

TO: JIM APP, CITY MANAGER

FROM: ROBERT A. LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: A REQUEST TO SET A NEW DESIGN STANDARD FOR OLIVE DRIVE,
BETWEEN 4TH AND 6TH STREETS (CITY INITIATED)

DATE: DECEMBER 3, 2002

Needs: For the City Council to consider a request to establish a new design standard for Olive Drive.

Facts:

1. This is a continued open hearing from the Council's meeting of November 5, 2002.
2. The General Plan land use designation in this area is RMF-L (Residential Multiple Family – Low) and the Zoning is R2 (Duplex/Triplex).
3. The current design standard for Olive Drive is A-8, Hillside Street, requiring a 50-foot right of way (see attached standard).
4. Olive Drive, between 4th and 6th Streets, was mapped as an alley on the original map of the City of El Paso de Robles. Based on the difficult terrain in the Olive Street right-of-way between 4th and 6th Streets, this alley (Olive Drive) became the alternative traffic route for Olive Street.
5. Olive Street, between 4th and 6th Streets has been abandoned. In conjunction with the abandonment, a portion of the original 20-foot right-of-way of the alley was expanded to 40 feet (between 5th and 6th Streets) through acquisition of property from the lots along the west side of Olive Drive.
6. The City does not have a standard that would be feasible in a 40-foot right of way.
7. Past building permits have required public improvements to be constructed and some curb, gutter and sidewalk have been installed on the west side of Olive Drive.
8. Recent development requests have prompted the need to process and establish a standard for improvements to Olive Drive that can be constructed within the constraints of a 40-foot right-of-way.
9. The proposed design standard will allow for two travel lanes, parking, curb and gutter and a five foot sidewalk on the west side of the street and a curb and gutter on the east side of the street.
10. The proposed design standard will match existing improvements previously installed on the west side of Olive Drive, between 5th and 6th Streets.
11. This project is exempt from environmental review in accordance with Section 15061(b)(3) of the Guidelines to Implement the California Environmental Quality Act. The proposed design standard would not have a significant effect on the environment and would result in less disturbance than the current required City design standard for a Hillside road.

12. The Planning Commission held a public hearing on October 22, 2002 and as a result of public testimony, directed staff to further analyze the potential impacts of the proposed design standard to the block between 4th and 5th Streets and bring this item back to the November 26, 2002 Planning Commission hearing.
13. In accordance with the direction from the Planning Commission, Staff met with adjacent property owners and conducted additional site visits. The findings of this additional analysis were then presented to the Planning Commission at the November 26, 2002 hearing. As this report was written prior to the Commission's hearing on November 26, 2002, Staff will discuss the Planning Commission's recommendation at the Council meeting on December 3, 2002.

Analysis
and

Conclusion:

Olive Drive is located in an R2 (low density multi family) zoning area, which allows for small lot subdivisions and multi-family projects. The City has recently received development requests in the area and anticipates additional requests will be forthcoming as the demand for housing continues to rise. Development approval requires public street improvements to Olive Drive.

The current standard (A-8) that would apply to Olive Drive requires a 50-foot right of way. The topographic constraints along Olive Drive are such that a 50-foot right of way is not feasible and could result in multiple requests for modifying or waiving necessary improvements.

At the October 22, 2002 Planning Commission hearing, public testimony was received regarding the need for sidewalks, curb and gutter and the potential impact to properties south of 5th Street, should the properties be required to dedicate and improve a 40-foot right-of-way. After receiving this testimony, the Commission directed Staff to further analyze the potential impacts of the recommended design standard to the block between 4th and 5th Streets and present Staff's findings at the November 26, 2002 hearing.

The City Engineer reviewed topographic information, performed additional site visits and met with the property owners within the 4th to 5th Street block. While acknowledging that topography is steep in this area, it has been determined that it is similar to the northern block, where improvements have already been installed. Sidewalk, parking and drainage improvements are very desirable in this multi-family zone.

Based on the multi-family zoning, it would not appear to be in the public's best interest to waive public street improvements and pedestrian access requirements. Therefore, it is recommended that a design standard be established that will provide for pedestrian access, some off-site parking, conform to a more practicable, 40-foot right-of-way and ensure consistency of improvements within the neighborhood.

By establishing a design standard for Olive Drive, project proponents will know from the beginning what is expected of a proposed development and the project review process will proceed in a more efficient and timely manner.

Policy

Reference:

Ordinance 95-42B, General Plan, Zoning Ordinance, CEQA Guidelines

Fiscal
Impact: None anticipated.

Options:

- a. For the City Council to approve the attached resolution adopting the Olive Drive Design Standard as shown on Exhibit A of the attached resolution as the City's Standard improvement requirements for Olive Drive, between 4th and 6th Street within a 40-foot right of way.
- b. Amend, modify or reject the above option.

Attachments:

1. Location Map
2. City Standard Drawing A-8
3. Draft Resolution Establishing A Design Standard for Olive Drive
 Exhibit A – Olive Drive Design Standard

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RESOLUTION NO. 02-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ESTABLISHING A DESIGN STANDARD FOR PUBLIC
IMPROVEMENTS FOR OLIVE DRIVE

WHEREAS, the City desires to establish a Design Standard for Public Improvements for Olive Drive that provides for both vehicular and pedestrian access; and

WHEREAS, City Staff has reviewed the aspects of the narrow right of way and topographical constraints for Olive Drive and determined that construction of public street improvements in accordance with current City design standards would not be feasible; and

WHEREAS, City public improvement design standards are adopted by the City Council; and

WHEREAS, the City Engineer has reviewed the topographical constraints at this location and recommends a standard public improvement design for Olive Drive as shown in Exhibit A, attached hereto; and

WHEREAS, a public hearing was conducted by the Planning Commission on October 22, and November 26, 2002, to consider the facts as presented in the staff report prepared for the project, and to accept public testimony regarding this proposed design standard; and

WHEREAS, the Planning Commission favorably recommends to the City Council establishing this standard for public improvements on Olive Drive.

NOW, THEREFORE, BE IT RESOLVED, that based upon the facts and analysis presented in the staff report, and the provisions for establishing City public improvement design standards, the City Council of the City of El Paso de Robles does hereby establish a City design standard for public improvements on Olive Drive, as shown on Exhibit A, attached hereto and incorporated herein.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of December 2002 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk