

**TO:** James L. App, City Manager  
**FROM:** Ronald Whisenand, Community Development Director  
**SUBJECT:** Modification of Standard Street Improvements – Kleck Road, Tract 2805  
**DATE:** March 6, 2007

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**Needs:** That the City Council authorize the approval of a modification to the City Standard Details and Specifications for the construction of the extension of Kleck Road in Tract 2805.

- Facts:**
1. Tract 2805, located on the westerly extension of Kleck Road from Montebello Estates, was approved by the Planning Commission on July 11, 2006.
  2. The approval of Tract 2805 was subject to the condition that “Kleck Road be improved in accordance with City Hillside Standard A-9 and modified by the City Council”.
  3. In a letter dated February 22, 2007, North Coast Engineering representing the subdivider, Brian O’Kelly, request that the curb on the north side of Kleck Road be eliminated in order to reduce grading and to minimize impacts on oak trees.
  4. Kleck Road is a local street that will serve only 13 lots in Tract 2805 and has the potential to serve no more than three additional lots to the west.
  5. The City Engineer has reviewed the request from North Coast Engineering and agrees that a modified street design is an appropriate mitigation of grading impacts on oak trees.

**Analysis  
and**

**Conclusion:** The proposed modification to eliminate curbs on the north side of Kleck Road in Tract 2805 has been reviewed by the City Engineer. Typically, curbs on both of sides of streets control drainage. The elimination of a raised curb on the north side of this section of Kleck Road will result with some silt and debris washing from the higher to the lower side of the street. However, Tract 2805 is specifically designed with minimal grading to mitigate impacts to oak trees to the greatest extent possible. Raised curb and gutters on both sides of the street require a level cross-section. The elimination of a raised curb creates the opportunity for a sloped cross-section which adheres more closely to the existing terrain. This design would appear appropriate for this portion of Kleck Road. The appropriate treatment is a curb, flush with ground surface, installed on the north side of Kleck Road for long term stabilization of the paving.

**Policy**

**Reference:** Municipal Code Section 11.40.010

**Fiscal**

**Impact:** None

- Options:**
- a. Adopt Resolution No. 07-xxx approving the request for modification to City Street Standard A-9 in Tract 2805 to install a curb, flush with pavement surface, on the north side of Kleck Road in order to minimize grading and impacts on oak trees.
  - b. Amend, modify, or reject the above option.

Attachments: (4)

1. Vicinity Map
2. Letter from North Coast Engineering
3. Plan for Modified Street Section
4. Resolution

# SHEET INDEX

1. TITLE SHEET
2. PRELIMINARY GRADING, DRAINAGE, & UNDERGROUND PLAN
3. PRELIMINARY LOCATION & LOT DEVELOPMENT PLAN
4. RESIDENT DEVELOPMENT CONCEPT PLAN, PREPARED BY OAKNI DESIGN GROUP.

**SITE STATISTICS - OVERVIEW**  
 TOTAL GROSS AREA 83.8 ACRES  
 TOTAL NET DEVELOPABLE LOTS 12  
 DENSITY PER A1 ZONING CODE 21 UNITS/DEVELOPABLE ACRE  
 AVE. LOT SIZE 24,333 SF  
 MAX. LOT SIZE 80,729 SF  
 OPEN SPACE 17,913 SF

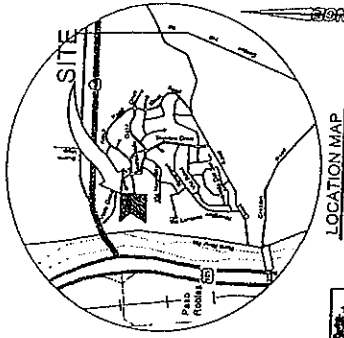


**RECORD OWNER** BRIAN O'REILLY  
 2120 N. RIVER ROAD  
 PASO ROBLES, CA 92544

**APPLICANT** BRIAN O'REILLY  
 2120 N. RIVER ROAD  
 PASO ROBLES, CA 92544

**ENGINEER** NORTH COAST ENGINEERING, INC.  
 725 CRESTON RD., STE. B  
 PASO ROBLES, CA 92544  
 SUCCESSION OF NORTH COAST ENGINEERING, INC.  
 A.C.E. 28742 (1/07)  
 EXP. 3/31/07

A.P.N. 035-328-004  
 EXISTING USE ONE RESIDENCE, R-1  
 PROPOSED USE R-1, B-3

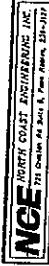


LOCATION MAP  
 NOT SCALE

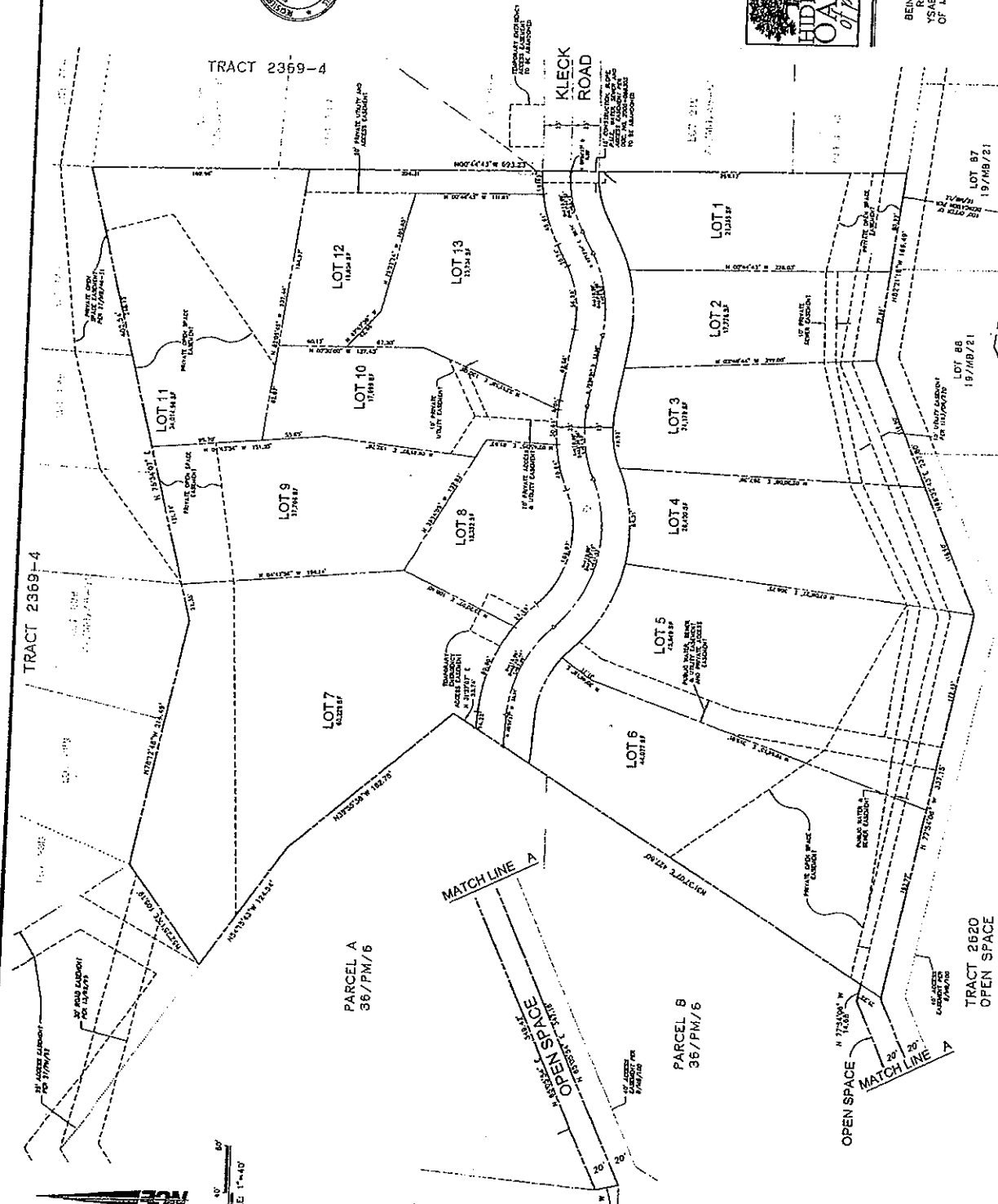


## HIDDEN OAKS TENTATIVE MAP TRACT 2805

IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA  
 BEING A DIVISION OF A PORTION OF LOT 2 OF THE RESUBDIVISION OF LOT 1 OF THE RANCHO SANTA YSABEL, ACCORDING TO THE MAP RECORDED IN BOOK B OF MAPS, AT PAGE 100 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

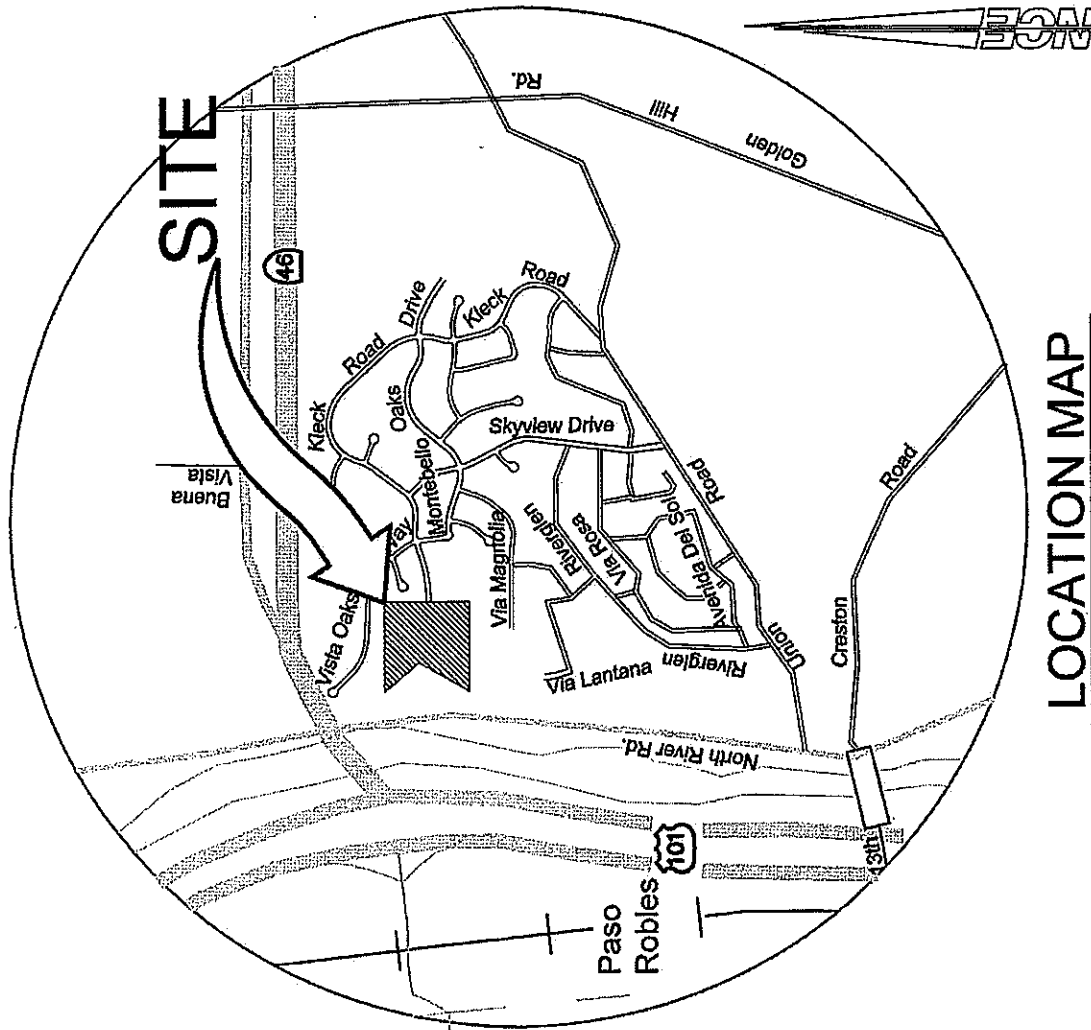


SHEET 1 OF 4



# Vicinity Map

Tract 2805 & PD 06-006  
 (O'Kelly)



**LOCATION MAP**

NO SCALE



February 22, 2007

Mr. John Falkenstien  
City of Paso Robles  
1000 Spring Street  
Paso Robles, CA. 93446

Subject: Tract 2805, Hidden Oaks

Dear John:

The subject project was originally reviewed and approved by the Planning Commission on July 11, 2006. In accordance with condition number 17 of Resolution No. 06-0058, we would like to request the review and approval of the proposed modification to the City Hillside Street Standard A-9 for Kleck Road. The extension of Kleck Road into Tract 2805 will serve 13 new homes. The new subdivision is in a hillside area with numerous oak trees. The proposed modification to the hillside section removes the concrete curb and gutter from one side of the street (the north side). The street will be superelevated, uniformly sloping from north to south, and run-off will be conveyed on the south side of the street in the standard concrete gutter. The resulting cross section reduces the impact to the adjacent oak trees and decreases the grading necessary for the road.

Please review the attached proposed modified A-9 cross section for Kleck Road for presentation and request of approval to the City Council.

Please contact me with any questions.

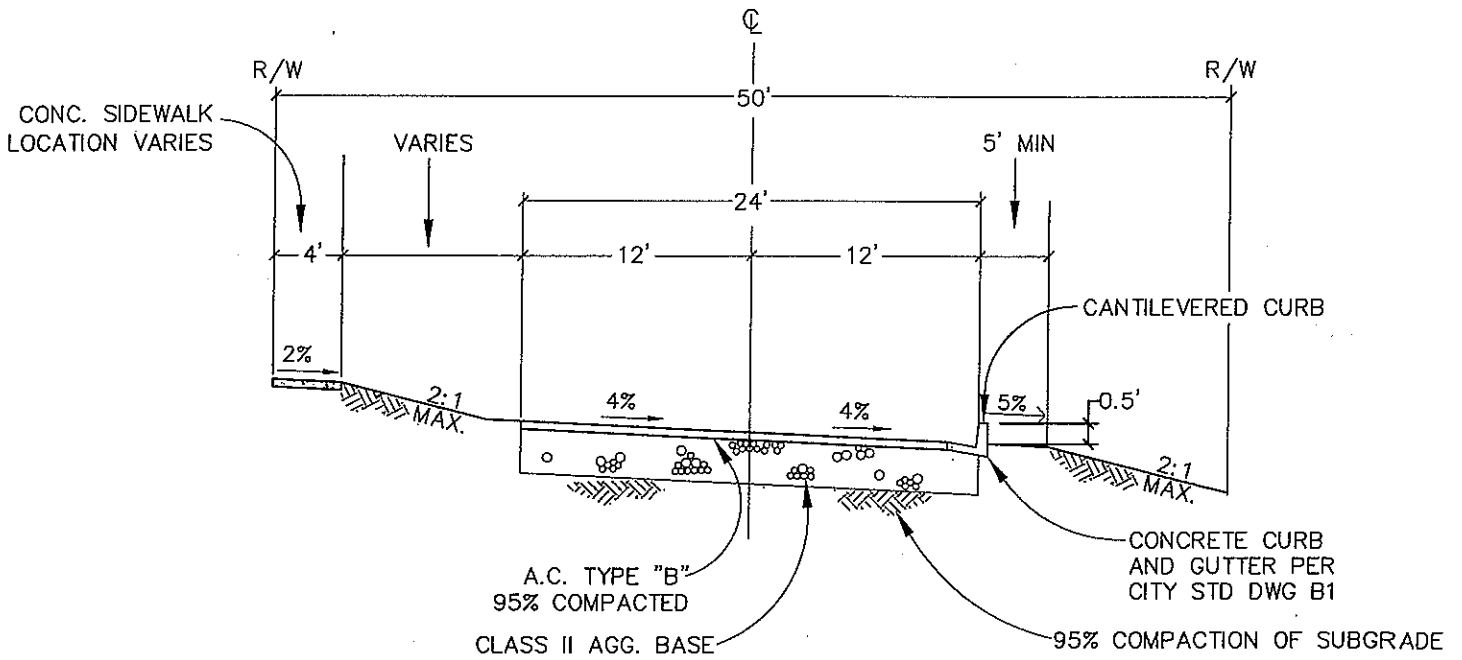
Sincerely,

Christy A. Gabler, PE  
Senior Civil Engineer

CG/jms  
Attachment

R:\PROJ\05157\Document\Ltr.Falkenstien.Kleck.022307.doc

R:\proj\05157\dwg\05157 Plan Set.dwg, Grading, 2/23/2007 9:42:23 AM, by ksb



# HILLSIDE STREET

DESIGN SPEED: 20 MPH  
TRAFFIC INDEX: 4.0



## MODIFIED CITY STD A-9 STATION 2+20 - 3+40

NTS

1. SUBGRADE AND AGGREGATE BASE UNDER CURB, GUTTER, AND STREET IS TO BE COMPACTED AT 95%.
2. AREA UNDER SIDEWALK TO BE COMPACTED AT 90%.
3. ASPHALT CONCRETE TO BE USED SHALL BE TYPE "B" 3/4 INCH AR 8000.  
(2-INCH MINIMUM, COMPACTED AT 95%)
4. FINAL STREET STRUCTURE 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. "NO PARKING" SIGNS SHALL BE POSTED ON BOTH SIDES OF THE STREET.
6. RETAINING WALLS SHALL BE CONSTRUCTED FOR UTILITY VAULTS AS NECESSARY.

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
APPROVING MODIFICATION OF CITY STANDARD DETAILS AND  
SPECIFICATIONS FOR KLECK ROAD IN TRACT 2805 (O'KELLY)

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WHEREAS, Tentative Tract 2805 was approved by the Planning Commission by Resolution 06-058 on July 11, 2006; and

WHEREAS, in accordance with the conditions of approval of Tract 2805, the subdivider, Brian O'Kelly, is required to construct Kleck Road in accordance with City Hillside Standard A-9 and modified as approved by the City Council; and

WHEREAS, Mr. O'Kelly has requested the City Council to allow the modification of City Standard A-9 by the elimination of raised curbs on the north side of Kleck Road; and

WHEREAS, the elimination of raised curbs on the north side of Kleck Road will minimize grading and impacts on oak trees in Tract 2805; and

WHEREAS, 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.

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 Standard A-9 in Tract 2805 to install curbs, flush with pavement, on the north side of Kleck Road in order to minimize grading and impacts on oak trees.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 6<sup>th</sup> day of March 2007 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Deborah D. Robinson, Deputy City Clerk