

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Modification of Standard Street Improvements – 320 Vine Street (Conner)
DATE: May 16, 2006

Needs: That the City Council authorize the approval of a modification to the City Standard Details and Specifications for the construction of curb, gutter and sidewalks at 320 Vine Street.

- Facts:**
1. Dan Conner has obtained a building permit for construction of a home at 320 Vine Street.
 2. As required by the Municipal Code, Conner is obligated to construct curb, gutter and sidewalk on Vine Street across the frontage of the permitted property in accordance with City West Side Standard A-12.
 3. In a letter dated January 5, 2006, John McCarthy representing Conner, requests that the parking lane be eliminated on Vine Street adjacent to Conner's frontage due to topographic constraints.
 4. When Vine Street was constructed from 3rd Street to 4th Street (date unknown) a deep ravine was filled to accommodate its construction. In order to widen Vine Street to accommodate a parking lane as shown in City West Side Standard A-12, additional fill would need to be placed in the ravine. In today's regulatory environment, permit approvals by State Fish and Game and Army Corp of Engineers are not likely.
 5. 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 above facts, it would be unlikely to gain permits from the Army Corp of Engineers and the State Department of Fish and Game to widen Vine Street simply to provide a parking lane. The proposed modification to eliminate the parking lane on Vine Street at this location is therefore reasonable.

The existing paving on Vine Street at this location is failing due to settlement issues associated with the existing road bed. In lieu of widening Vine Street to accommodate a parking lane, it would be appropriate to have the applicant reconstruct the paving on Vine Street in conjunction with his frontage improvements. Curb, gutter, sidewalk and a bike lane will be installed to City standards.

Policy

Reference: Municipal Code Sections 11.12 and 11.40

Fiscal

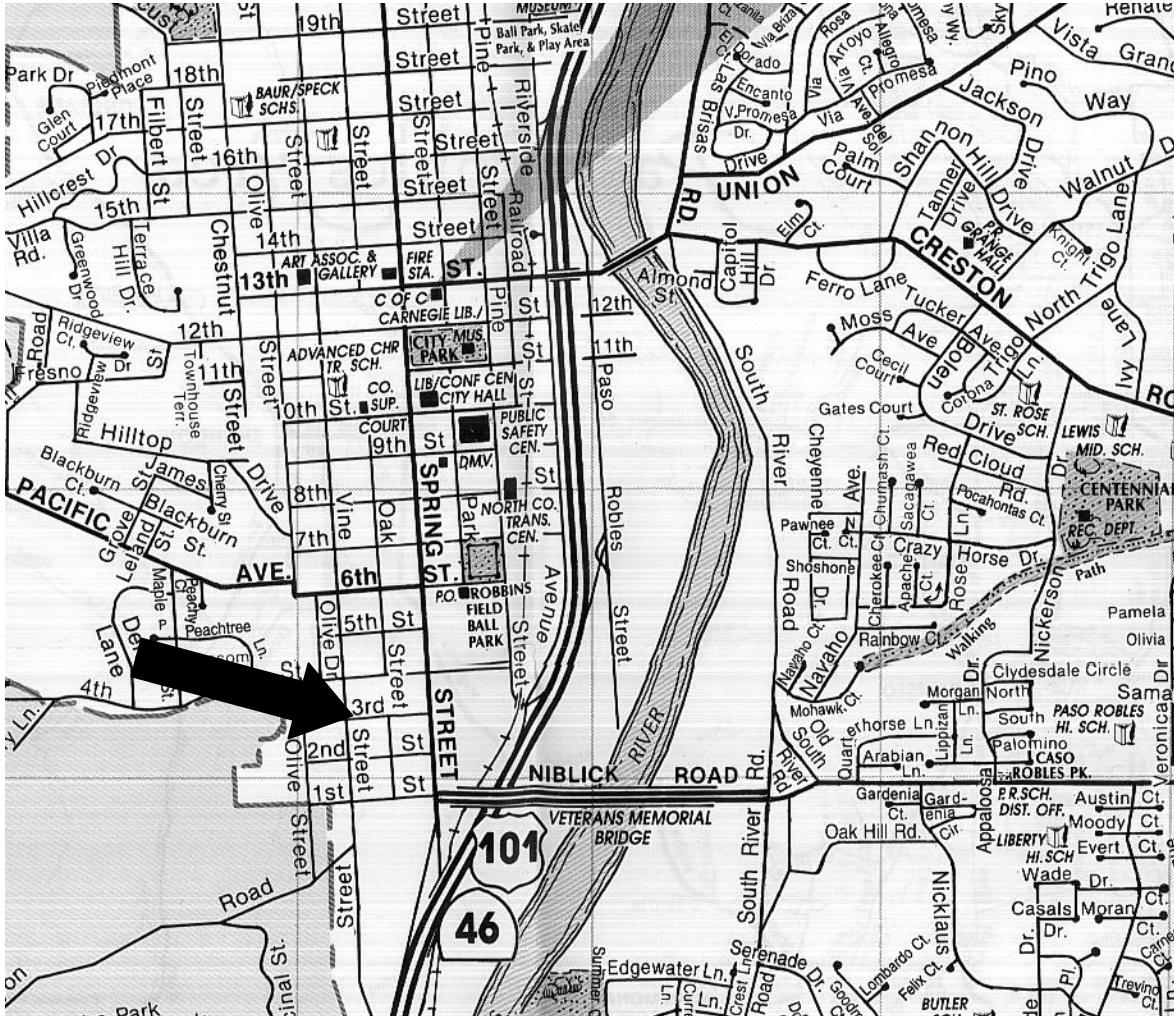
Impact: None

- Options:**
- a. Adopt Resolution No. 06-xx approving the request for modification to City Street Standard A-12 at 320 Vine Street to eliminate the parking lane subject to the condition that the applicant reconstructs the paving on Vine Street as directed by the City Engineer.
 - b. Amend, modify, or reject the above option.

Attachments: (4)

1. Vicinity Map
2. Letter from John McCarthy
3. Plan for Modified Street Section
4. Resolution

VICINITY MAP
Modification of Standard Street Improvements
320 Vine Street ~ Conner

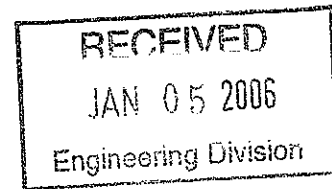


MCCARTHY ENGINEERING, INC.

PROJECT DEVELOPMENT, TRAFFIC AND CIVIL ENGINEERING

January 5, 2006

Mr. John Falkenstien
City Engineer
1000 Spring St.
Paso Robles, Ca. 93446



320
Subject: Vine Street between 3rd and 4th Streets at Vine Street- Paso Robles, CA.

Dear John:

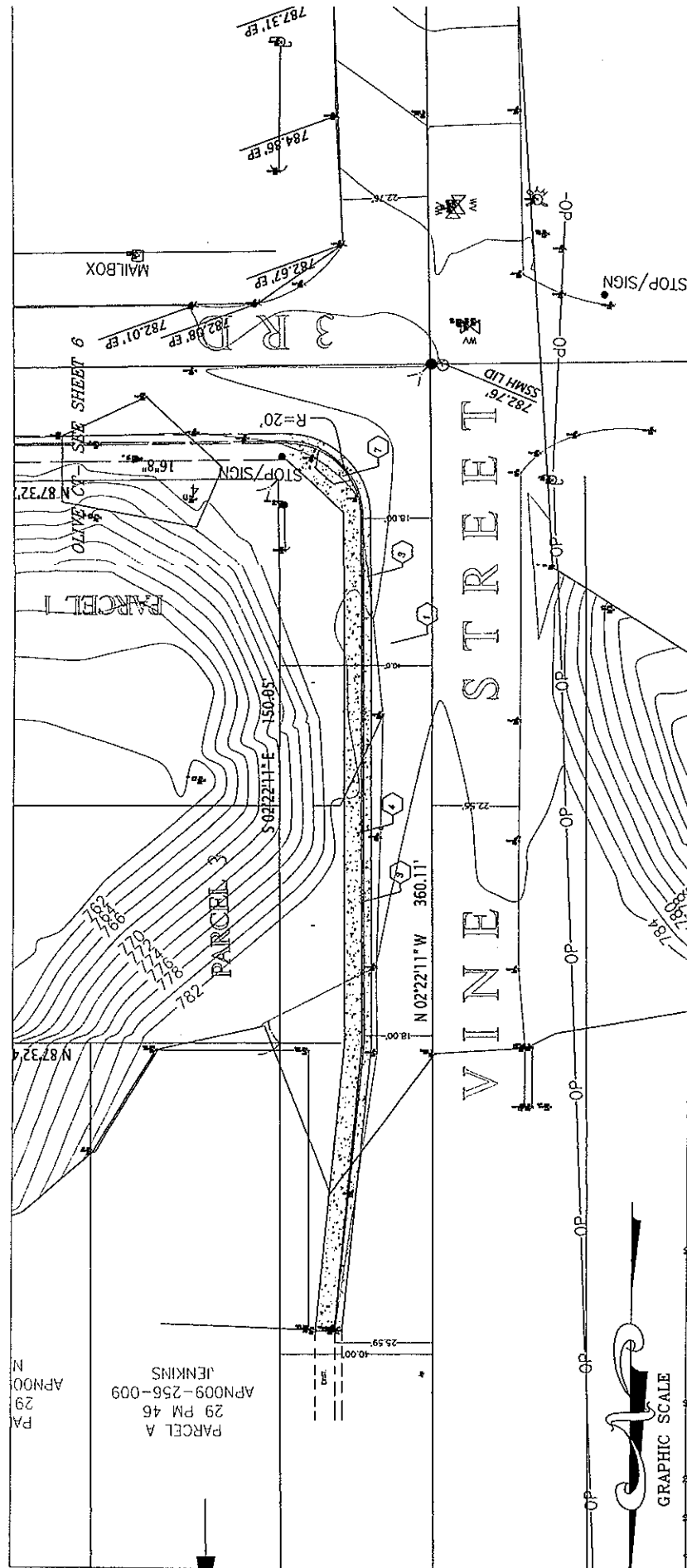
Attached is a copy of a revised street section on Vine Street for your consideration. Please consider an 18 foot street section (drive lane plus bike lane) to the intersection at 3rd Street, due to the extreme topographic constraints.

If you require any additional information or have questions, I would be happy to meet with you to discuss any issues.

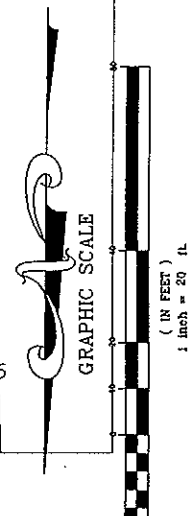
Sincerely,


John R. McCarthy, P.E.

Xc: Dan Conner



VINE STREET - PLAN VIEW - MODIFIED SECTION ACROSS CULVERT



PARCEL A
 29 PM 46
 APN09-256-009
 JENKINS

PA
 29
 APN00

N 87°32'4

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING MODIFICATION OF CITY STANDARD DETAILS AND
SPECIFICATIONS FOR 320 VINE STREET (CONNER)

WHEREAS, Dan Conner has obtained a building permit for the construction of a home at 320 Vine Street; and

WHEREAS, as required by the Municipal Code, Conner is obligated to construct curb, gutter and sidewalk across the frontage of his permitted property in accordance with City West Side Standard A-12; and

WHEREAS, a representative of Mr. Conner has requested, by letter, that Conner modify the street improvements across the frontage of his property by eliminating the parking lane (eight feet wide) as indicated on City West Side Standard A-12, and

WHEREAS, the widening of Vine Street to accommodate a parking lane would require significant fill of material in a natural drainage course; 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 find that an unusual hardship would exist if Vine Street were improved to City standards, and approves modification of street standards for 320 Vine Street to eliminate the parking lane as indicated on City West Side Standard A-12 as proposed by Mr. Dan Conner.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of May 2006 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk