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**MINUTES OF THE  
PLANNING COMMISSION REGULAR MEETING**

January 21, 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 21, 2014 in the Council Chambers, 2222 Camino Ramon, San Ramon CA.

**ROLL CALL**

**Present: Commissioners; Kerger, Marks, Vice Chair Benedetti, Chair Wallis**

**Absent: Planning Commissioner Viers**

**Staff: Phil Wong, Planning Director; Cindy Yee, Associate Planner; Alicia Poon, Deputy City Attorney; Brain Bornstein City Engineer; Deborah Fehr, Traffic Engineer; Luisa Amerigo Recording Secretary**

**Audience: 32**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

3.1 The Oath of Office was administered to Rick Marks by Renee Beck, Interim City Clerk

**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 January 7, 2014 meeting. Approved as written.

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

**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.**

46 Cindy Yee, Associate Planner gave a background summary and stated that the  
47 Planning Commission held a third public hearing on January 7, 2014 to further  
48 discuss the proposed project. The third public hearing was continued to the  
49 January 21, 2014 Planning Commission meeting to provide additional time for  
50 review of the project.

51  
52 Pat Toohey for Lafferty Communities stated that after consideration of public  
53 comments and discussion with staff, they decided to withdraw the Deerwood  
54 entryway and move the road to connect to Purdue Road. Mr. Toohey also  
55 provided additional information on the proposed house of worship site and a  
56 comparison of the previously approved house of worship site to the current  
57 project.

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59 Commissioner Kerger stated that she is still hoping the applicant considers  
60 placing the house of worship in a more centrally located area within the project.

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62 Lee Rosenblatt Civil Engineer for Carlson Barbee and Gibson provided a PowerPoint  
63 Presentation on the Purdue Road connection.

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65 Vice Chair Benedetti questioned if the solid green line represents a new concrete curb  
66 along San Ramon Valley Boulevard. Mr. Rosenblatt replied yes, a traffic signal would be  
67 required at the intersection of San Ramon Valley Boulevard and Purdue Road and  
68 necessitate a longer turning lane for vehicle stacking.

69  
70 Vice Chair Benedetti asked with the new road alignment, will the size of the educational  
71 site be maintained at 2.6 acres or will it be modified. Mr. Rosenblatt replied it would  
72 remain the same.

73  
74 Vice Chair Benedetti further asked whether the mitigation and conditions of approval  
75 from the old traffic study showing the connection to Purdue Road will be incorporated  
76 into this project. Ms. Yee replied that the decision to change to Purdue Road was made  
77 this evening. Staff has done some preliminary studies to determine what mitigations  
78 would be necessary to facilitate the Purdue Road alignment and expect that the same  
79 mitigations required in 2006 would be applied to this project. We will have to take the  
80 traffic study done for this project and reanalyze to make sure there are no significant  
81 impacts because of the modification.

82  
83 Jim Blickenstaff San Ramon resident stated he was pleased to see Lafferty Communities  
84 using the connection to Purdue Road. Mr. Blickenstaff added that he is also pleased with  
85 the applicant providing a “model” of the project. He stated the Sierra Club is still  
86 interested in providing comments on the Initial Study/Mitigated Negative Declaration  
87 (IS/MND)

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92 Ms. Yee stated that the public comment period for the IS/MND closed on January 13,  
93 2014 with a responses to the comments prepared and has been included in this evening’s  
94 staff report.

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Commissioner Kerger asked Mr. Blickenstaff what are his areas of concerns. Mr. Blickenstaff replied he is concerned about the visual impacts, compatibility with the Specific Plan, and the use of a MND to analyze the project.

Carole Andrews CJ Property Management representing property owner from 10 Beta Court stated that she is concerned about the construction traffic, flying debris and dirt which will impact the business.

Robert Klingner San Ramon resident stated he is providing an additional 27 signatures collected for a petition opposed to the project. Mr. Klingner is concerned about the increase of traffic that the project will bring and that the project impacts cannot be mitigated. Mr. Klingner added that all the impacts must be known and mitigated. He believed that outside agencies should issue their permits prior to City approval. Mr. Klingner further added that the project is not consistent with the Northwest Specific Plan (NWSP).

Michael Jones San Ramon resident stated he is concerned about the grading the ridgeline which he believes was never approved by the voters. Mr. Jones added that he is also concerned about the traffic impact, and that the project is not providing a community park.

Paul Reed San Ramon resident stated he would like to see less density, traffic impacts mitigated but is glad to see the Purdue Road alignment.

Leslie Mague San Ramon resident stated that the project is large and does not conform to the City's General Plan. Ms. Mague added that the project will increase traffic and feels the project is too large, and would rather have the applicant place lighting on a different field in San Ramon.

Maryann Franza San Ramon resident supports the installation of artificial turf and lights and stated there is a need within the community for more park facilities.

There being no more speaker cards the motion was made by Vice Chair Benedetti to continue the meeting to February 4, 2014 the motion was seconded by Planning Commissioner Kerger.

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

ANOES: None

ABSENT: Commissioner Viers

ABSTAIN: None

**9. PUBLIC HEARING – NEW ITEMS – None**

**10. NON-PUBLIC HEARING ACTION ITEMS**

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

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143 **12. ADJOURNMENT** There being no further discussion Chair Wallis adjourned the meeting  
144 at 8:40 p.m.

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146 Submitted by:  
147 Luisa Amerigo -Recording Secretary