

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

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.

SHEET INDEX

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

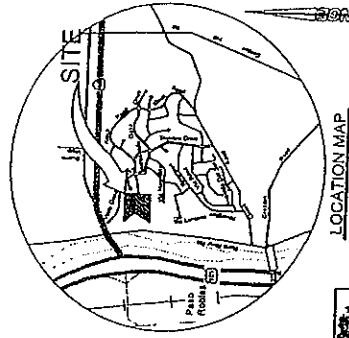
SITE STATISTICS - OVERVIEW
 TOTAL GROSS AREA 83.8 ACRES
 TOTAL NET DEVELOPABLE LOTS 12
 DENSITY PER A1 ZONING CODE 21 UNITS/DEVELOPABLE ACRE
 AVE. LOT SIZE 24,333 SF
 MAX. LOT SIZE 80,729 SF
 OPEN SPACE 1,971 SF

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

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

ENGINEER NORTH COAST ENGINEERING, INC.
 725 CRESTON RD., STE. B
 PASO ROBLES, CA 92548
 S.T.C.E. 28742 JTRC
 EXP. 3/31/07

A.P.N. 035-32-004
 EXISTING USE ONE RESIDENCE, R-1
 PROPOSED USE R-1, B-3

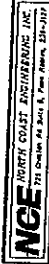


LOCATION MAP
 NOT SCALE

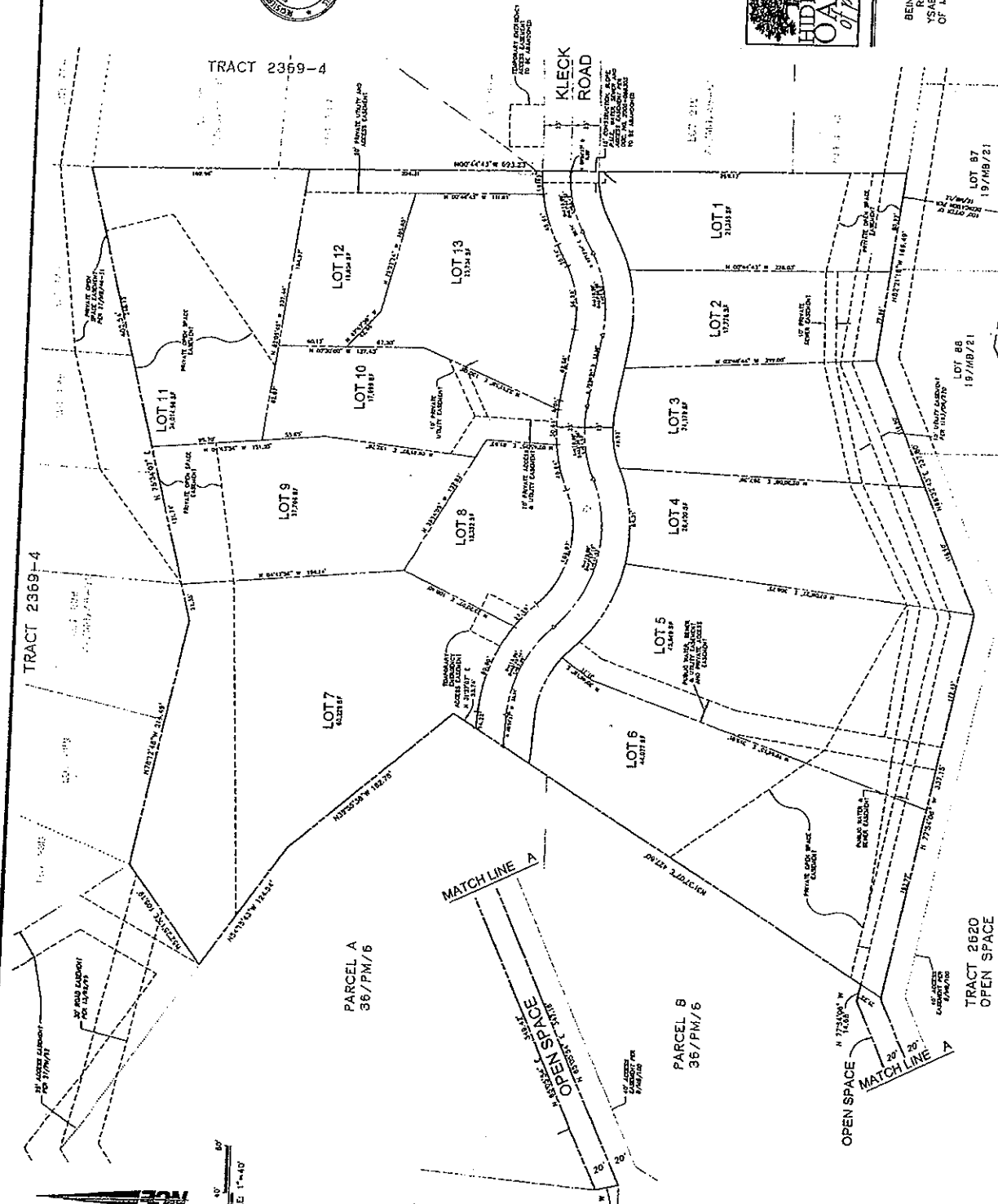


HIDDEN OAKS TENTATIVE MAP TRACT 2805

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



TRACT 2369-4

TRACT 2369-4

Vicinity Map

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





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

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)

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 6th day of March 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk