

TO: JAMES L. APP, CITY MANAGER
FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: OLSEN RANCH BEECHWOOD SPECIFIC PLAN (OBSP) PLAN DESIGN CONFIRMATION
DATE: MARCH 20, 2007

Needs: For the City Council to consider the design of the Draft Olsen Ranch Beechwood Specific Plan and reconfirm the Traditional Neighborhood Design approach of the plan before preparing the Environmental Impact Report (EIR).

Facts:

1. The consulting firm of Moule & Polyzoides has prepared a draft plan of the Olsen Ranch Beechwood Specific Plan.
2. The draft plan incorporates *Traditional Neighborhood Design* (TND) features to make this neighborhood a more livable and walkable area.
3. The plan is designed consistent with applicable General Plan policies and density allowed for the two planning areas. In addition, the use of a TND would fulfill many neighborhood character policies of the General Plan and Economic Strategy.
4. Additional studies and research have been prepared to evaluate:
1) grading requirements with the street and block layout; 2) density to ensure the plan can be designed to work with the underlying topography; and 3) the marketability of this type of development project.

Analysis
and
Conclusion:

The City Council hired the planning and design firm of Moule & Polyzoides to prepare the Olsen Ranch Beechwood Specific Plan. The scope of work for this plan includes two key components: 1) the charrette public outreach process; and 2) an approach to the design of the neighborhoods that incorporates traditional neighborhood design principles.

Over the course of preparing this plan, the consultants conducted a week long charrette for public and property owner input into the project. Additionally, the

consultants have met with the property owners, Council Ad Hoc Committee and staff numerous times to discuss the design of this project. As noted above, the results of these meetings have generated significant research into the feasibility of this project to ensure that it can be built as designed, that it meets the intent of a TND, and that it will be marketable once it is built. In addition to these efforts, extra time and resources have been used to educate the property owners, City Council and Planning Commission on how and why “*traditional neighborhoods*” work to produce better, more livable, and sustainable neighborhoods than conventionally designed neighborhoods consistent with policies contained in the General Plan and Economic Strategy.

Traditionally designed neighborhoods, which are synonymous with neighborhoods based on “Smart Growth” principles, are designed with the following key components:

- Interconnected streets to decrease traffic congestion and air pollution by providing several choices for travel through the neighborhoods
- Smaller block sizes to encourage walking, and healthier lifestyles
- Narrower streets to slow down traffic and increase safety
- Alleys to provide access to parking at the rear of property, and to reduce unsafe/excessive curb cuts along property frontages, and discourage parking lots in front yards
- Provide areas of density and mixed uses to encourage social activity on property with flatter land, balanced with less dense areas where larger lots allow development to be sensitively designed with underlying landform and topography
- Preservation of natural features such as landforms, oak trees, and riparian areas
- Tree-lined sidewalks connecting blocks with public open spaces, schools, commercial and civic areas to encourage pedestrian activity
- A large, flexible range of housing choices in the various neighborhoods to encourage a mix of housing choices to meet varying housing needs and affordability
- Architectural and site plan controls that encourage construction of authentic, California-style architecture

- Incorporation of efficient, environmentally sensitive water management systems, to encourage water efficiency to help reduce water pollution

All of the above design principles implement the goals, policies and actions of the General Plan. Additionally, these principles are consistent with the City's Economic Strategy. It is important to note that a conventional style development for the Specific Plan is not consistent with these City policy documents and is therefore not listed as an option below.

Policy

Reference: General Plan and Economic Strategy

Fiscal

Impact: None.

Options:

After considering the information received, the City Council will be asked to select one of the following options:

- a. Adopt Resolution No. 07-XX reconfirming the traditional neighborhood design of the draft Olsen Ranch Beechwood Specific Plan.
- b. Amend, modify or reject the noted option.

Staff Report prepared by: Susan DeCarli, AICP, City Planner, Project Manager

Attachments:

1. Correspondence received from SLO Regional Rideshare
2. Resolution to reconfirm the design of the draft Olsen Ranch Beechwood Specific Plan

RESOLUTION NO.

A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF PASO ROBLES
RECONFIRMING THE DESIGN OF THE
OLSEN RANCH BEECHWOOD SPECIFIC PLAN

WHEREAS, on May 17, 2005 the Council selected the consulting firm of Moule and Polyzoides (M&P) to prepare the Olsen Ranch Beechwood Specific Plan (OBSP) and related Environmental Impact Report (EIR); and

WHEREAS, the draft OBSP plan is designed with Traditional Neighborhood Design (TND) principles; and

WHEREAS, the design of the OBSP is designed as a more livable, sustainable, walkable/healthier neighborhood than conventionally designed neighborhoods; and

WHEREAS, the design of the OBSP is consistent with and implements the character and design policies of the General Plan and Economic Strategy; and

WHEREAS, upon reconfirmation of the design for the Olsen Ranch Beechwood Specific Plan the consultants will begin the Environmental Impact Report for this project.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of Paso Robles does hereby reconfirm that the Olsen Ranch Beechwood Specific Plan shall be designed as a Traditional Neighborhood Design plan in conformance with the design shown in Exhibit A.

PASSED AND ADOPTED THIS 20th day of March, 2007 by the following Roll Call Vote:

AYES:

NOES:

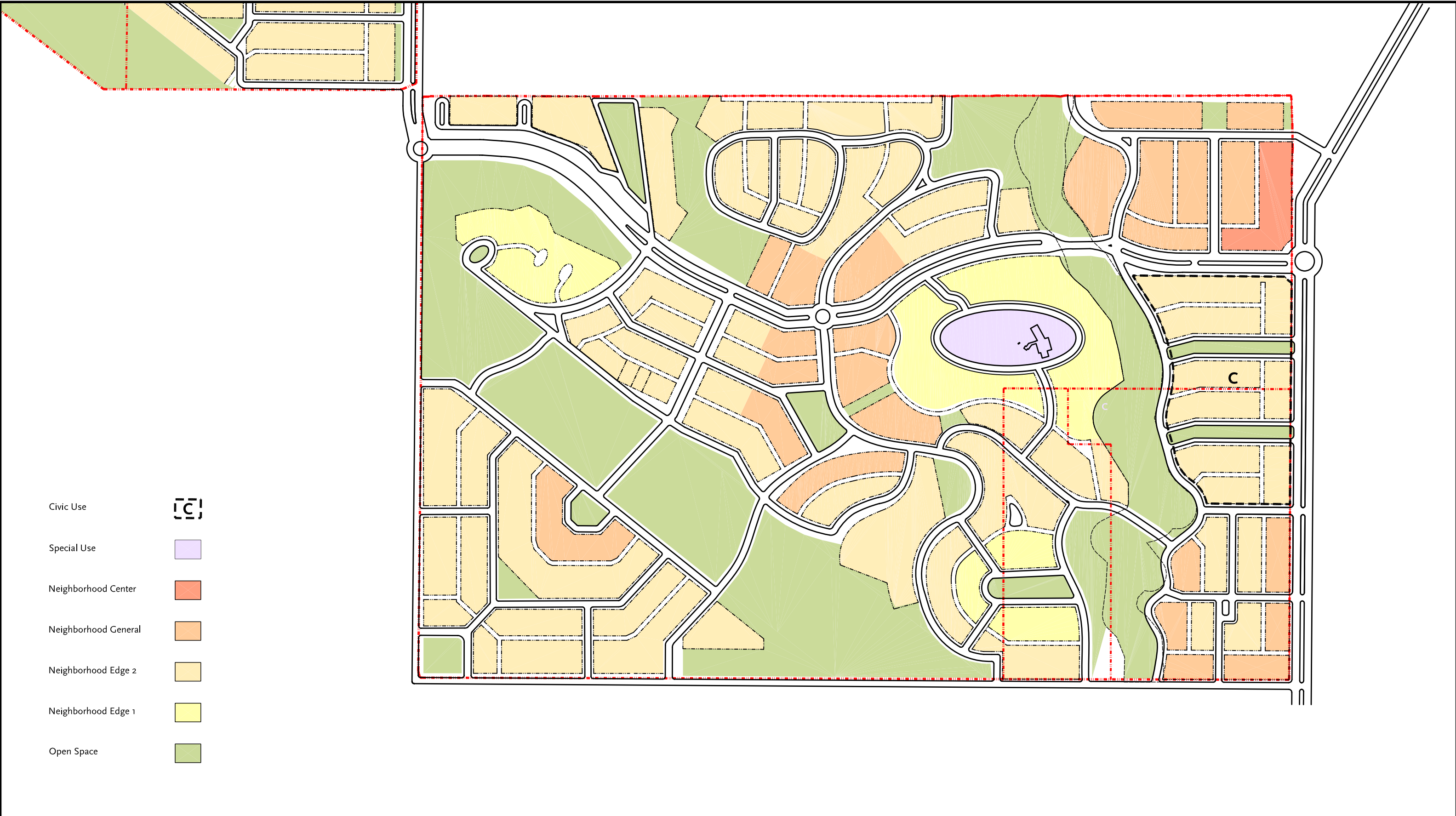
ABSENT:

ABSTAIN:

FRANK R. MECHAM, MAYOR

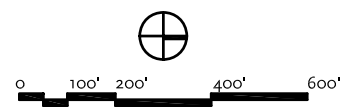
ATTEST:

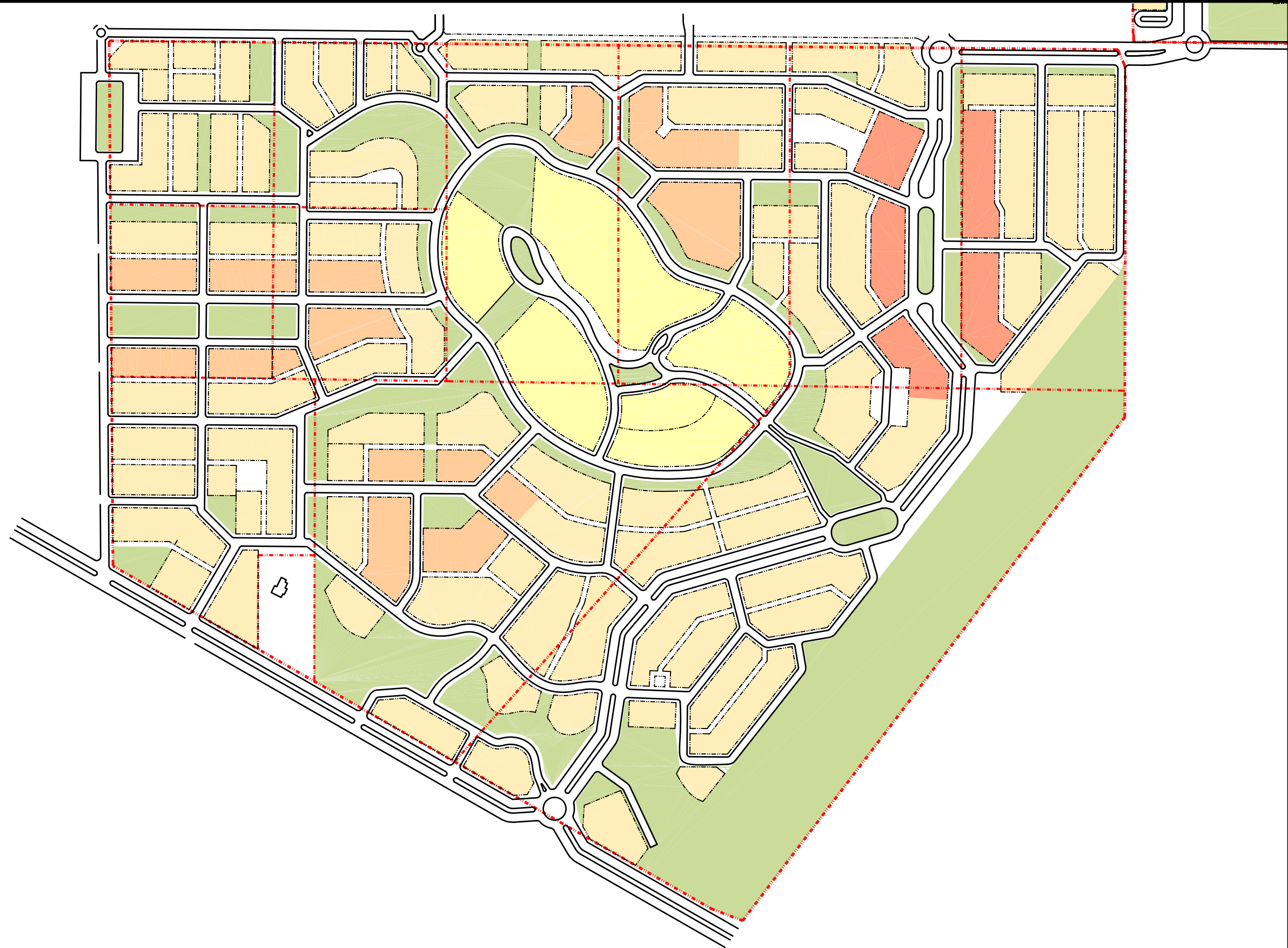
DEBORAH ROBINSON, DEPUTY CITY CLERK



- Civic Use
- Special Use
- Neighborhood Center
- Neighborhood General
- Neighborhood Edge 2
- Neighborhood Edge 1
- Open Space

REGULATING PLAN - OLSEN RANCH





- Civic Use C
- Special Use
- Neighborhood Center
- Neighborhood General
- Neighborhood Edge 2
- Neighborhood Edge 1
- Open Space

REGULATING PLAN - BEECHWOOD

