

TO: James L. App, City Manager
FROM: Robert A. Lata, Community Development Director
SUBJECT: City Standard for Orchard Bungalow Streets
DATE: March 16, 2004

Needs: For the City Council to consider the adoption of a standard for the development of new streets in the Orchard Bungalow Tract.

Facts: The Community Development Department has received an application for Tentative Tract 2358, a seven-lot subdivision located along Rolling Hills Road in the Orchard Bungalow Tract. The proposed subdivision layout includes a public cul-de-sac street.

Section IV, Paragraph 9 of the City Standard Details and Specifications specifically exempts the Orchard Bungalow Tract from curb, gutter and sidewalk requirements.

Most streets in the Orchard Bungalow Tract have a right-of-way width of forty (40) feet (the exceptions being Walnut Avenue and Trigo Lane which were originally mapped with right-of-ways of sixty (60) feet). The City currently does not have a street standard that is comprised within a forty-foot right-of-way.

The Municipal Code requires a paved width of 24 feet for all driveways and roads that serve three lots or more.

The Streets and Utilities Committee reviewed the proposed standard at their meeting of February 27, 2004. The Committee forwarded a recommendation to City Council to adopt the proposed Orchard Bungalow Street Standard.

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 other current City design standards.

**Analysis
and
Conclusion**

In order to maintain the character of the Orchard Bungalow neighborhood, it would seem reasonable to establish a street standard that is consistent with existing right of way constraints and improvement patterns.

To be consistent with policies and standards established in the City Standard Details and Specifications, it is recommended that the standard adopted for the Orchard Bungalow Tract streets be similar to City Hillside Standard A-9, which includes 24 feet of paving.

The subdivision application on file cannot proceed without Council adoption of a standard drawing to support the development as proposed.

Policy

Reference: Municipal Code, City Standard Details and Specifications

Fiscal

Impact: The adoption of Orchard Bungalow Street design provides for a narrow street design standard in accordance with the topographic constraints of the Orchard Bungalow Tract and therefore has the potential of long range street maintenance cost saving benefits.

- Options:**
- a. Adopt Resolution No. 04-xx establishing a standard for Orchard Bungalow streets as shown on Exhibit A of the staff report.
 - b. Amend, modify, or reject the above option.

Attachments: (2)

1. Resolution
2. Exhibit "A"

RESOLUTION NO. 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ADOPTING A CITY STANDARD DETAIL FOR ORCHARD BUNGALOW TRACT STREETS

WHEREAS, at their meeting of February 27, 2004, the Streets and Utilities Committee forwarded a recommendation to the City Council to adopt the standard detail, attached hereon as "Exhibit A", for the development of Orchard Bungalow Streets; and

WHEREAS, the Orchard Bungalow Street Standard will not include curbs, gutters and sidewalks. A paved width of 24 feet will be included in the Standard; and

WHEREAS, the adoption of a one-way street standard is exempt from environmental review in accordance with Section 15061(b)(3) of the Guidelines to Implement the California Environmental Quality Act. The Standard will not have a significant effect on the environment and would result in less disturbance than other current City design standards.

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 establish a Standard Drawing for a Orchard Bungalow Streets as shown on the attached Exhibit "A".

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of March 2004 by the following vote:

AYES:

NOES:

ABSTAIN:

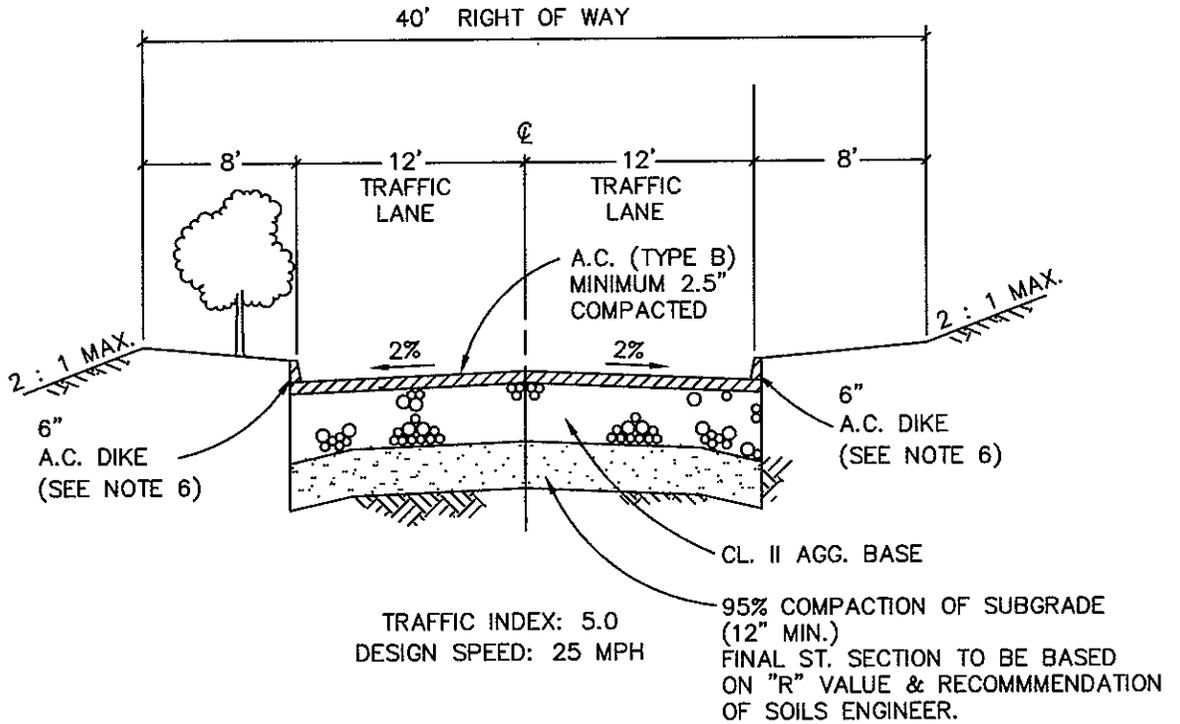
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk

REVISIONS			
DESCRIPTIONS	BY	DATE	APPROVED



NOTES:

1. THIS TYPICAL SECTION SHALL APPLY TO ALL STREETS WITHIN THE ORCHARD BUNGALOW TRACT EXCEPT SHANNON HILL DRIVE, WALNUT DRIVE FROM CRESTON ROAD TO SHANNON HILL, TANNER DRIVE, AND PALM COURT.
2. SUBGRADE AND AGGREGATE BASE UNDER STREET IS TO BE COMPACTED TO 95% OF OPTIMUM DENSITY, MIN.
3. ASPHALT CONCRETE TO BE USED SHALL BE TYPE "B" 3/4 INCH AR 8000. (2.5-INCH MINIMUM, COMPACTED AT 95%)
4. FINAL STREET STRUCTURAL SECTION SHALL BE BASED ON "R" VALUE OBTAINED IN THE FIELD AND SHALL BE APPROVED BY THE CITY ENGINEER. HOWEVER, THE BASE THICKNESS SHALL BE 6 INCH MIN.
5. HORIZONTAL AND VERTICAL GEOMETRICS SHALL BE DESIGNED FOR MINIMUM DESIGN SPEED 25 M.P.H.
6. ASPHALT DIKE MAY BE OMITTED FOR DRAINAGE PURPOSES, AS APPROVED BY THE CITY ENGINEER.

DRAWN BY: JAC	CITY OF PASO ROBLES ENGINEERING DIVISION	DRAWING NO.
DESIGNED BY: JF		
DATE: 02/17/04	ORCHARD BUNGALOW TRACT	A-22
FILE NAME: PR-A-22.DWG		