

TO: James L. App, City Manager
FROM: Bob Lata, Community Development Director
SUBJECT: Modification of Standard Street Improvements – Tract 2609 (Harrod)
DATE: April 5, 2005

Needs: That the City Council authorize the approval of a modification to the City Standard Details and Specifications for the construction of sidewalks on Cool Valley Road in Tract 2609.

- Facts:**
1. Tentative Tract 2609 was approved by the Planning Commission on November 23, 2004.
 2. In accordance with Condition No. 16 of Planning Commission Resolution 04-128, Cool Valley Road shall be constructed in accordance with City Local Street Standard A-5. Standard A-5 calls for a five-foot parkway between the curbs and the sidewalks.
 3. In a letter dated January 18, 2004, received by the City 3-3-05 (see attachment 1), Mike Harrod requests that the Standard A-5 be modified in Tract 2609 in order to place the sidewalks directly adjacent to the curbs. No parkway would be provided.
 4. As stated in Harrod's letter, Cool Valley Road east of Tract 2609 is constructed in accordance with City standards prior to the Council's policy of installing parkways on new streets. Therefore, sidewalks on Cool Valley Road east of Tract 2609 are located directly adjacent to the curbs.
 5. It has been the Council's policy since the establishment of the Landscape and Lighting District to place landscaped parkways between curbs and sidewalks in new developments.
 6. A modification to City Standard Street improvements may be granted by the City Council in accordance with Section 11.40.010 of the Municipal Code.

**Analysis
and
Conclusion**

As stated in the facts, it has been Council policy for many years to require the placement of landscaped parkways with the development of new streets in new residential neighborhoods. The proposed modification to place sidewalk adjacent to curbs in Tract 2609 may provide a logical extension of Cool Valley Road if the landscaping on the individual lots meets the intentions of Harrod's request.

Policy

Reference: Municipal Code Sections 11.12 and 11.40

Fiscal

Impact: None

Options: **a.** Adopt Resolution No. 05-xx approving the request for modification to City Street Standard A-5 to allow the placement of sidewalks adjacent to curbs on Cool Valley Road in Tract 2609.

b. Amend, modify, or reject the above option.

Attachments: (3)

1. Letter from Mike Harrod
2. Vicinity Map
3. Resolution

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING MODIFICATION OF CITY STANDARD DETAILS AND
SPECIFICATIONS FOR COOL VALLEY ROAD IN TRACT 2609 (HARROD)

WHEREAS, Tentative Tract 2609 was approved by the Planning Commission by Resolution 04-128 on November 23, 2004; and

WHEREAS, in accordance with the conditions of approval of Tract 2609, the subdivider, Mike Harrod, is required to construct Cool Valley Road in accordance with City Local Standard A-5. Standard A-5 calls for the installation of a five-foot parkway between the curbs and sidewalks; and

WHEREAS, Mr. Harrod has requested the City Council to allow the construction of sidewalks on Cool Valley Road in Tract 2609 adjacent to the curbs, thereby eliminating the landscaped parkway, and

WHEREAS, Cool Valley Road east of Tract 2609 has sidewalks directly adjacent to the curbs; and

WHEREAS, Mr. Harrod seeks to maintain the streetscape of Cool Valley Road in a manner consistent with its existing condition of Cool Valley Road east of Tract 2609, and

WHEREAS, a modification to City Standard Street improvements may be granted by the City Council in accordance with Section 11.40 of the Municipal Code.

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 modification of street standards for Cool Valley Road in Tract 2609 to eliminate the curbside parkways as proposed by Mr. Mike Harrod.

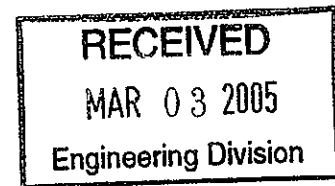
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 5th day of April 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk



1/18/2004

Mr. John Falkenstien,
Paso Robles Engineering Dept.
1000 Spring Street
Paso Robles, CA

RE: MODIFICATION TO ADOPTED ROAD STANDARD (ADJOINING CURB AND WALKS)

Dear Mr. Falkenstien,

I am requesting a modification to the adopted road standard to be considered by the City Council. As you know, I have gained approval of a tentative map for my property located along Meadowlark Road between Oriole Way and Beechwood Drive, and would like to use an adjoining curb/ sidewalk standard for my Cool Valley Road extension to match the existing neighborhood.

I am requesting the modification for the following reasons:

The original Meadowlark homes built along Cool Valley Road, and the Cool Valley Road streetscape represent one of the finest neighborhoods in Paso Robles. I consider it "landmark status".

I fought hard to purchase the remaining adjacent property with a clear vision to complete (extend) Cool Valley Road lengthwise as the best design alternative, and thus also being able to double one of the best Streets in town under my own "hands on" direction.

I fully understand what makes the original Cool Valley Road and the homes along it unique and superior to anything else around it. One of those items is the contiguous curb-gutter standard used in the original phase, in conjunction with top-notch front yard landscaping to help create its unique feel. We must continue all of this along the extension.

As I live right next door to this property and have invested heavily in projects upgrading this neighborhood, I am excited and passionate to complete the last of the Meadowlark area in its original quality and style. Standing at the future intersection of Oriole and Cool Valley it would be a mistake to not be able to look both left and right and see a continuous matching and unified Cool Valley Road.

I want nothing less than to complete this parcel with the matching "Meadowlark" walls and monuments, top-notch landscaping inside and outside the subdivision, and beautiful, memorable architecture to complete the great feeling one already experiences when driving along the original Cool Valley. Utilizing the same curb-sidewalk standard as the original, along with similar landscaping techniques and special placement of quality homes will be instrumental in achieving my goals.

Sincerely,

Mike Harrod
Harrod Builders

VICINITY MAP
Tract 2609

