

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: MASTER PLAN FOR BLACKBURN AREA

DATE: AUGUST 19, 2003

Needs: For the City Council to consider approval of a recommendation of the Planning Commission to adopt a Master Plan for development in the vicinity of Blackburn Street east of Grove Street.

Facts:

1. In 2002, the City Council authorized preparation of a study of development opportunities in the vicinity of Blackburn Street, east of Grove Street.
2. The area in question is largely undeveloped and bisected by “paper streets” (unimproved dedicated public rights of way) that were established with little relationship to topography. A primary purpose of the study was to evaluate what portions of the street system should be improved and how development can occur without creating significant impacts on grading and/or oak trees.
3. Copies of the subject study prepared by Joe Chouinard, P.E., under contract to the City of Paso Robles, have been distributed and made available for public review.
4. A public workshop was held on July 22, 2003, at which time Joe Chouinard presented the results of the study. Interested property owners and the public attended, posed questions, and provided comment on the study. A summary of the comments received is attached.
5. Notices of the City Council’s consideration of the proposed Master Plan for the Blackburn Area have been provided to property owners within and adjacent to the subject area.

Analysis
and

Conclusion: The noticed public workshop provided an opportunity for all interested parties to be better informed regarding the results of the study and to provide input prior to the study being forwarded to the City Council for consideration of adoption. The comments received were not in conflict with the study recommendations.

The study results provide a Master Plan or template for development within the Blackburn Area. Adoption of the study recommendations as a Master Plan would:

- Establish a street standard that maximizes consistency with topography and oak tree preservation
- Show what street extensions would be constructed by private developers in response to specific development proposals;
- Illustrate what street abandonments would be supported by the City; abandonment considerations would be initiated by individual property owners;

It is important to note that each development proposal will be evaluated on its own merits, and it will be the responsibility of the developer to extend and construct public improvements and utilities in a manner consistent with the Master Plan. Further, each developer will be responsible for providing for emergency vehicle and other required turn-around areas in a manner to be approved by the City Engineer and Chief of Emergency Services.

The Blackburn Area Master Plan is recommended for approval by the Planning Commission.

Policy

Reference:

General Plan, Zoning

Fiscal

Impact:

None

Options:

That the City Council consider public testimony and the recommendation of the Planning Commission and select one of the following options:

- a. Adopt Resolution No. 03-xx approving the recommendations of the Blackburn Area Study as a Master Plan for development within the geographic area addressed by the Study; or
- b. Amend, modify or reject the foregoing option.

Summary of Comments / Questions Posed at July 22, 2003 Public Workshop

Mr. Chris Snyder, representing the Snyder Family:

- Mr. Snyder was concerned about whether or not the plan as prepared would preclude extension of Blackburn eastward to serve the potential development of property owned by his family (Response: since the Blackburn Street right of way east of the proposed cul-de-sac is proposed to be retained, the design would not preclude an eastward expansion);
- Mr. Snyder also indicated that the off-set cul-de-sac design was “ok”;
- Mr. Snyder further indicated that he would like to keep options open in terms of access from the existing Cherry Street right of way (Response: since all street abandonment requests would be based on property owner applications, the Snyder Family could continue to keep the “paper” Cherry Street for potential future access)

Tom Bennett:

- Asked about the extent of public access through the area (Response: as proposed, the plan would not provide for a change in the amount of access / there would be no new through streets)
- Indicated no objections

Claire Headly:

- Expressed concerns about a significant safety issue if there was any attempt to gain street access from Cherry Street onto Pacific. (Response: concerns expressed are consistent with study findings.)

Vaughn Boyd:

- Expressed concern that the maps do not accurately reflect her property boundaries and the location of one of the oak trees at the corner of Cherry and James (Response: the location of property boundaries is reflective of Assessor Maps and the oak tree is believed to be accurately plotted; any development entitlements would, however, need to be based on survey information provided by the respective property owners and any public improvements would need to occur in public right of way areas.)

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING A MASTER PLAN FOR DEVELOPMENT OF THE BLACKBURN AREA
OF THE CITY OF EL PASO DE ROBLES

WHEREAS, the Blackburn Area has been defined and analyzed in a study prepared by Joseph A. Chouinard, P. E., dated June 30, 2003; and

WHEREAS, the purpose of the study was to establish a Master Plan as a template for future development of the subject area, anticipating the appropriate location and design of City streets in a manner that would be consistent with the topography and minimize impacts to grading and maximize oak tree preservation; and

WHEREAS, the Planning Commission held a public workshop on July 22, 2003 to provide an opportunity for property owners and other interested parties to hear a presentation on the proposed Master Plan, pose questions, and make comments on the contents of the proposed Master Plan, and following consideration of public comments, on July 22, 2003 the Planning Commission did recommend City Council approval of the proposed Master Plan; and

WHEREAS, on August 19, 2003, the City Council considered both public testimony and the recommendations of the Planning Commission;.

THEREFORE BE IT HEREBY RESOLVED by the City Council of the City of El Paso de Robles that the attached "Master Plan" for the Blackburn Area, labeled "Exhibit A" and based on the results of the Study dated June 30, 2003, shall be utilized as a template / policy parameters by the Planning Commission and City Council in consideration of future development proposals for the described geographic area, with the following specific considerations: Each development proposal will be evaluated on its own merits in relation to the adopted Master Plan, and it will be the responsibility of each property owner / developer to extend and construct public improvements and utilities in a manner consistent with the Master Plan. Further, each property owner /developer will be responsible for providing for emergency vehicle and other required turn-around areas in a manner to be approved by the City Engineer and Chief of Emergency Services.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of August 2003 by the following vote:

AYES:

NOES:

ABSTAIN:

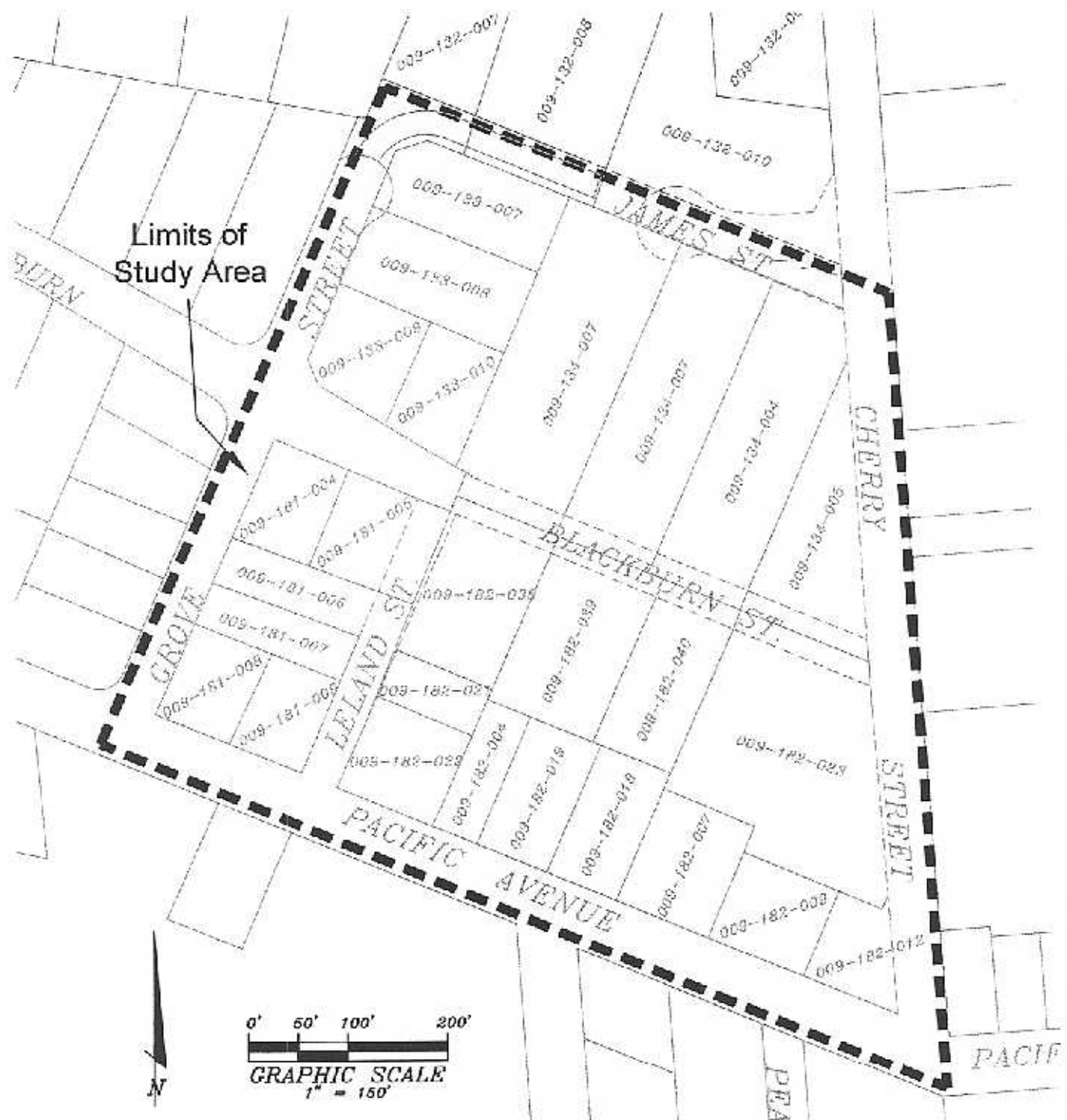
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

BLACKBURN AREA



Master Plan

City of Paso Robles Blackburn Area Study

Overview of Major Elements

- *Zoning districts and Overlay districts* - Zoning to remain as RSF and R1B2. Based upon zoning constraints the existing undeveloped 8 lots could be subdivided into a maximum of 10 lots, total.
- *Existing transportation systems (roadways/bike paths/pedestrian corridors)* - Due to steep terrain, dead end streets appear to be the most practical method of serving the properties. This scenario will not compromise emergency services. Pedestrian travel from Cherry Street to Grove Street will be maintained. This preliminary design is also consistent with the Circulation Element of the General Plan.
- *Storm water conveyance systems* - Property owners will need to detain and control storm water runoff from these properties as they develop due to limited downstream facilities.
- *Sanitary sewer collection system* - Extension of existing sanitary sewers will be necessary to serve these lots. Adequate capacity exists in the collection system.
- *Water supply and fire suppression system* - The water system master plan envisions completion of a loop in this area for increased fire flows and better distribution. Adequate capacity exists for the extent of development envisioned.
- *Existing native trees* - Development of these lots must be sensitive to the abundant native trees. A modified street section assists in the goal of native tree preservation.
- *Existing topography* - Slopes in the study area impact both the extent of development possible as well as roadway infrastructure to serve it. Design of new homes should be sensitive to slopes and view sheds. Roadway sections have been modified to lessen impact.
- *Recommend Alignments* - A dead end extension of Blackburn Street with an offset cul-de-sac and modified street section is recommended. A dead end extension of James Street with a hammerhead turn around at Cherry Street (due to the limited number of lots served) is also recommended.
- *Easements and Rights of Way* - Additional right of way will be required for installation of a cul-de-sac at the end of the Blackburn Street extension. Existing paper streets to be retained for utility/storm runoff easements. Abandonment for public travel to be considered on a case-by-case basis in the future. No road abandonment considered at this time.

BLACKBURN AREA



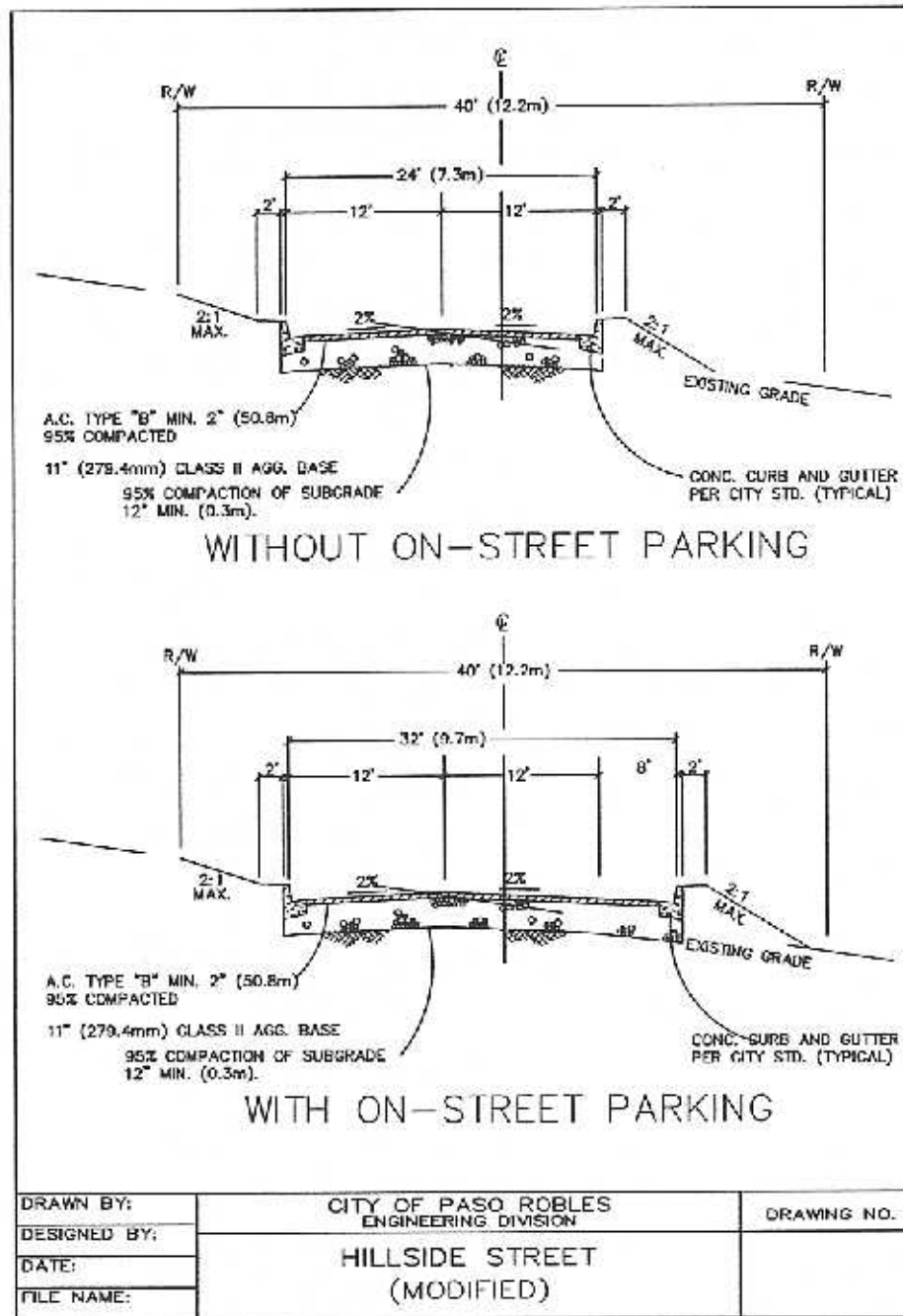
SCALE 1" = 100'

Master Plan

RECOMMENDED
ALIGNMENTS

Exhibit "A"
Page 3 of 5

BLACKBURN AREA

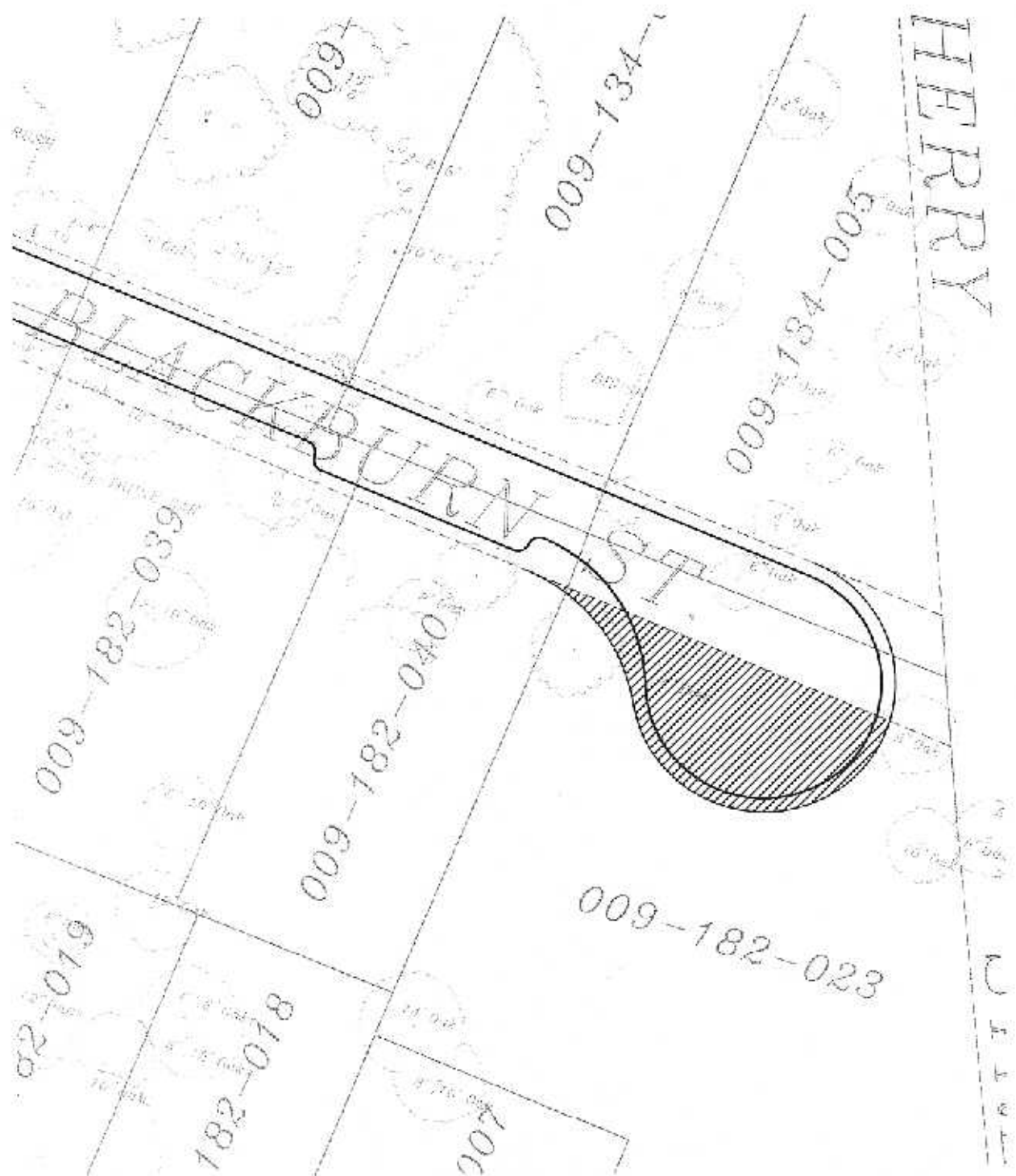


Master Plan

Modified Street
Section

Exhibit "A"
Page 4 of 5

BLACKBURN AREA



Master Plan