

TO: James L. App, City Manager
FROM: Bob Lata, Community Development Director
SUBJECT: Modification of Standard Street Improvements - Tract 2422 (Harrod Builders)
DATE: July 1, 2003

Needs: That the City Council authorize the approval of a modification to the City Standard Details and Specifications for the construction of arterial roads and to the Conditions of Approval of Tract 2422 for the design of South River Road.

Facts: 1. The Planning Commission, at their meeting of May 14, 2002, tentatively approved Tract 2422. This action included the adoption of Condition No. 17 as follows;

“Prior to recordation of the final map, the applicant shall improve River Road in accordance to the cross sections illustrated in the attached Exhibit “F” and at the points of cross section/transition shown in Exhibit “G”. In addition, the applicant shall provide a pull-out section (northbound and southbound) for disabled vehicles to park so as not to obstruct traffic flow, unless this design feature is waived by City Council.”

2. At their meeting of March 28, 2003, the Streets and Utilities Committee addressed the issue of the pull-out sections referenced above. The Committee supported the applicant’s request to delete the pull-out sections and directed staff to take the issue to City Council.

3. At their meeting of May 23, 2003, the Streets and Utilities Committee addressed the issue of conformance to the South River Road cross-sections provided in Exhibits “F” and “G” of the Tentative Tract Map for Tract 2422. The Committee supported the applicant’s request to modify the exhibits to eliminate the second northbound lane of South River Road, north of Navajo Avenue (see Exhibit “A”) and directed staff to take the issue to the City Council.

4. The elimination of the second northbound lane is consistent with the action taken on October 12, 2000 by the City Council with approval of General Plan Amendment 3-00, the Circulation Element Update. This updated Circulation Element contains language relating to South River Road as follows;

“Due to the proximity of the Salinas River and an adjacent bluff, widening of this street could be costly. Upon review of the 2025 traffic projections, River Road will not need to be widened to 4 lanes over its entire length.” “The balance of the street from Navajo to the northerly City Limits should be improved as a two-lane collector.”

**Analysis
and
Conclusion**

The preliminary plans for South River Road submitted by North Coast Engineering conform with the cross-sections, referenced above in Condition No. 17 of the Planning Commission approval, with the exception that a transition is proposed on northbound River Road from two lanes to one lane, north of Navajo Avenue within the frontage of the development. This transition to one northbound lane conforms to the action of the City Council in its adoption of the updated Circulation Element in October 2000.

In addition to providing a completely reconstructed new road, the proposed design provides for an improved vertical alignment. Taking the hump out of the profile requires some excavation in the northbound lane near the bluff. Some setback area from the bluff is required to allow for this excavation. The transition to one northbound lane provides for this setback.

Policy

Reference: Circulation Element of the General Plan

Fiscal

Impact: None

Options: That the City Council consider the following option:

- a. Adopt Resolution 03-xx approving the request to delete the “pull-out section” and accept Exhibit “A” to modify Exhibits “F” and “G” as adopted by the Planning Commission at their meeting of May 14, 2002.
- b. That the City Council amend, modify or reject the above option.

Attachments: (3)

1. Vicinity Map
2. Exhibits “F” & “G”
3. Modified Road Design (Exhibit “A”)
4. Resolution

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING MODIFICATION OF CITY STANDARD DETAILS AND SPECIFICATIONS AND
PLANNING COMMISSION CONDITIONS OF APPROVAL FOR SOUTH RIVER ROAD
ADJACENT TO TRACT 2422 (HARROD BUILDERS)

WHEREAS, at the May 14, 2002, Planning Commission meeting, the Commission approved Tentative Tract 2422 subject to Condition No. 17 specifying road improvement requirements for South River Road adjacent to Tract 2422; and

WHEREAS, at the March 28, 2003, Streets and Utilities Committee meeting, the Committee voted 2-0 to recommend deleting the "pull-out" sections on South River Road adjacent to Tract 2422 as described in said Condition No. 17 of Planning Commission approval; and

WHEREAS, at the May 23, 2003, Streets and Utilities Committee meeting, the Committee voted 2-0 to recommend approval of the modified road design shown as attached Exhibit "A" and as modified from that design which was approved in said Condition No. 17 of Planning Commission approval for South River Road adjacent to Tract 2422.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED as follows:

SECTION 1. That the City Council of the City of El Paso de Robles does hereby approve of the Streets and Utilities Committee's recommended deletion of the "pull-out" sections and modified road design for South River Road adjacent to Tract 2422 as shown in the attached Exhibit "A", and as modified from the Conditions of Approval adopted by the Planning Commission at their meeting of May 14, 2002.

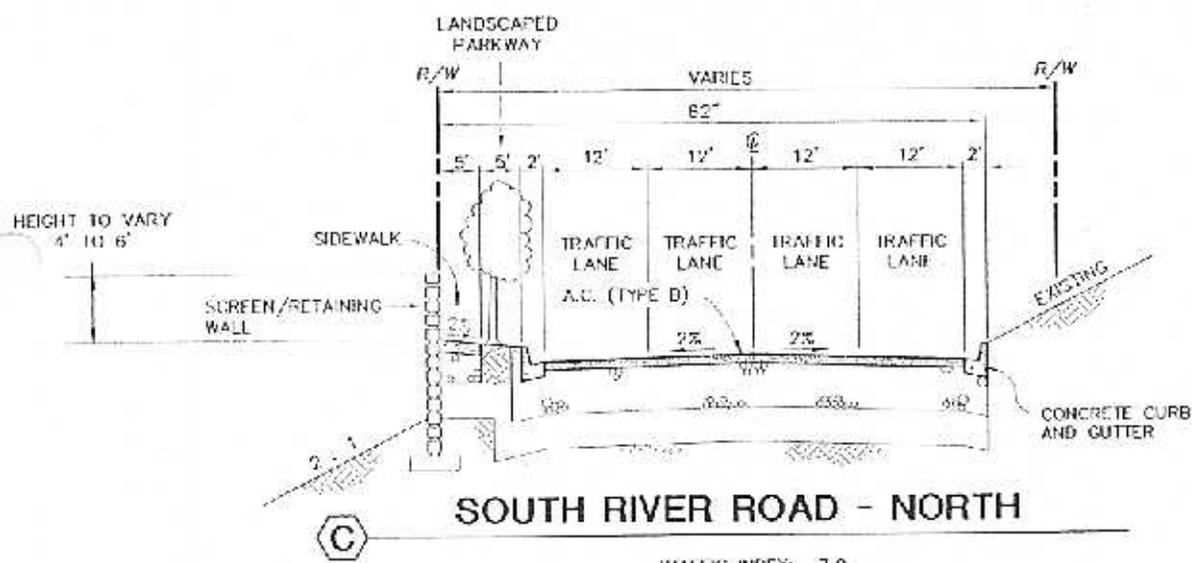
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 1st day of July 2003 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

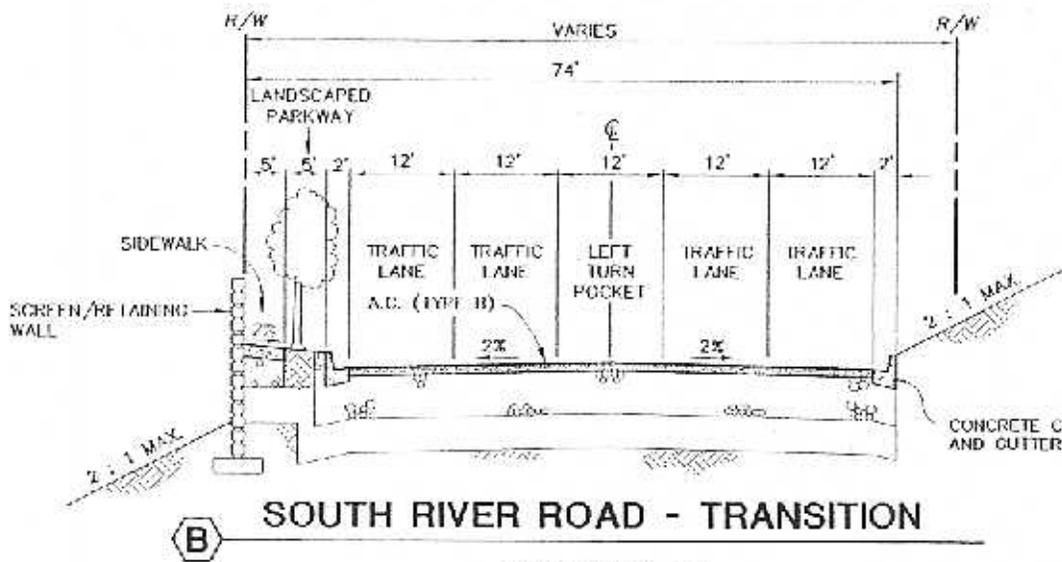
Frank R. Mecham, Mayor

ATTEST:

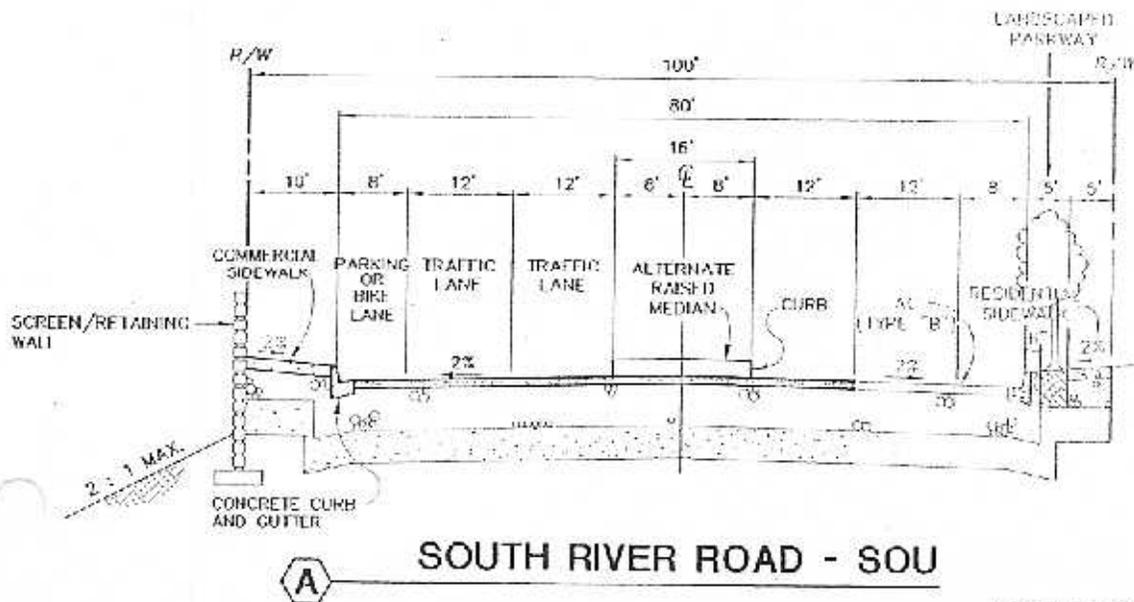
Sharilyn M. Ryan, Deputy City Clerk



TRAFFIC INDEX: 7.0
DESIGN SPEED: 45.0 MPH



TRAFFIC INDEX: 7.0
DESIGN SPEED: 45.0 MPH

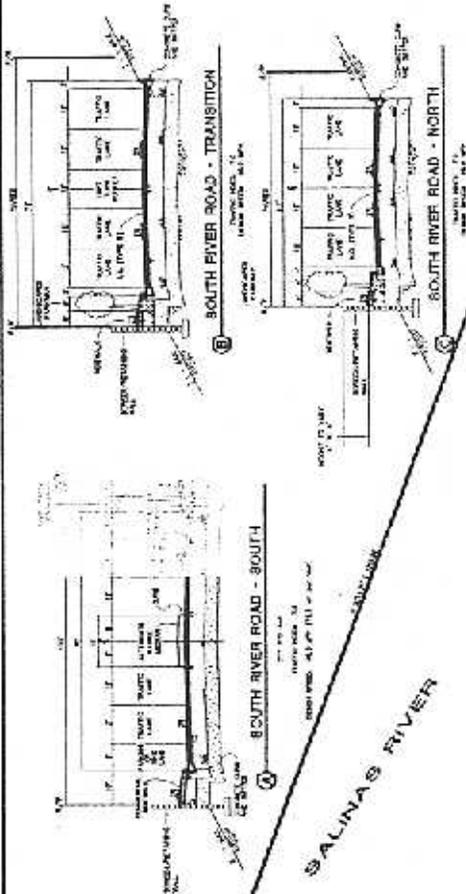


CITY STD A-1
TRAFFIC INDEX: 7.0
DESIGN SPEED: 45.0 MPH (72.6 km per hour)

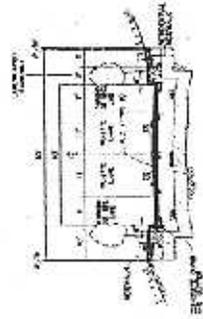
EXHIBIT F
SOUTH RIVER ROAD CROSS SECTION
TRACT 2422 (PD01-015)

EXHIBIT G
 SITE MAP OF CROSS SECTION LOCATIONS
 TRACT 2422 (PD01-015)

RIVER VIEW ESTATES
 TENTATIVE TRACT 2374
 MASTER PLAN



OPEN SPACE



TYPICAL ON-STREET SECTION
 LOCAL STREET: 12' WIDE TRAVEL LANE
 SHOULDER: 4' WIDE
 UTILITY STRIP: 12' WIDE

RECORDED OWNER: JON HANSON
 144 HUNTER STREET, SUITE 100
 DANFORTH, BRISBANE, QLD 4051

APPLICANT: JON HANSON DEVELOPMENT
 TRIP DEVELOPMENT

ENGINEER: NORTH COAST ENGINEERING INC.
 1/100 HUNTER STREET, SUITE 100
 DANFORTH, BRISBANE, QLD 4051
 STATE REGISTERED ENGINEER
 REG. NO. 12345
 EXP. DATE: 31/03/2024

SITE STATISTICS

EXISTING ZONING: R-10
 EXISTING LAND USE: RESIDENTIAL
 MAXIMUM DENSITY: 10 UNITS PER ACRE
 MAXIMUM UNITS: APPROXIMATELY 100 UNITS

TOTAL AREA: 23.74 ACRES
 NO. LOTS: 25
 DENSITY: 7.17 LOTS PER ACRE
 MINIMUM LOT SIZE: 4000 SQ. FT.
 MAXIMUM LOT SIZE: 12000 SQ. FT.
 AVERAGE LOT SIZE: 9500 SQ. FT.
 OPEN SPACE: 10% OF TOTAL AREA
 MINIMUM LOT WIDTH: 100 FEET
 MINIMUM LOT DEPTH: 150 FEET

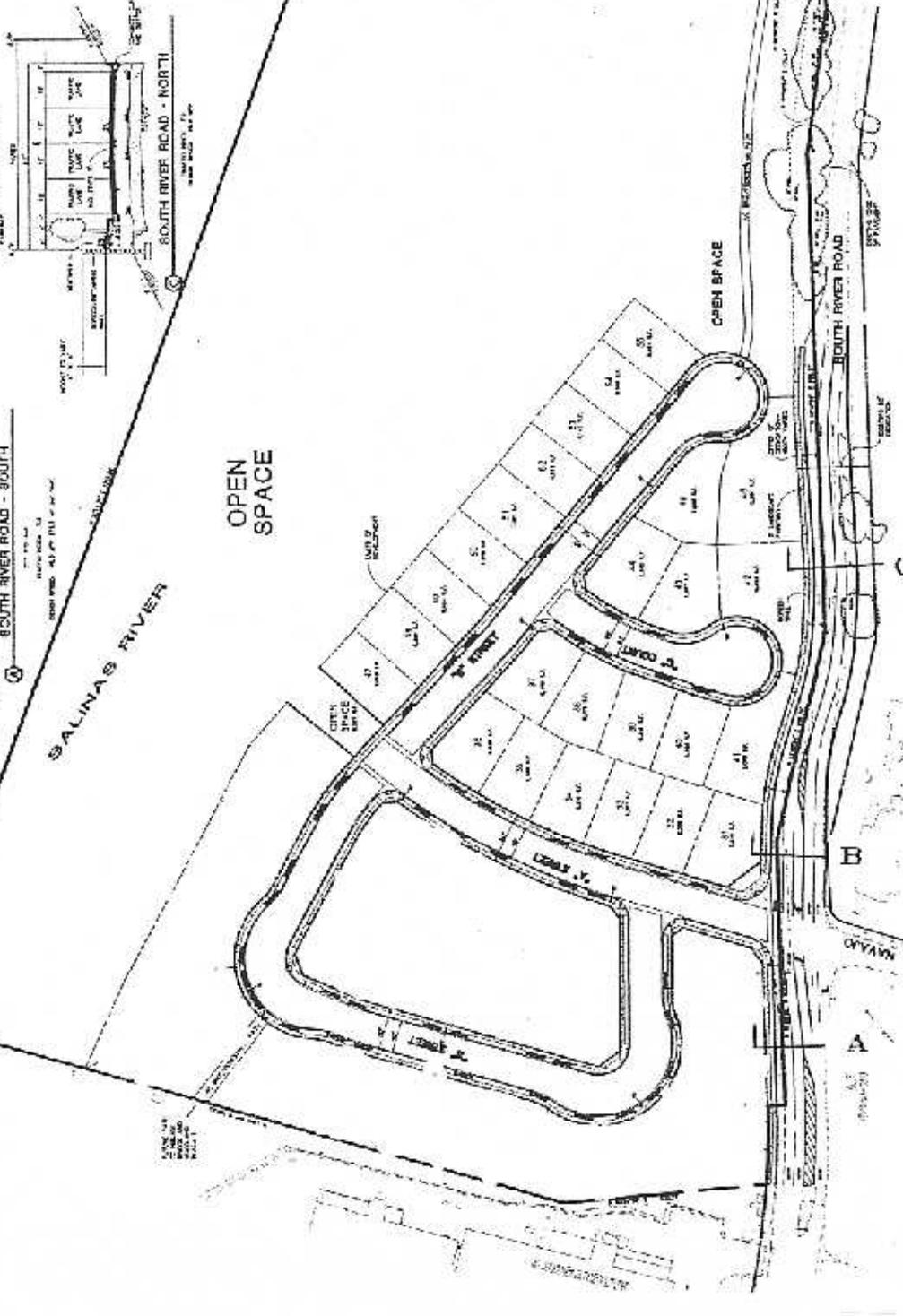
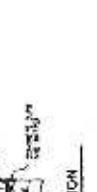
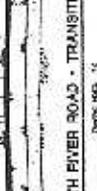
SHEET INDEX

- 1 MASTER PLAN
- 2 SITE PLAN
- 3 PRELIMINARY GRADUITY PLAN
- 4 LANDSCAPE PLAN



MCE

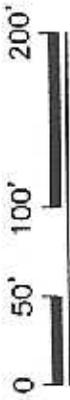
SCALE: 1"=40'



A

B

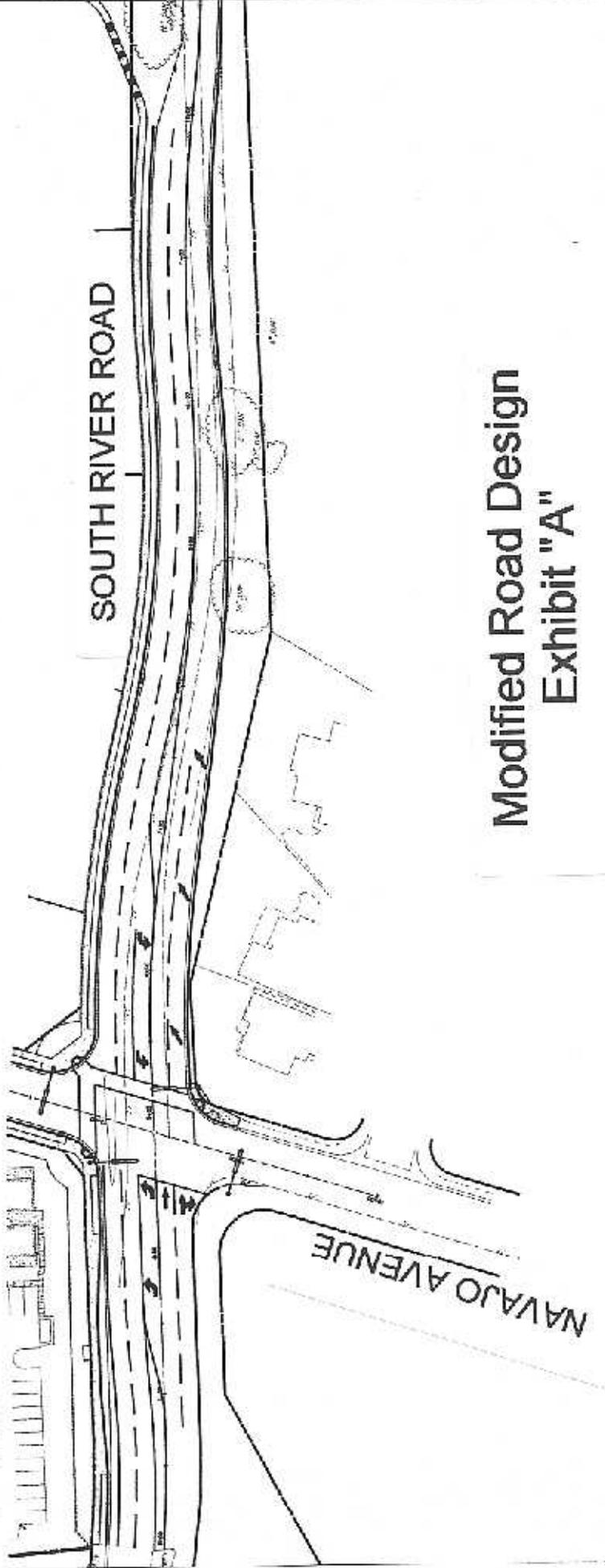
C



SCALE: 1"=100'

TRACT 2422 - Single Family Residences

Tract 2422 - Multi-Family



Modified Road Design Exhibit "A"

SOUTH RIVER ROAD
STRIPING EXHIBIT