



# City of El Paso de Robles

*“The Pass of the Oaks”*

## PLANNING COMMISSION MINUTES

July 28, 2020

A. Planning Commission Teleconference-Only Meeting Call to Order at 6:30 PM

B. Pledge of Allegiance

C. Planning Commissioners Roll Call:

**Present:** Commissioners Castillo, Christensen, Davis, Gibson, Koegler, and Neel; and Chairperson Jorgensen

**Absent:** None

D. Staff Introductions:

**Present:** Tom Frutchey, Dick McKinley, Warren Frace, David Athey, Darren Nash, Katie Banister, Jessica Ferguson, David McCue, Kimberley Hood, and Matthew Summers

E. General Public Comments Regarding Matters not on the Agenda: none

F. Agenda Items Proposed to be Tabled or Re-Scheduled: none

G. Public Hearings

1. Beechwood Specific Plan

APNs: 009-863-001, 009-863-002, 009-863-003, 009-863-004, 009-863-005, 009-863-007, 009-863-008, 009-863-009, 009-863-010, 009-863-011, 009-863-012, and 009-863-013

Applicant – The Beechwood Owners Group – Dan Lloyd

Recommendation to City Council regarding the Beechwood Specific Plan and related General Plan and Zoning Code Amendments, Including Tentative Tract Map, Development Agreement, and Formation of a Community Facilities District to approve 911 residential units ranging from single-family to multi-family, a Mixed-Use Overlay District that would support up to 47,000 square feet of non-residential use, and 62.9 acres of park and open space uses. The Planning Commission will consider the following recommendations the City Council:

- Certification of a Final Project Environmental Impact Report (EIR)
- General Plan amendments ([GPA 12-004] Land Use Element, Housing Element, and Parks and Recreation Element)
- Zone change (RZN 19-01)
- Specific Plan (SPA 19-01)
- Large-lot tentative tract map (TR 3160)
- Oak tree removal permit (OTR 19-05)
- Development Agreement 20-05

Staff report given by Warren Frace, David Athey, and Dick McKinley

Questions from Commissioners to Staff

## Open Public Comment

**Speakers:** Dan Lloyd  
Lisa Wise  
Selma Poe  
Melanie Anderson

## Close Public Comment

Questions from Commissioners to Staff

**Action:** A motion was made by Commissioner Gibson, seconded by Commissioner Castillo and passed 7-0-0 to continue the item until the August 11, 2020 Planning Commission meeting with a request for staff to review the following items:

EIR

1. timing for a 4-way stop at Charolais and Creston Roads

Specific Plan

2. Accessory Dwelling Unit definition
3. Parking Requirements in multi-family areas
4. Eliminate alternative park design
5. Size of the city sign
6. Reverse diagonal parking on Beechwood Drive
7. Timing of the construction of the community park
8. Update the architectural style guidelines including pages 606-607, match pictures to text descriptions
9. Appearance of the water booster station on Airport Road
10. Neotraditional fee reduction
11. Wall design
12. Update style guidelines and photos
13. Provide more useful landscape diagrams to show a coordinated landscape character throughout the project

Development agreement

14. Timing of parking
15. Affordability in apartment complex

H. **Discussion Items:** none

I. **Consent Calendar**

2. **Planning Commission Minutes (for approval)**

July 14, 2020

**Action:** No action taken.

J. **Other Reports:** none

3. **Other Committee Reports:** none

K. **Planning Commissioners' Comments:** none

L. **Staff Comments:** none

M. **Adjournment at 11:49 PM**