

DATE: 3/2/99 AGENDA ITEM # 11.  
( ) APPROVED ( ) DENIED  
( ) CONTINUED

TO: JAMES L. APP, CITY MANAGER  
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *Bob*  
SUBJECT: RESPONSE TO REQUEST TO ADJUST LOT LINES AND DEDICATE  
BIKE PATH ON RAMBOUILLET ROAD - WAIVER OF FEES  
(APPLICANT: MR. GERRY SMITH)

DATE: MARCH 2, 1999

Needs: For the City Council to consider a request to waive the processing and plan check fees associated with a lot line adjustment application that would result in the City receiving bike path and open space dedication.

Facts:

1. Mr. Gerry Smith currently owns four vacant single family residential parcels on Rambouillet Road.
2. One of these four parcels is located entirely adjacent to City owned open space that was dedicated in conjunction with an older subdivision (Tract 1429).
3. There is an improved bike path within the City's open space area that connects to Rambouillet Road across a portion of Mr. Smith's lot 79.
4. For unknown reasons, there are no easements of record for the existing bike path.
5. Mr. Smith's proposal would result in a total of three residential lots from his existing four, and the issue of a public bike path being located on private property would be resolved through the offer of dedication.

RIMC CODE: Community Development Department  
FILE/CAT: Current Planning  
DATE: March 2, 1999  
SUBJECT: Response to Letter from Gerry Smith - Rambouillet Road LLA Fee Waiver Request  
RETENTION: Permanent

6. In exchange for this offer of dedication of the bike path property, Mr. Smith is requesting the City waive the processing and plan check fees associated with a lot line adjustment map application.

**Analysis  
and**

**Conclusion:**

Mr. Smith's proposal appears to resolve potential problems on several levels (a win-win situation). The resulting three residential parcels would have more desirable rear yard areas and would back up to public open space. Also, the bike path improvements could be appropriately placed within City-owned land as they were originally intended.

The City recently modified its map procedures so that Lot Line Adjustments are no longer required to go to Planning Commission for public hearing. Therefore, the request to waive processing fees are mainly associated with the planning and engineering staff resource time in plan checking the application for compliance with City codes. As such, the cost to the City is not considered a "hard cost" and could be absorbed into City work loads for a desirable result.

**Policy**

**Reference:**

General Plan, Zoning Code

**Fiscal**

**Impact:**

The estimated cost of staff resource time in processing and plan checking the lot line adjustment and land dedication proposal is \$1700.00. Any map or document preparation, surveying or legal description work would be costs outside of these staff resource cost estimates and understood to be provided by the applicant.

**Options:**

Subject to consideration of public testimony:

- a. That the City Council direct staff to process a lot line adjustment application, as described in the letter submitted on his behalf dated February 11 1999, waiving the application processing and final plan check fees (planning and engineering staff costs);
- b. Amend, modify or reject Option "a".

**Attachments:**

1. February 11, 1999 letter from Ed Steinbeck on behalf of Mr. Gerry Smith (and its exhibits)

h:\meg\1999\city council\3-2-99 smith report



**Prudential**

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FEB 16 1999

COMMUNITY DEVELOPM

2/11/99

Mr. James App  
City Manager  
City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

Dear Jim:

The attached maps describe a lot re-alignment that I discussed on January 25<sup>th</sup> with the Technical Advisory Committee. The Committee advised me to write to you and ask that this item be put on the next available City Council agenda, since only the Council can waive fees.

Mr. Gerry Smith currently owns lots 77, 78 and 79 and is negotiating for lot 76. He feels that lot 79 is too difficult to build on, and that the bike path area should be dedicated to the City. He proposes the following:

1. File a lot line adjustment in the configuration as shown on the two attached maps, where the bike path and open space area will be dedicated to the City, and the remainder of lot 79 will be added to the westerly side of lots 76, 77 and 78.
2. In exchange for his dedication of the bike path and open space area, he requests the City to waive any fees or charges related to the processing or finalization of the lot line adjustment map.

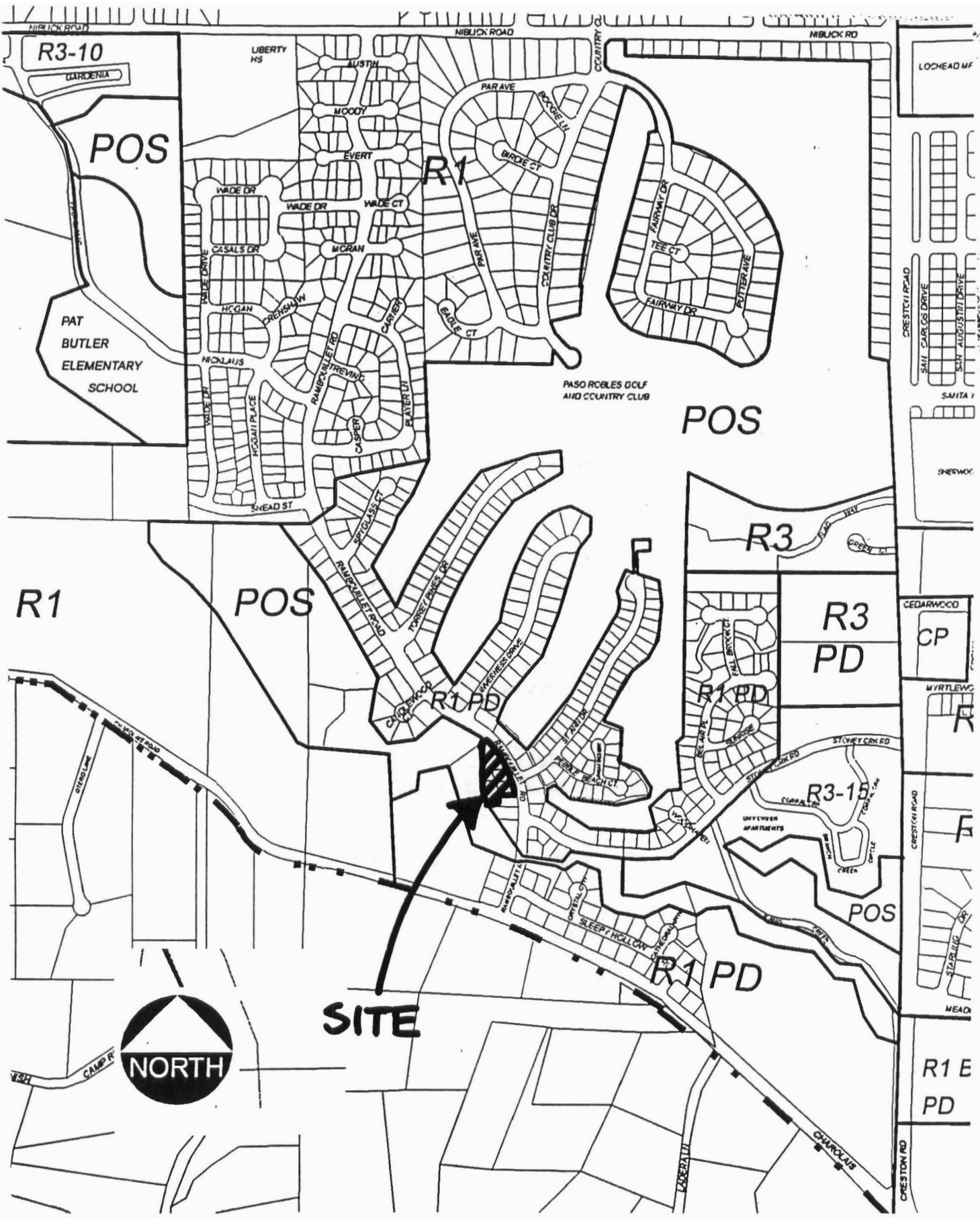
Please let me know when this will be scheduled for the City Council. This sounds like a win win situation.

Also let me know if my presence is necessary.

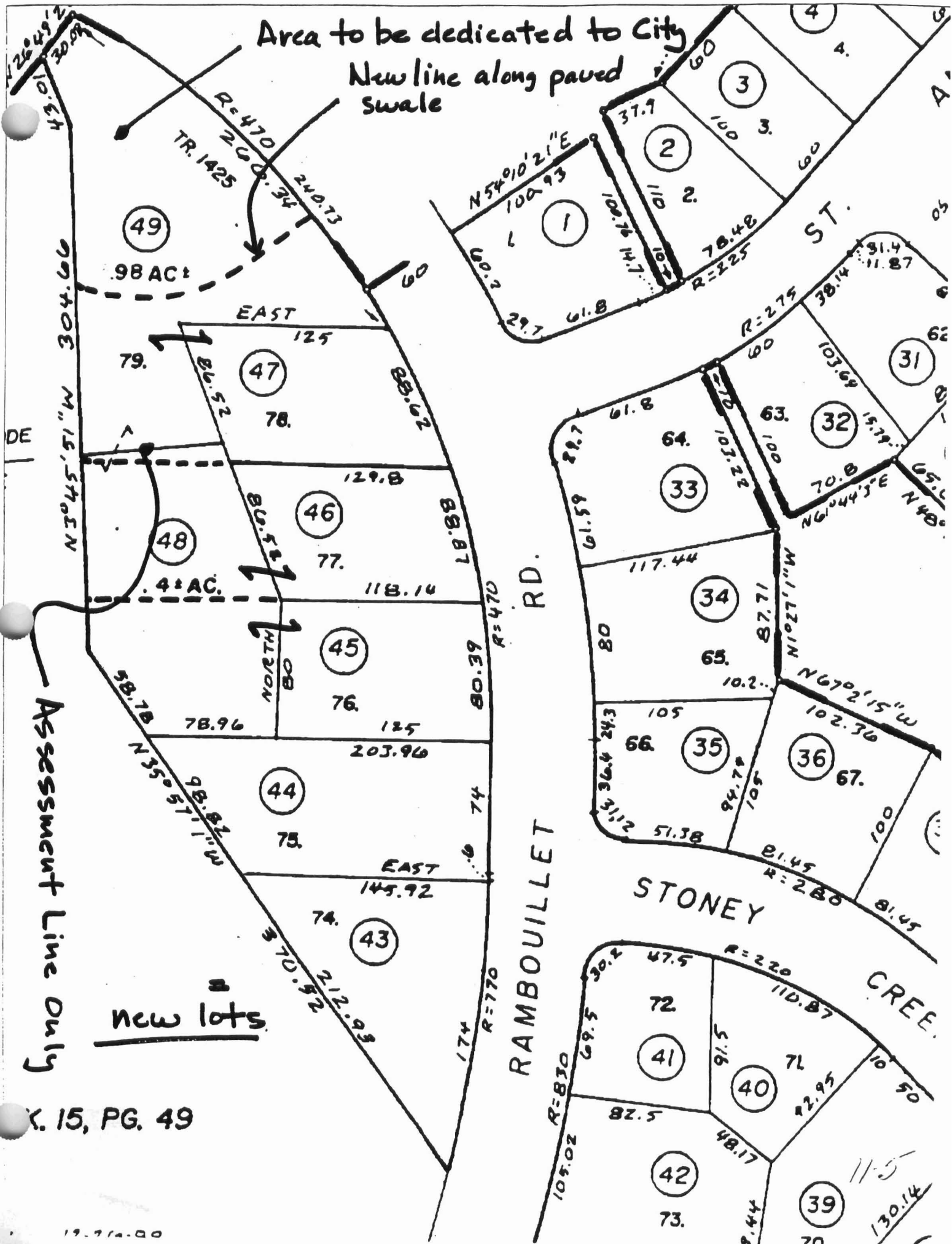
Thanks for your attention to this matter.

Sincerely,

Ed Steinbeck  
Broker Associate  
Prudential Hallmark Realty



Area to be dedicated to City  
New line along paved  
swale



Area to be dedicated.

8' WIDE BIKE PATH  
6" CL II BASE & 2" AC.

Easement  
or  
adjust  
line?

780

770

760

760

PAVED SWALE  
SEE DETAIL BELOW

16 LF 24" R.C.P.

BIKE PATH CROSSING  
SEE DETAIL BELOW

STA 9000  
767.7

78

77

79

768.0

770

11-60

