



City of El Paso de Robles

“The Pass of the Oaks”

PLANNING COMMISSION MINUTES

August 11, 2020

A. Planning Commission Teleconference-Only Meeting Called to Order

B. Pledge of Allegiance

C. Planning Commissioners Roll Call:

Present: Commissioners Gibson, Koegler, Davis, Neel, and Chairperson Jorgensen

Absent: Commissioners Christensen and Castillo

D. Staff Introductions

Present: Warren Frace, Darren Nash, David Athey, Darcy Delgado, Dick McKinley, Julie Dahlen, Thomas Frutchey, Dave McCue, Shonna Howenstine, Lori Wilson, Kimberly 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: Agenda Item #3 (Consent Calendar) was moved to Item #1 per staff's recommendation. The remaining items resumed in the order presented on the Agenda.

G. Consent Calendar:

1. **New Street Names for Vesting Tentative Tract Map 3105 – River Oaks II**
APN 025-390-009
Applicant – Estrella Associates

Commissioner Gibson announces he has a conflict of interest with this item and recused himself, placing his microphone on mute to leave the meeting.

Brief staff report to clarify this item is a consent item was provided by Darren Nash

Action: A motion was made by Commissioner Koegler seconded by Commissioner Davis (Absent: Commissioners Christensen and Castillo; Abstain: Commissioner Gibson) and passed 4-0-3 to approve the minutes.

Commissioner Gibson re-joined the meeting.

H. Public Hearings

2. **Beechwood Specific Plan SPA 19-01 (P12-0002) (continued from July 28, 2020)**
 - a. Addendum 1 – (public comments and changes to resolutions)
Published July 28, 2020
 - b. Addendum 2 – (supplement to 7/28/20 staff report with specific plan updates)
Published August 7, 2020

- c. Draft Environmental Impact Report
- d. Environmental Impact Report Appendices Volume 1
- e. Environmental Impact Report Appendices Volume 2

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 to the City Council:

- Certification of a Final Project Environmental Impact Report (EIR)
- General Plan amendments to the Land Use Element, Housing Element, and Parks and Recreation Element (GPA 12-004)
- 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

Open Public Comment

Speakers: Dan Lloyd
 Lisa Wise
 Jeff Barfield

Close Public Comment

Questions from Commissioners to staff.

Action:

- A.** A motion was made by Commissioner Neel, seconded by Commissioner Koegler and passed 4-1-2 (Noes: Commissioner Gibson; Absent: Commissioners Christensen and Castillo) to approve Resolution A, recommending certifying the Environmental Impact Report, adopting environmental findings, a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations Pursuant to the California Environmental Quality Act, with comments to forward to City Council that the project support the 911 residential units and to consider any opportunities for traffic improvements to occur early.
- B.** A motion was made by Commissioner Neel, seconded by Commissioner Gibson and passed 5-0-2 (Absent: Commissioners Christensen and Castillo) to approve Resolution B, recommending approval of General Plan Amendment 12-004 plus Addendum 1G and 1H, as presented.

- C. A motion was made by Commissioner Neel, seconded by Commissioner Koegler and passed 5-0-2 (Absent: Commissioners Christensen and Castillo) to approve Resolution C, recommending approval of Zoning Code Amendment 19-01, as presented.
- D. A motion was made by Commissioner Neel, seconded by Commissioner Gibson and passed 5-0-2 (Absent: Commissioners Christensen and Castillo) to approve Resolution D, recommending approval to adopt Specific Plan 19-01 plus Addendum 1I and Addendums 2B and 2C (and change definitions Appendix D to Appendix E), with a recommendation for Council to require a separate Master Development Plan for each of Phase 1, Phase 2, and for the Creston Road Corridor, as well as recommending that staff oversee adding additional detail to the architectural standards and guidelines.
- E. A motion was made by Commissioner Neel, seconded by Commissioner Davis and passed 5-0-2 (Absent: Commissioners Christensen and Castillo) to approve Resolution E, recommending approval of Oak Tree Removal OTR 19-05 plus Addendums 1J and 1K, as presented.
- F. A motion was made by Commissioner Neel, seconded by Commissioner Koegler and passed 5-0-2 (Absent: Commissioners Christensen and Castillo) to approve Resolution F, recommending approval of VTTM 3160 plus Addendum 1L, as presented.
- G. A motion was made by Commissioner Neel, seconded by Commissioner Koegler and passed 5-0-2 (Absent: Commissioners Christensen and Castillo) to approve Resolution G, recommending approval of Development Agreement 20-05 between the City of Paso Robles and the Beechwood Owners Group plus Exhibit F Update, and for the Council to consider the following items:
 1. Clean up reference items 1.7.2 and 1.7.3; and
 2. Accelerate timing of the park being developed; and
 3. Achieve cost neutrality with regard to infrastructure and services, to the extent possible so that existing residents do not incur costs of staffing police and fire, all while considering affordable housing is still attainable.

3. Tentative Parcel Map PR 20-0036 (P20-0026)

533, 541, and 549 28th Street / APN 008-065-020

Applicant – Jessica and Kyle Baker

A request to subdivide an approximate 14,979 square-foot parcel into three parcels that would result in each of the three existing homes being on separate parcels.

Staff report given by Darren Nash

Questions from Commissioners to staff.

Open Public Comment

Speaker: Jessica Baker

Close Public Comment

Action: A motion was made by Commissioner Davis, seconded by Commissioner Gibson, and passed 5-0-2 (Absent: Commissioners Christensen and Castillo) to approve Resolution A approving Tentative Parcel Map PR20-0036 with changes to:

1. Modify Engineering Division Site Specific Condition #1 to clarify frontage improvements specifically include curb, gutter, and sidewalk.

4. Planned Development 19-15, Conditional Use Permit 19-15 (P19-0131)

2930 Union Road / APN: 025-362-041

Applicant – Keith Hamm

A request to construct an approximately 21,025 square-foot building for an automotive collision repair shop, and a future 5,000 square-foot vehicle calibration facility on a 2.8-acre parcel.

Staff report given by Darcy Delgado

Questions from Commissioners to staff.

Open Public Comment

Speaker: Keith Hamm

Close Public Comment

Action: A. A motion was made by Commissioner Neel, seconded by Commissioner Gibson, and passed 5-0-2 (Absent: Commissioners Christensen and Castillo) to approve Resolution A certifying the Mitigated Negative Declaration, as presented.

B. A motion was made by Commissioner Neel, seconded by Commissioner Davis, and passed 5-0-2 (Absent: Commissioners Christensen and Castillo) to approve Resolution B approving the Planned Development 19-15 and Conditional Use Permit 19-15, as presented.

I. **Discussion Items:** none

J. **Other Reports:** none

5. Other Committee Reports:

- a. Staff update on the status of the Housing Constraints Advisory Committee and the Housing Element Update Process

K. **Planning Commissioners' Comments**

L. **Staff Comments**

M. **Regular Meeting Adjourned at: 11:06 PM**