

TO: JAMES L. APP, CITY MANAGER
FROM: DITAS ESPERANZA, CITY ENGINEER *DE*
SUBJECT: CITY COUNCIL TO DIRECT STAFF REGARDING CERTAIN ADOPTED CITY POLICIES
DATE: DECEMBER 21, 1999

Needs: The Oak Tree Ordinance and the Adopted Circulation Element of the General Plan for Spring Street are two policies that are in competition for staff to implement. City staff requests direction from the City Council as to which policy to uphold/implement.

- Facts:**
1. The City has adopted an Oak Tree Preservation Ordinance to protect oak trees within the City limits.
 2. The City Council has adopted a Master Plan for the ultimate configuration of Spring Street which complies with the adopted Circulation Element of the General Plan.
 3. Louis Nunno owns a property at 2145 Spring Street. Although he has not formally applied for a development permit, he is in the process of doing so. Before he submits a final application, he is requesting that the City Council clarify what would be required from him in the way of street improvements.
 4. There are three oak trees that exist along Mr. Nunno's property; one 10-inch, one 16-inch, and one 12-inch diameter tree. For him to comply with the Spring Street Master Plan and construct curbs, gutters and sidewalk, these three oak trees would have to be removed.
 5. There are no improvements along the northerly side of Mr. Nunno's property (along 21st Street).

Analysis and Conclusion:

The Circulation Element of the General Plan has identified that the ultimate configuration for Spring Street in front of Mr. Nunno's property is to allow for a 12-foot wide center lane turn pocket, a 12-foot and a 14-foot drive lane, and an 8-foot wide concrete sidewalk. This design is in accordance to the Circulation Element of the General Plan. The basis of this design is for the future volume (greater than 20,000 Average Daily Traffic, ADT) of traffic that could occur along the Spring Street Corridor, which would require 2 travel lanes in each direction.

It has been a City policy that property owners install improvements along their frontage at the time a development application is submitted. Therefore, if Mr. Nunno does not improve Spring Street with his proposed development, then the City will need to wait until a new proposal is submitted in order to construct Spring Street to meet the traffic demands of the future.

On the other hand, road improvements will need to be installed at 21st Street. Further, the alley behind his property has deteriorated. Therefore, the City Council could consider deferring the requirement to improve Spring Street until another development proposal is submitted, but require him to install curb, gutter and sidewalk along 21st Street, install an alley approach at 21st Street, and reconstruct/improve that portion of the alley along his rear property. In addition, the City Council could require the applicant to plant 3 oak trees (1½ inch minimum caliper) at 21st Street now, so that by the time the need to remove the oak trees on Spring Street comes, these trees would have matured as their replacement.

Policy Reference: Oak Tree Ordinance, General Plan

Fiscal Impact: None

- Options:**
- A. That the City Council establish the following requirements with the development proposal at 2145 Spring Street:
 - 1. Construct and reconstruct curbs, gutter and sidewalk along the property frontage on 21st Street and on Spring Street
 - 2. Construct an alley approach at 21st Street.
 - 3. Reconstruct/improve that portion of the alley at the rear of the property.
 - 4. Remove 3-oak trees at Spring Street and plant replacement trees in accordance to the Oak Tree Ordinance.
 - B. That the City Council establish the following requirements with the development proposal at 2145 Spring Street:
 - 1. Construct curbs, gutter and sidewalk along the property frontage on 21st Street.
 - 2. Construct an alley approach at 21st Street.
 - 3. Reconstruct/improve that portion of the alley at the rear of the property.
 - 4. Plant 3 - 1½ inch minimum caliper oak trees at 21st Street.
 - B. That the City Council amend, modify or reject the above option.

- Attachments: (2)
- 1) Exhibits
 - 2) Photos of Oak Trees



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P.O. Box 368 • Paso Robles, CA 93447 • Located on the Paso Robles Airport

November 23, 1999

Merceditas JM Esperanza
City of Paso Robles
Paso Robles Ca. 93446

Dear Mrs. Esperanza:

Per our conversation of November 22, I am requesting the board allow me to convert the home I own at 2145 Spring St. from a residence to an office, for which it is currently zoned office professional. However, I do have several items I need clarification prior to proceeding. First, I understand there is a sidewalk setbacks and it will be my responsibility to get the elevations after approval. However, there are old established oak trees along the Spring street side. And if we proceed with setting the curbs the oak trees would be in the street. So, do we comply with the oak tree ordinance or the curb set backs? Please advise as to which way I should proceed. I look forward to hearing from you on this matter.

Sincerely,

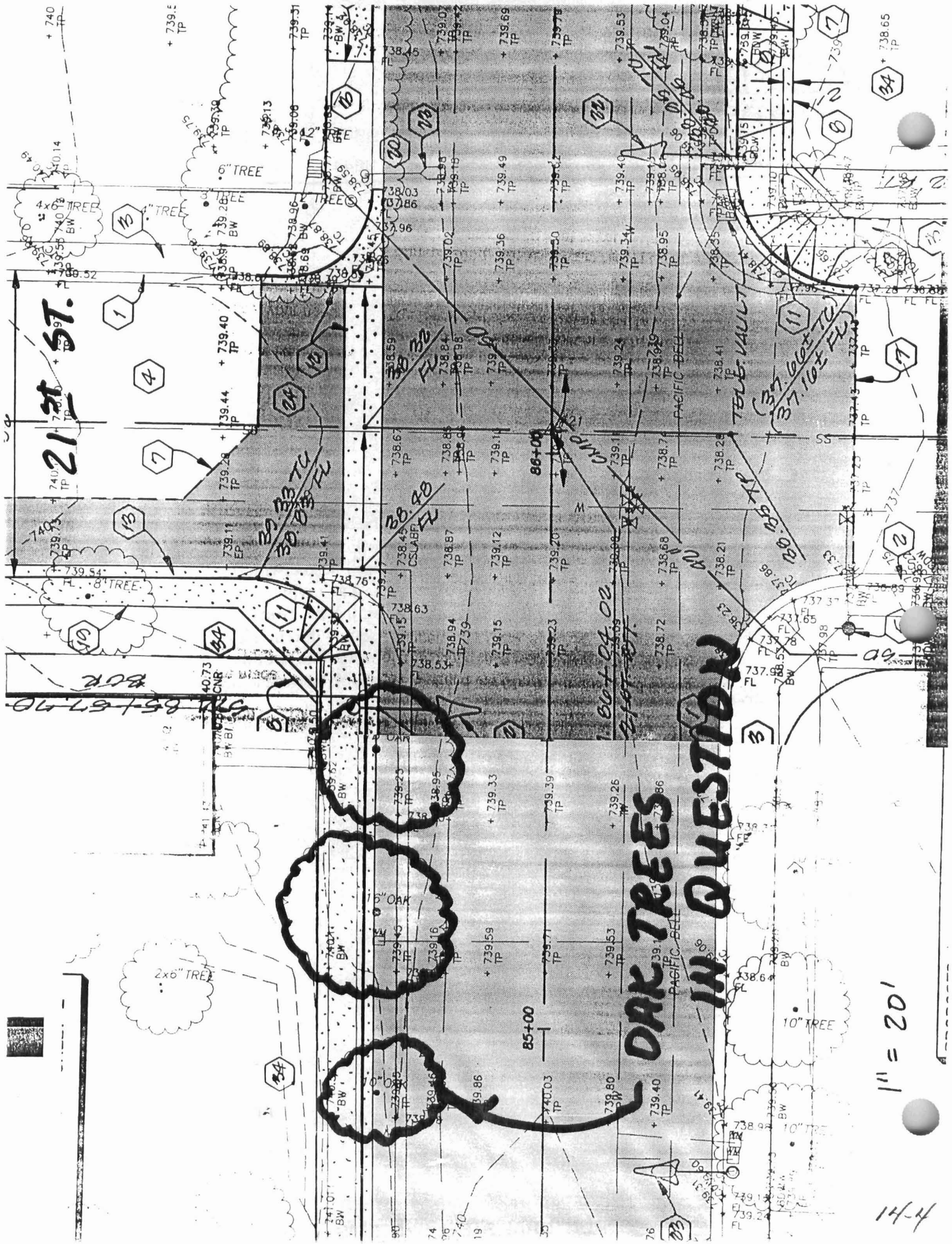


Louis Nunno

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DEPT. OF PUBLIC WORKS

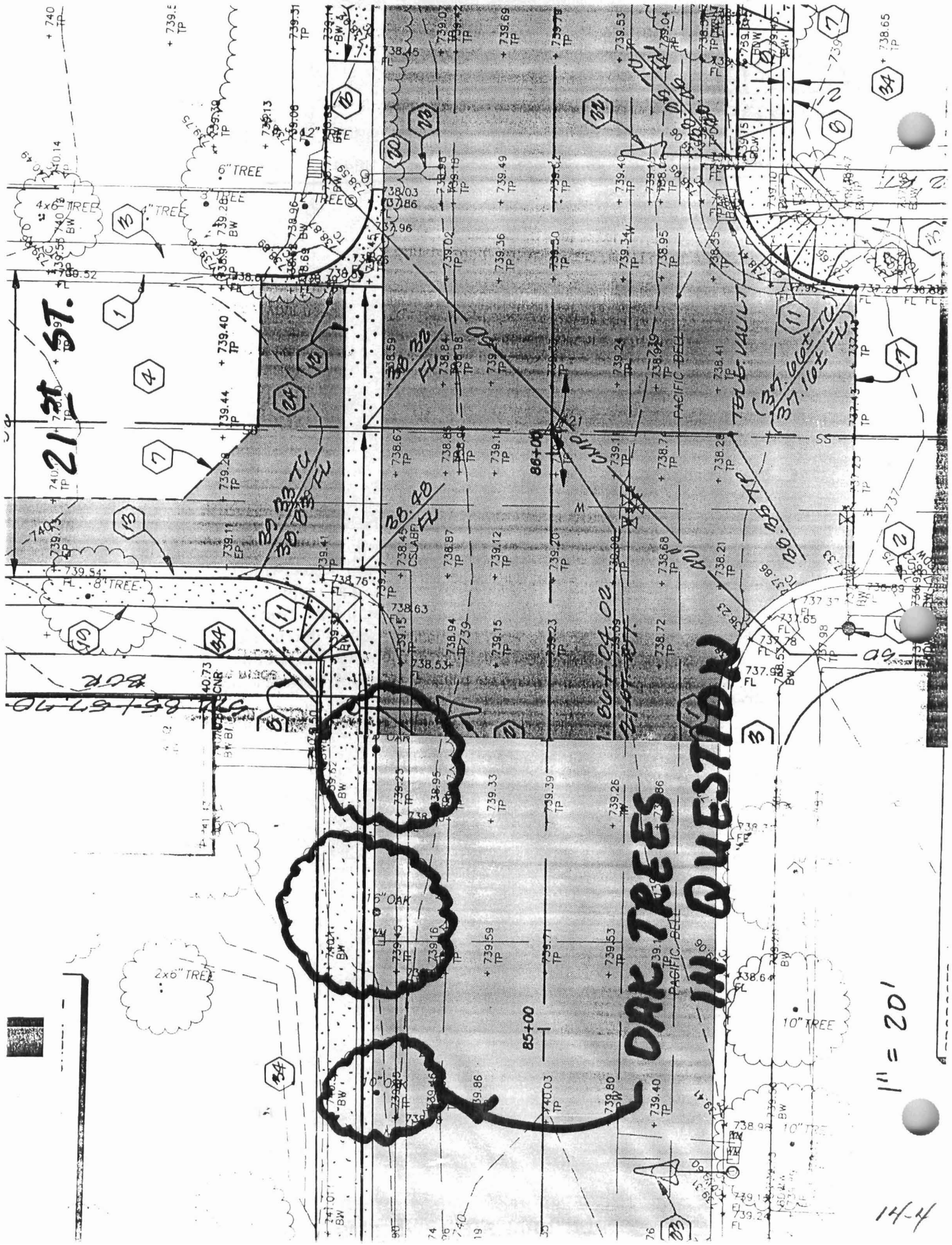


21st St.

OAK TREES IN QUESTION

1" = 20'

14-4



20TH STREET

21ST STREET

STOP

STOP

82 + 24

86 + 04

50'

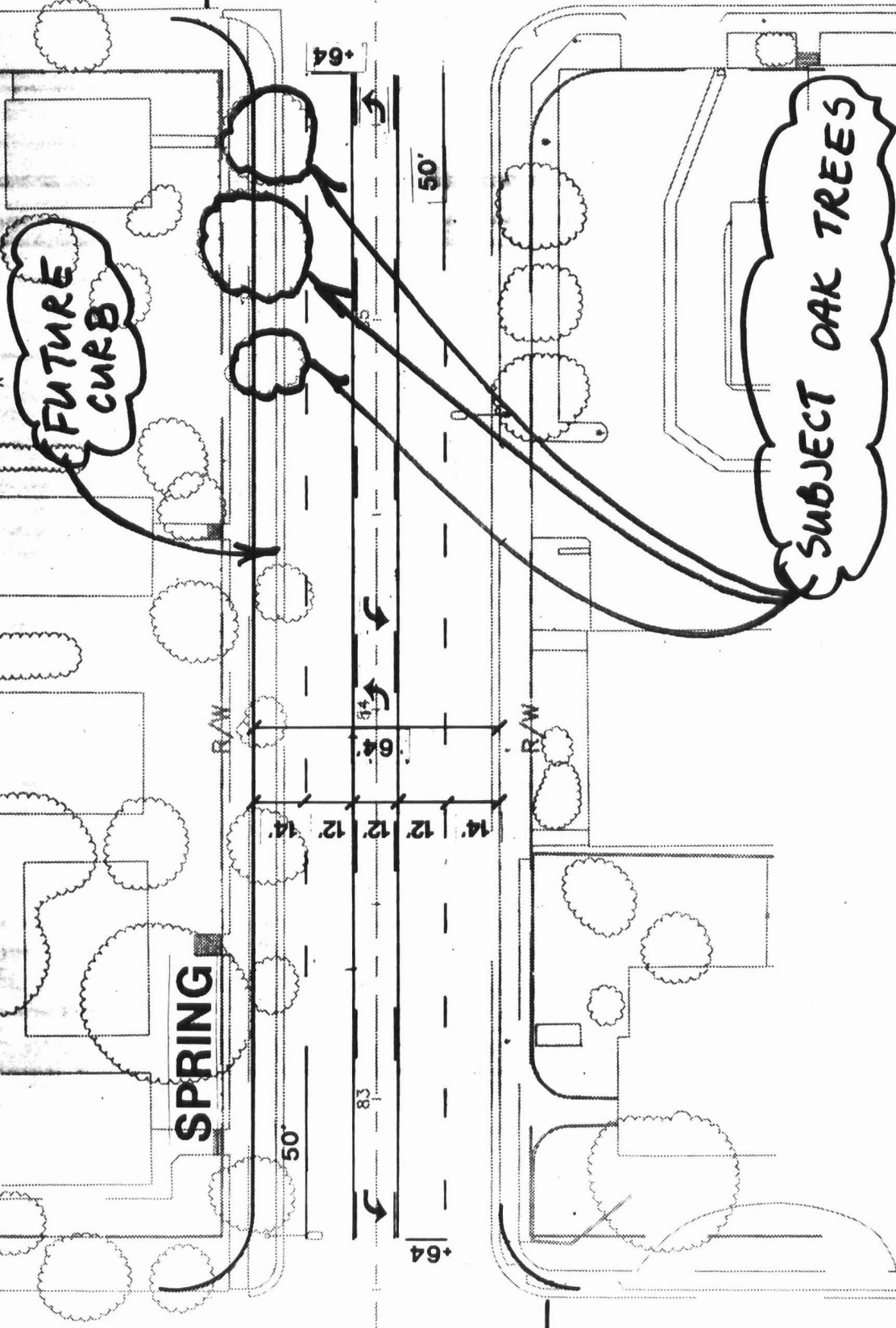
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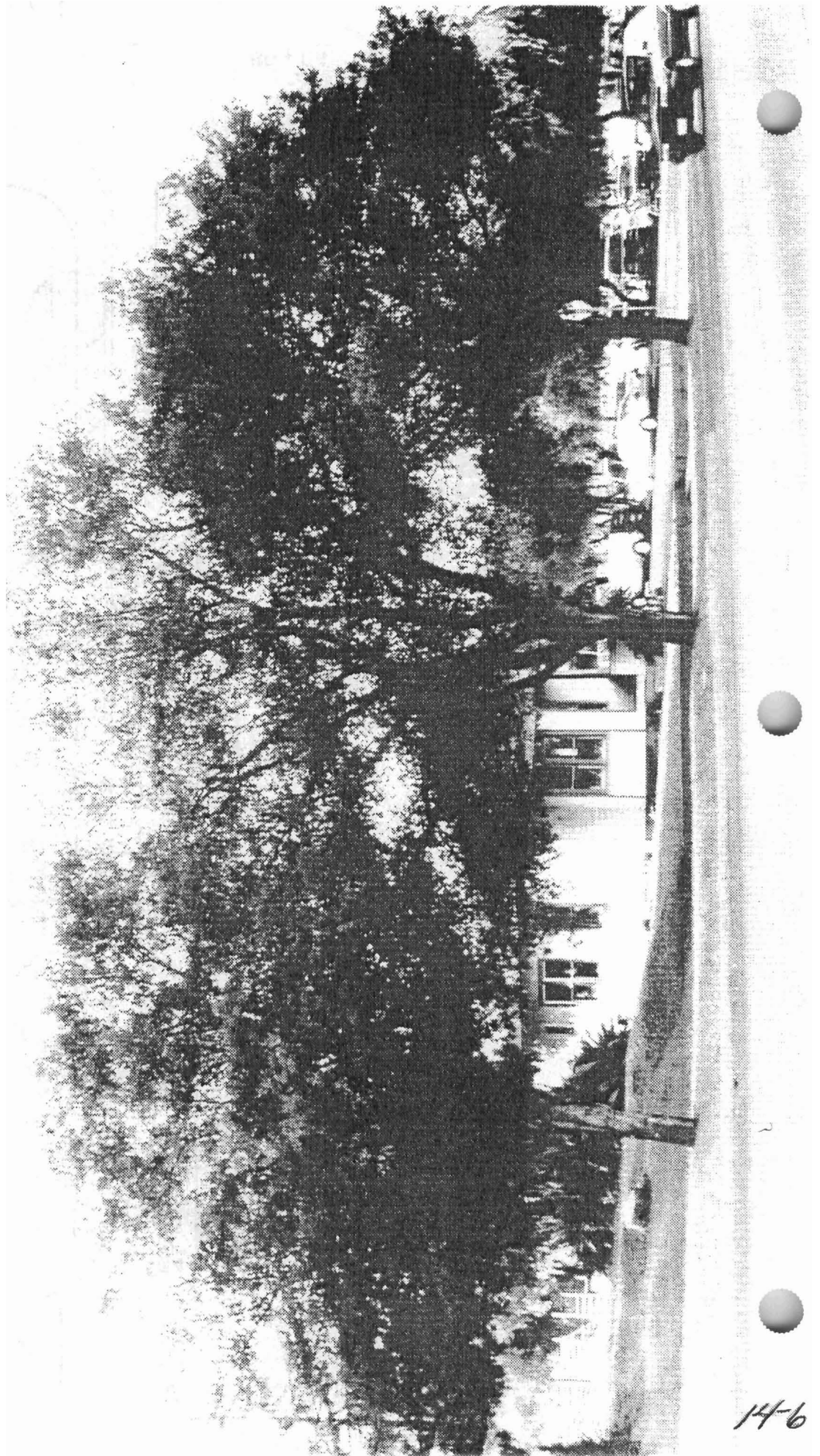
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STOP

STOP



5-41



14-6