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**MINUTES OF THE
PLANNING COMMISSION REGULAR MEETING**

December 17, 2013

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 December 17, 2013 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; Shinei Tsukamoto, Associate Planner; Cindy Yee, Associate Planner; Alicia Poon, Deputy City Attorney; City Engineer; Chris Low; Assistant Engineer; Deborah Fehr, Traffic Engineer; Luisa Amerigo Recording Secretary

Audience: 48

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

Item 9.1 was heard prior to Item 8.1

6. CONSENT CALENDAR

6.1 Minutes from November 19, 2013 meeting. Approved as written.

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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.

Cindy Yee, Associate Planner provided background information on the proposed project which consists of a 740 unit residential subdivision on an approximately 286.5 acre project site. Ms. Yee added that an Initial Study/Mitigated Negative Declaration (IS 12-250-004) has been prepared for the project. Circulation of the document for a 30-day public review period began on December 6, 2013 and will close on January 6, 2014 in accordance with the California Environmental Quality Act (CEQA) guidelines.

Commissioner Kerger asked about the affordable housing requirement and commitment and stated that a minimum of 25% of the total units are to be affordable but with the proposed project the percentage is about 30 and asked whether this is normal. Ms. Yee replied no, this is not typical and that Dougherty Valley was another project that made a commitment to build 25% of their total units as affordable housing.

Commissioner Kerger asked if the project complies with Ordinance 197 standards. Ms. Yee replied the Ordinance 197 has sun-setted but policies within the Hillside Preservation Ordinance have been incorporated within the Specific Plan and the applicant has to be in conformance with the Specific Plan.

Commissioner Viers asked for clarification regarding the entitlements of the project.

Alicia Poon, Deputy City Attorney stated that the 2006 project has a Development Agreement associated with it which was approved by the Planning Commission and City Council and is entitled to be developed as approved. This project before the Planning Commission is a new Vesting Tentative Map (VTM). The Planning Commission can review the project and determine if it is in conformance with the General Plan, and the Northwest Specific Plan (NWSP)

Chair Wallis commented that the if the Planning Commission turns down the application then the existing project which was approved in 2006 and modified in 2008 is still in effect and any developer can come forward and build out the project to the 2008 agreement.

Rod Jeung – Project Director for AECOM provided a PowerPoint presentation on the requirements of the California Environmental Quality Act (CEQA)

Kelsey Bennett – Project Manager for AECOM provided a PowerPoint presentation and summarized the project. Ms. Bennett stated the difference between the 2008 Certified Environmental Impact Report (EIR) for Faria Preserve verses the proposed Initial Study/Mitigated Negative Declaration (IS/MND) is the project has been determined to have impacts that are “less than significant ” The 2013 project has 46 less residential units, 18% less grading, cut and fill, 16% smaller development footprint, an increase in open space and trails, elimination of one drainage channel on site and also reduces the overall fill of another drainage on site as well as wetlands impacts.

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84 Chair Wallis stated that the Initial Study indicated that several million cubic yards of soil would be
85 excavated and moved. The Faria Preserve area has been the subject of landslides over the years,
86 and how the developer intends to address the existing geotechnical issues and would it improve the
87 current issues. Ms. Bennett replied that the landslide deposits would be removed/repared and the
88 site, overall, would become more stable.

89 Carol Shariot – Traffic Engineer for AECOM provided a PowerPoint presentation and summarized
90 the project’s traffic analysis. She stated that through mitigation, the project would have a “less
91 than significant” impact on the traffic and circulation.

92 Vice Chair Benedetti asked, if the flood plain designation located on the west side of the project
93 would impact the project.

94 Lee Rosenblatt Civil Engineer for Carlson Barbee and Gibson replied that while the flood plain
95 maps showed a flood plan area on the Westside, the project will not impact this area and no
96 modifications are proposed in that area.

97 Commissioner Kerger asked if there are going to be any flood plain impacts south of the project.
98 Mr. Rosenblatt replied no.

99 Jim Blickenstaff stated that he would like to see the comment period extended to 45 days due to
100 the holiday season. Mr. Blickenstaff added that he would like the City to wait on approval until
101 State agencies green light the project. Mr. Blickenstaff added that he would like to see alternatives
102 proposed.

103 Ron Smith stated the he is concerned about the number of housing units and the traffic on
104 Bollinger Canyon Road. Mr. Smith also stated that the proposed ball field lights should be
105 installed by the developer.

106 James Gallup stated that we need to have more explanation of the interaction between the City and
107 school district and there must be something in the State law where it considers the surrounding
108 school’s capacity.

109 Jim Gibbon stated that there was an inadequate traffic study done on Bollinger Canyon Road and
110 the Crow Canyon Road intersection. Mr. Gibbon further stated his concerns about the water and
111 debris runoff from the project into the San Ramon creek. Mr. Gibbon also added the concern about
112 the 2,000,000 cubic yards of soil being imported to the project. Mr. Gibbon further added that the
113 Calaveras fault line runs through the project and this impact has not been addressed. He also stated
114 his concern that the project will end up not building the affordable units and end up taking impact
115 fees instead.

116 Vice Chair Benedetti asked Mr. Gibbon where in the Initial Study/Mitigated Negative Declaration
117 states that 2,000,000 cubic yards is being imported on to the project. Vice Chair Benedetti added
118 that she had read the entire Initial Study/Mitigated Negative Declaration and did not come across
119 that section. Mr. Gibbon replied that Mr. Blickenstaff could answer her question.

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Joseph Tozer stated he was in favor of the Purdue Road entrance and asked why the exit on Purdue was abandoned. He also asked if the project can keep the existing footprint if the access point is rerouted to Purdue Road.

Robert Klingner stated he would like the intersection of Crow Canyon Road and 680 Intersection improved and that the project does not address its impact to this intersection. Mr. Klingner added that the affordable housing should be moved to the City Center where there are more services available to these residents.

Paul Reid stated that the area is family friendly and having a large project would only increase traffic on Deerwood Road. Mr. Reid also added that he would like to see half the units being proposed. He requested that a 3-D computer model be used to show how traffic will look like at intersections. He questioned why Purdue Road is not being used as the entrance and stated his concern on the impacts to the schools.

Michael Jones stated his concerns about grading of the ridgelines and that it requires voter approval to amend and/ or change Ordinance 197. He stated he does not believe the voters in 2002 were voting for ridgeline grading exceptions and would rather see only 100-200 homes being built.

Archie Azerian stated he was concerned about the below market housing and the possibility of it bringing crime to their neighborhood and traffic impacts.

Dennis Noh stated he is concerned about the traffic impacts on Deerwood Road and feels the developer should consider an alternative entrance such as Purdue Road.

There being no more speaker cards the motion was made by Vice Chair Benedetti to continue the meeting to January 7, 2014 the motion was seconded by Planning Commissioner Kerger.

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

ANONES: None

ABSENT: None

ABSTAIN: None

153 **9. PUBLIC HEARING – NEW ITEMS**
154 **9.1 San Ramon Soccer (SRS) Indoor Training Facility. (LUP 13-500-006). Staff**
155 **Report by: Shinei Tsukamoto, Associate Planner**
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157 Shinei Tsukamoto, Assistant Planner, gave a PowerPoint presentation and stated that the applicant
158 is requesting approval of a Land Use Permit (LUP) to establish an indoor soccer training and skills
159 development facility within a 12,000 sq. ft. tenant space.

160 Commissioner Viers asked for clarification on limiting access on the east driveway from Norris
161 Canyon Road. Mr. Tsukamoto replied that the east driveway is located on the Castle property
162 which can be used for both residential and commercial uses.

163 Division Manager, Debbie Chamberlain, further clarified that we cannot restrict access and ask the
164 San Ramon Soccer Club not to use the Norris Canyon access point and make Alcosta Boulevard
165 the primary entrance.

166 Vice Chair Benedetti asked for clarification on the nine parking spaces. Mr. Tsukamoto replied
167 that 24 spaces are for San Ramon Soccer Indoor Training Facility and the nine are part of the
168 shared parking agreement between St. James and Castle Companies.

169 Commissioner Kerger asked about the hours of operation and when will construction inside the
170 facility begin.

171 Andrew Mittler, the applicant, stated that they have reached an agreement with the property owner
172 to open after 3:45 p.m. so as not to upset the other tenants. Mr. Mittler added that construction of
173 tenant improvement will start in January 2014 and be completed by the end of February.

174 Chair Wallis asked the applicant if there are any provisions in the lease agreement about hours of
175 weekend training as opposed to practice games. Mr. Mittler replied that there is no provision and
176 as a club policy, they do not start before 8:00 a.m. or 8:30 a.m. Chair Wallis also asked the
177 applicant if the club could use the facility on weekends for practices. Mr. Mittler replied yes.

178 Commissioner Benedetti stated that we cannot restrict the access from Norris Canyon Road and
179 would like to amend the word “instruct” in Condition No. 3 to read “encourage”

180 It was moved by Planning Commissioner Kerger and seconded by Commissioner Benedetti
181 having considered the staff report, all pertinent document and plans, public testimony, and the
182 project finding accordingly, adopts Resolution No. 13-13 approving San Ramon Soccer Indoor
183 Training Facility (LUP 13-500-006), with the changes in the conditions so identified.

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

185 ANOES: None

186 ABSENT: None

187 ABSTAIN: None

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

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

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195 **12. ADJOURNMENT**

196 There being no further discussion Chair Wallis adjourned the meeting at 10:15 p.m.

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198 Submitted by:

199 Luisa Amerigo

200 Recording Secretary