



City Council Agenda Report

From: Susan DeCarli, City Planner

Subject: Beechwood Specific Plan –Discussion of the Applicants Preferred Alternative Project Description and Allocation of Surplus Density Units

Date: May 15, 2018

Facts

1. The 2003 General Plan Land Use Element designates the Beechwood property for development of up to 674 dwelling units.
2. The applicants for the Beechwood Specific Plan Area have proposed a Specific Plan project with up to 915 dwelling units with various types of residences, including single-family and multi-family units, and a small amount of mixed-use development. (See Attachment 1, Project Location and Conceptual Land Use Plan.)
3. In 2013, the City Council approved the applicant to submit and process a Specific Plan development project with up to 1,011 residential units and mixed-use development on Creston Road in the project area. At that time, an increase in density would have required a General Plan Land Use Element amendment. The final determination of the project density was to be as determined in the project Environmental Impact Report (EIR). (See Attachment 2, Resolution 13-057.)
4. The applicants' proposed 915 dwelling units are under the 1,011 units the Council authorized to be processed and analyzed in the project EIR. However, since this proposed request would require density not designated in the General Plan Land Use Plan for this property, in accordance with current policies (that have determined there are unallocated density units available), the Council would need to "reserve" 241 unallocated surplus residential density units for this project. Should these units not be incorporated into the project (as a result of the public participation process), they would remain unallocated and available for other development projects.
5. However, as a result of the most recent Council actions to reserve residential units on other projects, there are only 237 remaining surplus density units available to add density to property that is accounted for in the General Plan.
6. As part of the EIR process, in accordance with the California Environmental Quality Act (CEQA), the City hosted a public "scoping session" on April 11, 2018, to gather input from the community on the issues to be studied in the EIR. The City received a significant amount of input on issues at the scoping session, including over 125 written comment letters, as well as follow-up emails.
7. As a result of the received input, as well as all the top issues of community concern to study in the project EIR include: traffic impacts, water resource availability, population density, growth impacts, school impacts, land use compatibility, stormwater management, and biological impacts.
8. The Specific Plan Ad Hoc Committee reviewed the scoping session public comments and considered the conceptual land use plan and density at a meeting on April 27, 2018. The consensus of the committee was to ensure the topics identified at the scoping meeting are evaluated in the EIR, and the

committee supported the City Council's consideration of the applicants' preferred alternative development scenario for study in the EIR of up to 915 dwelling units.

Options

1. Do nothing.
2. Direct staff to work with the EIR consultant to study the applicants' preferred development scenario as the "baseline alternative" under CEQA, and to study the project with up to 911 dwelling units, and allocate the remaining 237 Surplus Density Units to the project.
3. Amend the above-listed action.
4. Refer back to staff and the Specific Plan Ad Hoc Committee for additional analysis.

Analysis

Prior to moving forward on the project EIR, with recent public input on the project, and Specific Plan Ad Hoc Committee support, the Council is being requested to direct staff to work with the EIR consultant to study the proposed baseline project land use plan layout and the applicants' proposed density for the project, and to prepare an EIR for this project.

Option 2. This option would allow the City to move forward on preparing an EIR for the baseline project with a maximum density of up to 911 residential units.

The EIR will process will analyze the baseline project and identify if there are significant environmental impacts. The EIR must provide feasible alternative projects that reduce these significant environmental for consideration. The Planning Commission and City Council will have the option to choose between the baseline project and the alternative projects when making a final decision on the project.

Option 3 & 4. These options would allow the City Council to consider an alternative density as the preferred alternative in the project EIR. An alternative project might reduce some of the environmental impacts and simplify the Environmental Impact Report process. However, there appear to be no significant advantages to this approach, as alternative densities can be adequately addressed in the EIR. Changing the baseline project would trigger a significant project redesign process and extend the processing timeline for the project.

Fiscal Impact

There are no fiscal impacts that would result from determining the density to study in the project EIR.

Recommendation (Option 2)

Approve attached Draft Resolution 18-xxx directing staff to work with the EIR consultant to study the applicants' preferred development alternative of up to 911 units.

Attachments

1. Project Location Map
2. April 11, 2018 Land Use Plan
3. Resolution XX, Approving the Beechwood Specific Plan to process a Specific Plan with up to 1,011 dwelling units
4. Draft Resolution 18-xxx, approving confirmation of the EIR preferred alternative



Beechwood Specific Plan

A Diverse, Healthy, and Connected Community

Meeting regional housing needs by providing a mix of housing types for all income levels and maintaining a density consistent with adjacent neighborhoods

- High quality housing with different product types and diverse price points
- Small and large lot single family residences
- Attached housing types for rental or individual ownership
- Clustering of density in areas with limited constraints

Creating healthy neighborhoods by providing recreational opportunities and safe walking and biking facilities

- Neighborhoods are connected by a multi-purpose trail system, bike lanes, and sidewalks
- Pocket parks provide areas for active and passive recreation
- New community park for youth and adult sports programs

Creating a safe community by focusing on traffic safety

- Multiple points of access provided to minimize the concentration of vehicles
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- Sensitive resource areas are preserved and enhanced in dedicated open space
- New habitat areas created through thoughtful use and placement of required stormwater features
- Site planning focused on protection of oak trees
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- Low water use landscaping and water fixtures for all new development



- RESIDENTIAL SINGLE FAMILY – 4/5 DU/AC
Single Level, Two-Story
- RESIDENTIAL MULTI FAMILY – 12 DU/AC
Town Home, Duplex, Tri-Plex
- RESIDENTIAL MULTI FAMILY – 20 DU/AC
Apartments, Condominiums
- COMMERCIAL MIXED USE
Community & Sub-Regional Retail
- PARK / OPEN SPACE
- PROPOSED TRAIL NETWORK
8-Foot Multipurpose Trail

Land Use Summary by Ownership

Subarea	Owner	Area (ac)	Proposed Density	Land Use	Units per Acre
A	Harrod	9.75	42	RSF (4/5)	4.3
B	Harrod	19.80	88	RSF (4/5)	4.4
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D	Penso	19.95	88	RSF (4/5)	4.4
E	Erskine	19.95	88	RSF (4/5)	4.4
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G	Delucca	9.66	32	RSF (3/4)	3.3
H	Harrod	15.80	68	RSF (4/5)	4.3
I Total	Erskine	38.02	166	RSF (4/5)*3	4.3
I-1	Erskine (33.92ac)			RSF (4/5)	
I-2	Erskine (3.10ac)*1			RMF (2C)	
I-3	Erskine (1.8ac)			COM (MU)	
J Total	Harrod	38.22	167	RSF (4/5)*3	4.3
J-1	Harrod (16.30ac)			RSF (4/5)	
J-2	Harrod (9.70ac)			RMF (12)	
J-3	Harrod (6.13ac)*2			RMF (20)	
J-4	Harrod (6.8ac)			COM (MU)	
Total Residential:		204.05	915		
Total Commercial:		7.00			

All areas are gross acreage per APN 009-863
Commercial Square Footage is Acreage x 0.3 FAR

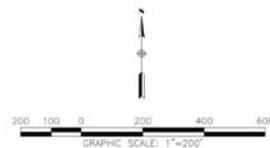
Notes:
*1 Minimum 2.0 Acres at 20 DUA
*2 Minimum 3.0 Acres at 20 DUA
*3 These Large Parcels (RSF 4/5) are separated into smaller zoning areas to provide a mixture of housing types and a commercial/mixed use area

PROJECT DATA

211.0 ACRES	TOTAL AREA
204.0 ACRES	RESIDENTIAL
7.0 ACRES	COMMERCIAL MIXED USE
30.8 ACRES	OPEN SPACE AREA (INCLUDED IN RESIDENTIAL & COMMERCIAL MIXED USE)
7.6 ACRES	DRAINAGE BASIN/FACILITIES (INCLUDED IN OPEN SPACE)

UNIT DENSITY: 4.4 UNITS/ACRE	915
RESIDENTIAL UNITS (TOTAL):	915
SINGLE FAMILY UNITS:	697*
MULTI FAMILY UNITS:	218*

* Approximate Unit Breakdown Based on Average Densities



RECEIVED
 City of Paso Robles
 4/11/18
 Community Development Dept.

Craftsman



Farmhouse



Mediterranean



Multi-Unit



Other



APPROVED
4/11/18
City of Paso Robles
Community Development Dept.

ARCHITECTURAL CONCEPTS

BEECHWOOD
SPECIFIC PLAN

Parks and Open Space



Multipurpose Trails



Parks Concepts



City of Escondido
 Community Development Dept.
 RECEIVED
 April 11, 2018

MULTIPURPOSE TRAILS, PARKS,
AND OPEN SPACE

BEECHWOOD
SPECIFIC PLAN

RESOLUTION NO. 13-057

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES UPDATING AND SUPERSEDING RESOLUTION 09-055 REGARDING PROVIDING DIRECTION AND PROCESSING PRIORITIES FOR VARIOUS SPECIFIC PLANNING EFFORTS

WHEREAS, at its meeting of May 5, 2009, the City Council adopted Resolution 09-055 to set priorities for allocation of staff time to process development and amendment of specific plans; and

WHEREAS, Resolution 09-055 provided that, henceforth, property owners were to be responsible for all costs related to the processing of specific plans; and

WHEREAS, the City's General Plan has established population planning threshold of 44,000 persons, based on the available capacities of the water system, wastewater treatment system, transportation systems, and environmental resources; and

WHEREAS, the City's General Plan calls for establishing Specific Plans on the Chandler Ranch, Olsen Ranch, and Beechwood Area and provides density targets that are within the City's buildout population planning threshold of 44,000 residents; and

WHEREAS, the City is processing or has received applications for the following specific plans: Chandler Ranch, Olsen Ranch, Beechwood Area, and an amendment of the Borkey Area specific Plan to accommodate an expansion of the River Oaks development; and

WHEREAS, in 2012, the inventory of vacant land for residential development that is ready for subdivision and development is substantially limited to the referenced specific plan areas; and

WHEREAS, via General Plan Amendment 2012-02, the Land Use Element adopted a 5.0% vacancy rate and an updated average population per household ratio (2.66) that collectively raised the number of dwelling units that could be built within the 44,000 population planning threshold by 594 units over the 16,818 units shown in Table LU-3 of the Land Use Element to 17,412 units, as amended by General Plan Amendment 2012-02; and

WHEREAS, the additional 594 units have not been assigned, via the Land Use Map, to any properties; and

WHEREAS, property owners within each of the above-referenced specific plan areas have submitted written requests for assignment of a portion of the additional 594 dwelling units in a manner that the collective requests exceed 594 dwelling units; and

WHEREAS, the City's Economic Strategy, adopted in 2006, calls for the following measures for development of residential neighborhoods:

- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles;
- Increase labor force residents in the City;
- Create streetscapes, pathways, and public spaces of beauty, interest, and functional benefit to pedestrians;
- Preserve energy and natural resources; and

WHEREAS, at its meeting of November 16, 2004, the City Council directed that the Olsen Ranch and Beechwood Area Specific Plans be combined into a single specific plan; at that time, the City had been advancing public funds to prepare specific plans; and

WHEREAS, with the adoption of Resolution 09-055, the requirement to prepare a single specific plan for the Olsen Ranch and Beechwood Area has proven to be a hindrance to the development of either area; the General Plan does not mandate that these two areas be addressed by a single specific plan; and

WHEREAS, at its meeting of June 5, 2007, the City Council directed that the Environmental Impact Report for the combined Olsen Ranch/Beechwood Area Specific Plan may study alternative land development patterns with density bonuses of 15, 30, and 50 percent;

WHEREAS, the City Council and Planning Commission conducted a public workshop on January 29, 2013 to discuss revising priorities for preparing and amending Specific Plans (as currently set forth in Resolution 09-055) and for allotting up to 594 additional dwelling units within the 44,000 Population Planning Threshold that were identified via General Plan Amendment 2012-002;

WHEREAS, at its meeting of March 19, 2013, the City Council considered the issues discussed by the City Council and Planning Commission at the January 29, 2013 public workshop and accepted additional testimony from the public on this matter;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED, by the City Council of the City of El Paso de Robles as follows:

1. Prior to a comprehensive update of the General Plan, the City Council will not approve general plan amendments that collectively increase the number of dwelling units at build out above 17,412 dwelling units (=16,818 + 594).
2. The City Council encourages applicants to submit specific plans or specific plan amendments and to prepare accompanying general plan amendments and environmental assessments. The City shall process project applications as they are submitted and shall evaluate each application on its own merits.
3. Separate specific plans, general plan amendments, and EIRs may be prepared and processed for the Olsen Ranch and Beechwood Area.
4. City staff will process specific plan and related applications expeditiously while simultaneously attending to other Council goals. However, staff resources are limited, and the City does not warrant that it will be able to process applications within applicants' desired timeframes. The city may hire contract planners, at applicants' expense, to facilitate processing of applications.
5. City staff shall continue to provide the Council with quarterly status reports of all specific plans.
6. All consultant and staff time costs incurred by the City prior to May 5, 2009 to prepare specific plans and their environmental impact reports (EIR) shall be recovered by the City via specific plan fees to be paid at the time of occupancy of buildings as provided by Government Code Section 65456.
7. All consultant and staff time costs incurred since May 5, 2009 to prepare specific plans and their EIRs shall be borne by property owners and deposited upfront and deposit maintained until the specific plans, general plan amendments, and associated EIR work, including public hearings and approval by the City Council, is completed.
8. Any specific plan work shall include early community input and review prior to acceptance of a draft specific plan as follows:
 - a. Draft specific plans shall first be submitted to staff for review and feedback with applicant;
 - b. A community workshop before the Planning Commission and City Council shall be conducted prior to the City's acceptance of a draft specific plan for processing;
 - c. Preparation of an EIR shall begin only after completion of the community workshop and City Council direction on the draft plan;
 - d. Preparation of the draft specific plans, general plan amendments, and EIRs shall undergo the normal public review and adoption process.
9. This resolution supersedes Resolution 09-055.

PASSED AND ADOPTED THIS 16th day of April, 2013 by the following Roll Call Vote:

AYES: Strong, Hamon, Martin, Steinbeck, Picanco

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Caryn Jackson, Deputy City Clerk


Duane Picanco, Mayor

Neighborhood Design Principles

Neighborhood Design Objectives:

- Encourage the development of walkable neighborhoods;
- Provide a street grid that offers several paths for vehicles so as to avoid congestion at choke points; and
- Facilitate use of alternative modes of transportation (pedestrian, bicycles, transit);
- Provide central places to gather. These may be in parks or plazas in commercial areas.

Design Principles

These principles are rooted in policies contained in the Land Use, Circulation, and Housing Elements of the General Plan and in the Economic Strategy. The overall goal is to use some of the best features of the City's historic West Side. Major principles include:

- Streets are laid out in a grid pattern, preferably without cul-de-sacs;
- Blocks are relatively short (300 to 600 feet) to encourage walking;
- Entrances to houses and other buildings face the street, preferably with porches or stoops, which make front yards a sort of "outdoor living room" that fosters interaction with neighbors and enhances public safety, by placing "eyes on the street";
- Architectural styles promote safe, walkable neighborhoods;
- Residential front yards are relatively shallow (e.g. 10 - 15 feet);
- Living spaces within homes are oriented toward the street (rather than having bedrooms up front unless they are on second floors);
- Parking is placed behind houses and other buildings; access to parking is via alleys and/or driveways to rear parking;
- Neighborhoods have a center, a gathering place, which could be a park or commercial center with a plaza;
- Within each neighborhood, a variety of housing types and densities are provided;
- Pedestrian and bike paths are provided through neighborhoods and connect to regional paths;
- Transit stops are provided.

City policies that call for these principles include:

- Develop neighborhoods and planning areas using compact urban forms that foster connectivity, walkability, alternative transportation modes with:
 - a. Attractive streetscapes,
 - b. A pedestrian friendly setting,
 - c. Coordinated site design, architecture, and amenities,
 - d. Adequate public and private spaces; and,
 - e. A recognizable and high quality design aesthetic. (*Land Use Element Policy LU-2D*)
- Establish safe pedestrian and bicycle paths, for children and their parents to schools and other major destinations such as downtown, retail and job centers. (*Circulation Element, Policy CE-1A*)
- Transportation improvements shall improve accessibility and promote physical activity. (*Circulation Element, Policy CE-1A, Action Item 19*)

Neighborhood Design Principles

- To the extent practical, new residential streets shall provide a grid roadway system with block lengths of 300 - 600 feet. Cul-de-sac streets shall be discouraged. Street widths shall be no greater than as needed to accommodate emergency service vehicles. Design standards compatible with traditional neighborhood shall be developed. (*Circulation Element Policy CE-1B, Action Item 1*)
- Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beechwood Area, and any to follow) to provide a balance of housing opportunities (types and densities) for all income groups. (*Housing Element Policy HE-1.2, Action Item 7*)
- Require new specific plans for undeveloped areas (Chandler Ranch, Olsen Ranch, Beechwood Area, and any to follow) to incorporate land use and circulation patterns that use compact urban forms that foster connectivity, walkability, and alternative transportation modes. (*Housing Element Policy HE-6.2, Action Item 22*)
- Encourage community development in live/work, mixed use, and compact, pedestrian oriented forms to accommodate all income levels and lifestyles. *Economic Strategy – Place*
- Planning for the Olsen Ranch / Beechwood area should adhere to the T2, T3, and T4 (*i.e., TND*) design standards contained in this document. (*Gateway Plan, Creston Road Gateway*)

Planning Commission Recommendation on Beechwood Specific Plan 10/08/13

Commissioners discussed the project and formulated the following recommendations to the City Council for principles to be incorporated into the design of the project.

1. Block Length: Break up larger blocks with more connector streets and/or pedestrian paths to link the central park area with the outer reaches of the planning area, particularly in the southeast and northeast portions of the site. Add a connector street in the southeast portion between the multi-family and single family areas to facilitate connectivity to the commercial area. Some of these paths will run between homes and could cause some units/lots to be “lost”. 7-0 in favor.
2. Meadowlark Road Frontage: Homes should back up to Meadowlark Road with a decorative block wall or decorative fencing, to be enhanced with columns or “step in/out” jogs and a Charolais Road-style parkway with substantial landscaping. 6-1 in favor.
3. Beechwood Drive Frontage: Homes south of Silver Oak Drive should attempt to mirror the pattern on the east side of the street with some homes fronting onto the street and others siding onto the street. Homes north of Silver Oak Drive and opposite Virginia Peterson School should back up to Beechwood Drive with a decorative block wall or decorative fencing, to be enhanced with columns or “step in/out” jogs and Charolais Road-style parkway with substantial landscaping across from the school to encourage a more pedestrian friendly (kids walking to school) environment. Additionally, the park shown on the DeLuca property should be relocated to the corner of Beechwood Drive and the East-West Central Drive. 7-0 in favor.
4. Airport Road Frontage: Single family homes should back up to Airport Road with a decorative block wall or decorative fencing, to be enhanced with columns or “step in/out” jogs and a Charolais Road-style parkway. Multi-family complexes in the southeast portion of the site should be arranged so that units face Airport Road. 7-0 in favor.
5. Creston Road Frontage: Single family homes should back up to Creston Road with decorative block wall or decorative fencing, to be enhanced with columns or “step in/out” jogs and a Charolais Road-style parkway. Multi-family residential and commercial should face Creston Road. 7-0 in favor.
6. East-West Central Drive: Single family homes may back up to and side-on to this road with decorative block wall or decorative fencing, to be enhanced with columns or “step in/out” jogs, but the parkway should be widened, especially near the estate homes (on the cul-de-sac) and on the west end on the De Luca property to make the linear parks more-usable. 6-1 in favor.
7. Residential Multi-Family, 20 Units per Acre:
 - a. The three small areas (0.5 – 1.0 acre) north of the East-West Central Drive) should be eliminated. 7-0 in favor.
 - b. With the decrease in the Regional Housing Need Allocation for low and very low income units (from in 1,094 units in 2001 to 200 units in 2012), the amount of RMF-20 land should be decreased from the present 200 unit requirement for the Beechwood Specific Plan Area via the upcoming Housing Element update and the general plan amendment for this project. Staff will prepare options for reductions.

Commissioner Gregory excused himself from the meeting.

Planning Commission Recommendation on Beechwood Specific Plan 10/08/13

8. Parks and Open Space: The parks and open space areas should supplement proposed trails and informal play areas with basic amenities to such as playgrounds, picnic/barbecue areas, and benches. Consideration should be given to combining detention basins/LID areas with ballfields, even if informal in nature. 6-0 in favor.

Note: Although one Commissioner recommended more amenities for the project (e.g., community center, sports fields, etc.), other Commissioners were not in favor of considering community centers or restrooms due to maintenance issues, the nature of multiple owners, and HOA complications.

9. Density: Commissioners advised the applicants to consider the changes described above and incorporate those recommendations that would result an improved project. The applicants were also asked to be prepared to defend the use of 5,000 sq ft lots for the following reasons:
 - a. Existing Topographical and grading challenges;
 - b. Surrounding neighborhoods have lot sizes of 7000 – 8000 sq ft;
 - c. Lot sizes capable of accommodating a SF home, garage and open space thereby resulting in a “Best Use of Land”, well-planned subdivision that “works”. 5-1 in favor.



Erskine Group + Harrod Builders + Huebner Enterprises, Inc.

Beechwood Ownership Group

Beechwood Illustrative Site Plan



RESOLUTION NO. 18XXX

RESOLUTION OF THE CITY OF EL PASO DE ROBLES CITY COUNCIL
TO STUDY THE APPLICANTS PROPOSED PREFERRED DEVELOPMENT SCENARIO
OF 911 DWELLING UNITS AS THE “PREFERRED ALTERNATIVE”
IN THE PROJECT ENVIRONMENTAL IMPACT REPORT (EIR)
FOR THE BEECHWOOD SPECIFIC PLAN PROJECT

WHEREAS, the project proponents for the Beechwood Specific Plan neighborhood area has submitted General Plan Amendment (GPA 12-004) and Specific Plan (SPA 18-001) applications that are supported with a project description and exhibits for property located between Creston Road, Beechwood Drive, Meadowlark Road and the eastern City limits; and

WHEREAS, the 2003 General Plan Land Use Element designates the Beechwood property for development of up to 674 dwelling units; and

WHEREAS, the applicants for the Beechwood Specific Plan Area have proposed a Specific Plan project with up to 915 dwelling units with various types of residences, including single-family and multi-family units, and a small amount of mixed-use development. See Attachment 1, Project Location and Conceptual Land Use Plan; and

WHEREAS, in 2013, the City Council approved the applicant to submit and process a Specific Plan development project with up to 1,011 residential units and mixed-use development on Creston Road in the project area. At that time, an increase in density would have required a General Plan Land Use Element amendment. The final determination of the project density was to be as determined in the project Environmental Impact Report (EIR); and

WHEREAS, the proposed 915 dwelling units is under the 1,011 units the Council authorized to be processed and analyzed in the project EIR. However, since this proposed request would require density not designated in the General Plan Land Use Plan for this property, in accordance with current policies (that have determined there are unallocated density units available), the Council would need to “reserve” 241 unallocated surplus residential density units for this project. Should these units not be incorporated into the project, (as a result of the public participation process), they would remain unallocated and available for other development projects; and

WHEREAS, as a result of the most recent Council actions to reserve residential units on other projects, there are 237 remaining surplus density units available to add density to property that is accounted for in the General Plan; and

WHEREAS, as part of the EIR process, in accordance with the California Environmental Quality Act (CEQA), the City hosted a public “scoping session” on April 11, 2018, to gather input from the community on the issues to be studied in the EIR. The City received a significant amount of input on issues at the scoping session, including over 125 written comment letters and follow-up emails; and

WHEREAS, the top issues of community concern to study in the project EIR include: traffic impacts, water resource availability, population density & growth, school impacts, land use compatibility, stormwater management, and biological impacts, and others; and

WHEREAS, the Specific Plan Ad Hoc Committee reviewed the scoping session public comments and considered the conceptual land use plan and density at a meeting on April 27, 2018. The consensus of the committee was to ensure the topics identified at the scoping meeting are evaluated in the EIR, and they supported the City Council consider studying the applicants preferred development scenario of up to 911 dwelling units as the “preferred alternative” under CEQA; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), given the scope of environmental issues to analyze and evaluate for the Beechwood Specific Plan project, an environmental impact report (EIR) is necessary to be prepared; and

NOW, THEREFORE, BE IT RESOLVED that the EIR to be prepared for the Beechwood Specific Plan will include studying the environmental impacts of the applicants proposed preferred development project with up to 911 units, and 237 Surplus Density Units are allocated to the project for a maximum residential density of 911 units.

PASSED AND ADOPTED THIS 15th day of May, 2018, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibit A: Land Use Plan



Alternative Park Concept
Baseball Theme

Legend :

- Single Family Residential 4/5 du/ ac.
- Multi-Family Residential 12 du/ ac.
- Multi-Family Residential 20 du/ ac.
- Commercial/ Mixed-Use
- Water Quality Basins
- Parks/ Open Space

Beechwood Specific Plan

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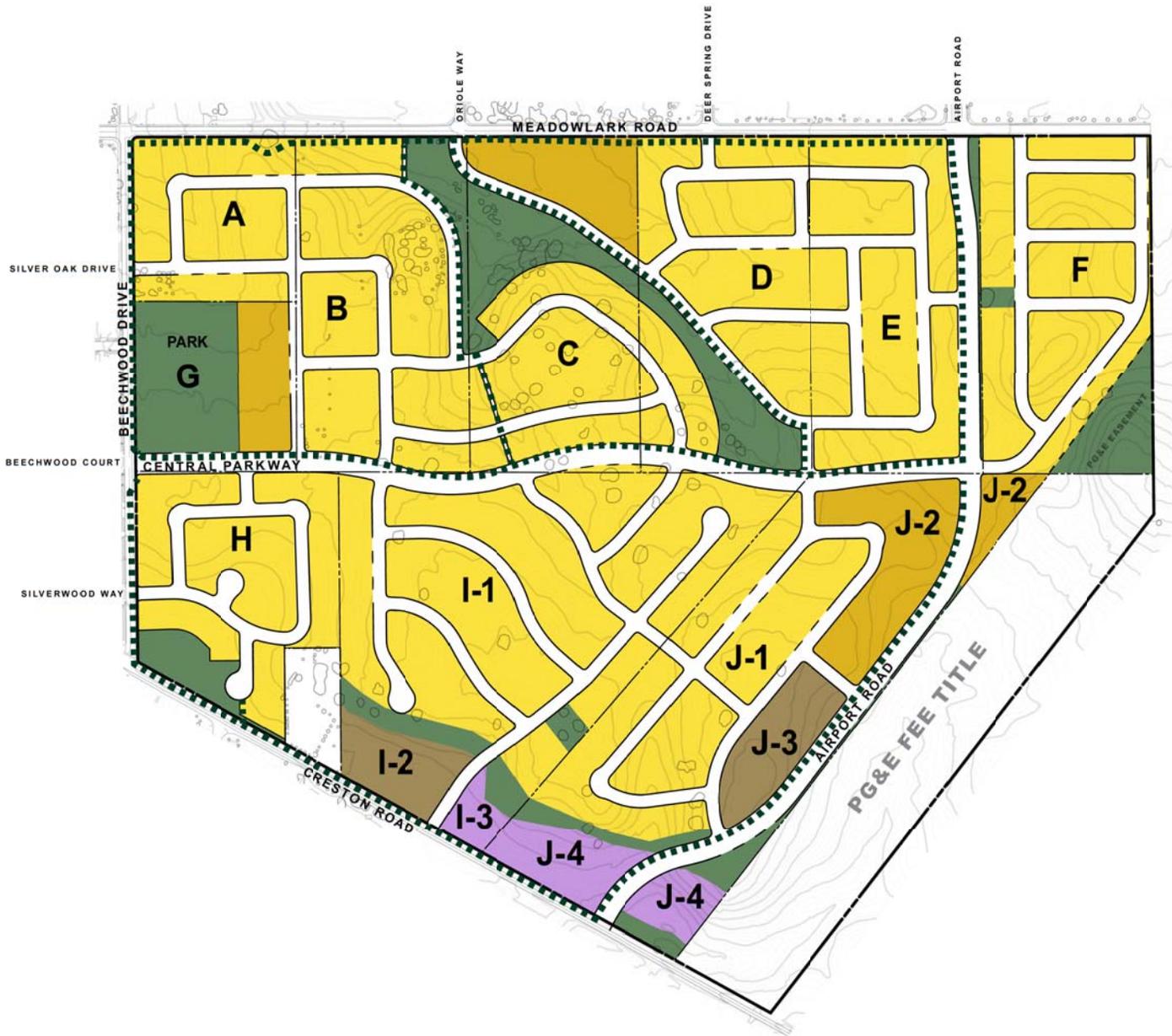
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- Site planning focused on protection of oak trees
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Single Level, Two-Story
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Town Home, Duplex, Tri-Plex
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Apartments, Condominiums
- COMMERCIAL MIXED USE
Community & Sub-Regional Retail
- PARK / OPEN SPACE
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Total Residential:		204.05	915		
Total Commercial:		7.00			

All areas are gross acreage per APN 009-863
Commercial Square Footage is Acreage x 0.3 FAR

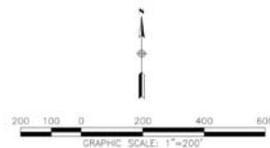
Notes:
*1 Minimum 2.0 Acres at 20 DUA
*2 Minimum 3.0 Acres at 20 DUA
*3 These Large Parcels (RSF 4/5) are separated into smaller zoning areas to provide a mixture of housing types and a commercial/mixed use area

PROJECT DATA

211.0 ACRES	TOTAL AREA
204.0 ACRES	RESIDENTIAL
7.0 ACRES	COMMERCIAL MIXED USE
30.8 ACRES	OPEN SPACE AREA (INCLUDED IN RESIDENTIAL & COMMERCIAL MIXED USE)
7.6 ACRES	DRAINAGE BASIN/FACILITIES (INCLUDED IN OPEN SPACE)

UNIT DENSITY:	4.4 UNITS/ACRE
RESIDENTIAL UNITS (TOTAL):	915
SINGLE FAMILY UNITS:	697*
MULTI FAMILY UNITS:	218*

* Approximate Unit Breakdown Based on Average Densities



Craftsman



Farmhouse



Mediterranean



Multi-Unit



Other



ARCHITECTURAL CONCEPTS

BEECHWOOD SPECIFIC PLAN

Parks and Open Space



Multipurpose Trails



Parks Concepts



MULTIPURPOSE TRAILS, PARKS, AND OPEN SPACE

BEECHWOOD SPECIFIC PLAN

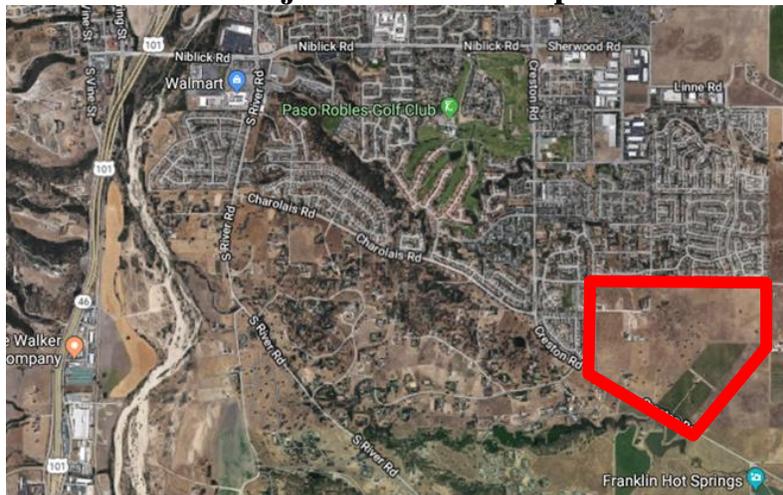


**CITY OF PASO ROBLES
 NOTICE FOR CITY COUNCIL MEETING
 TO CONFIRM PREFERRED BEECHWOOD SPECIFIC PLAN
 PROJECT DESIGN & DENSITY
 TO BE STUDIED IN THE PROJECT
 ENVIRONMENTAL IMPACT REPORT (EIR)
 TUESDAY, MAY 15, 2018**

NOTICE IS HEREBY GIVEN that the City of Paso Robles City Council will discuss the proposed 915 housing unit project as the baseline project for the Beechwood Specific Plan Area EIR. The project area is located between Meadowlark Road, Beechwood Drive and Creston Road, in Paso Robles California.

WHEN: Tuesday, May 15, 2018 at 6:30 pm
WHERE: Paso Robles City Council Chambers, 1000 Spring Street, Paso Robles

Project Location Map



Beechwood Specific Plan - 915 Unit Baseline Project



If you have any questions, please contact Susan DeCarli, City Planner at (805) 237-3970, or email at sdecarli@prcity.com. Copies of the staff report pertaining to this project will be available for review at the Community Development Department on Friday, May 11, 2018 (copies are available for purchase for the cost of reproduction). The staff report will also be available on the City website at: <http://www.prcity.com/government/citycouncil/index.asp>. If you have any questions, please contact the Community Development Department at (805) 237-3970.