



**CITY OF EL PASO DE ROBLES**  
*“The Pass of the Oaks”*

**CITY COUNCIL MINUTES**

Tuesday, October 29, 2013 7:00 PM

**ADJOURNED REGULAR MEETING/WORKSHOP**  
**BEECHWOOD AREA SPECIFIC PLAN**

**MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL**  
**CONFERENCE CENTER, 1000 SPRING STREET**

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**CALL TO ORDER** Downstairs Conference Center

**ROLL CALL** Councilmembers John Hamon, Steve Martin, Ed Steinbeck, Fred Strong and Mayor Duane Picanco

**PUBLIC COMMENTS** NONE

**DISCUSSION**

**1. Beechwood Area Specific Plan: Illustrative Site Plan**

E. Gallagher, Community Development Director

For the City Council to conduct a public workshop regarding design principles to be incorporated in to the overall site design for the Beechwood Area.

Mayor Picanco opened the public discussion. Speaking from the public were:

- Joseph R. Kuntze (via email)
- Residents of the Spanish Lakes Development (via email)
- Kimberly Barnett (via email)
- Anita Konopa (via email)
- Kim Lachance (via email)
- Kerrin West
- Barry Rose
- Craig Thomas
- Kathleen Karle
- Linda Midkiff
- Brad Smith
- Nick Gilman
- Arthur Huebner
- Annie Guez
- Elizabeth Wilson
- Loren Sharp
- George White
- Crista Beard
- Nicolette Harley
- Robin Todd

There were no other comments, either written or oral, and the public discussion was closed.

Council directed the applicants to replace two pedestrian walkways in the northeast portion of the site, west of Airport Road with streets. Councilman Strong disagreed with one of the reasons given by the Planning Commission for requiring the applicants to demonstrate the acceptability of

5,000 square foot lots. The Council agreed with all other recommendations of the Planning Commission.

**ADJOURNMENT AT 10:00PM TO:**

- REGULAR CITY COUNCIL MEETING - 7:30 PM. ON TUESDAY, NOVEMBER 5, 2013 IN THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.
- REGULAR PLANNING COMMISSION MEETING – 7:30 PM. TUESDAY, NOVEMBER 19, 2013 IN THE CITY HALL/LIBRARY CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.

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*All persons desiring to speak on an agenda item are asked to fill out Speaker Information Cards and place them at the Staff Table prior to public discussion of that item. Each individual speaker will be limited to a presentation total of three (3) minutes per item.*

**AMERICANS WITH DISABILITIES ACT** *Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.*

## Ed Gallagher

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**From:** Jim App  
**Sent:** Tuesday, October 29, 2013 9:52 AM  
**To:** Ed Gallagher  
**Cc:** Susan DeCarli; John Falkenstien; Doug Monn; Christopher Alakel; Christine Halley (cmhalley@tjcross.com)  
**Subject:** FW: Beechwood Development

fyi

**From:** Anita Konopa [mailto:████████████████████]  
**Sent:** Tuesday, October 29, 2013 9:46 AM  
**To:** Council-CM  
**Subject:** Beechwood Development

Hello,

I'm writing regarding the potential Beechwood housing development to state my **opposition** to the city going forward with approving these homes.

We are in the middle of a full blown water CRISIS. It should not matter if these homes are already accounted for in the water master plan - there clearly isn't enough water to go around for EXISTING homes and businesses. It is beyond foolish to even consider adding to our water burden at this time.

I think it would be extremely unwise to approve the original 674 homes, let alone the 50 percent increase to more than 1,000 homes.

Please consider your current citizens and homeowners when making your decision regarding this project.

Thank you,

Anita Konopa

Ed Gallagher

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**From:** Kim Lachance <[REDACTED]>  
**Sent:** Tuesday, October 29, 2013 12:24 PM  
**To:** Planning  
**Subject:** Meeting of 10/29/13 Planning Dept.,

To whom it may concern.

Due to prior commitments I will NOT be in attendance at tonight's meeting. I understand the Beachwood Development Expansion Plan will be discussed.

I would like to get on the record regarding this issue.

I would like to know in what world, someone with two functioning brain cells, would even consider moving forward with original plan, much less an expansion of the plan.

**NO WATER AND NO INFRASTRUCTURE TO SUPPORT THIS OR ANY OTHER PENDING PROJECTS - WHAT ARE YOU PEOPLE POSSIBLY THINKING?**

Oh wait, doesn't sound like you're *thinking* at all.

Regards  
Kim Lachance

Kim Lachance  
[REDACTED]



# UROLOGY ASSOCIATES OF SAN LUIS OBISPO

A Medical Group Inc

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Craig W Canfield MD ♦ Michael deWit Clayton MD ♦ Christopher W Johnson M.D., FACS  
 Paul W Klosterman MD ♦ Joseph R Kuntze MD  
 Jennifer Eckerman, PA-C, M.P.H. ♦ Jody Jensen, PA-C ♦ Jessica Turner, D.A.C. ♦ Sara Woodruff, PA-C, MPAS

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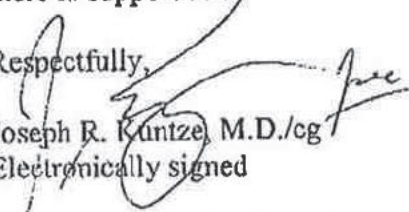
October 22, 2013

Susan DeCarli, AICP  
 Planning Coordinator  
 City of Paso Robles  
 1000 Spring St.  
 Paso Robles, Ca 93446

Dear Ms. DeCarli:

Thank you so much for taking the time to speak to me earlier today. Your information was most helpful. In regards to the upcoming city planning session I am not likely to be able to attend as I have a conflict but my understanding is that the Beechwood Development is being discussed. I would like to point out to you and to the City Council that the City of Paso Robles did a survey as to the maximum size the current citizens wish the city to attain. About 70% of the people felt that a city of 35,000 was ideal. Despite that the City Council at that time implemented a growth plan of up to 44,000. Subsequent to that action the city annexed the Olson Beechwood property to make it within the city limits. This severely impacts those of us who live further out in the Linno Valley. We were not notified of this impending action until it was done. The Beechwood portion of that plan was allocated about 600 homes for future growth. It is my understanding they are requesting an increase to over 1,000 homes. That is about a 65% increase in the allocation. I would point out that the profitability of developers is not the City Council's business. It is the business of the City Council to care for their citizens. I respectfully request that this increased allocation be rejected out of hand on the basis that it impacts the quality of life of those people already living in the area in a most adverse fashion that that the water resources in particular are not there to support this.

Respectfully,

  
 Joseph R. Kuntze, M.D./cg  
 Electronically signed

Cc: Steven Martin, Councilman

35 Casa Street Suite 370, San Luis Obispo California 93405 ♦ (805) 541-1111  
 1310 Las Tablas Road Suite 201, Templeton California 93465 ♦ (805) 454-1408  
 921 Oak Park Boulevard, Suite 202, Pismo Beach, California 93449 ♦ (805) 473-7818  
 525 East Plaza Drive Suite 304, Santa Maria, California 93454 ♦ (805) 349-7153

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## Ed Gallagher

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**From:** Doug Monn  
**Sent:** Tuesday, October 29, 2013 7:05 AM  
**To:** Jim App  
**Cc:** Ed Gallagher  
**Subject:** FW: Beechwood Development

FYI as I didn't see your names in the title block

**From:** Kimberly Barnett [mailto: ]  
**Sent:** Monday, October 28, 2013 5:38 PM  
**To:** Duane Picanco; Steve Martin; Fred Strong; John Hamon; Ed Steinbeck; Doug Monn; Susan DeCarli  
**Subject:** Beechwood Development

To: Mayor Picanco and Council Members  
From: Kathy Barnett  
Re: Beechwood Development

Thank you for the opportunity to give input regarding the Beechwood project. I attended the Planning Commission workshop and am acquainted with the draft design.

It was late in the PC meeting before learning the Beechwood design was comprised of satisfying individual property owners not necessarily planning best use of land. The public should have been told that the design was a matter of planning areas within an area; areas owned by individuals should have been highlighted in some manner. I felt foolish, wasting my time to give input, rearranging the design, when the owners knew ahead of time that this was impossible. Hopefully the design you see on Tuesday has highlighted areas.

The design meets many of the standards the City has requested but nothing jumped off the page to make one think there was anything special about this project. It was disappointing to see small pieces of land called parks instead of having a centralized park. It may meet developers' needs however the ratio of benefit to cost to the City isn't met.

This is the reason for my letter. I am asking the council to request that this project include a ball field (large enough for baseball and/or soccer) or a community center, something that ties it to the greater community. After spending time driving around this area of town I believe it has enough low cost housing, if not there should be a limited amount added. (Low cost housing is supposed to be distributed through-out the City.) What is lacking, to meet the needs of those already in the area as well as the multiple number of new residents this project will attract, is a ball field or community center. The project's included homeowner's assn. should be able to provide the maintenance.

Developers pay impact fees but the amount paid doesn't begin to cover the impacts to Paso Robles. I believe that a development project of this size should include something important to the City, not be just a collection of houses for the purpose of making a dollar. The developer's investment should be about profit, at the same time satisfy a criteria of adding to a sense of community. If it is not part of our General Plan that large development projects add to the City, it should be. Adding property taxes is not enough!

I am not a native of Paso Robles, as a resident I pay taxes but that's not enough. I have found numerous ways to contribute to projects that enhance my City. It's not just where I call home but a place that provides me many benefits. The major landowner of this property is a native thus has had many more years to realize the benefits he receives from being part of this community. All I'm requesting is a benefit in return for being able to develop property in Paso Robles. It's called investing in the future.

Respectfully,  
Kathy Barnett

Date: October 27, 2013

To: Paso Robles Planning Department  
Susan DiCarli - Planning Manager  
Ed Gallagher - Community Development Director  
From: Residents of the Spanish Lakes Development  
Sub: Beachwood Development Review Process

Our Spanish Lakes Development sits directly across (and within 300') from the possible future Beechwood development along Creston Road. Our home owners have several questions and concerns regarding the proposed plan for +/-1000 homes and some amount of mixed use development as presented in your letter of 9/23/13. Our group of concerned residents would appreciate your review and response to the following questions:

1. **Annexation** - Is the property in question currently part of the City of Paso Robles?
2. **Schools** - With our high school, middle schools, and elementary schools at near capacity, what is the plan for the +/- 600 to 700 potential new students this development may bring into the Paso Robles school district?
3. **Water** - With the shortage of water within the Paso Robles water basin how can a new 1100 home development be justified?
4. **Crime** - Has the impact on Crime been assessed for adding this many residences in such a configuration and especially just at the county line?
5. **Air Quality** - Has the impact on air quality been assessed and if so what were the results?
6. **Esthetics** - Will there be a 6' tall stucco covered screening wall with a landscaping strip along all of the development borders and especially along Creston Road similar to the existing wall for the adjacent Country Hills Development?  
Will there be a formation of a separate lighting and landscaping district with property tax fees levied on the property owners to pay for the future ongoing upkeep and maintenance?
7. **Utilities** - Will all utilities be placed underground?  
Will all the surface drainage be captured and delivered to the City of Paso Robles surface drainage system? Please also confirm that none of the surface drainage will be delivered to the county side of Creston Road.
8. **Traffic and Development Access** - Along Creston Road the developer has proposed 2 access points which will make Creston Road even more dangerous. Most of our 51 residences currently use our Creston Road gate to enter and exit the Spanish Lakes development. Over time there have been numerous near misses at this entrance point onto Creston Road due to the high rate of speed of vehicles coming from or going toward Creston. In an effort to make Creston Road safer for all users, have the following items been considered:  
Will the speed limit be posted and enforced down to 35 MPH out to the East several hundred yards past the new Airport Road intersection?



Has there been consideration of placing a three-way boulevard stop at the intersection of Airport Road and Creston Road?

Has there been consideration to eliminate any access to the new development from Creston Road (other than Airport Rd and Beechwood) similar to the way the existing adjacent Country Hills Development was designed?

Has consideration been given to relocating the mixed use properties currently noted on Creston Road and south of Airport Road to the location currently taken up by Townhomes and Condos (26 du's). Also it would seem appropriate to slide the MFR located on Creston Road to the existing plot currently shown as mixed use. This would combine all the apartments into one area and place the Townhomes/ Condo's adjacent to the Galvin's property in place of the current plan location for the MFR

9. **Total Qty of Residential** - how many residences does the City of Paso Robles current general plan really accept for this location.... less than 500, more than 500, 800, 900, 1000, 1100, 1500 ??

10. **Mixed Use** - What is intended as Mixed Use?

Will there be a screening wall and landscape strip for those areas?

What is intended to control the lighting, potential signage, and possible noise pollution from a Mixed use project?

11. **Multi Family Residential** - What is intended as MFR?

If apartments are part of the plan will there be a 2 story maximum height limit and minimum visual lighting clause?

12. **Future Public Comment and Input** - Will the public be invited to participate in future planning sessions for all the above mentioned issues & other important subjects as they occur?

13. **Schedule** - If approved, what is the planed schedule for this project.

Will 100% of the infrastructure be required to be built out first?

Will the actual building be done in phases and by different developers? If so what is the planned sequence of construction?

Thank you in advance for reviewing, considering and responding to our questions and concerns regarding this very important project.

Concerned Spanish Lakes Residents

Group Representatives:

Barry Ross

Craig Thomas



# CITY OF EL PASO DE ROBLES

*"The Pass of the Oaks"*

## CITY COUNCIL MINUTES

Tuesday, November 5, 2013 7:30 PM

MEETING LOCATION: PASO ROBLES LIBRARY/CITY HALL  
CONFERENCE CENTER, 1000 SPRING STREET

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PLEASE SUBMIT ALL CORRESPONDENCE FOR CITY COUNCIL PRIOR  
TO THE MEETING WITH A COPY TO THE CITY CLERK

PLEASE REFRAIN FROM CELL PHONE USE DURING THE MEETING - PLEASE TURN RINGER OFF

### 7:30 PM – CONVENE REGULAR MEETING

**CALL TO ORDER** – Downstairs Conference Center

**PLEDGE OF ALLEGIANCE**

**INVOCATION** – Ed Bedrosian

**ROLL CALL** Councilmembers Ed Steinbeck, John Hamon, Steve Martin, Fred Strong, and  
Mayor Duane Picanco

**STAFF INTRODUCTIONS**

### PUBLIC COMMENTS

This is the time the public may address the Council on items other than those scheduled on the agenda. **PLEASE SPEAK DIRECTLY INTO THE MICROPHONE AND BEGIN BY STATING YOUR NAME AND ADDRESS. EACH PERSON AND SUBJECT IS LIMITED TO A 3-MINUTE DISCUSSION.** Any person or subject requiring more than three minutes may be scheduled for a future Council meeting or referred to committee or staff. Those persons wishing to speak on any item scheduled on the agenda will be given an opportunity to do so at the time that item is being considered.

- Jessica Gage and Taylor Ellstrom spoke as members of the Youth Commission.
- Tina Lau spoke about Library events.
- Doug Minnick spoke about the Garagiste Festival.
- Norma Moye spoke about Main Street's upcoming Elegant Evening event.

### AGENDA ITEMS TO BE DEFERRED (IF ANY)

#### PRESENTATIONS

1. **[Proclamation:  
Law Enforcement Records and Support Personnel Day: November 5<sup>th</sup>, 2013](#)**

Mayor Picanco presented the proclamation to Chief Burton and members of the Police Department Records Division and other support personnel.

**PUBLIC HEARING – None**

#### CONSENT CALENDAR

ITEMS ON THE CONSENT CALENDAR ARE CONSIDERED ROUTINE, NOT REQUIRING SEPARATE DISCUSSION. However, if discussion is wanted or if a member of the public wishes to comment on an item, the item may be removed from the Consent Calendar and considered separately. Councilmembers may ask

questions of clarification without removing an item from the Calendar. Individual items are approved by the vote that approves the Consent Calendar, unless an item is pulled for separate consideration.

2. [Approve City Council Minutes from October 10<sup>th</sup> and October 15<sup>th</sup>, 2013](#)  
D. Fansler, City Clerk
3. [Approve Warrant Registers 112085-112280 \(10/11/13\), 112281-112509 \(10/18/13\), 112510-112651 \(10/22/13\), and other payroll services](#)  
J. Throop, Director of Administrative Services
4. [Advisory Body Minutes](#)  
Airport Advisory Committee (August 22, 2013 and September 26, 2013)  
Senior Advisory Committee (September 9, 2013)  
Parks and Recreation Advisory Committee (September 9, 2013)  
Library Board of Trustees (September 12, 2013)
5. [Adopt Resolution 13-148 authorizing the sale of the Principal Group Financial Common Stock.](#)  
J. Throop, Community Development Director
6. [Receive and file Construction and Demolition Debris Diversion report.](#)  
J. Throop, Community Development Director
7. [Adopt Resolution No. 13-149 approving an 18-month contract with the Paso Robles Professional Firefighters \(IAFF\) Local 4148 for no change in wage and benefits through December 31, 2013.](#)  
M. Williamson, Assistant City Manager
8. [Proclamation: Garagiste Festival](#)

Consent Calendar items 2 through 8 were approved on a single motion by Councilman Strong and seconded by Councilman Hamon. Councilman Martin abstained on item #3, Warrant register #112175 and #112396. Mayor Picanco abstained on Warrant register item #112647.

Motion passed by the following roll call vote:

AYES: Strong, Hamon, Martin, Steinbeck, Picanco  
NOES:  
ABSTAIN:  
ABSENT

## DISCUSSION

9. [2014 Community Development Block Grant \(CDBG\) Program](#)  
E. Gallagher, Community Development Director

For the City Council to (a) decide which applications for the City's 2014 Community Development Block Grant (CDBG) funds should be recommended in the Draft Annual Action Plan and (b) set a date for the public hearing for the 2014 CDBG Fund allocations.

Mayor Picanco opened the public discussion. Speaking from the public were Juliane McAdam, who spoke about the Senior Nutrition program, and Mara Whitten who represented CAPSLO's Adult Day Center. There were no other comments, either written or oral, and the public discussion was closed.

A motion was made by Councilman Martin and seconded by Councilman Strong to identify the following applications to be listed in the Draft One Year Action Plan as being recommended for funding:

Turtle Creek Sidewalk	\$ 88,000
Handicapped Ramps	\$ 10,000
Public Services Activities	\$ 22,836
Administration & Capacity Building	<u>\$ 30,000</u>
	\$152,240

And Set Tuesday, February 4, 2014, the regular Council meeting as the date for the public hearing for 2014 CDBG allocations.

Motion passed by the following roll call vote:

AYES: Martin, Strong, Steinbeck, Hamon, Picanco  
NOES:  
ABSTAIN:

ABSENT:

**10. Consideration of Enforcement of Off-Site Parking Provisions in Uptown/Town Centre Specific Plan Area**

E. Gallagher, Community Development Director

For the City Council to consider enforcement issues related to Off-Site Parking provisions in the Uptown/Town Center Specific Plan and to give staff direction on amendments to the zoning code parking regulations.

Mayor Picanco opened the public discussion. Speaking from the public was Kathy Barnett. There were no other comments, either written or oral, and the public discussion was closed.

A motion was made by Councilman Strong and seconded by Councilman Martin to direct staff to prepare options for amending the zoning code's parking provisions for off-site parking, modified to require a look at the current fee structure and development of a plan to outline use of existing parking fund monies for painting and/or property acquisition.

Motion passed by the following roll call vote:

AYES: Strong, Martin, Steinbeck, Hamon, Picanco

NOES:

ABSTAIN:

ABSENT:

**11. Agreement with Pacific Waste Services for Operation of Solid Waste Landfill – Amend. # 4**

D. Monn, Public Works Director

For the City Council to consider an amendment of its agreement with the City's landfill operator to adjust revenue allocations.

Mayor Picanco opened the public discussion. Speaking from the public was Kathy Barnett. There were no other comments, either written or oral, and the public discussion was closed.

A motion was made by Councilman Hamon and seconded by Councilman Steinbeck to adopt Resolution No. 13-150 approving Amendment No. 4 to the Agreement with Pacific Waste Services for Operation of Solid Waste Landfill and authorize the City Manager to execute Amendment No. 4.

Motion passed by the following roll call vote:

AYES: Hamon, Steinbeck, Strong, Martin, Picanco

NOES:

ABSTAIN:

ABSENT:

**12. Landfill Tipping Fees**

D. Monn, Public Works Director

For the City Council to consider increasing landfill tipping fees which have not been adjusted since 2002.

Mayor Picanco opened the public discussion. There were no comments, either written or oral, and the public discussion was closed.

A motion was made by Councilman Martin and seconded by Councilman Strong to adopt Resolution No. 13-151 authorizing an increase in landfill tipping fees, effective July 1, 2014, and every July 1st thereafter through 2018.

Motion passed by the following roll call vote:

AYES: Martin, Strong, Steinbeck, Hamon, Picanco

NOES:

ABSTAIN:

ABSENT:

**13. Proposed Use of Urban State Highway Account (USHA) Grant**

D. Monn, Public Works Director

For City Council to consider using the City's USHA grant to refresh pavement striping and markings.



Mayor Picanco opened the public discussion. There were no comments, either written or oral, and the public discussion was closed.

A motion was made by Councilman Steinbeck and seconded by Councilman Martin to direct staff to use the City's allocation of its FY 2013/2014 USHA grant in the amount of \$120,400 to refresh pavement striping and markings of the street segments listed in the staff report.

Motion passed by the following roll call vote:

AYES: Steinbeck, Martin, Strong, Hamon, Picanco

NOES:

ABSTAIN:

ABSENT:

#### **14. River Trail Maintenance & Security Update**

M. Williamson, Assistant City Manager

To provide the City Council with a status report on maintenance and security matters associated with the River Trail system.

Mayor Picanco opened the public discussion. Speaking from the public were Cathy Bales, Jim Fotinakas, Sue Aikin, and John Parker Kennedy. There were no other comments, either written or oral, and the public discussion was closed.

##### **1<sup>st</sup> Action**

A motion was made by Councilman Martin and seconded by Councilman Strong to approve a \$19,000 repair expenditure and suggested volunteers be included in the trail maintenance efforts.

Motion passed by the following roll call vote:

AYES: Martin, Steinbeck, Strong, Hamon, Picanco

NOES:

ABSTAIN:

ABSENT:

##### **2<sup>nd</sup> Action**

Mayor Picanco and Councilman Martin agreed to serve on a River Trail Maintenance Ad Hoc committee to help organize, communicate and encourage volunteerism.

#### **COUNCIL BUSINESS - None**

#### **CLOSED SESSION ITEMS - None**

Motion by Councilman Hamon, seconded by Councilman Steinbeck to adjourn

Motion passed by the following VOICE vote:

AYES: Hamon, Steinbeck, Martin, Strong, Picanco

NOES:

ABSTAIN:

ABSENT:

#### **ADJOURNMENT AT 9:38PM TO:**

- REGULAR PLANNING COMMISSION MEETING - 7:30PM ON TUESDAY, NOVEMBER 12, 2013 IN THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.
- CITY COUNCIL/PLANNING COMMISSION BREAKFAST - 7:00AM ON FRIDAY, NOVEMBER 15, 2013 AT TOUCH OF PASO RESTAURANT.
- CITY COUNCIL CLOSED SESSION - 5:00PM ON TUESDAY, NOVEMBER 19, 2013 IN THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.
- REGULAR CITY COUNCIL MEETING - 7:30PM ON TUESDAY, NOVEMBER 19, 2013 IN THE LIBRARY/CITY HALL CONFERENCE CENTER, 1000 SPRING STREET, PASO ROBLES.

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APPROVED BY THE CITY COUNCIL AT A FUTURE REGULAR MEETING.*