

**MINUTES**  
**CITY COUNCIL & PLANNING COMMISSION**  
**Thursday, August 11, 2005 7:00 PM**

Olsen Ranch Beechwood Specific Plan  
Joint Study Session

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

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7:00 PM CONVENE REGULAR MEETING

CALL TO ORDER – Downstairs Conference Center

ROLL CALL            Councilmembers Jim Heggarty, Gary Nemeth, Fred Strong, Duane Picanco,  
and Mayor Frank Mecham

Commissioners Thomas Flynn, John Hamon, Margaret Holstine, Ron Johnson,  
and Mike Menath  
Absent: Commissioner Eric Mattke and Chairman Ed Steinbeck

PUBLIC COMMENTS – None

DISCUSSION

**OLSEN RANCH BEECHWOOD SPECIFIC PLAN**

Presentation of preliminary findings and recommendations regarding design of the Olsen Ranch Beechwood Specific Plan (OBSP) and Traditional Neighborhood Design planning principles, as they apply to this project. Also presented will be three comparison studies demonstrating how these design principles can be incorporated into the OBSP.

Additionally, this study session is intended to be an opportunity for the consultants to gain insight and input from the City Council and Planning Commission on issues to be considered in the planning process.

Opening remarks by Bob Lata, Director of Community Development, and Susan DeCarli, City Planner.

PRESENTATIONS:

ALAN LOOMIS, PROJECT MANAGER (MOULE & POLYZOIDES)

- What is Traditional Neighborhood?
- Traditional Neighborhoods Compared to Conventional Suburbs
- Components of Traditional Neighborhoods
- Traditional Neighborhoods Compared to Olsen/Beechwood Specific Plan Area

PAUL CRAWFORD, PRINCIPAL (CRAWFORD MULTARI & CLARK ASSOCIATES)

- Implementation via a Form-based Code

ALAN LOOMIS, PROJECT MANAGER (MOULE & POLYZOIDES)

- What is a Charrette? (Overview of the August 28 – September 2 Design Charrette)
- What Happens after the Charrette?

Mayor Mecham opened the meeting for public discussion. Speaking from the public were Ray Allen, Roger Blank, Nancy Andres, Nicole Camacho, Audrey Gamay, Michael Misour, Christy Withers, Joe Coons, Larry Werner, Nick Gilman, Carl Witstrom, Kathy Barnett, Gary Temple, Oscar Carvala, and John Schols.

*It was the consensus of the City Council & Planning Commission to receive and file all presentations.*

*The meeting was adjourned at 9:40 PM.*

CITY COUNCIL  
ADJOURNMENT

- To the regular meeting at 7:30 PM on Tuesday, August 16, 2005, at the Library/City Hall Conference Center, 1000 Spring Street, Paso Robles

**PLANNING COMMISSION  
ADJOURNMENT**

- To the Development Review Committee at 3:30 PM on Monday, August 15, 2005, in the 2<sup>nd</sup> Floor Conference Room, 1000 Spring Street, Paso Robles; to Joint Planning Commission/City Council Breakfast Meeting at 7:00 AM on Friday, August 19, 2005, at Joe's Place; to the Development Review Committee at 3:30 PM on Monday, August 22, 2005, in the 2<sup>nd</sup> Floor Conference Room, 1000 Spring Street, Paso Robles; and to the regular Planning Commission Meeting at 7:30 PM on Tuesday, August 23, 2005, at the Library/City Hall Conference Center, 1000 Spring Street, Paso Robles

Submitted:

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Sharilyn M. Ryan, Deputy City Clerk  
Approved: September 6, 2005