

TO: JAMES L. APP, CITY MANAGER

FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: OLSEN RANCH BEECHWOOD SPECIFIC PLAN (OBSP) JOINT STUDY SESSION – INFORMATION ITEM

DATE: JULY 19, 2005

Needs: For the City Council to receive information regarding an upcoming Joint Study Session of the Planning Commission and City Council.

Facts:

1. The City hired the consulting firm of Moule & Polyzoides to assist with the preparation of the Olsen Ranch Beechwood Specific Plan and Environmental Impact report.
2. Part of the Work Scope for this project includes a Joint Study Session of the Planning Commission and City Council.
3. The Joint Study Session will include presentations on Specific Planning techniques by the consultants and provide an opportunity for early, informal input into the development of this plan.

Analysis  
and  
Conclusion:

A joint meeting of the Planning Commission and City Council is planned for August 11, 2005. The objective of this meeting is for the Commission and Council to receive information from the consultants regarding preliminary findings and recommendations regarding design of this plan. Additionally, the consultants are planning to provide a presentation on Traditional Neighborhood Design planning principles as they may apply to this project. They are also planning on presenting three comparison studies demonstrating how these design principles can be incorporated into a project like the OBSP.

Lastly, this study session is intended to be an opportunity for the consultants to gain insight and input from the Commission and Council on issues that should be considered in the planning process for this project.

Policy  
Reference: General Plan policies regarding establishment of a Specific Plan for these areas.

Fiscal  
Impact: None.

Options: (a) Receive and file.