

TO: James L. App, City Manager
FROM: Ronald Whisenand, Community Development Director
SUBJECT: Modification of Standard Street Improvements – Golden Hill Road
DATE: May 5, 2009

Needs: That the City Council authorize the approval of a modification to the City Standard Details and Specifications for the construction of the northerly extension of Golden Hill Road.

Facts:

1. The Paso Robles Motorcoach Resort (PD 08-001), located on the northerly extension of Golden Hill Road, was approved by the City Council on March 17, 2009.
2. The approval of the resort was subject to the condition that Golden Hill Road be improved along its frontage.
3. Golden Hill Road is classified as an arterial street in the Circulation Element of the General Plan.
4. A conceptual plan for a two-lane road has been prepared by the resort's representative, North Coast Engineering. The plan includes dedication of right-of-way in accordance with the adopted arterial road standard.
5. A two lane roadway with turn pockets can serve up 16,000 average daily vehicles at Level of Service (LOS) D. It is estimated that less than 10,000 averaged daily vehicles will use this portion of Golden Hill Road when connected through to Dry Creek Road at general plan build-out.
6. The modified street plan developed by North Coast Engineering will significantly limit grading and impacts on oak trees as compared to a City standard four-lane arterial street design.

**Analysis
and**

Conclusion: The proposed modification of north Golden Hill Road from arterial standards to a two lane roadway will adequately serve the build-out of the general plan. The modified plan will significantly reduce grading and impacts on native oak trees. The narrow roadway will also tend to calm traffic. Bike lanes will be included.

All of these benefits serve the goal of the circulation element of the General Plan by “establishing a safe, balanced, and efficient circulation and pedestrian system serving all segments of the community, preserving the City’s small town character and quality of life and planning for anticipated growth”.

The design of the road will accommodate the large vehicles expected to be served by the motorcoach resort. A long right turn pocket is provided for their access to the park. Golden Hill Road will be designed with traffic calming features to slow the pace of traffic and make access easier.

Policy

Reference: Circulation Element of the General Plan

Fiscal

Impact: None

- Options:**
- a. Adopt Resolution No. 09-xxx approving the request for modification to City arterial street standard for Golden Hill Road along the frontage of the Paso Robles Motorcoach Resort.
 - b. Amend, modify, or reject the above option.

Attachments: (3)

- 1. Vicinity Map
- 2. Plan for Modified Street Section
- 3. Resolution

SITE



VICINITY MAP

NO SCALE

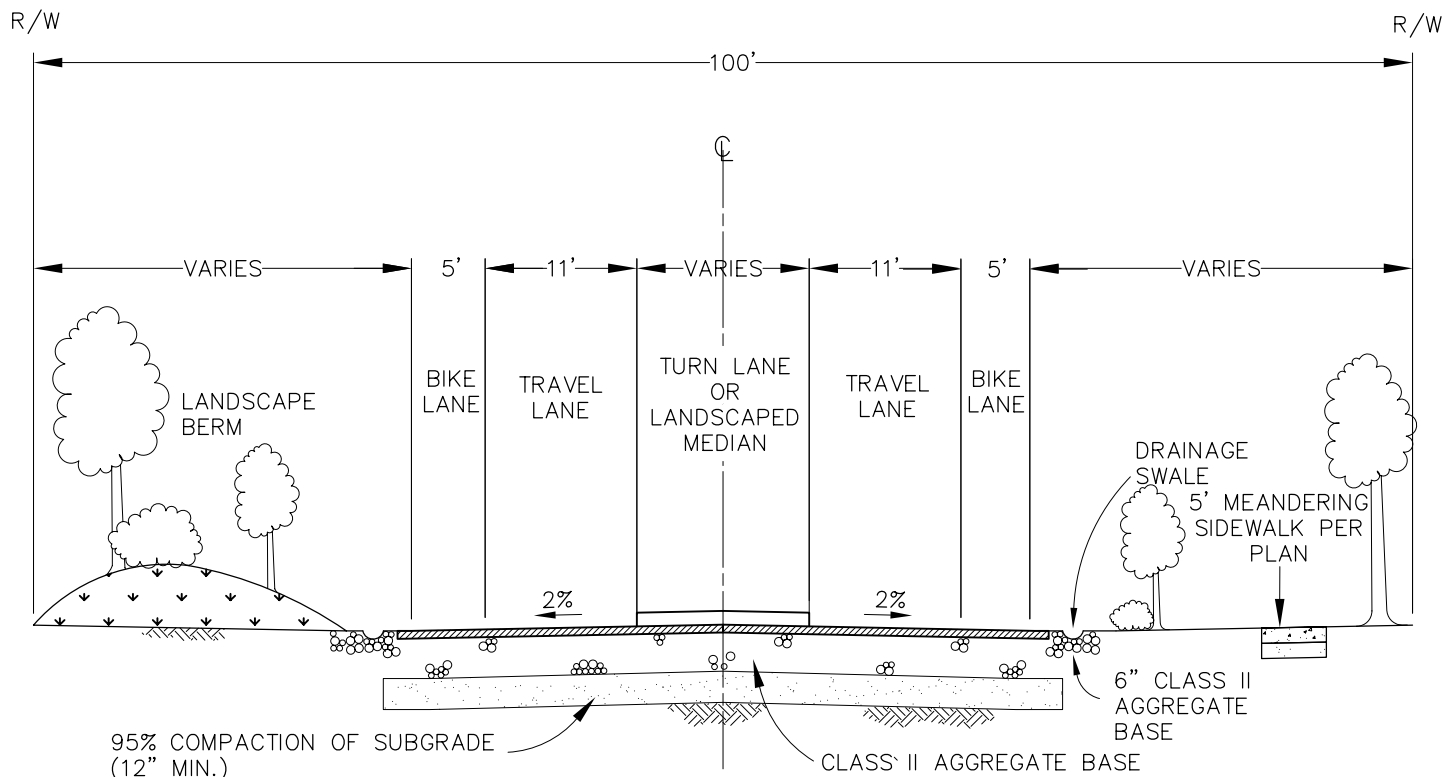
Attachment 1

Vicinity Map

GPA 09-001, RZ 09-001, PD 08-001,

CUP 08-001 & LLA 07-0293

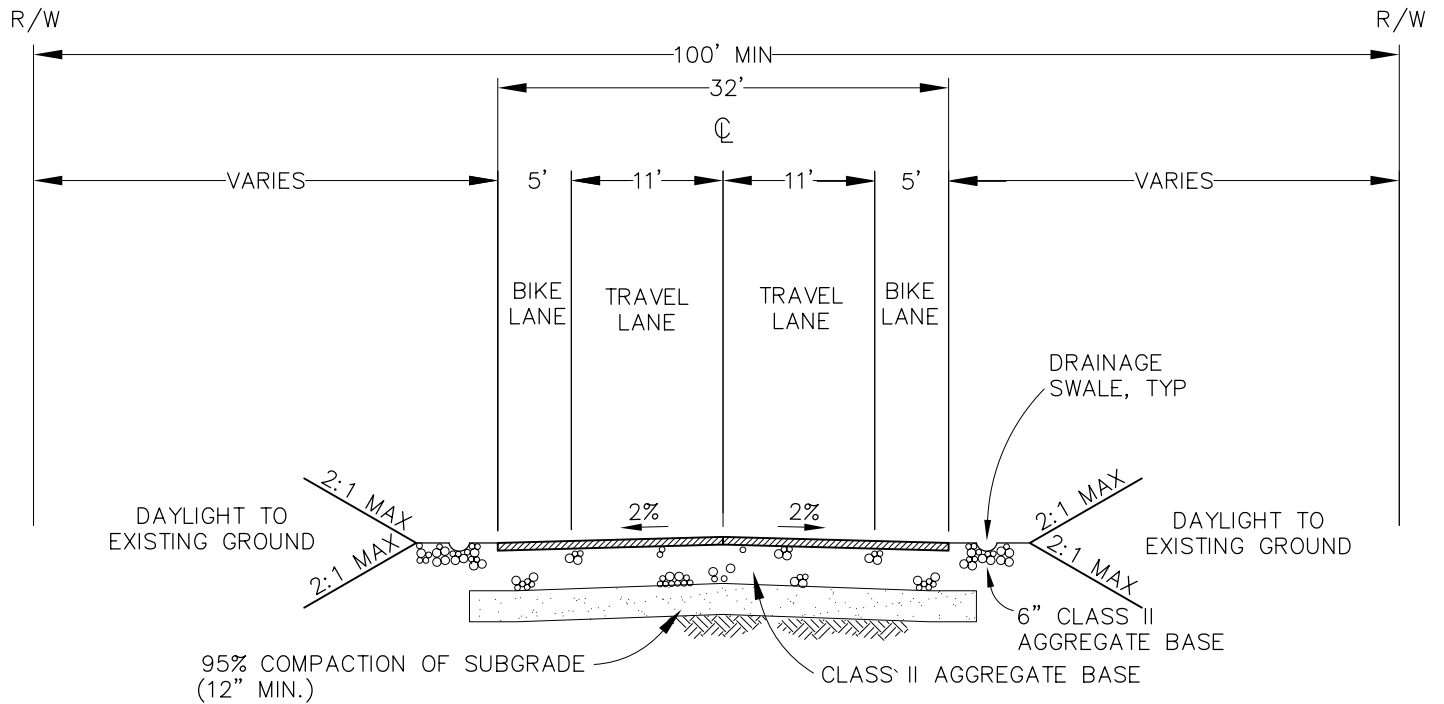
(Paso Robles Motorcoach)



GOLDEN HILL ROAD
STREET CROSS SECTION WITH MEDIAN

DESIGN SPEED = 35 MPH
SEE PRELIMINARY DESIGN,
SHEETS 14 TO 17 FOR PLAN VIEW

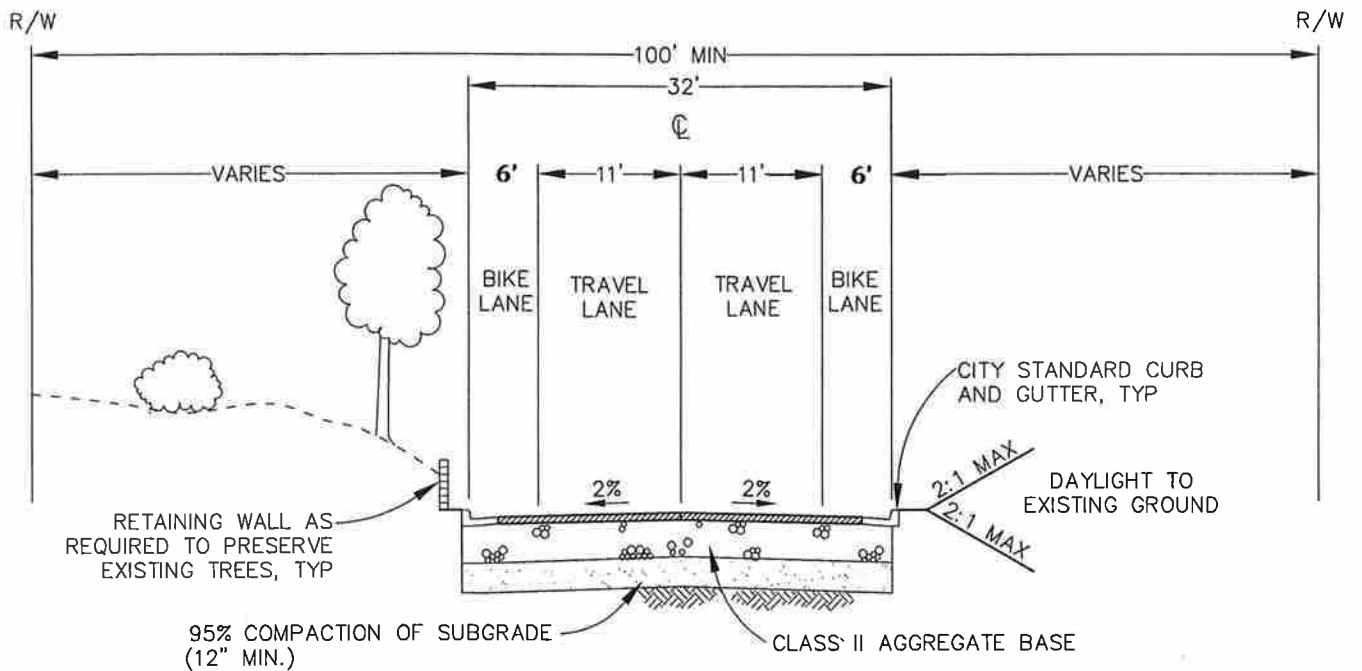
PASO ROBLES MOTORCOACH RESORT
GOLDEN HILL ROAD CROSS SECTION



GOLDEN HILL ROAD
STREET CROSS SECTION
 NO MEDIAN, WITH DRAINAGE SWALE

DESIGN SPEED = 35 MPH
 SEE PRELIMINARY DESIGN,
 SHEETS 14 TO 17 FOR PLAN VIEW

PASO ROBLES MOTORCOACH RESORT
GOLDEN HILL ROAD CROSS SECTION



GOLDEN HILL ROAD
STREET CROSS SECTION
 NO MEDIAN, WITH CURB AND GUTTER

DESIGN SPEED = 35 MPH
 SEE PRELIMINARY DESIGN,
 SHEETS 14 TO 17 FOR PLAN VIEW

PASO ROBLES MOTORCOACH RESORT
GOLDEN HILL ROAD CROSS SECTION



RESOLUTION NO. 09-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROVING THE MODIFICATION OF STANDARDS FOR THE DESIGN OF IMPROVEMENTS
TO GOLDEN HILL ROAD

WHEREAS, the Paso Robles Motorcoach Resort (PD 08-001) was approved by the Planning Commission on February 24, 2009; and

WHEREAS, the approval of the resort was subject to the condition that Golden Hill Road be improved along its frontage; and

WHEREAS, Golden Hill Road is classified as an arterial street in the Circulation Element of the General Plan; and

WHEREAS, a conceptual plan for developing Golden Hill Road as a two-lane street, with turn pockets, has been provided with the project application; and

WHEREAS, it is estimated that the two-lane street will adequately serve projected traffic at general plan build-out; and

WHEREAS, the conceptual plan will significantly limit grading and impacts on native oak trees in comparison to a typical arterial street design; and

WHEREAS, right-of-way will be dedicated for Golden Hill Road in accordance with adopted arterial street standards; and

WHEREAS, the conceptual plan meets the goals of the Circulation Element of the General plan to establish as safe, balanced, and efficient circulation and pedestrian system serving all segments of the community, preserving the City's small town character and quality of life and planning for anticipated growth; and

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 the design of Golden Hill Road adjacent to the Paso Robles Motorcoach Resort (PD 08-001).

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 5th day of May, 2009 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Duane Picanco, Mayor

ATTEST:

Cathy David, Deputy City Clerk