

**MINUTES OF THE  
PLANNING COMMISSION WORKSHOP**

January 15, 2013

A workshop meeting of the Planning Commission for the City of San Ramon was called to order by Chair Viers at 7:00 p.m., on Tuesday, January 15, 2013 in the Council Chambers 2222 Camino Ramon, San Ramon.

**ROLL CALL**

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

**Absent: None**

**Staff: Phil Wong, Planning Director; Debbie Chamberlain, Division Manager; Cindy Yee, Associate Planner; Deputy City Attorney, Alicia Poon; Luisa Amerigo, Recording Secretary**

**Audience: 24**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PURPOSE OF MEETING/OVERVIEW**

Associate Planner Cindy Yee gave a PowerPoint presentation and stated that the intent of this study session is to provide a forum for the project applicant, Lafferty Communities, to continue discussion with the public and Planning Commission on the project revisions as well as to receive additional input of the revised conceptual site plan.

**5. DISCUSSION OF FARIA PRESERVE PROJECT**

Commissioner Kerger asked about the environmental review process and project timeline. Ms. Yee replied it would depend on the comments received tonight.

Patrick Toohey Lafferty Communities described the changes in regards to parking, density and lot size. Mr. Toohey further discussed the preservation of the Open Space and also met with East Bay Regional Park District (EBRPD) and gave EBRPD permission to enter on to the property to better understand what needs to done in relationship to a 25 parking space staging area off of Bollinger Canyon Creek that also provides for future access to Bollinger Creek.

Mr. Toohey added that they have contacted the Sierra Club on numerous occasions and have not received any response back from Jim Blickenstaff. They are following the Settlement Agreement procedures for contacting outside council. An outreach to the neighborhood, in particular, the Deerwood Ridge Community raised concerns about the number of homes, traffic and impacts to shopping areas and Highway 680/Crow Canyon Interchange. The approved Vesting Tentative Map (VTM) and Environmental Impact Report (EIR) shows 786 units can be supported. The relocation of the affordable housing was also a concern.

Vice Chair Wallis asked Mr. Toohey about the drainage on the eastern portion of the project site near the extension to Purdue Road.

Lee Rosenblatt Carlson Barbee & Gibson discussed the changes made to the project.

Commissioner Kerger expressed her concerns about the Deerwood Road access, the impact to schools, and reduction of the reduced size of the new plan.

Vice Chair Wallis asked about the eastern drainage and what would happen if the connection to Purdue Road was not eliminated. Mr. Rosenblatt stated he needed to further investigate the issue with the Regional Water Quality Control Board (RWQCB).

Vice Chair Wallis added, he would prefer to see the church parcel outside Faria Preserve and to relocate the single family residential to the apartment site and the affordable housing be spread throughout the project.

Commissioner Benedetti stated she has concerns about the proposed size of the church lot and the left hand turn onto San Ramon Valley Boulevard east to Crow Canyon.

Commissioner Sachs stated that he has concerns about traffic and would like to see fewer units. Commissioner Sachs asked how the San Ramon Valley Unified School District (SRVUD) was going to utilize the impact fees and can staff clarify if the fees will go to San Ramon schools. Commissioner Sachs further stated that very low-income and senior housing is needed. Commissioner Sachs added that with 751 units being proposed that sufficient parking be available. Commissioner Sachs also added that he would like to see a breakdown on the affording housing proposed in Neighborhood 4, open space preservation and trail maintenance. Commissioner Sachs further added that he supports the project but would like to see fewer units.

Chair Viers stated he would like to see a reduction in units and more single-family homes.

Chair Viers opened the public hearing.

George Shaw - Past President of of the Deerwood Homeowners Association. Mr. Shaw stated he was concerned about traffic impacts, number of units and affordable housing. Mr. Shaw added he would like to see additional senior housing and was concerned about the location of the Faria Preserve Parkway entrance along Deerwood Road.

Larry Tong – East Bay Regional Park District stated that they had met with the applicant. Mr. Tong added that they look forward in working with the applicant to implement the terms of the 2008 Settlement Agreement.

Robert Klinger – San Ramon resident stated he is concerned about the traffic and impact on the existing businesses. Mr. Klinger further stated his concerns about affordable housing.

Leslie Mague – San Ramon resident expressed her concerns about the number of housing units being proposed and would like to see more single-family residential homes and not apartments.

Jim Blickenstaff – San Ramon stated would like a new Environmental Impact Report because of the changes over time. Mr. Blickenstaff added that he has concerns about the proposed height limits, volume of dirt being moved, creek infringement, visual impacts, traffic concerns, school impacts and fire safety.

Jim Gibbon – San Ramon for Open Government stated that the current Vested Tentative Map does not fit the old map and needs to go through the public process for approval. The project will affect the quality of life of the residents, the project needs two exits and is on the Calaveras fault line. Mr. Gibbon added he would delay the project by legal means and may run for City Council and put the project on the November ballot.

Dennis Noh – San Ramon stated that he was concerned about accessing the project from Deerwood Drive.

Paul Reid – San Ramon stated that he is concerned about Deerwood Road traffic. Mr. Reid recommended shuttle service for the senior housing. Mr. Reid further stated that the project density would be an impact to the area.

Anne Cavazos – San Ramon stated that she is concerned about the traffic, density, and grading of the hills. Ms. Cavazos also added that she is concerned about the impacts to the creeks and would like to see the project incorporate green building design and be energy efficient.

John Sullivan – San Ramon stated he is concerned about access to Deerwood Road and the traffic impact from the project.

## **6. WRAP –UP /NEXT STEP**

Chair Viers asked staff if there would be another workshop would be held.

Debbie Chamberlain, Division Manager stated that another workshop was not necessary unless the Planning Commission desired to host another workshop. With the comments received tonight we can move forward and begin the Environmental Review Process (EIR).

Commissioner Sachs stated he is concerned about the unit count of the project.

Ms. Chamberlain stated that would be evaluated through the environmental review process.

Commissioner Kerger stated that she agrees with Ms. Chamberlain and the environmental review process needs to be done completed.

## **7. ADJOURNMENT**

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

Submitted by:  
Luisa Amerigo  
Recording Secretary