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**MINUTES OF THE
PLANNING COMMISSION REGULAR MEETING**

January 7, 2014

A regular meeting of the Planning Commission for the City of San Ramon was called to order by Chair Wallis at 7:00 p.m., on Tuesday January 7, 2014 in the Council Chambers, 2222 Camino Ramon, San Ramon CA.

ROLL CALL

Present: Commissioners; Kerger, Viers, Vice Chair Benedetti, Chair Wallis

Absent: None

Staff: Phil Wong, Planning Director; Debbie Chamberlain, Planning Manager; Cindy Yee, Associate Planner; Bob Saxe, Interim City Attorney; Brain Bornstein City Engineer; Chris Low; Assistant Engineer; Deborah Fehr, Traffic Engineer; Luisa Amerigo Recording Secretary

Audience: 22

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS OR WRITTEN COMMUNICATION: *At this time those in the audience are encouraged to address the Planning Commission on any item not already included in tonight's agenda. If possible, comments should not exceed five (5) minutes.*

5. ADDITIONS AND REVISIONS

6. CONSENT CALENDAR

6.1 Minutes from December 17, 2013 meeting. Approved as written.

7. CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING –None-

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8. CONTINUED ITEMS – OPEN PUBLIC HEARING
8.1 Revised Faria Preserve Project (VTM 9242) DPA
12-310-003, MJ 12-900-002, AR 200-046 and IS 12-250-004.

Cindy Yee, Associate Planner provided a brief summary of the proposed project which consists of a 740 unit residential subdivision on an approximately 286.5 acre project site. Ms. Yee added that at the December 17, 2013 public hearing, comments were received regarding the ridgeline grading exemptions associated with the project.

Pat Toohey for Lafferty Communities provided a PowerPoint presentation and answered the public comments which were received at the December 17, 2013 meeting.

Mr. Toohey added there are several reasons why Purdue Road is not an ideal access to the property. Purdue Road is in “industrial” area and the street is not wide enough for bike lanes. The bike lanes planned for the arterial road on the north end of the Faria plan would end at Purdue Road which is not very practical.

Vice Chair Benedetti asked if Purdue Road were used would a traffic signal be required at Purdue Road and San Ramon Valley Boulevard and would a signal be required at Omega and Deerwood Road.

Ms. Yee replied that the traffic volume for the project is less than what was originally envisioned. There is an option to put in a signal at the Omega and Deerwood Road intersection.

Chair Wallis asked if Faria Parkways runs to Purdue Road would four lanes become 2 lanes. Mr. Toohey replied yes, and there would be no bike lane or median on Purdue Road.

Robert Klingner San Ramon resident stated his concerns about inadequate parking for both the park and, that Faria Parkway would be a 40% slope and the proposed community park is inconsistent with the Northwest Specific Plan (NWSP)

Jim Gibbon San Ramon resident stated he opposes the current design and questioned the safety of the Deerwood Road exit because a fault line is located underneath. Mr. Gibbon suggested eliminating the entire northern portion of the plan and keeping only the Bollinger Canyon Road entrance.

Jim Blickenstaff San Ramon resident stated his concerns that with today’s economy and this plan is very ambitious. Mr. Blickenstaff also added that he has concerns about the slopes and drainage, and if California Department of Fish and Game would issue permits for this project.

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The Planning Commission focused their discussion on the location of the Deerwood project entrance and whether an alternative entrance at Purdue Road would be possible.

The Planning Commission requested that an exhibit be drawn showing how the Purdue Road would align with the existing street. They also requested a copy of the original draft analysis and a map to see how the educational facility driveway would connect to the revised Purdue Road.

There being no more speaker cards the motion was made by Vice Chair Benedetti to continue the meeting to January 21, 2014 the motion was seconded by Planning Commissioner Kerger.

AYES: Commissioners: Benedetti, Kerger, Viers, and Chair Wallis

ANONES: None

ABSENT: None

ABSTAIN: None

9. PUBLIC HEARING – NEW ITEMS – None

10. NON-PUBLIC HEARING ACTION ITEMS

11. STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST TERMS/STAFF REPORTS.

12. ADJOURNMENT

There being no further discussion Chair Wallis adjourned the meeting at 8:55 p.m.

Submitted by:
Luisa Amerigo
Recording Secretary