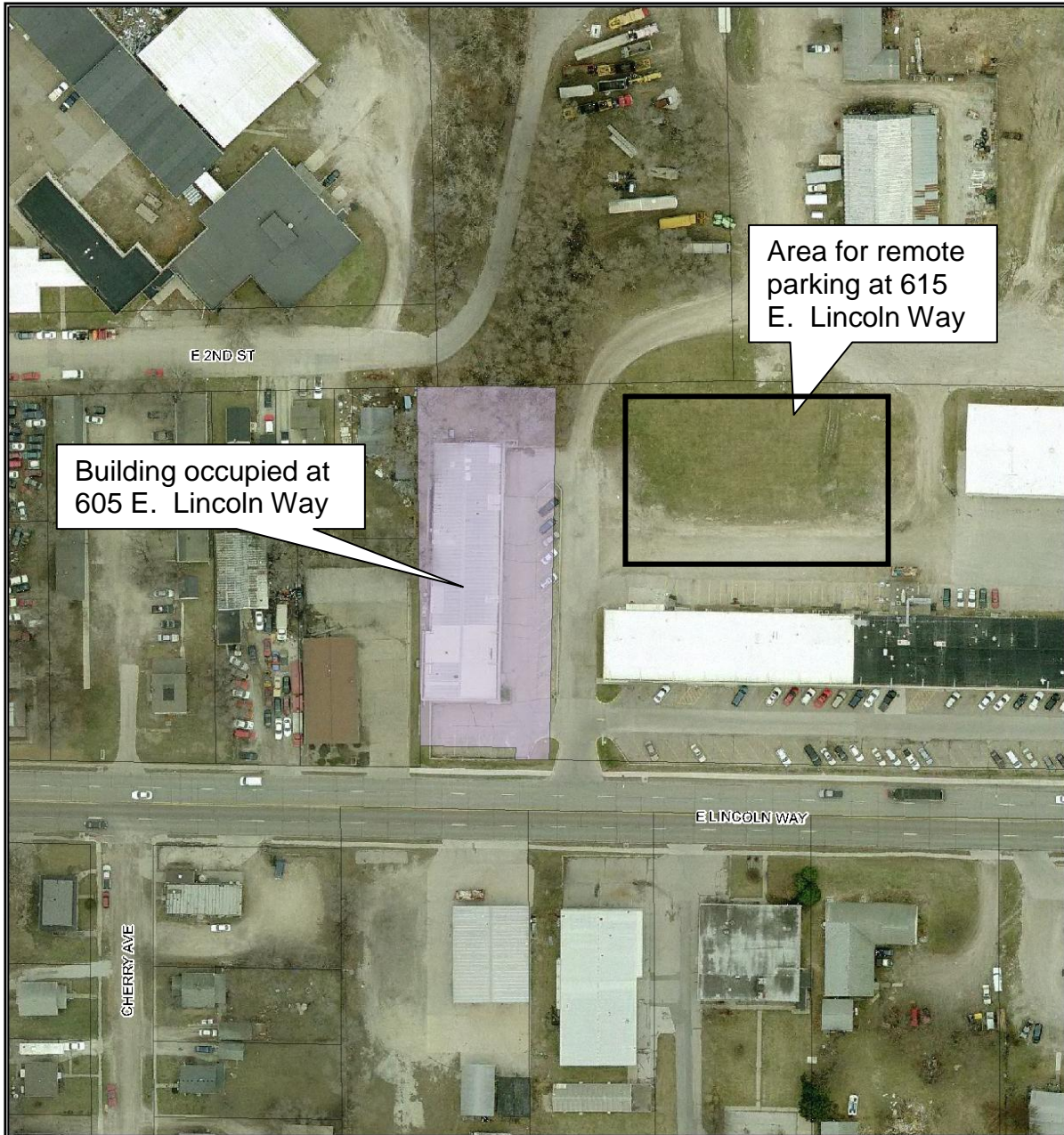
1. The City Council can establish a deadline of November 15 for parking to be completed at 615 East Lincoln Way to meet the parking requirement for use of the entire building at 605 East Lincoln Way.
2. The City Council can deny the request for an extension of the deadline for providing parking at 615 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.

**STAFF COMMENTS:**

**This is the third time extension request made for installation of this required parking.** If the City Council believes this third extension is appropriate, Option #1 should be approved. Under this alternative, City staff will not take any enforcement action regarding zoning compliance for the property at 605 E. Lincoln Way until after November 15, 2013. If the parking is not completed in accordance with City codes and standards by that date, however, the property owner would be subject to enforcement action.

If the City Council believes another time extension should not be granted, then Option #2 should be approved. City staff would then immediately undertake enforcement action for the property at 605 E. Lincoln Way.

# 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

