

Attachment 1

RESOLUTION 24-XXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES APPROVING THE LEASE AGREEMENT WITH EARTHTONES GIFTS, GALLERY, AND CENTER FOR HEALING FOR THE CITY-OWNED COMMERCIAL PROPERTY 790 PINE STREET.

WHEREAS, the City of Paso Robles owns and maintains property located at 790 and 800 Pine Street, also known collectively as the Train Station; and

WHEREAS, on February 21, 2023, Council approved a Lease Agreement with Congressman Jimmy Panetta to lease the 800 Pine Street portion of the office space at the Train Station for a period of twenty-two (22) months as a local Congressional District Office beginning February 22, 2023; and

WHEREAS, the 790 Pine Street commercial space at the Train Station is currently unleased and remains vacant; and

WHEREAS, EarthTones Gifts, Gallery & Center for Healing ("EarthTones") has operated at 1319 Park Street since 2008, offering locally made, handcrafted and curated arts, crafts, jewelry, and gifts, as well as on-site programs for holistic therapies (mindfulness, massage therapy, yoga, and personal training); and

WHEREAS, in 2021, the building at 1319 Park Street was sold and the new owners have notified EarthTones that the property will be undergoing significant changes and modifications of property use, necessitating a change of location for EarthTones; and

WHEREAS, after a broad location search and working with City staff, the owners of EarthTones feel the unique 790 Pine Street commercial space at the Train Station will be a good fit for their customers, both locals and repeat tourists; and

WHEREAS, EarthTones has submitted a proposal to lease the 790 Pine Street portion of the space at the Train Station for a period of two (2) years, with options to extend, as a commercial business location beginning March 01, 2024; and

WHEREAS, the proposed lease is outside the California Surplus Land Act (Gov. Code §§ 54220, *et. seq.*) based on the lease duration and the scope of permitted activities.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council hereby approves the lease agreement for the commercial property 790 Pine Street in substantially the form attached hereto as Exhibit A, authorizing the City Manager to execute leasing agreements, subject to any minor, technical, or non-substantive changes to the lease proposal, approved by the City Attorney, and consistent with Council's intent.

Section 3. The City Council finds that this action is not a project under the California Environmental Quality Act pursuant to State Guidelines Section State CEQA Guidelines, §§ 15060,

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subd. (c)(2)-(3), 15378 because it can be seen with certainty that the short-term lease and uses contemplated by that lease will not result in a direct or reasonably foreseeable indirect physical change in the environment.

APPROVED this 20th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Hamon, Mayor

ATTEST:

Melissa Boyer, City Clerk

Exhibit A – Lease Proposal – Train Station 790 Pine Street

Exhibit B – Floorplan of Premises