

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Notice of Intention to Abandon a Portion of 34th Street
SA 07-002 (Jeffrey)
DATE: August 7, 2007

Needs: For the City Council to consider adopting a resolution providing “Notice of Intention” to abandon an unimproved 10-foot wide portion of 34th Street right-of-way between Spring Street and Park Street as shown on the attached exhibit “A”.

Facts:

1. The abandonment request was submitted by Rick Jeffrey. The purpose of the request is to reduce paved surfaces and augment the mixed use of the property adjacent to the abandoned area.
2. The Planning Commission at their meeting of July 10, 2007, in a unanimous decision, found the abandonment consistent with the General Plan and recommended approval.
3. The 34th Street pavement continues uninterrupted by curbs into the site of the former Ford dealership. With abandonment and subsequent improvement of the adjacent mixed-use development, the width of the paving will align with 34th Street east of Park Street.
4. The subject portion of 34th Street right-of-way is not needed to accommodate standard curb and sidewalk improvements.

**Analysis
&**

Conclusion Abandonment of the southerly 10-feet of 34th Street right-of-way between Spring and Park would align the southerly east/west line of 34th Street consistent with 34th Street right-of-way to the east. The remaining right-of-way is ample to accommodate curb, gutter and sidewalk with the redevelopment of the adjacent property. The project will result in considerably less paved surfaces than exist today. The Planning Commission recommended approval of the proposed street abandonment on a unanimous vote.

Policy

Reference: Streets and Highway Code.

Fiscal

Impact: None.

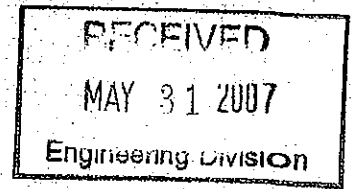
- Options:**
- a. Adopt Resolution of Intent No. 07-xx to abandon a portion of 34th Street right-of-way from Spring Street to Park Street as shown on Exhibit “A” and setting September 4, 2007, in the Paso Robles City Hall, 1000 Spring Street, for public hearing for all persons interested or having objection to the proposed closing.
 - b. Amend, modify or reject the above option.

Attachments: (3)

1. Letter From Applicant
2. Resolution of Intent
3. Exhibit “A”



May 31, 2007



Mr. Ed Gallagher
Paso Robles, City of
1000 Spring Street
Paso Robles, California 93446

Subject: Tract 2890 & PD 06-017
Paso Robles Spring Street, LLC

Dear Ed:

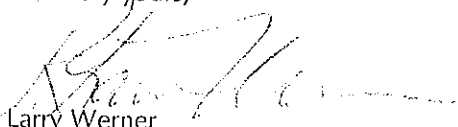
As the authorized agent for Rick Jeffrey / Paso Robles Spring Street, LLC, we would like to formally request the following:

- (1) Approval of the density bonus for a "senior citizen housing development". The applicant will agree to record restrictions against the property limiting occupancy to "Qualifying residents" as defined in the Municipal Code Section 21.21.150.
- (2) Several bay windows are proposed as an architectural feature on the building elevations. They are cantilevered above the parking garage and do not extend to the ground. We request approval of an incentive in the form of a zoning code modification to allow these bay windows to project 18" into the 15 foot Spring Street setback. Incentives are allowed as part of the density bonus application.
- (3) Abandonment of a ten foot (10') width of 34th Street, along the project frontage. Please refer to the attached exhibit.
- (4) Referral to the City Council for the removal of a six-inch (6") oak tree on the north side of the site. This oak tree will be removed as part of the development of this project. A City Oak Tree Removal application along with the original arborist's report is being submitted along in conjunction with this letter. Please refer to the attached exhibit, as well as the permit application.

We are submitting an additional eight (8) copies of the tract map, preliminary grading and drainage plans, cross-sections, and details. Also being submitted are four (4) additional copies of the planned development set.

If you need any additional information or clarifications, please do not hesitate to call.

Sincerely yours,


Larry Werner
Vice President

RLW/jms

Cc: Lauren Luker, R2L Architects
Rick Jeffrey, Paso Robles Spring Street, LLC

Enclosures

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RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
PROVIDING NOTICE OF INTENTION TO CONSIDER VACATING AN
UNIMPROVED PORTION OF 34TH STREET AND GIVING NOTICE OF
A TIME AND PLACE FOR A PUBLIC HEARING (JEFFREY)

WHEREAS, the abandonment request was submitted by the applicant to expand the residential uses of the adjacent properties; and

WHEREAS, the Planning Commission at their meeting of July 10, 2007 found the abandonment consistent with the General Plan and recommended approval of the request.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the above findings are true and correct.
2. That it is the intention of the City Council of the City of Paso Robles to consider closing and vacating a 10-foot wide portion of 34th Street right-of-way more particularly described as:
SEE EXHIBIT "A"
3. For further particulars as to the proposed vacation, reference is thereby made to a map and plan now on file in the office of the City Clerk of the City of Paso Robles.
4. That September 4, 2007, at the hour of 7:30 P. M., on said date in the Paso Robles City Hall, 1000 Spring Street, Paso Robles, California, is the time and place set forth for hearing all persons interested or having objection to the proposed closing.
5. That the City Engineer of the City of Paso Robles be and is hereby directed to cause a copy of this Resolution of Intention to be published fifteen (15) days prior to the date set herein for hearing in a newspaper of general circulation, published and circulated in the City of Paso Robles, California.
6. The City Engineer of the City of Paso Robles be and is hereby directed to cause a notice of the passage of this Resolution of Intention and the time and place for hearing hereon by conspicuously posting notices thereof along the line of the right-of-way to be vacated.

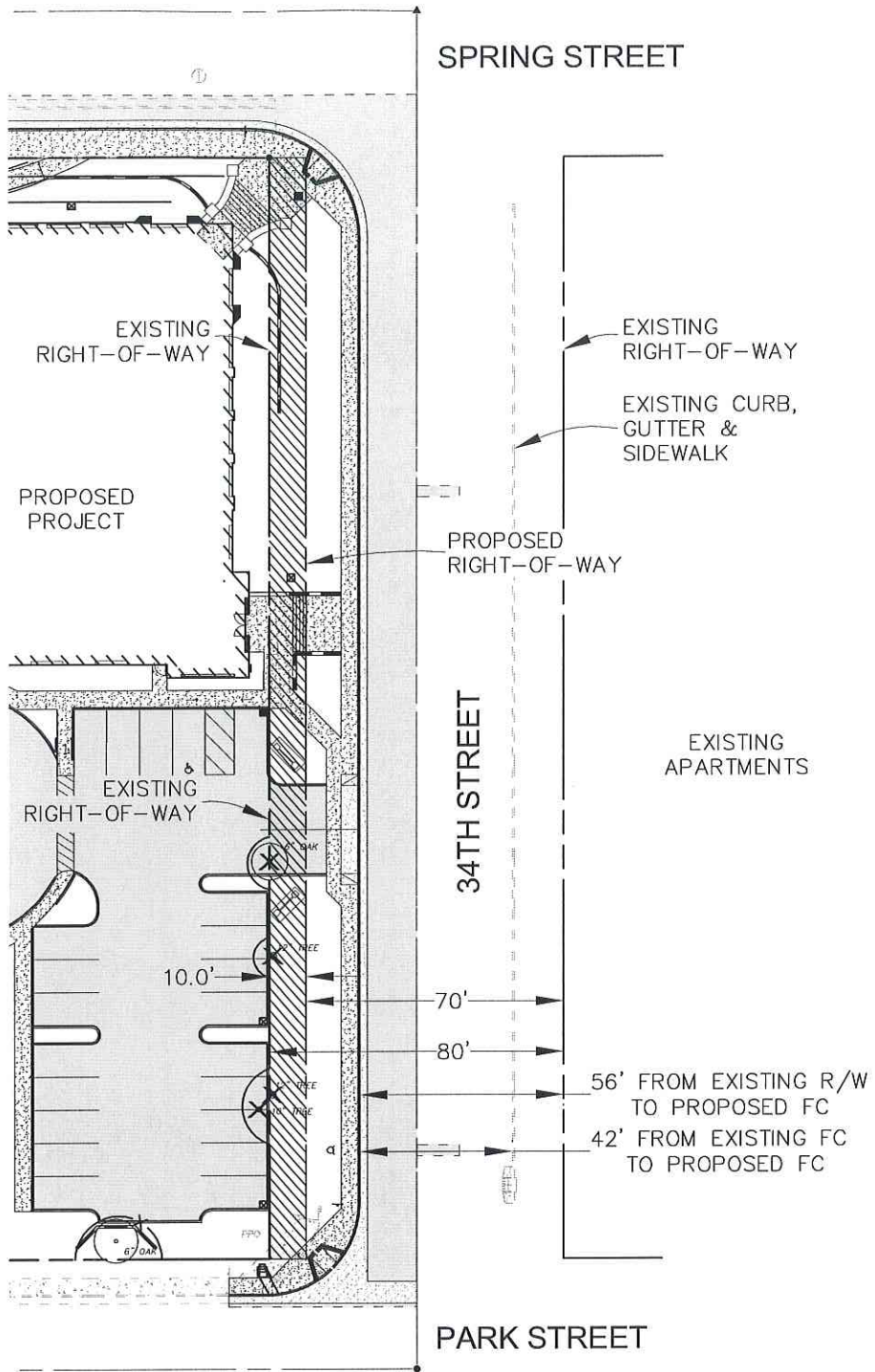
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of August 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk



10' ABANDONMENT

SCALE - 1" = 50'



NCE NORTH COAST ENGINEERING INC.
 725 Creston Rd Suite B, Paso Robles, 239-3127