

PLANNING COMMISSION

Staff Report



DATE: November 19, 2013

TO: Planning Commission

FROM: Debbie Chamberlain, Planning Services Manager
By: Cindy Yee, Associate Planner

SUBJECT: Public Hearing for the Revised Faria Preserve Project (VTM 9342)
DPA 12-310-003, MJ 12-900-002, AR 200-046 and IS 12-250-004

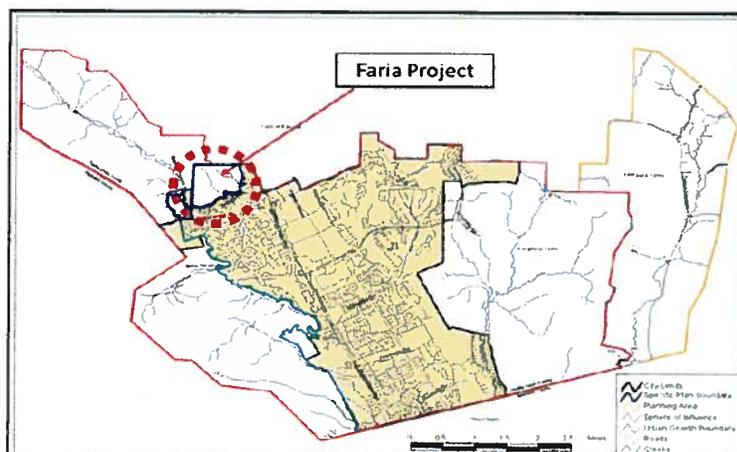
RECOMMENDED ACTION

1. Staff recommends the Planning Commission receive the presentation; open the public hearing; take public testimony; close the public testimony portion of the hearing; provide comments to staff; and
2. That the Planning Commission continue the Public Hearing to date-certain for additional public comment on the proposed applications.

INTRODUCTION

A. Location

The project site is located on approximately 286.5-acres east of Bollinger Canyon Road, north of Deerwood Drive, west of the Crow Canyon Specific Plan area, and south of the city limit lines within the Northwest Specific Plan Area (APNs: 208-240-005, -007, -008, -052 to -054, 208-240-057, 208-240-058, 208-260-046, and 208-250-011).



B. Applicant/Property Owner:

Pat Toohey for
Lafferty Communities
5000 Executive Parkway, No. 530
San Ramon, CA 94583

C. Environmental Review/California Environmental Quality Act (CEQA):

Preparation of an Initial Study/Mitigated Negative Declaration for this project is underway in accordance with the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended. It is anticipated that the environmental document will be ready for public comment within the next 30 days.

D. Public Notice

The notice for this November 19, 2013 Public Hearing was sent to all listed property owners within 1,000 feet of the subject property and to the interested parties list. Property owners within the “Thomas Ranch” neighborhood and along the Deerwood Road/Omega Road intersection were also sent notifications of the public hearing, for a total of over 1,000 public notices sent.

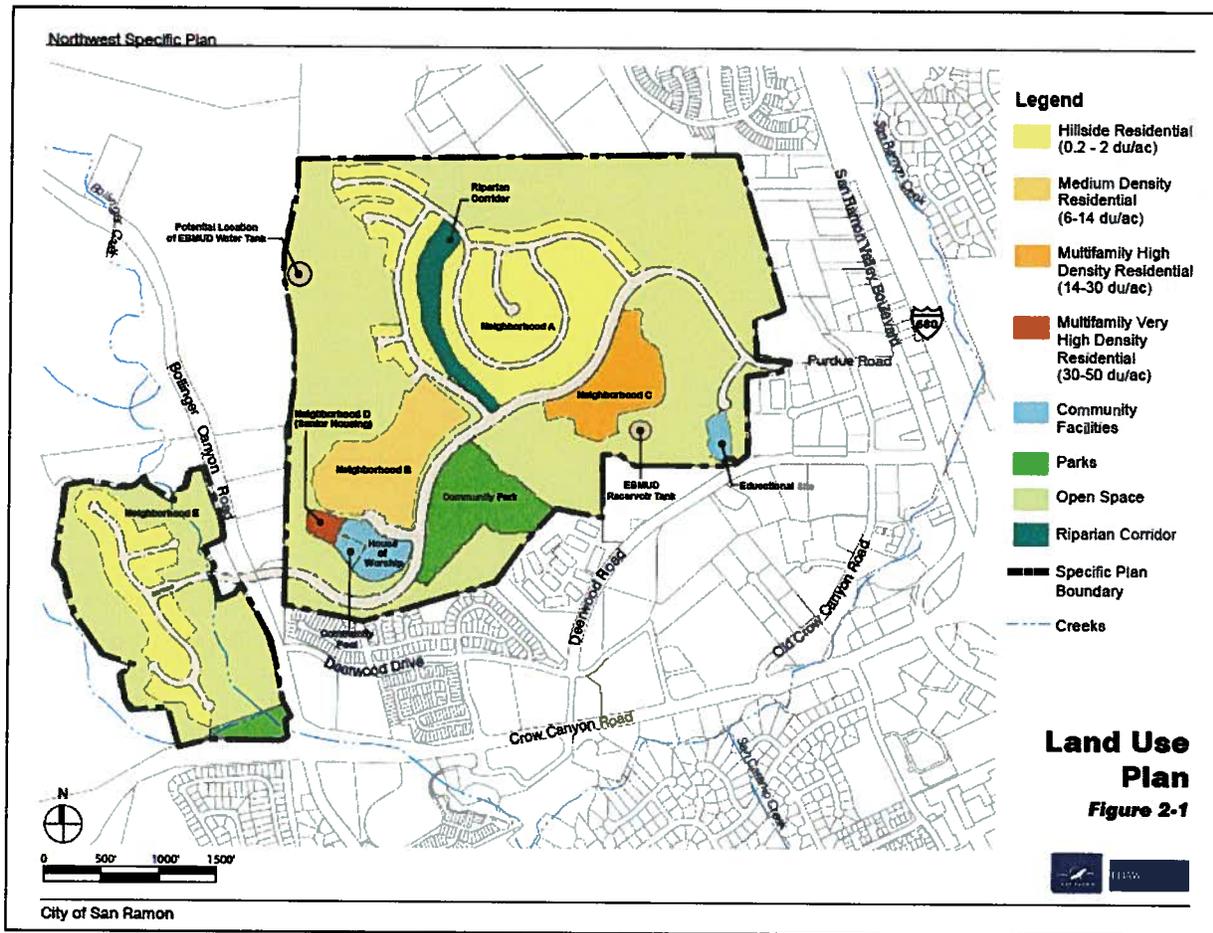
BACKGROUND

The background for the 2013 Faria project begins in the early 2000s when the General Plan Review Commission (GPRC) studied and recommended inclusion of the Northwest Specific Plan (NWSP) area to be part of the General Plan 2020 (GP2020). In March 2002, San Ramon voters approved GP2020 which included land use policy no. 4.7-I-7 directing the City to prepare the NWSP to guide the future development of the project area into “compact neighborhoods offering a mix of housing types, including workforce housing, public and semipublic uses, and significant park and open space areas.”

2006 NWSP Adoption

GP2020 laid out a specific framework for the Plan Area which included the following components: an educational site, community facilities, a house of worship, a minimum of 25% of all housing units available as affordable units, an east/west vehicular roadway connection, and at least 75% of the site set aside for public amenities and open space, while allowing for the grading of two ridgelines within the NWSP. Between 2004 and 2006, the City prepared and processed the NWSP and the Project Environmental Impact Report (EIR) applications along with the review of the Faria Preserve Vesting Tentative Map and Development Plan. In November 2006, the City Council adopted the NWSP and certified the Project EIR. As shown in Figure 1, the NWSP land use plan established a range of residential neighborhoods, community facilities, a park site, and open space within the 354-acre Specific Plan area.

Figure 1: Adopted NWSP Land Use Plan (2006)



2006 Faria Preserve Project Approval

After the approval of the NWSP and the certification of the Project EIR in November 2006, the Planning Commission considered and approved Claremont Homes' Faria Preserve project in December 2006 (Planning Commission Resolution No. 25-06). The December 2006 project approval consisted of 786 residential units on 289-acres of which 226 units are restricted as affordable housing units. The 2006 Project (see Figure 2) included four residential neighborhoods on approximately 75 acres, dedication of 144 acres of off-site open space contiguous to Project area along with the following public facilities:

- 12.7-acre community park
- 0.5-acre rose garden
- 1.6-acre educational site
- Up to 6-acre house of worship

In December 2006, two separate lawsuits were filed by the East Bay Regional Park District (EBRPD) and the Sierra Club challenging certain City approvals of the Project. On February 23, 2007, the City and Developer entered into a development agreement for the construction of 786 residential units for a period of ten years, with an automatic five year extension if the Developer is in compliance with the agreement.

Figure 2: 2006 Approved Faria Preserve Project

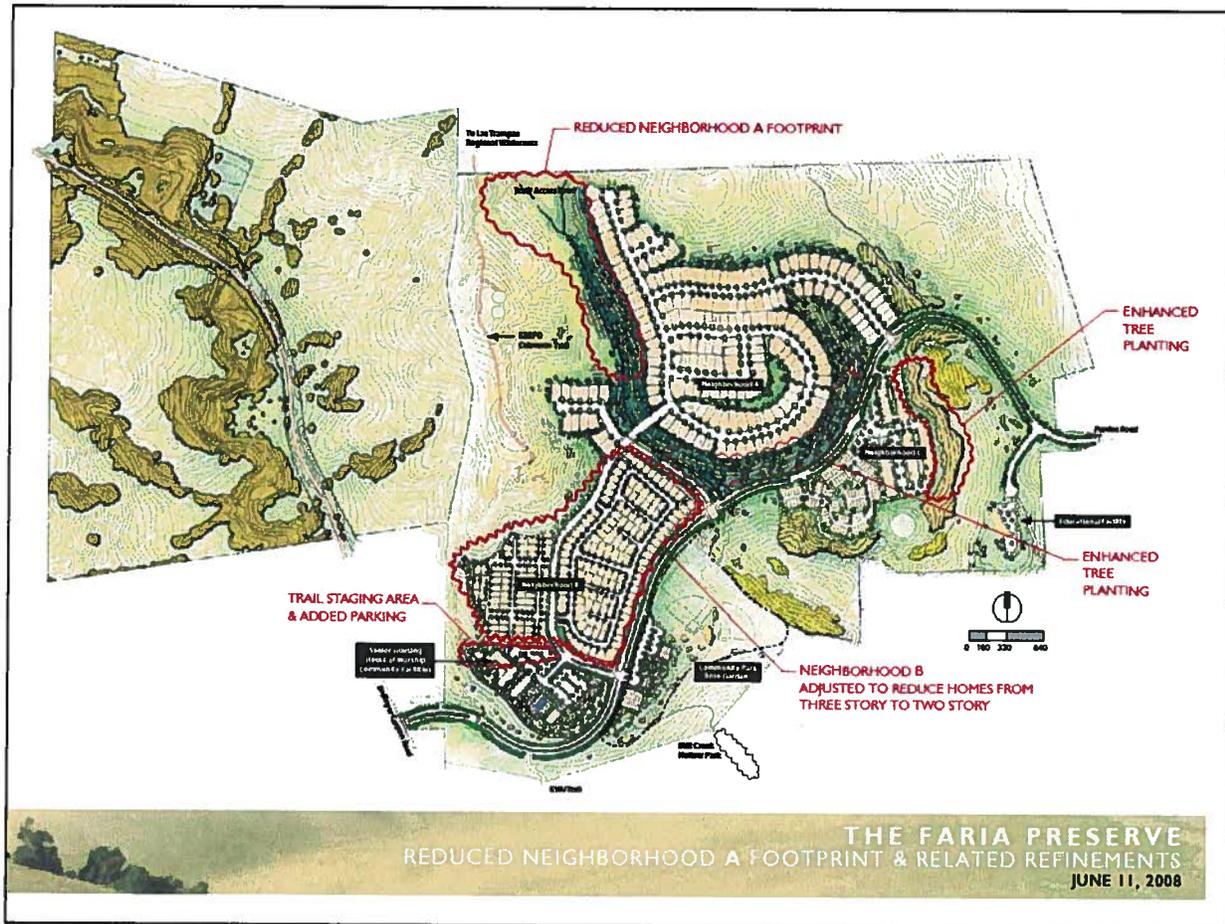


2008 Faria Preserve Refinements

In June 2008, the City Council approved modifications and refinements to the Project to implement the two Settlement Agreements with the Sierra Club and the EBRPD (City Council Resolution No. 2008-132). The refinements made to the Project are summarized below and illustrated in **Figure 3: 2008 Faria Preserve Refinements**.

- Reduced in footprint of residential Neighborhood A resulting in net decrease of approximately 5.1 acres in disturbed area.
- Expansion of the open space area in the northwest corner of the Project and permanent protection of this expanded open space.
- Shifting of the re-created creek and riparian corridor to a location adjacent to open space areas.
- Establishment of a new EBRPD trail staging area adjacent to Neighborhoods B and D.
- Adjustment to the boundaries of Neighborhood B and D to reflect the Neighborhood A reduction, accommodating a new staging area and allow for reduction in height of units from three stories to two stories.
- Increase landscaping and planting requirements to provide enhanced visual shielding of the Project from San Ramon Valley Boulevard as well as from the intersection of Norris Canyon Road and Bollinger Canyon Road.

Figure 3: 2008 Faria Preserve Refinements



Post-2008 Faria Preserve Refinements

Following the 2008 project refinements, Claremont Homes focused their efforts to address Project comments received from Resource Agencies such as the Regional Water Quality Control Board, the Department of Fish and Game, and the Army Corps of Engineers. In 2012, Lafferty Communities acquired the Faria project from Claremont Homes. In October 2012, a vesting tentative map, development plan amendment, architectural review and environmental review applications were submitted by Lafferty Communities for development of a revised 786-unit subdivision with the goal of addressing the Resource Agencies' Project comments.

Joint City Council/Planning Commission Workshop (October 16, 2012)

On October 16, 2012, the City Council and Planning Commission held a joint public workshop to discuss the applicant's new site plan and gave an opportunity for the public to provide input on the proposal. A summary of the comments received at the joint workshop is provided below:

Summary of City Council Members and Planning Commissioners Comments from the October 16, 2012 Joint Workshop

- Resident and guest parking within all residential neighborhoods shall be adequately provided. Driveways should be appropriately sized and units should not exceed the parking to bedroom ratio.

- Concern regarding the density of the project due to the reduction in the total development envelope. Evaluate the number of homes and consider a reduction in total number of units. Provide project and neighborhood acreage comparisons. The applicant will need to ensure development standards can be met and will need to identify where affordable units will be located.
- Concern regarding the relocation of the Purdue Road Project entry point to Deerwood Road and its potential impact to the neighborhood. The change needs to be studied as part of the traffic analysis along with adequacy of emergency access.
- Contact environmental groups, East Bay Regional Park District, and surrounding residents to discuss proposed project changes.
- Provide more trail connections, especially in northeast project area.
- Provide more information on proposed encroachment into streams and the costs of long-term maintenance of drainage channels. Some members expressed concern over the Project's impacts to the streams and drainage corridors.
- Provide a fiscal analysis of project to evaluate the Project's impact to City resources.
- Provide additional information regarding school district capacity.
- Encouraged the applicant to consider a single-story single-family unit product type, to put smaller homes on smaller lots, and that the side and rear yard setbacks should be met.

Summary of Public Comments from the October 16, 2012 Joint Workshop

Members of the public expressed similar comments made by the City Council Members and Planning Commissioners as well as the following major comments:

- Concern regarding the re-direction of cars onto Deerwood Road and the potential for increased traffic, noise, and other traffic/circulation safety issues.
- Concern regarding the large amount of affordable housing and the potential negative impacts associated with such types of housing.
- Concern whether existing schools can manage the increased capacity and the Project's impact to school performance.
- Concern regarding the relocation of the multi-family units and the visual impact of the changes.

Planning Commission Study Session (January 15, 2013)

On December 21, 2012, the applicant submitted a revised site plan and project plans to address a number of comments received at the October workshop. Changes to the December 2012 plan included the following:

- The total residential unit count was reduced from 786 to 751.
- To lower the residential density, 32 of the courtyard-style units (35' x 65' lots) were replaced with 17 of the 50' x 100' single-family lots.
- To increase lot sizes, Neighborhood 1 lots were increased from 50' x 95' to 50' x 100', resulting in the removal of eight 35' x 65' lots and four lots in Neighborhood 1.
- The number of multi-family apartment units were reduced by eight for a total of 216 proposed units.
- A conceptual apartment layout was provided to better define the senior apartment and apartment sites.
- The community pool area was reduced in size to ensure that on-site parking will be adequate.

- The trail system was expanded to include additional trail connections to Neighborhood 1 and to the apartment site.
- Residential units will be limited to a maximum of 4 bedrooms to ensure that the parking development standards are met; parking exhibits for each neighborhood were provided.

The following is a summary of the Planning Commission comments received at the January 15th study session:

Summary of Planning Commissioners' January 15th Study Session Comments:

- Concern regarding the relocation of the Purdue Road Project entry point to Deerwood Road and its potential impact to the neighborhood and traffic.
- Concern regarding the reduction in the total development envelope and the impact to the project's density. Evaluate the number of homes and consider a reduction in total number of units.
- Concern regarding the Project's impact to school capacity.
- Concern regarding whether a one acre house of worship site was large enough to accommodate a user.
- Provide additional information on the affordable housing component of the project.

Project Review Since January 2013

Since receiving Planning Commission, City Council, and public feedback at the joint workshop and the study session, the applicant has made additional modifications to the project. As part of the development review process, the applicant presented the project to the Architectural Review Board (ARB) at seven meetings between February and August 2013. Comments received from the ARB also resulted in project changes (see ARB summary of actions attached). Through the ARB review process, the applicant reduced the overall number of proposed units from 751 to 740, increased the number of single-family larger lots while reducing the number of smaller lots, added additional trails and trail entry points throughout the project, revised landscape plans and palettes to better suit the project, incorporated building architecture recommendations, and modified home placements on lots.

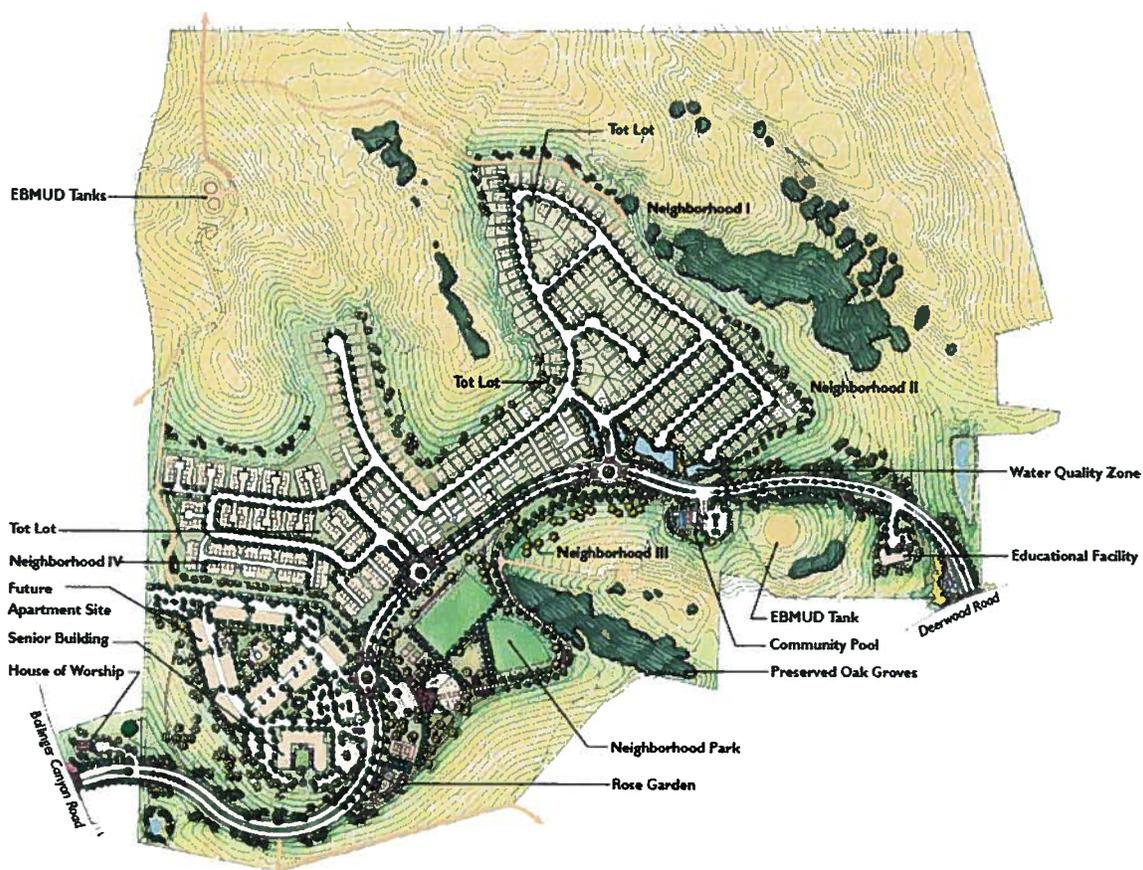
Due to modification of the park design from the originally approved 2006 plan, the applicant presented the public park component of the project to the Parks and Community Services Commission (PCSC) Facilities Committee on March 27, 2013, then to the full Commission at a public hearing on May 8, 2013. Upon the recommendation of the PCSC, a public workshop was held on July 18, 2013 to further discuss and provide input on the public park. Two additional public hearings were held by the PCSC, in August and September 2013, before the PCSC approved the Master Plan for the Faria Preserve Park and Rose Garden (see attached PCSC meeting minutes).

On October 24, 2013, the applicant presented the Faria Preserve affordable housing commitment to the Housing Advisory Committee. The Committee reviewed the applicant's proposal, applauded the applicant's commitment to affordable housing, and recommended that the Planning Commission approve the project (see attached HAC draft meeting minutes).

PROJECT DESCRIPTION

The proposed Revised Faria Preserve Project is a 740-unit residential subdivision on an approximately 286.5-acre project site. Of the total residential units, the applicant is proposing three distinctive single-family detached neighborhoods, a townhouse/condominium neighborhood, a site for a senior apartment complex, and a site for a multi-family apartment complex. The proposal also includes a turn-key 12.7-acre community park, a 0.5-acre rose garden, a parcel for religious assembly, a site for an educational facility, and a community pool area. The Project maintains a ratio of 78% of the total Project area as public amenities and open space to 22% of development area. Additionally, the applicant proposes to dedicate 144-acres of open space land to be preserved as permanent conservation area located adjacent to the Project area.

Figure 4: 2013 Revised Faria Preserve Site Plan



The project is organized into five distinctive residential neighborhoods and surrounded by a variety of public amenities off the main project road identified as “Faria Preserve Parkway.” Faria Preserve Parkway would be a public street and maintained by the City while the rest of the roadway network would be private streets maintained by the future Homeowners Association. Access to the project is proposed via entry points on Bollinger Canyon Road (north of the Merrill Gardens senior community) and Deerwood Road (west of the Pacific Bell office building). The master plan components are as follows:

Neighborhood I: Neighborhood I is located within the northern and eastern portion of the Faria Preserve Project Site and consists of 121 single-family detached two-story homes on 50' x 100' lots. Neighborhood I is approximately 22.3 acres with a density of approximately 5.4 dwelling units per acre.

Neighborhood II: Neighborhood II occupies approximately 10.1 acres on the eastern portion of the Faria Preserve Project Site, south of Neighborhood I. It includes 72 single-family detached two-story homes on 46' x 70' lots. This neighborhood has a density of approximately 7.1 dwelling units per acre.

Neighborhood III: Neighborhood III includes 63 single-family detached units in two- and three-story buildings. The units are on 35' x 65' lots and clustered around a shared motorcourt. Neighborhood III is on 6.2 acres (approximately 10.1 units per acre) within the central portion of the Project area north of Faria Preserve Parkway.

Neighborhood IV: Neighborhood IV is situated on 13.6 acres in the northwestern portion of the Project area and contains two styles of attached multi-family products for an average density of 13.4 dwelling units per acre. One segment of the neighborhood contains 104-units of attached three-story townhouses in groupings of 5- and 6-plex. The second segment of this neighborhood is organized into stacked condominium flats. The proposal is for a total of 78 condominium units in two-story buildings.

Senior Apartment & Apartment Community Site. The proposed 86-unit senior apartment community and 216-unit apartment community are located on 12.6 acres within the southwesterly portion of the project area north of Faria Preserve Parkway. This community has an average density of 23.9 dwelling units to the acre. At this time, the applicant has provided a conceptual site plan layout and architecture for the apartment communities. Separate Architectural Review and Development Plan Review would be required prior to construction of this community.

Church Parcel. A one-acre church parcel is proposed to be located adjacent to the western entrance of the project site. Per the NWSP, a site (up to 6.1-acres) shall be reserved to accommodate a house of worship. At this time, the applicant is providing a conceptual site plan layout for the church parcel. Separate Architectural Review and Development Plan Review would be required prior to construction of this site.

Community Park & Rose Garden. A 12.7 acre community park is proposed to serve the needs of the residential community. The park would be located south of Faria Preserve Parkway and situated north of the existing residential neighborhoods. The park includes a soccer and baseball fields, basketball, tennis and bocce ball courts, picnic and play areas, multi-use lawn areas and various pathways and seating areas. A 0.5 acre memorial Rose Garden is located west of the community park and will provide opportunities for passive recreation. As part of the Project review process, the City's Parks and Community Services Commission has reviewed the applicant's parks proposal to ensure it meets City park standards.

Tot Lots. The applicant is proposing three tot lots that would be private parks serving residents primarily in Neighborhood I, Neighborhood III, and Neighborhood IV. The lots would include play structures, BBQs and trellis features.

Educational Site. An educational site is identified on the site plan as a 2.6 acre City Parcel. As per the NWSP, an educational site shall be provided for educational purposes such as a museum or an educational outreach use. Any future development plans for this site would require Architectural Review and Development Plan review.

Community Pool. The community pool area is located centrally within the Project area south of the main road. The community pool, which includes a pool, pool house and lawn area would serve the residences of the Faria Preserve community. The applicant is currently evaluating offering pool access to additional residential neighborhoods south of the Project area.

Landscape Plan

The 286.5-acre Project area has a variety of natural resources including three major ridgelines, oak woodlands, creeks and riparian habitat. The proposed Project requires significant grading of two of the major ridgelines, which was approved by San Ramon voters in 2002. The Project also impacts approximately 2,090 lineal feet (0.12 acres) of existing wetlands and waters of the United States within the Project area. To balance the development proposal, the landscape plans depicts approximately 207-acres of the 286.5-acre Project area to be reserved for open space, trails, and public facilities. Additionally, as part of the development of the Faria Preserve, the applicant would record a permanent conservation easements over the Adjacent Faria Offsite Preservation Area – 144-acres of open space contiguous to the NWSP Area and located immediately to the west of the Project Area within the City’s Planning Area Boundary.

Project Identity & Entryways

The Project identity features elements of stone, salvaged wood and metal panels. At the entrance on Bollinger Canyon Road, monoliths would flank the entrance to the Project along with special pavement and a specimen tree. At the entrance on Deerwood Road, the applicant is proposing a boulder waterfall feature and would replicate the use of monoliths and Project entry portals. At three intersections along Faria Preserve Parkway, the applicant has designed a roundabout element that features a specimen tree, stone veneer, entry portals and stone columns in keeping with the Project theme.

Trails

The proposed trail system map identifies connections from Neighborhoods I, IV and off Purdue Road, connections through the community park, and a trail connecting the existing residential neighborhoods south of the Project area, totaling approximately 6-acres of new trails. Additionally, the applicant is working with the East Bay Regional Park District (EBRPD) to construct a trailhead/staging area along Bollinger Canyon Road that would tie into the Project’s new trail system.

Affordable Housing Requirements and Commitment

In the NWSP, a number of Land Use Policies speak directly to affordable housing within the Plan Area:

- Balanced Development Pattern Policies No. 3: Include a wide range of housing types, densities, sizes, and affordability levels.
- Balanced Development Pattern Policies No. 6: The total number of residential dwelling units within the Plan Area shall not exceed 830, which includes a density bonus for workforce and affordable units. This figure does not include second units designed in accordance with State law.
- Balanced Development Pattern Policies No. 7: Develop an Inclusionary Housing Program, providing that at least 25% of the total units within the Plan Area are affordable to very-low, low, and moderate income levels.

The Land Use Chapter of the NWSP not only requires a minimum of 25% of total units to be affordable, but also establishes target affordability level by income category: 20% of affordable units for very-low income, 30% of affordable units for low income, and 50% of affordable units for moderate income. As a condition of any project approval in the Plan Area, the applicant is required to develop an Inclusionary Housing Program that details the implementation measures for meeting the City’s goals for affordable housing. The applicant has submitted the following affordable housing proposal for consideration:

Table 1: 2013 Revised Faria Preserve Affordable Housing Proposal

Unit Types	Very Low	Low	Moderate	Total Affordable Units
Senior-Restricted Rental Apartments	17	69	0	86
Rental Apartments (Non-Age Restricted)	43	0	69	112
Secondary Dwelling Units OR For-Sale Housing Units (Within Neighborhoods I to IV)	15	13	0	28
Total Affordable Units	75	82	69	226
Percentage of the Total Affordable Units	33.29%	36.3%	30.5%	
Percentage of Affordable Units in Proposed 740-Unit Project				30.5%

FISCAL IMPACT

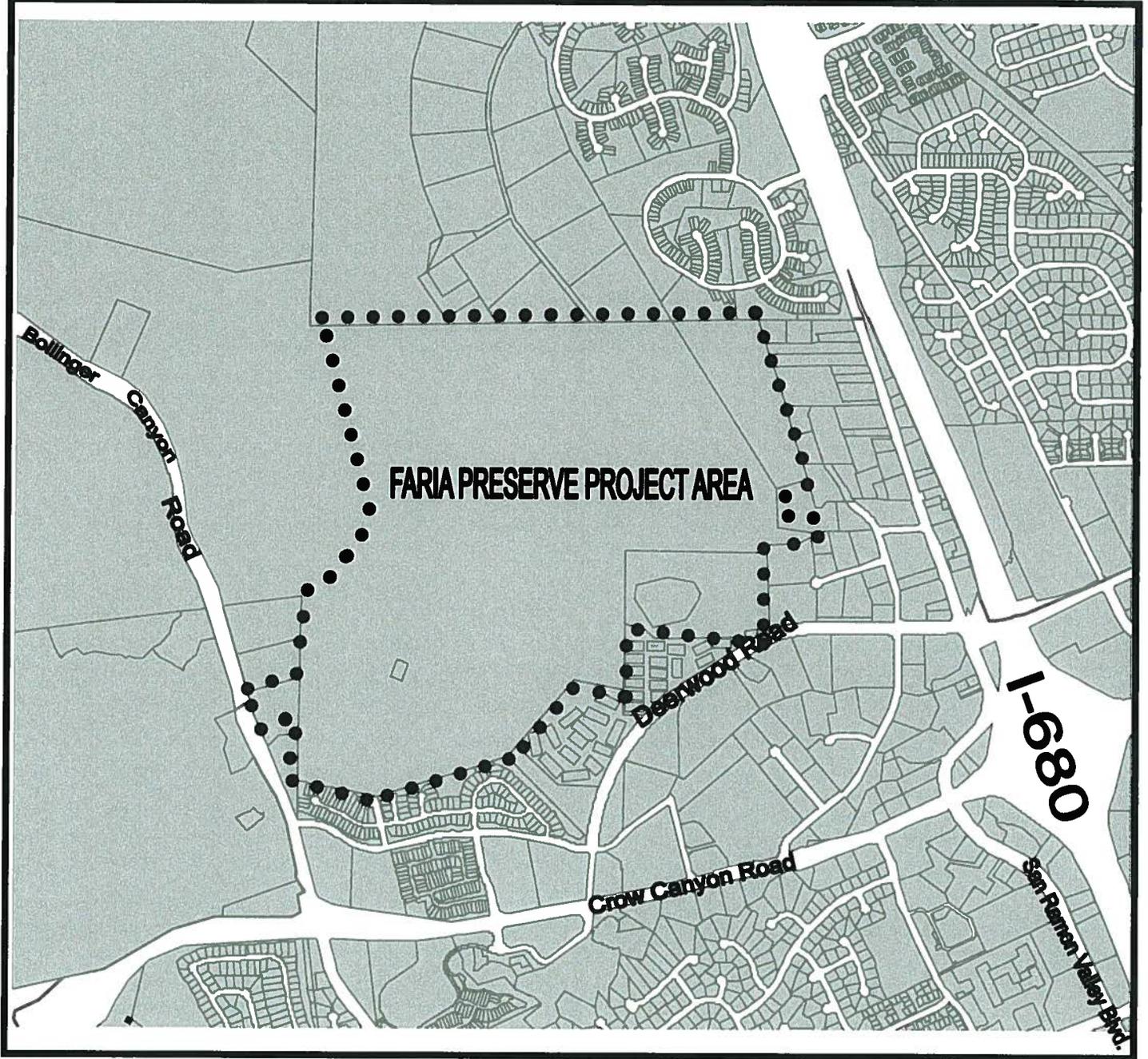
Implementation of the proposed Project will result in the conversion of the existing vacant graze and open space land to residential and public/semi-public uses. While there are certain property tax benefits associated with the proposed project, there are also additional costs in providing services to the new residents. A fiscal analysis is being prepared for the project to assess the financial impacts to the City and staff will include any additional recommendations to ensure that the proposed project does not result in a financial hardship to the City.

SUMMARY/NEXT STEPS

Due to the size and complexity of the project, staff anticipates that several public hearings will be necessary in order to thoroughly discuss the proposal, the environmental document, and receive and address public comments prior to the Planning Commission's decision. Staff would recommend that the first public hearing focus on the history and background for the project and a presentation of the current proposal, then continue the public hearing to a date-certain for review of staff's project analysis and the environmental document.

ATTACHMENTS

- A. Vicinity Map
- B. January 15, 2013 Planning Commission Meeting Minutes
- C. February 14, 2013, March 7, 2013, April 11, 2013, May 9, 2013, June 13, 2013, July 11, 2013, and August 8, 2013 Architectural Review Board (ARB) Summary of Actions
- D. May 8, 2013, August 14, 2013, and September 11, 2013 Parks and Community Services Commission (PCSC) Meeting Minutes
- E. October 24, 2013 Draft Housing Advisory Committee (HAC) Meeting Minutes
- F. Revised Faria Preserve Project Plans, stamp-received October 2, 2013 (copies available on City website www.ci.san-ramon.ca.us) (11"x17" to Commission only)



CITY OF SAN RAMON PLANNING SERVICES

	<p>REVISED FARIA PRESERVE PROJECT VICINITY MAP DPA 12-310-003, MJ 12-900-002, AR 12-200-046, & IS 12-250-004</p> <p>● ● ● ● ● ● Faria Preserve Project Area</p>	<p>N</p>  <p>(Not to Scale)</p>
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**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



**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

*CHAIR KEN HANSEN • VICE CHAIR MAR GOSIENGFIAO • BOARDMEMBER JOHN FALCONER
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

**Community Conference Room
2401 Crow Canyon Road**

**Meeting Time
February 14, 2013 - 1:00 P.M.**

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 1:02 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Not Present

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for October 11, 2012 meeting. *Approved as written.*

6. CONTINUED ITEMS

-None-

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

8.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

ATTACHMENT C

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. Evaluate wind exposure when siting homes, especially in the western Project Area where the multi-family parcels are located.*
- 2. Move the trail access connection point from the south side of lot 69 to the north side of the lot for better continuity.*
- 3. Evaluate the opportunity to add an open view lot/tot lot between lots 134 and 135 to continue the view corridor at the T-intersection.*
- 4. Consider re-orientation of the tennis courts to a north-south direction due to sun and wind exposure.*
- 5. Provide a greater separation between Faria Preserve Parkway and the sidewalk at the area north of the existing water tank.*
- 6. Evaluate opportunities to expand the trail system in the eastern Project Area. Locations to consider include the Project's eastern ridgeline, Purdue Road, and/or Faria Preserve Parkway near Deerwood Road.*
- 7. Evaluate opportunity to add an additional trail entry point at the end of the Veneto Court cul-de-sac in Neighborhood I.*
- 8. Evaluate opportunity to align the trail on the west side of Neighborhood IV further away from the townhomes by either shifting the townhomes or re-routing the trail.*
- 9. The Board stated that they do not support outdoor recreational night lighting at the sports fields in order to prevent light pollution at night to the residential neighborhoods.*
- 10. The Board recommended the Project should incorporate maximum energy efficiency opportunities throughout the project.*
- 11. The Board requested additional information as to where the monolithic sidewalks will start and end on Faria Preserve Parkway. The Board felt that while monolithic sidewalks prevent people from walking on or trampling landscaping along the sidewalk, there are merits to having a landscape strip to serve as a buffer between pedestrians and vehicular traffic.*
- 12. The Board recommended adding more emphasis and attention to the park entrance and to provide additional details on how residents north of Faria Preserve Parkway will access the park.*

13. *The Board requested that Grading Plans be available for the next meeting as well as a Trail Amenities Plan showing the relationship of the open space and trails to the public and private spaces.*

14. *Evaluate opportunities to enhance the open space areas through landscaping to soften the slopes, especially to the north of Neighborhood IV and on both the north and south sides of Neighborhood III.*

15. *The Board suggested that the applicant meet with San Ramon Valley Fire Protection District to ascertain where the emergency vehicle access roads would be located on the project and that these roads are depicted on future plans.*

16. *The Board would like to see a Cut/Fill Plan as well as a conceptual Fencing Plan for the next meeting.*

17. *The Board requested a conceptual site lighting plan and recommended the use of LED technology where possible.*

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

10.1 Discussion of items for the March 14, 2013 meeting – *Faria Preserve –reschedule meeting date for March 7, 2013, with a 2 p.m. start time.*

10.2 Discussion of items for the April 11, 2013 meeting – *Faria Preserve - schedule meeting to start at 1 p.m.*

11. ADJOURNMENT

Meeting was adjourned at 3:50 p.m.

Respectfully Submitted,

Debbie Hince



FINAL
CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

CHAIR KEN HANSEN • VICE CHAIR MAR GOSIENGFIAO • BOARDMEMBER JOHN FALCONER
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY

Community Conference Room
2401 Crow Canyon Road

Meeting Time
March 7, 2013 - 1:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 2:03 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Dennis Viers

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for February 14, 2013 meeting. *Approved as written.*

6. CONTINUED ITEMS

6.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. The Board supported a 3-wire and metal post fence design that would be used around the mitigation areas. The Board suggested the post be cor-ten or black color.*

2. *It was recommended that stone-faced pilasters be used at fence-type transitions in locations that can be seen by the public.*
3. *The Board recommended that boulders be placed intermittently within the stone wall at the entrance on Deerwood Road to add more detail and interest to the wall and to compliment the boulders used within the water feature.*
4. *Evaluate opportunities to add or extend the low stone wall feature on other portions of Faria Preserve Parkway such as within the neighborhood entryways adjacent to the round-a-bouts.*
5. *The Board recommended that the 6 foot high partial view fence be replaced with either a 6 foot high wire mesh view fence or by replacing the glass portion depicted on the partial view fence with wire mesh.*
6. *Use 6 x 6 posts and add a trim cap on the good neighbor fencing, making sure that there is consistent color between the posts and boards and that fence is lapped or louvered.*
7. *Use non-galvanized street light poles painted green or black as deemed acceptable to City staff.*
8. *Reduce the number of street lights at neighborhood entry points as currently shown on sheet L5.*
9. *Detail on the plans the lighting at the community pool parking lot and the use of bollard lighting on the HOA-maintained pathways that will connect the neighborhood to the public streets.*
10. *Correct the Deerwood Road entry sheet (L13) to depict that there will be no sidewalk on the East side of Faria Preserve Parkway. Evaluate opportunity to add a monolith feature instead of the portal at this entrance.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

10.1 Discussion of items for the April 11, 2013 meeting – *Faria Preserve – 1 p.m. start time.*

- a) *Neighborhoods 1 & 2 Architecture*
- b) *Grading and Cut & Fill Plans*

11. ADJOURNMENT

Meeting was adjourned at 4:02 p.m.

Respectfully Submitted,

Debbie Hince



FINAL
CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY

Community Conference Room
2401 Crow Canyon Road

Meeting Time
April 11, 2013 - 1:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 1:10 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Ryan Driscoll, Assistant Planner; Cindy Yee, Associate Planner; and Debbie Hince, Recording Secretary

Planning Commission Liaison: Dennis Viers

3. ELECTION OF OFFICERS

3.1 Election of Chair: *Nominated and approved – Mar Gosiengfiao*

3.2 Election of Vice-Chair: *Nominated and approved – John Falconer*

4. PUBLIC COMMENTS

-None-

5. ADDITIONS AND REVISIONS

6. CONSENT ITEMS

6.1 Summary of Action Items for March 7, 2013 meeting. *Approved with comments received.*

7. CONTINUED ITEMS

7.1 **2257 San Ramon Valley Blvd. (DP 11-300-002, AR 12-200-001, VAR 11-320-002 and VAR 11-320-003)**
Staff Report by: Ryan Driscoll, Assistant Planner

The Board provided the following comments and recommendations for revisions to the Applicant and Staff:

- 1. Remove the proposed "Seville Orange" color from the color scheme. Additionally, all elements that were previously the "Seville Orange" color shall be painted the Western Blended "Stone Wall" color.*
- 2. Tone down the orange "Mandarin Grove" color to a terracotta color.*
- 3. The north and east elevation walls that share the same plane as the lower cornice element shall be painted Western Blended "Venetian Stone" color.*
- 4. Above the entryway on the north elevation where the wall turns west (inward), change the paint color from the orange accent color to Western Blended "Venetian Stone" color.*

7.2 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. Between lots 133 & 134, look for opportunities to include trees within the area that separates the two lots.*
- 2. In Tot Lots, soften up the walkways with a more curvilinear pathway.*
- 3. In Tot Lot B, placement of benches should not be so linear but more freeform to exploit views.*
- 4. It was recommended that a Condition of Approval should be included that an O & M manual be given to homeowners for street tree and front yard tree care and maintenance. When planting trees also take into consideration wind factors; however, in general the Board supported the street tree palette and the variations.*
- 5. The Board approved of the distribution of the types of trees and suggested adding choices such as the Chinese Pistache, African Sumac, and other species that are cold- and wind-tolerant.*
- 6. Look at opportunities to install a wood rail fence in the landscape area adjacent to Faria Parkway to create a transition between the plantings within the right of way to the open space beyond.*
- 7. The Board recommended the removal of all interim irrigation systems.*

8. *On sheet L-38 showing the typical open space at windows and the plantings behind the sidewalks, it was recommended to use natural grasses to transition into the open spaces areas and looking for opportunities to replicate this at other typical open space window areas.*
9. *On street section A, the Board would like to see a minimum median width of 6 feet (or greater). This could be achieved by adjusting the width of the bike paths and/or travel lanes to create a wider median at the entry point.*
10. *On street sections B and F, the Board recommended a higher retaining wall height to reduce the overall number of walls that would be needed. Instead of using a block CMU wall, use a faux rock material to create the appearance of a real rock wall.*
11. *Between the round-about crosswalk and the pool crosswalk, install a low fence within the Faria Parkway median to discourage pedestrians from crossing midblock.*

Residential Neighborhoods I & II

12. *Integrate color into the concrete driveways and front walkways.*
13. *Review the neighborhood plot plan and seek opportunities to increase the front yard depths, as each lot permits; look at centering homes on wider lots to create greater separation between homes; align homes, for example lot 84, to the various property lines to widen the side yards between homes; and bring more articulation to the street and looking at opportunities to push homes back or move them forward as setbacks allow.*
14. *Integrate a wider 42 inch door option and look for opportunities to include sidelights next to door to give a stronger street presence as feasible per plan.*
15. *Include as a homebuyer option, some type of solar integration opportunities.*
16. *Provide enhanced elevations on exposed or corner lots including roof vents, siding material, pot shelves, or possible pop-outs along these enhanced elevations to provide articulation on these elevations; show control joints on the stucco to break up the two-story elevations; wrap siding and stone finishes on side elevations to where the side fence begins; and from a 360 degree point of view, integrate light fixtures to fit the architectural theme of each elevation.*
17. *Neighborhood I, Plan 1, sheet 1.6, Cottage elevation: the Board recommended breaking up the roof line on the rear elevation.*

18. Neighborhood I, Plan 2, Presidio elevation: instead of matching the metal seam roof color on the first floor to the color of the concrete tile roof, consider a variation in color so that this element stands alone. Also, look at opportunities to add metal elements to other elevations, such as on the Cottage elevation over the bay window. Make sure that the post on the front elevation is thick (a minimum of an 8 x 8 inch post) in order to appear more substantial in the front.

8. CONCEPTUAL ITEMS

-None-

9. PRELIMINARY REVIEW ITEMS

-None-

10. FINAL REVIEW ITEMS

-None-

11. STAFF ITEMS

11.1 Discussion of items for the May 9, 2013 meeting.

- a. May 9, 2013 meeting will be continuation of Faria Preserve Neighborhoods I & II*
- b. Add meeting date for May 23, 2013 to discuss The Barn*
- c. June 13, 2013 meeting will be discussion of Faria Preserve Neighborhoods III & IV*

12. ADJOURNMENT

Meeting was adjourned at 4:20 p.m.

Respectfully Submitted,

Debbie Hince



**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

*CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

**Community Conference Room
2401 Crow Canyon Road**

**Meeting Time
May 9, 2013 - 2:00 P.M.**

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 2:05 p.m.

2. ROLL CALL

Present: Mar Gosiengfiao, John Falconer, Ken Hansen and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Not Present.

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for April 11, 2013 meeting. *Approved as written.*

6. CONTINUED ITEMS

6.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Planning Commission.

Site Plan, Neighborhood I:

1. *Move home on lot 119 back 3-5 feet to the south; rotate home on lot 61 counterclockwise and center on parcel; move homes on lots 55 and 93 two (2) feet into the rear yard; flip home on lot 98 so the garage is on the right side of the lot; install retaining walls on the northeast corner of lot 96 similar to lot 99 to increase the useable rear yard space.*
2. *On lots 13, 19, 23 and 36, move home forward so that the house is located just outside the minimum 20 feet front yard setback to maximize the rear yard.*
3. *Plan 3 homes should be moved forward to the minimum 20-foot front yard setback where lots allow.*
4. *Change lots 2 and 7 from a Plan 2 to a Plan 3.*

Residential Architecture, Neighborhood I:

5. *On the enhanced corner side elevations, look at opportunities to add functional pop-outs on the second story of homes such as enhancements like bay windows, window seats, etc.*
6. *On all plans, the side entry doors leading into the garage have to swing out to the side yard so as to maximize the interior garage dimensions.*
7. *On Plan 1B rear elevation, reduce the height of the louvered element to match the same scale that is found on the other elevations.*
8. *On Plan 1C, remove the vent on the rear elevation.*
9. *On the Plan 2 residences with a covered California Room, provide an elevation to show how this room will integrate with the roof pitch of the main house.*
10. *Look at opportunities on the Plan 3 master bathroom/walk-in closet to create more daylight by possibly adding another window to the shower stall or increasing the amount of glazing over the bath tub.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

- 10.1** Discussion of items for the June 13, 2013 meeting. *Faria Preserve Neighborhoods II & III with a 1 p.m. start time.*

11. ADJOURNMENT

Meeting was adjourned at 3:44 p.m.

Respectfully Submitted,

Debbie Hince



**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

*CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

**Community Conference Room
2401 Crow Canyon Road**

*Please Note Meeting Time
June 13, 2013 - 1:00 P.M.*

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 1:04 p.m.

2. ROLL CALL

Present: Mar Gosiengfiao, Ken Hansen and John Nicol

*Staff: Lauren Barr, Senior Planner; Cindy Yee, Associate Planner; and Debbie Hince,
Recording Secretary*

Planning Commission Liaison: Dennis Viers

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

4.1 Addition of Item 10.2. *Temporary Monument Signage for Bishop Ranch.*

5. CONSENT ITEMS

5.1 Summary of Action Items for May 9, 2013 meeting. *Approved as written.*

Temporary Monument Signage for Bishop Ranch.

After hearing a presentation by staff and the applicant, the Board did not feel comfortable making a recommendation on a single sign without understanding the entire context of the Master Sign Program revisions being considered by Bishop Ranch. However, the Board made the following suggestions.

- 1. The Board suggested that a mock-up of the monument be erected at the proposed site and possibly move the monument north by a few feet.*
- 2. It was suggested that the applicant consider a different color than stark white which brings too much attention to the monument as currently depicted.*
- 3. Possibly anchor the new monument sign on both sides of the street at the street/pedestrian level to balance out the new monument sign if it is to remain white.*
- 4. The monument appears unfinished and too missile-like in its current state. It was suggested that a base be added to the monument, possibly black granite to match the current monument signs and possibly adding brush aluminum to the lettering.*
- 5. It was also suggested that the current monument signs within Bishop Ranch be upgraded incorporating the white color of the new monument.*

6. CONTINUED ITEMS

6.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Planning Commission.

Site Plan, Neighborhood II:

- 1. The Board suggested adding top soil to all cut slopes to promote a "landscapeable" area to promote vegetation growth otherwise it will invite erosion. This is to be included on all cut slopes throughout the Faria development.*
- 2. Provide cut off walls with pier foundations to prevent water penetration under the house.*
- 3. Move home on lot 122 back 3 to 5 feet; move lot 123 back 5 to 8 feet; move lot 127 back; lot 128 to remain in place; lot 129 move back; lot 131 move back; lot 132 to be moved back even more; lots 135 and 136 to be moved back; lot 137 move back as much as possible; lot 147 to be moved back 2 to 3 feet.*

4. *On the preliminary landscape plan, include fencing plan for neighborhoods to show how the fences relate to the slopes and between the public and private areas.*
5. *Provide a larger parcel for lot 145 by reducing the alleyway length in front of this lot.*
6. *Provide a 3-foot retaining wall in the sloped rear yards to create more usable front yard space for both lots.*

Residential Architecture, Neighborhood II:

7. *On Plan 1 evaluate opportunities to incorporate more windows in the owner's bath and also in the first floor tech room.*
8. *On the Cottage elevation of Plan 1, evaluate the scale of the vent and perhaps use the same detail as the window trim. Also consider adding a bay window to the front elevation.*
9. *On Cottage elevations, use accent materials such as stone masonry or metal to draw similarities to the Cottage style in the Neighborhood I architecture.*
10. *On all plans, remove the 8-panel garage door option. Add outside lighting details on all elevations. On right and left elevations of all plans, consider adding a joint line or some relief detailing to break up the stucco and create more shadowing.*
11. *On Plan 2, return the board and batten to a logical end point, lining up with the side fence.*
12. *On Plan 3, add windows in bedroom 3, bedroom 4, and in loft where applicable.*
13. *Look for opportunities on Plan 3 to pop out front elevation for more architectural relief. Add thicker sill and support structures on the pot shelves on the Bungalow and Cottage elevations.*

Site Plan, Neighborhood III:

14. *Review opportunities to modify hammerhead adjacent to lot 197 with the potential to add to the lot by shortening the pavement.*
15. *The proximity of lot 200 to Faria Preserve Parkway is too close. Consider moving lots 197-200 to the east approximately 10 feet by reduce water quality pond.*
16. *Provide landscape plans that identify how fences transitions between lots 200 and 208.*
17. *If lots 197-200 are to be moved to the east, see if corner of water quality pond can be wrapped around corner of Faria Preserve Parkway.*

18. *For lot 208, terminate motor court in front of lot 208 and add more depth to driveway.*

19. *Shift row of homes on lots 212-209 to the south by approximately 5 feet on Via Veneto.*

Create greater setback of 10-12 feet from Faria Preserve Parkway for lot 233 and 234. If necessary, revise driveway configuration for lots 246 – 249 to accommodate a greater setback.

20. *Include a fencing plan for Neighborhood III to show the relationship of the homes to the entry and walkways.*

Landscaping, Neighborhoods II & III:

21. *Make sure that tree canopies are sized appropriately, such as the Crape Myrtle, Dynamite variety. Include two evergreens in the plant palette such as Meyer Lemon or Satsuma Mandarin, Laurus, Rhamnus, Tristania Laurina.*

22. *Include large accent shrubs to landscape plan and avoid rangy shrubs. Avoid high water plants such as the Camellia. Add more drought tolerant plants and shrubs.*

23. *Avoid short-lived plants such as Lavender, Cistus and Ceanothus.*

24. *Add long-lived groundcover such as Manzanita Pacific Mist, Star Jasmine and low forms of Mahonias.*

25. *Add Flax plant in appropriate areas.*

26. *Add shade plants such as a smaller Magnolia, Iris Douglasiana “hybrids”, Aspidistra, Western Swordfern, Polystichum Resmarinus, Liriope and Loropetalum.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

10.1 Discussion of items for the July 11, 2013 meeting.

1. *Faria Preserve Neighborhoods III & IV.*

2. *ACRE Mixed Use Project – 125 & 130 Ryan Industrial Court*

10.2 *Added - Temporary Monument Signage for Bishop Ranch.*

11. ADJOURNMENT

Meeting was adjourned at 4:26 p.m.

Respectfully Submitted,

Debbie Hince



**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

**CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY**

**Community Conference Room
2401 Crow Canyon Road**

***Please Note Meeting Time
July 11, 2013 - 2:00 P.M.***

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 2:00 p.m.

2. ROLL CALL

Present: Mar Gosiengfiao, John Falconer, Ken Hansen, and John Nicol

*Staff: Lauren Barr, Senior Planner; Cindy Yee, Associate Planner; and Luisa Amerigo,
Recording Secretary*

Planning Commission Liaison: Dennis Viers

3. PUBLIC COMMENTS -None-

4. ADDITIONS AND REVISIONS

It was moved by Vice Chair Falconer that item 10.1 and 10.2 be moved ahead of item 6.1 on the agenda.

5. CONSENT ITEMS

- 5.1** Summary of Action Items for June 11, 2013 meeting. *Approved as written.
John Falconer abstained.*

6. CONTINUED ITEMS

6.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003) Project Planner: Cindy Yee, Associate Planner

After hearing a presentation from staff and applicant on the Architectural Review application, the Board received the following project-related public comment.

- 1. Robert Klingner, resident. The resident expressed that he likes the architecture in Neighborhood 3, but does not like appearance of the row of windows on the streetscape elevation in the townhome development.*

The Board then proceeded to provide the following recommendations to the Applicant, Staff and Planning Commission.

Site Plan, Neighborhood III:

- 1. At the end of the driveway in front of lot number 208, enhance with a pedestrian walkway and landscaping.*
- 2. The Board requested the applicant prepare a master landscape plant palette.*
- 3. The Board recommended cheek walls to be installed at stairways throughout the project.*
- 4. Provide a colored streetscape elevation drawing for Neighborhood 4 so that the Board can further evaluate how the colors will relate to the proposed architecture.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

10.1 9768 Tareyton Avenue (AR 11-200-028) – Anagnos Residence – Color Change Presented by Shinei Tsukamoto, Associate Planner.

Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Zoning Administrator.

1. Tone down the proposed blue body color to a more warm grayish-blue hue so that the building can blend in with the neutral colors found in the surrounding neighborhood.

2. Take a comprehensive look at the architecture of the whole home when evaluating the revised color palette to ensure that the body color will complement the trim, accent, and roof material colors.

10.2 ACRE Mixed Use Project – 125 & 130 Ryan Industrial Court. Presented by Lauren Barr, Senior Planner.

After hearing a presentation from staff on the proposed revision to a previously approved Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Planning Commission.

1. Install enhance sidewalk paving from the main project roadway north through to the tot lot area.

2. Enhance the pavement in the paseo walkway area that runs east to west on the project site.

11. ADJOURNMENT

Meeting was adjourned at 4:10 p.m.

Respectfully Submitted,

Luisa Amerigo



**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

*CHAIR MAR GOSIENGFIAO • VICE CHAIR JOHN FALCONER • BOARDMEMBER KEN HANSEN
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

**Community Conference Room
2401 Crow Canyon Road**

August 8, 2013 - 2:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at

2. ROLL CALL

Present: Mar Gosiengfiao, John Falconer and John Nicol

Staff: Shinei Tsukamoto, Associate Planner; Cindy Yee, Associate Planner; and Luisa Amerigo, Recording Secretary

Planning Commission Liaison: None present

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

-None-

5. CONSENT ITEMS

5.1 Summary of Action Items for July 12, 2013 meeting. *Approved as written.*

6. CONTINUED ITEMS

6.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant, Staff and Planning Commission.

General Comments:

- 1. The Board provided a supplemental plant list for the applicant to consider as additions to the project's planting palette.*

Neighborhood I:

- 2. The Evergreen Chinese Elm identified in Neighborhood I may be too large for the locations identified.*

Neighborhood III:

- 3. On Lot 236, if proposing a Plan 1 house plan, limit the building to two-stories.*
- 4. Plan 4: At the main entrance doorway, reverse the door location and sidelight window.*
- 5. Plan 1: Provide enhanced side elevations on the main entrance side to lots 235, 236, 251, and 253.*
- 6. Plan 4: Eliminate the optional autocourt entry floor plan as the lots designed for this floor plan no longer exists.*

Neighborhood IV, Townhomes:

- 7. Add a trellis at the end of the alleyway between buildings 26 and 33.*
- 8. On buildings abutting the apartment units to the south, consider creating a greater horizontal and/or vertical separation between the walkway and porch element.*

Neighborhood IV, Flats:

- 9. Increase floor plates in lower floor of flats to 10' high.*
- 10. The applicant provided modified streetscape elevations for the Board's consideration. Based on the revised streetscapes, the Board recommended breaking up the third floor elevation by using massing modifications.*
- 11. Use a combination of three and five window designs on the third floor to add more variations between buildings.*
- 12. Incorporate architectural details such as archways and siding found in the lower floors into the third floor elevations.*
- 13. The Board recommended installing a gate or fence to restrict access into the 8' wide courtyard area separating the two opposing buildings.*

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

9.1 115 Ryan Industrial Court – AT&T Wireless Facility
Presented by Shinei Tsukamoto, Associate Planner.

After staff summarized the staff report, the applicant presented the project along with two sketches that were prepared in response to the design concerns identified in the staff report. One of the sketches was prepared in black pencil to show the increased height of the pitched roof parapets and the other sketch was prepared in red pencil to show an alternative roof design of the faux steeple. Photographs were provided to demonstrate the variety of architectural styles used for stealth fully designed structures.

After receiving the staff report and the presentation by the applicant, the Board recommended continuation of the application for a future meeting date in order for the applicant to address the following project comments:

Architectural Design:

- 1. The existing building is a contemporary building; the faux steeple element should complement the contemporary architectural style with a less embellished and ornate design than the sketch in black pencil presented at the meeting.*
- 2. The Board supported the concept shown in the red pencil sketch and felt that it would be more appropriate in shape and amount of details. The intent of the red pencil sketch is to make the faux steeple a square or rectangular shape rather than an octagonal structure. A square structure would add more mass to the steeple and would have an effect to reduce the apparent height of the faux steeple.*
- 3. With regard to the roofing material, the Board suggested a use of stand seam metal roof or concrete tile rather than asphalt shingles to better match the contemporary architecture.*
- 4. Provide a color scheme that incorporates the new building elements with the existing building.*

10. STAFF ITEMS

- 10.1** *Discussion Items for next meeting – Shapell Projects Capella and Amarante at Gale Ranch*

11. ADJOURNMENT

Meeting was adjourned at 4:10 p.m.

Respectfully Submitted,

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CITY OF SAN RAMON
PARKS AND COMMUNITY SERVICES COMMISSION MEETING

May 8, 2013
Regular Meeting

Approved June 12, 2013

1. CALL TO ORDER

The Parks and Community Services Commission Meeting was called to order by Chair Yancey at 7:00 p.m. The meeting was held in the City Council Chambers located at 2222 Camino Ramon, San Ramon, CA.

2. PLEDGE OF ALLEGIENCE

3. ROLL CALL

Present:

Chair Yancey, Vice Chair Meine, Commissioner Ernest, Commissioner Doerlich, Commissioner Lopez, Commissioner Mills, Commissioner Kenniston-Lee, and Student Commissioner Koppikar

Staff Present:

Director Karen McNamara, Division Managers Esther Lucas, Jeff Gault and Robin Bartlett, Program Manager Teri Mountford, Program Coordinator Steve Cox, Associate Planner Cindy Yee, and Commission Secretary Christina Buna.

4. SPECIAL ITEMS AND ANNOUNCEMENTS

4.1 Special Announcements

Ms. Lucas introduced the outgoing Therapeutic Recreation Intern, Ashley Hawkins, who is a senior at California State University, East Bay and is graduating in June with a Bachelor's Degree in Therapeutic Recreation. Ashley stated while working with the City she has received hands-on experience working with persons with disabilities and seniors, she planned programs and activities for both populations, and she has expanded her knowledge on the principals of Recreation Therapy.

The Art and Wind Festival will be happening May 26 and 27, 2013 at Central Park from 10am – 5pm on both days.

Smokey Robinson's performance that was scheduled for May 11, 2013 has been rescheduled to July 20, 2013 at the Dougherty Valley Performing Arts Center.

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4.2 Temporary Employee of the Month – April – Jonathan Webb

Mr. Cox introduced Jonathan Webb for being selected as the April Temporary Employee of the Month. Jonathan began working for the City of San Ramon in February 2013. Jonathan is currently a Recreation Leader I for the afterschool teen centers and has quickly risen to the challenge of working with the middle school age group. Jonathan works primarily at the Pine Valley Middle School afterschool teen center, which is always a challenging and rewarding site.

Jonathan is being recognized for his overall enthusiasm to help his fellow staff members at any of the sites. Jonathan created a new system at the Pine Valley Teen Center to visually reward positive behavior, giving the participants an opportunity see how they are doing at the site each day. Jonathan also took on the challenge of moving to the Iron Horse teen center site during a staff shortage. Jonathan quickly gained the respect of his fellow staff members and the participants. Moving to new sites is not easy, especially when participants think you are a substitute, and Jonathan made the task look routine. Since starting employment with the City of San Ramon Jonathan has shown that he is a dedicated, hard worker who cares about doing his job properly.

The Parks and Community Services Department would like to thank Jonathan for his enthusiastic approach with the middle school teen center participants, his strong rapport with staff as well as his overall team player attitude!

4.3 Recognition of Student Commissioner

Chair Yancey presented a plaque of appreciation to Student Commissioner Koppikar for her commitment to Teen Council and to the Parks & Community Services Commission.

4.4 Recognition of Outgoing Teen Council

On behalf of the Parks and Community Services Commission, Chair Yancey thanked Teen Council members for their contributions and Student Commissioner Koppikar presented Teen Council members with certificates of appreciation.

5. PUBLIC COMMENT OR WRITTEN COMMUNICATION

6. APPROVED MINUTES

6.1 Minutes of April 10, 2013 – Regular Meeting

Commissioner Lopez’s motion to accept the minutes of the April 10, 2013 – Regular Meeting with the following amendments to line 221 to read “identify the scope of the project in terms of how many parks and shade structures and the overall costs were seconded by” and to strike the lines 254 – 258 and replace with “Commissioner Lopez asked if they Farmers Market on Thursdays and Saturdays were successful. Ms. McNamara

92 responded the Farmers Market on Saturdays and Thursdays is not operated under the
93 purview of the City, but through an agreement with Sunset Development.” was seconded by
94 Commissioner Doerlich and passed 7-0; Student Commissioner Koppikar voted in favor of
95 the motion.

96
97 **7. CONSENT CALENDAR**

98
99 **8. COMMISSION BUSINESS**

100
101 **8.1 Teen Council Annual Report for 2012-2013**

102
103 Student Commissioner Koppikar gave a PowerPoint Presentation of the Teen Council
104 Annual Report for 2012-2013 to the Commission with a recommendation for the
105 Commission to accept the report and provide direction to the Teen Council for the
106 2013/2014 term.

107
108 Commissioner Doerlich commended the Teen Council for their work on Battle of the Bands
109 and they played a huge part in making the event successful for the Arts Foundation.

110
111 Commissioner Mills asked what the subject matter is of the movie, Orange Curtain. Mr. Cox
112 responded the movie addresses the abuse of prescription drugs by teens.

113
114 Commissioner Mills applauded the Teen Council for their work on the Smoking Ordinance.
115 Commissioner Lopez congratulated the Teen Council for achieving their goals this past year
116 and commended their accomplishment with the passing of the new Smoking Ordinance.
117 Commissioner Ernest praised the Teen Council for another successful year.

118
119 Chair Yancey agreed with all of the fellow Commissioner’s comments and praised the Teen
120 Council for bringing awareness of the issues teens are facing in the community. Chair
121 Yancey stated a few issues that the teens have mentioned are bullying, cyber bullying,
122 pressures they are facing and with the continued growing social media world how to keep
123 an excellent reputation.

124
125 Commissioner Meine’s motion to accept the Teen Council Annual Report for 2012-2013
126 and forward to City Council was seconded by Commissioner Kenniston-Lee and passed 7-0.

127
128 **8.2 Public Hearing: Review and Consider Approval of the Proposed Master**
129 **Plan for the Faria Preserve Neighborhood Park and Rose Garden**

130
131 Ms. McNamara summarized the staff report and introduced David Gates of Gates and
132 Associates and Pat Toohey from Lafferty Communities.

133
134 Mr. Gates presented a PowerPoint of the proposed master plan for the Faria Preserve
135 Neighborhood Park and Rose Garden.

136
137 Chair Yancey opened Public Comment.

138

139 **Robert Klingner – 102 Claremont Crest Court, San Ramon, 94583 – 925-362-9949**

140

141 Mr. Klingner has been a resident of San Ramon for 13 years and his property is adjacent to
142 the Faria Preserve. Mr. Klingner stated in the current community, children of all ages play
143 basketball. Basketball is easily the most popular activity for children in this community.
144 There are basketball hoops on every street and in every cul-de-sac. The need for the Faria
145 Preserve Neighborhood Park is to have 2 full-size basketball courts to serve about 750
146 children living in the immediate area. Children in the community also use skateboards and
147 scooters extensively. If a skateboard park was included in the proposed Faria Preserve
148 Neighborhood Park, it would attract many children. It would provide a safe environment
149 for these activities. It would remove children from the streets where they compete with
150 cars in an unsafe environment. All residents of the community would benefit by the
151 inclusion of at least 2 Tennis Courts in the Faria Preserve Neighborhood Park. The current
152 allotment of a single Tennis Court is inadequate.

153

154 Mr. Klingner stated the Public Hearing notice dated April 26, 2013 was not received until
155 May 2, 2013. Therefore, the Public Hearing notice did not allow him sufficient time to
156 prepare for the meeting. Mr. Klingner requested the City to schedule an additional meeting
157 to ensure the public has the opportunity to provide input to the proposed Faria Preserve
158 Neighborhood Park and Rose Garden.

159

160 Mr. Klingner stated in the current community, people (young and old) use Deerwood Drive
161 each day as a hiking path. Hiking on Deerwood Drive is not safe because of problems with
162 traffic. The proposed map should include a hiking path that everyone could use. The
163 hiking path would attract both young and older citizens. Young children could use the
164 hiking path to ride bikes in a safe manner. Senior Citizens, who live in the proposed Faria
165 Preserve housing plan, could use the hiking path for daily exercise.

166

167 Mr. Klingner stated the proposed synthetic turf soccer field is too large. Mr. Klingner added
168 the synthetic turf for the soccer field has dangerous environmental impacts and has infill,
169 which consists of rubber particles made from recycled tires. Mr. Klingner stated the infill
170 has created health problems for children and synthetic turf produces a gas-like smell,
171 which causes irritation. Mr. Klingner also stated high schools and colleges have policies
172 which restrict use of fields when temperatures reach 90 degrees because the outside
173 temperatures of 90 degrees are reflected with temperatures of 120 to 130 degrees on the
174 synthetic turf. Mr. Klingner added the synthetic turf is not environmentally friendly and it
175 creates health risks to children and should not be included on the soccer field.

176

177 Mr. Klingner concluded with the combined input of the professional knowledge of the City
178 and the local community a viable neighborhood park could be built to provide something
179 for everyone.

180

181 **Jim Blickenstaff – 2410 Talavera Drive, San Ramon, 94583**

182

183 Mr. Blickenstaff with the Mt. Diablo Sierra Club stated there is a unique opportunity in a

184 couple of areas, one area being the dedication of the open space of 144 acres as part of the
185 preserve. Mr. Blickenstaff stated this is a unique and vital opportunity for the City to be
186 very forceful on seeing that final number become part of the end result of whatever is
187 approved, but it is key to the ultimate success of how the City looks and feels to the
188 residents. The other thing that is relevant is the consistency of the number of acres of this
189 proposed master plan from the previous one, which is a positive to see they are holding to
190 the acreage that was a part of the original plan. Mr. Blickenstaff stated the acreage is
191 dependent on the population of the project, which is dependent on the units. Mr.
192 Blickenstaff added this acreage is contingent upon the decision of 740 units, which might
193 not be the final number of units therefore not the final number of acreage. Mr. Blickenstaff
194 stated according to his calculations 6.5 acres is what is appropriate under the General Plan
195 for 1,000 persons per project. Mr. Blickenstaff concluded this project is a continued work in
196 progress and the City and developer are being careful, to see the original commitments not
197 just parks but also to open space.

198

199 **Jim Gibbon – 410 Gregg Place, San Ramon, 94583 – 925-830-0750**

200

201 Mr. Gibbon with San Ramon for Open Government stated that it is fine to look at the park
202 element of the project, but this plan went before the City Council and the Planning
203 Commission and they did not like it. Mr. Gibbon stated the creek in the middle of the
204 property will be filled and homes will be built on top of it. Mr. Gibbon also added the
205 property is not stable and the Calaveras fault runs through the middle of it and violates the
206 General Plan in terms of the creek setback. Mr. Gibbon claimed there is nothing to approve.
207 Mr. Gibbon stated this plan was originally approved prior to the significance of greenhouse
208 gases were really understood. If the project was looked at again and calculated how much
209 energy it would take to just get people up to it and the engineering to make the project
210 happen would not pass based on the negative environmental impact. Mr. Gibbon stated this
211 project should never see the light of day. Mr. Gibbon stated the senior housing facility
212 should not be placed in a suburban housing enclave that is isolated from the amenities of
213 the City. Mr. Gibbon added the City does not have any money to maintain the park and he
214 does not believe there will ever be a special assessment district to fund the maintenance of
215 the park and other infrastructure in the development.

216

217 **Dennis Noh – 925-838-0182**

218

219 Mr. Noh stated the size of the 250' baseball field will not be able to accommodate all games
220 and the field should be open adult baseball and men's softball. Mr. Noh said the proposed
221 field is only fit for women's softball. Mr. Noh stated if there is only going to be one ball field
222 it should accommodate the whole community and he added there is not a real field in this
223 area that is 250 feet. Mr. Noh stated the one ball field that he wants to use should be bigger
224 than 250 feet.

225

226 **Joy Randel – 302 Hillcrest Court, San Ramon, 97583 – 925-362-3243**

227

228 Ms. Randel asked if the entrance only from Bollinger Canyon Road. Mr. Toohey responded
229 there will be two entrances, Bollinger Canyon Road and Deerwood Drive. Ms. Randel asked

230 if the current houses on cul-de-sacs would have walking paths into the community. Mr.
231 Toohey responded they would have walking paths into the community. Ms. Randel stated
232 she objected to having the creek filled in. Ms. Randel also objected to the lighted sports
233 fields and does not want to hear the noise pollution from sporting events during the
234 daytime and especially not in the evening. Ms. Randel asked if the proposed community
235 pool would be utilized only by the Faria community or also the residents of the
236 surrounding communities. Mr. Toohey responded the community pool would be for the
237 greater community and not just for the Faria community. Ms. Randel asked if they are
238 considering the square footage of the park based on the number of homes and apartments
239 already surrounding the area in addition to the 740 units that will be built all utilizing the
240 park. Mr. Toohey responded the General Plan dictated the size of the park.

241

242 Ms. Randal stated she would like to see a dog park and more walking/bike paths instead of
243 the lighted sports fields or tennis courts. Ms. Randal requested a current environmental
244 impact be completed on this development and would also like to see the maintenance
245 impact it will have on the City. Mr. Toohey responded the project has to be revenue neutral
246 to the City, the sub-division Faria Preserve Neighborhood will take care of the park. Ms.
247 Randal stated again she would like to see wooded areas and walking paths rather than
248 sports fields. Mr. Toohey responded that there is 250 acres of open space that is being
249 maintained as open space and they are currently in the process of purchasing an additional
250 400 acres of wooded open space area, so there will be quite a bit of open space. Ms. Randal
251 stated she wants the wooded open space by her home instead of the sports fields.

252

253 Ms. Randal asked if anyone has considered the different types of sports and the traffic it
254 will bring to the sports fields. Mr. Toohey responded that is what is being asked for
255 consideration from the Commission tonight. Ms. Randal asked if the amount of housing
256 units is final. Chair Yancey responded we are only discussing the development of the park.
257 Ms. McNamara responded the size and development of the park that is being presented this
258 evening is based on the requirement of 740 units.

259

260 Ms. Randal added the proposed senior housing would isolate seniors from much needed
261 services and would force them to drive.

262

263 **Michael Jones – 124 Claremont Crest Court, San Ramon, 94583 – 925-552-5322**

264

265 Mr. Jones stated the proposed park is the appropriate size of a neighborhood park and
266 what was approved in the General Plan was a community park, which is designed and
267 calculated very differently. Mr. Jones added as a community park it should be taken into
268 consideration the needs of residents up to three miles away from the park location. Mr.
269 Jones stated as part of the General Plan this was supposed to be a community park.

270

271 Mr. Jones stated according to the General Plan there was supposed to be a 15-20 acre site
272 for a school and if the school was not built the space should revert to open space. Mr. Jones
273 stated 740 units have nothing to do with a community park. The community park property
274 has to take care of, with our increasing population, up to 20,000 people. A community park
275 is more along the lines of Central Park or possibly Memorial Park, significant real estate for

276 multiple uses. Chair Yancey asked how big of a park would he like built. Mr. Jones
277 responded the Faria Park should be enlarged to a minimum of 40 acres to accommodate
278 residents within a three-mile radius.

279

280 **Chair Yancey read resident Artur Duko's email into the public record.**

281

282 *Dear San Ramon Parks and Community Services Department,*

283

284 *I am a resident of Deerwood neighborhood and am asking you to oppose the current design of*
285 *the Community Park, which a developer, Lafferty Properties is proposing to build at Faria*
286 *Preserve site. A soccer field is nice, but to have a full size of it is not necessary. There is almost*
287 *never possible to have enough players to fill it. Another nuisance is a synthetic turf: it is very*
288 *dangerous for competing players - if fallen, the bruises are very likely, bloody and bad (I know,*
289 *as I am an ex-player myself and occasionally still play that game).*

290 *Better to have several tennis courts build to be used by all adjacent communities, as well as*
291 *expanded children play area.*

292

293 *Regards,*

294 *Artur Duko*

295 *116 Woodcrest Drive*

296 *San Ramon, CA 94583*

297

298 Ms. Yee stated the park design is a part of the review process for the development and
299 tonight staff is looking for comments regarding the conceptual design of just the park. Ms.
300 Yee stated when the Parks Commission has provided their final critiques and design
301 comments of the park design; they are then put into the development plan application. Ms.
302 Yee stated we have asked the commission to review this conceptual plan at this time so that
303 things like environmental review, access and entrances to the park could be added as part
304 of the developmental plan before it will go to the Planning Commission.

305

306 Ms. Yee stated according to Section 6: Parks and Recreation Element of the General Plan
307 2030, it identifies all of the current and proposed parks. There are currently three
308 community parks in the City – Central Park, Athan Downs and Memorial Park. There is one
309 future community park that is identified in the General Plan, which is Rancho San Ramon
310 Community Park. The map of 6-1 of the General Plan shows a proposed future
311 neighborhood park, which is the Faria Preserve Development Park. Ms. Yee stated whether
312 the amount of 740 units goes up or down does not change the size of the park required,
313 12.7acre park was identified in the Northwest Specific Plan, which is the guiding document
314 for this community. Ms. Yee stated the developer can put more or less than 740 units, but is
315 still required to build a 12.7 acre park. Chair Yancey asked this particular park is a
316 neighborhood park and not a community park. Ms. Yee responded the park is defined as a
317 neighborhood park.

318

319 Chair Yancey closed public comment.

320

321 Commissioner Ernest stated a 250 foot fence is more than adequate for little league, this is

322 not a universal field, but will be specific to a particular kind. Commissioner Ernest would
323 like the baseball field to be synthetic and he strongly urged the developer to put synthetic
324 turf in for all of the sports playing fields. Commissioner Ernest added that, as a condition of
325 project approval, all infrastructure should be funded by a special assessment district.
326 Commissioner Ernest added the developer should put in the deficit each year to make the
327 project neutral to the City. Commissioner Ernest stated the original plan that included the
328 school site was rejected by the school district as being unneeded and unwanted.
329 Commissioner Ernest also had a concern about senior housing being built as part of the
330 development.

331

332 Commissioner Mills asked about the public outreach process for this development and are
333 there requirements placed on the developer for a minimum amount of outreach. Ms.
334 McNamara responded tonight would be considered the first opportunity officially and
335 formally to review this concept, typically in our park planning process we start with a
336 concept versus a blank slate to be able to react to. Ms. McNamara added there is no
337 presumption this will be the only meeting to review this park development. Ms. Yee added
338 this project has been presented at two workshops, a joint City Council and Planning
339 Commission meeting in October 2012 and at a Planning Commission workshop in January.
340 Ms. Yee stated there will be public workshops and public hearings beyond this Commission
341 to discuss this project as a whole. Ms. Yee stated this particular hearing was noticed to over
342 900 residents.

343

344 Commissioner Mills asked if the need for the school site will be revisited as part of the new
345 project development plan. Ms. Yee responded the Northwest Specific Plan does require a
346 one-acre educational facility and the development application does meet the requirements.

347

348 Commissioner Lopez asked why the developer is proposing to cover the existing creek. Mr.
349 Toohey responded the previous approved plan filled the whole creek and recreated a new
350 creek, which they were fine with, but the resource agencies are not. Mr. Toohey added
351 filling in the creek is not the best alternative for the project, but filling the creek is a
352 required alternative.

353

354 Mr. Toohey stated he would like to come back to the Commission with a revised plan in to
355 30 to 60 days.

356

357 Commissioners would like to more public feedback on the development of the park.

358

359 Commissioner Meine asked how many acres is the open space that was mentioned. Mr.
360 Toohey responded the project itself will dedicate about 250 acres of open space with five
361 miles of trails that would connect with the Las Trampas ridge.

362

363 Chair Yancey asked when the project came before the Parks Commission in 2006 what was
364 presented. Ms. Yee responded the project was similar, but the previous applicant never
365 moved forward with a park design to review. Ms. Yee stated in the 2006 plan the
366 educational site was a part of the park plan, but was moved to its own parcel. Chair Yancey
367 asked if there were specifications of the size of the baseball and soccer fields. Ms.

368 McNamara responded the plan the Commission previously saw in 2006 did not have this
369 level of specificity, it was looking at the conditions of approval of the project and it never
370 made it to the level of detailed the Commission is looking at tonight.

371

372 Chair Yancey asked what the City requires to determine park size. Ms. Yee responded the
373 Parks Master Plan identifies the minimum acreage based on what the population
374 projections are. Ms. Yee stated the Northwest Specific Plan had approved 786 units which
375 identified a 12.7 acre park.

376

377 Chair Yancey suggested in addition to workshops to have a walkthrough of the site to
378 allow the residents to work together to try and find a solution. Chair Yancey added issues
379 to remember for the park design is the presence of fountains, bike racks, shade structures,
380 the age appropriate play areas and an area for art.

381

382 Chair Yancey asked if the approval of the conceptual park design impacts the final approval
383 of the entire development. Ms. McNamara responded the approval of a conceptual park
384 design does not presuppose the rest of the project will be approved, just the piece of the
385 project will move forward with the project's planning and approval process. Ms. McNamara
386 stated we are getting land dedication plus all of the improvements, so the value of the park
387 improvements (construction and design) is also part of this dedication.

388

389 Mr. Klinger asked if the path around the park will be dirt or asphalt. Mr. Gates responded it
390 will be an asphalt path that will be an emergency and maintenance path road. Mr. Klinger
391 asked if it will be suitable for a person riding a bike. Mr. Gates responded it would be.

392

393 Commissioner Ernest's motion to table the discussion of the Faria Preserve Neighborhood
394 Park and Rose Garden to a future date when the developer is ready to present a revised
395 plan to the Commission was seconded by Commissioner Mills and passed 7-0; Student
396 Commissioner Koppikar voted in favor of the motion.

397

398

399 **8.3 Recommendation on Open Space Preservation Priorities**

400

401 Mr. Gault summarized the staff report and introduced Dennis Viers of the Open Space Task
402 Force. Mr. Viers presented a [PowerPoint](#) presentation of the recommendation of the open
403 space preservation priorities.

404

405 Chair Yancey opened for Public Comment.

406

407 **Jim Gibbon – 410 Gregg Place, San Ramon, 94583 – 925-830-0750**

408

409 Mr. Gibbon stated the Open Space Task Force (OSTF) is only 80% complete and is still not
410 finished with their task. Mr. Gibbon stated everyone has asked two questions that the OSTF
411 has not answered; 1) which property is most endangered and 2) which is the safest in
412 terms of remaining open space. Mr. Gibbon stated unless the OSTF makes a
413 recommendation to the Commission how to preserve the most endangered properties, they

414 have not completed their task. Mr. Gibbon added they have the information, but they need
415 to go further and make a recommendation.

416

417 **Jim Blickenstaff - 2410 Talavera Drive, San Ramon, 94583**

418

419 Mr. Blickenstaff stated the Open Space Task Force (OSTF) should remain active and follow
420 through on the next critical step, which is looking at funding options and the different
421 options and collaborations that have worked within this area. Mr. Blickenstaff stated the
422 OSTF should cross reference the funding options with a list of key properties that are at
423 risk. Mr. Blickenstaff stated the OSTF should take recommendations of action items to the
424 City Council on how to proceed.

425

426 Chair Yancey closed public comment.

427

428 Commissioner Mills thank Mr. Viers, Mr. Youngblood and the members of the Open Space
429 Task Force for their hard work to bring the task force to this point. Commissioner Mills
430 asked what would be the next steps for the task force, because they have created a 'live'
431 document that needs to be maintained and updated.

432

433 Commissioner Ernest stated the Open Space Task Force would like the work they have
434 done presented to City Council and ask them to continue a definition and expand it for what
435 they want next, along the lines of what has been suggested tonight are the next logical
436 steps. Commissioner Ernest added the work done so far is essentially a progress report for
437 the Council to take the next step to either continue this working body as a task force or
438 convert it to a committee.

439

440 Commissioner Meine agreed with Commissioner Ernest's comments and state the OSTF
441 was set up as a short-term task force to identify the properties. Commissioner Meine added
442 is it not the job of the task force to produce information on how to purchase or acquire the
443 properties. Commissioner Meine stated the task force has fulfilled all of their requirements
444 and it now up to the discretion of the City Council how they want to proceed. Commissioner
445 Meine stated he believed the recommendation should be to take this information and
446 create a committee that will evaluate the information and decide what to do with each
447 property, but should be a long term committee under the purview of the Parks and
448 Community Services Commission.

449

450 Commissioner Doerlich stated it would be beneficial for a different group with a different
451 perspective looking for more data as opposed to qualitative oriented action on the open
452 space.

453

454 Chair Yancey stated the Task Force has completed their charge based on their guidelines
455 which were; to establish priorities for open space preservation; advise the City Council
456 through the Commission regarding opportunities and resources available for establishing a
457 secure funding source for open space acquisition, preservation and maintenance; provide a
458 forum for input from the community regarding open space issues which are consistent with
459 the Task Force's charge.

460

461 Mr. Gibbon stated the Task Force needs to make recommendations to the City Council.
462 Chair Yancey asked Mr. Viers to address Mr. Gibbon's comment and asked if there were
463 recommendations in the report. Mr. Viers responded there are indirect recommendations
464 being made.

465

466 Chair Yancey asked Mr. Viers to explain what the Williamson Act is. Mr. Viers responded
467 the Williamson Act allows local governments to enter into contracts with private
468 landowners for the purpose of restricting land to agricultural or related open space use. In
469 return, landowners receive property tax assessments, which are much lower than normal.
470 Chair Yancey asked Mr. Gibbon if they label each property that is under the Williamson Act
471 will that help answer his concerns of which properties are endangered. Mr. Gibbon
472 responded yes it would help prioritize which properties are at risk.

473

474 Chair Yancey stated there are specific rules and limitations as to the power a committee has
475 concerning and entering into negotiations with a third party concerning property. Chair
476 Yancey stated she does not think it is appropriate for a committee of unelected officials to
477 enter into a closed door session concerning any kind of property negotiations. Chair Yancey
478 added the Open Space Task Force does not possess the expertise or authority to pursue
479 open space property or implement acquisition strategies.

480

481 (Student Commissioner Koppikar left early.)

482

483 Commissioner Ernest's motion to accept and forward the report including the properties
484 that are at risk/endangered under the Williamson Act to City Council and ask for direction
485 of the next steps of gathering information concerning acquiring properties was seconded
486 by Commissioner Lopez and passed 7-0.

487

488 **9. STAFF REPORTS**

489

490 **9.1 Administration and Development Report**

491

492 **9.2 Recreation Program and Community Services Report**

493

494 **9.3 Maintenance and Operations Report**

495

496 **9.4 Action Items**

497

498 **10. UPDATE ON CITY COUNCIL REPORTS**

499

500 Ms. McNamara stated the City Council will hold a budget workshop on Monday, May 13th at
501 5:00pm.

502

503 **11. COMMITTEE REPORTS**

504

505 Commissioner Ernest stated the Senior Advisory Committee currently has a regular

506 member vacancy and two vacant alternate spots.

507

508 Commissioner Lopez stated the Arts Advisory Committee will meet on Wednesday, May
509 15th and will be discussing the public art piece.

510

511 **12. COMMISSION MEMBER ITEMS**

512

513 Chair Yancey attended the ribbon cutting of the Athan Downs Playground and stated it is
514 was a great event with a large turnout.

515

516 Chair Yancey also attended the ribbon cutting for the new cricket pitch at Windemere
517 Ranch, which was acknowledge in an article in the San Francisco Chronicle.

518

519 Commissioner Kenniston-Lee stated Golden View Elementary School will have a ribbon
520 cutting for their new playground on June 5, 2013.

521

522 **13. ADJOURNMENT**

523

524 The meeting adjourned at 11:00pm to a Regular Meeting on June 12, 2013.

525

526 Submitted by Christina Buna, Commission Secretary.

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CITY OF SAN RAMON
PARKS AND COMMUNITY SERVICES COMMISSION MEETING

August 14, 2013
Regular Meeting

Approved September 11, 2013

1. CALL TO ORDER

The Parks and Community Services Commission Meeting was called to order by Chair Yancey at 7:00 p.m. The meeting was held in the City Council Chambers located at 2222 Camino Ramon, San Ramon, CA.

2. PLEDGE OF ALLEGIENCE

3. ROLL CALL

Present:

Chair Yancey, Vice Chair Meine, Commissioner Ernest, Commissioner Doerlich, Commissioner Lopez, Commissioner Mills, Commissioner Kenniston-Lee and Student Commissioner Chengareddy

Staff Present:

Director Karen McNamara, Division Managers Esther Lucas and Jeff Gault, Program Manager Teri Mountford, Associate Planner Cindy Yee and Commission Secretary Christina Buna.

4. SPECIAL ITEMS AND ANNOUNCEMENTS

4.1 Swearing in New Student Commissioner – Harshini Chengareddy

Deputy City Clerk Ms. Beck administered the Oath of Office to Harshini Chengareddy to serve on the Parks and Community Services Commission as the Student Commissioner.

4.2 Special Announcements

4.3 Temporary Employee of the Month – June – Sharon Peterson

This item has been postponed until the September 11, 2013 Parks and Community Services Commission Meeting.

5. PUBLIC COMMENT OR WRITTEN COMMUNICATION

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6. APPROVED MINUTES

6.1 Minutes of May 8, 2013 - Regular Meeting

Commissioner Lopez’s motion to accept the minutes of the May 8, 2013 – Regular Meeting with the following changes; line 180 to read “Vice Chair Meine moved to...” and line 289 change ‘contracts’ to ‘contractors’ was seconded by Commissioner Meine and passed 7-0. Student Commissioner Chengareddy voted in favor of the motion.

7. CONSENT CALENDAR

7.1 Senior Advisory Committee Appointment Recommendations

Commissioner Lopez moved to accept and forward onto City Council Verna Dow as a regular member to serve a full term and Sharyn Rossi as Alternate #1 to serve a full term on the Senior Advisory Committee; Commissioner Doerlich seconded the motion which passed 7 - 0; Student Commissioner Chengareddy voted in favor of the motion.

8. COMMISSION BUSINESS

8.1 Internship Program Presentation

Ms. Mountford presented a PowerPoint of the Department’s internship program.

Vice Chair Meine asked if the student apply for the program and how many applications we receive on average. Ms. Mountford responded students do have to apply for the program. For general recreation we receive a couple applications each semester and for therapeutic recreation we receive a handful of applications but can only take one intern each semester.

Commissioner Lopez stated she had worked with an intern for the Teen Job Fair that was excellent and made the process a lot easier and helped make the event successful.

Chair Yancey appreciates the internship program Ms. Mountford created and the opportunities the City has given college students.

8.2 Public Hearing: Review and Consider Approval of the Proposed Master Plan for the Faria Preserve Neighborhood Park and Rose Garden

Ms. McNamara summarized the public comments received by email prior to the meeting stating they can be characterized as overall concerns about the Faria Preserve development project in general. Tonight’s purpose and purview of this public hearing with the Parks and Community Services Commission is to focus on review and consideration for approval of the park design. The overall concerns expressed in the correspondence about the park design is the sports park lighting; type and number of active sports fields; concerns or

92 comments there is not a need for addition sports fields at this park; to replace the sports
93 fields with different amenities such as basketball courts, tot lots, open space or passive use;
94 traffic, parking and noise.

95
96 Ms. McNamara introduced Mr. Toohey from Lafferty Communities and Mr. Gates from
97 Gates and Associates. Mr. Toohey provided an update of the process of the entire project
98 stating they have completed the seven-month long process with the Architectural Review
99 Board. Mr. Toohey stated they are close to completing the necessary documents under the
100 California Environmental Quality Act (CEQA) and hope to present the documents to the
101 Affordable Housing Commission early next month and public hearings will begin in
102 October. Mr. Toohey stated they are anxious to see what the park design will be and want
103 to build a park with the vision of the commission.

104
105 Mr. Gates presented a PowerPoint presentation of the revisions to the site master plan and
106 conceptual design based on feedback received at the July workshop and through
107 correspondence received.

108
109 Commissioner Kenniston-Lee asked for clarification on the 'shine' from the sports field
110 lights for the homes that border the 'shine'. Mr. Gates responded you will not see any of the
111 light source and there will be zero foot-candles (no light) on the ground for homes on the
112 border. If it is a clear day you will see nothing but a reflective light off the surface of the
113 field and on a foggy day the light will pick up in the moisture in the air and there will be an
114 aura from the lights.

115
116 Chair Yancey opened for public comment.

117
118 **Ron Smith, 219 Cascadas, San Ramon, 94583**

119
120 Mr. Smith stated his home is located in Thomas Ranch and it is above the lighting from the
121 sports field. Since the last meeting on July 18 I have visited 15 of the parks and facilities in
122 San Ramon, included were all of the parks with volleyball and bocce ball facilities. Mr.
123 Smith stated he especially wanted to see how the bocce ball courts and volley ball courts
124 blended in, since these are open facilities unlike tennis which is entirely fenced.

125
126 The bocce ball facilities, except the Senior Center, were unimpressive. Two of the four are
127 not regulation, not maintained and have the appearance of little if any use. Mr. Smith stated
128 a bocce ball court in Faria Preserve would be a poor use of the space. It would receive
129 minimal use from families with young children, which should be the primary concern in a
130 neighborhood park.

131
132 Mr. Smith has visited all of the parks over a four day period and in all of the parks he visited
133 regardless of the day of the week or time of day, the children's play area was always active.
134 Not only were they busy, they were the only area in the parks that were in use. Mr. Smith
135 stated it is obvious that this should be the most important element of the park.

136
137 Mr. Smith stated the volleyball facilities were neatly trimmed, sand was plentiful and nets

138 were in good condition. The volleyball they fit in nicely near picnic and children's play
139 areas since it is a family game played by all ages. There is every indication that they
140 get moderate use.

141
142 Mr. Smith stated the baseball facilities within San Ramon are plentiful with over 25 fields
143 and there are 3 baseball fields within 2 miles of Faria Preserve. Mr. Smith stated he could
144 not find a game in progress or anyone on the fields during his visits.

145
146 Mr. Smith stated San Ramon has 30 fields that are underutilized. Some of the parks he
147 visited did not have goal equipment visible. Mr. Smith added local soccer teams do not
148 require a "home field". They play everywhere, Dublin, Danville, Walnut Creek, Pleasanton,
149 and in San Ramon where there are plenty of fields to schedule. Mr. Smith stated soccer
150 games create traffic and parking nightmare. Most of the games are played in the daytime on
151 the weekends, one right after another. The teams and families arrive at least a half hour
152 early and cannot find parking until the others leave so they park on streets and in the
153 surrounding neighborhoods. Mr. Smith added it is inconvenient for neighbors and is a
154 safety issue for pedestrians and children on bikes. Mr. Smith stated a full size soccer field is
155 not necessary for soccer practice.

156
157 Mr. Smith stated he does not understand why the City is building the largest park in San
158 Ramon, not including Athan Downs, Forest Home Farms and Dougherty Valley High School,
159 it would be the only community park in San Ramon that would have lighting. The other two
160 parks that already have lighting are sports parks and they are set aside from everything
161 and not surrounded by homes all around it.

162
163 **John Morris, 2517 Aranda Drive, San Ramon, 94583**

164
165 Mr. Morris, a board member of Canyon Creek Little League (CCLL), stated they are
166 currently over their membership goals and continues to grow. With that growth, like all
167 the other field users they struggle to find playing fields during their season that are within
168 their playing boundaries. Mr. Morris stated a few years ago Bollinger Canyon Elementary
169 School placed portable classrooms on the baseball fields which eliminated fields from their
170 usage.

171
172 Mr. Morris stated the number of kids playing continues to grow and there has been an
173 additional division added to little league. The additional division has allowed older kids to
174 continue to play baseball, but it requires a larger field of play. Mr. Morris stated the other
175 little leagues continue to share fields and maximize the usage of each field, but since their
176 field space is limited kids are leaving San Ramon to continue to play in other cities because
177 they have teams and fields for these kids to play on. Mr. Morris included CCLL uses almost
178 100% of the space they schedule annually during their season and CCLL struggles with the
179 other field users to get more space. Mr. Morris stated the use of this park for CCLL is very
180 valuable, especially for that side of San Ramon. Mr. Morris inquired where is the type of
181 lights mentioned in Mr. Gates' presentation located in or around San Ramon. Mr. Morris
182 added there are little league requirements that do not allow practice or games to run past a
183 certain hour. This park will be very valuable for the community and the space will be

184 utilized by families in San Ramon. Mr. Morris stated as a retired police officer he is very
185 aware that people will be in parks after hours regardless if there is a sports field or not.
186

187 **Michael Jones, 124 Claremont Crest Court, San Ramon, 94583**
188

189 Mr. Jones stated it needs to be considered there is very little extra available parking in this
190 high density area. He has a strong feeling the residents will be utilizing the additional street
191 parking. Mr. Jones added when we look at the number of parking spots in the park area and
192 the additional street parking, there will be very few for the park. There is no visitor parking
193 we have seen for the residents and with an apartment complex right across the street from
194 the park you have to believe they will be using the street parking.
195

196 Mr. Jones stated the Faria Preserve development is located right next to the canyon and we
197 get much more fog than other parts of San Ramon which the lights will pick up. A lot of
198 people have concerns about the lights shining into their home, what people are not
199 thinking about is the long view visibility of this location. Mr. Jones stated all of the valley
200 will be able to see this area at night because of the lights, this area will be a landing pad in
201 the sky when it will light up the entire hillside.
202

203 Mr. Jones stated he is worried we are trying to be all things to all people and if we trying to
204 do everything, then we will not to anything very well. He is concerned there is too much
205 trying to fit in too much in a small space. Mr. Jones stated we have looked at senior
206 amenities, but we need to look more strongly at the senior amenities. Mr. Jones stated he
207 thinks the seniors are going to feel stranded on this hillside and less ability to walk up and
208 down the hill. Mr. Jones stated we should not try to create a culture that a person needs a
209 car to go somewhere. Mr. Jones stated we need to make sure seniors feel comfortable and
210 happy going to the park and not feel displaced from this park. Mr. Jones added there are
211 many elements of the Faria project in the air, he recommends holding off for the
212 foreseeable future on finalizing this until we see the necessary elements of this project are
213 settled such as how many units, parking and access.
214

215 **Jim Blickenstaff, 2410 Talavera Drive, San Ramon, 94583**
216

217 Mr. Blickenstaff stated this project was originally approved in 2006 and a lot has changed
218 in seven years. The ultimate outcome of this project is still very flexible and unknown. Mr.
219 Blickenstaff stated the park acreage is contingent upon the proposal of 740 units and if the
220 amount of units decreases then the park acreage would also decrease. Mr. Blickenstaff
221 stated the Commission should make their approval of the park design conditional based on
222 the proposed number of units and acreage. Mr. Blickenstaff stated the location of the
223 baseball field is a problem for visual impasse and is less than ideal - the height of the
224 project is problematic. The Faria Preserve Park should be more passive in nature and less
225 impacting on the community, in terms of visual impacts and reflects the location. Mr.
226 Blickenstaff stated the proposed 12.7 acres is a reflection of up to 2,400 more people
227 moving in to the community and this project is an amenity and is not a gift or bonus. This
228 park is not an additional park for the community, because they will be competing with the
229 2,000 plus people moving in to the community.

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Robert Klingner, 102 Claremont Crest Court, San Ramon, 94853

Mr. Klingner thanked Mr. Gates and Mr. Toohey for their work on the project and appreciates staff and the commission’s expertise as well. Mr. Klingner apologized to the residents for providing an incorrect email address for Ms. McNamara to submit their comments on the project. Mr. Klingner stated Ms. McNamara fairly and honestly represented the emails that were delivered correctly to her. Mr. Klingner stated another resident that has been involved in the project is Leslie Megue, but she was not able to attend the meeting tonight and Mr. Klingner stated on her behalf the sequence of the review of this project is out of order because the Planning Commission has not reviewed the park design. Mr. Klingner stated one example the review of the project is out of order is the parking the Parks Commission is counting on for the park usage, but when the design is taken to the Planning Commission they might approve ‘No Parking’ signs to be placed in the areas the Parks Commission planned for parking. Mr. Klingner stated the street parking on the main access road can and will become a problem for traffic and safety. Mr. Klingner mentioned the comment about soccer teams playing until 10:00pm every day of the week that was made by the soccer organizations at the July 18th workshop that set off a lot of the reactions from the residents. Mr. Klingner stated the opposition is very strong against the soccer fields - it is the noise, the location and the parking.

Lynn Ferren, 1107 Radiant Lane, San Ramon, 94583

Ms. Ferren stated she has not been able to attend any of the previous meetings, but as a resident of California Sunridge Townhomes, she and the majority of the homeowners of the complex are against this development. Ms. Ferren stated when she moved to San Ramon nine years ago when the populations was 52,000 and it is now close to 74,000, the last thing San Ramon needs to more people or more homes. Ms. Ferren stated one of the reasons she purchased her townhome was because of the open space and the last thing she or the residents of California Sunridge wants to see is the hillside demolished to have it filled with homes, parks, soccer and baseball fields. Ms. Ferren added the parking and lighting are issues because the light and noise would be right in their backyards. Ms. Ferren concluded there are 120 residents in her complex and she has not spoken to one person who wants this development to be built.

Chair Yancey closed public comment.

Commissioner Kenniston-Lee stated parks build community and what makes San Ramon so distinctive are its amazing parks that support activities for kids, that promote a healthy lifestyle and activities for seniors. To some extent everybody bears the responsibility of supporting that idea and to acknowledge the need for more field space to make that sense of community happen. Commissioner Kenniston-Lee added it is clear to her the lights would expand the bandwidth of the field usage, considering everything there is a need for more field space and opportunities to build parks do not happen every day. Commissioner Kenniston-Lee stated it is true what our community member said we cannot be all things to all people. However, given that the park design is within the commission’s purview, it is a

276 solid park that provides a lot of amenities with a lot of community space. Commissioner
277 Kenniston-Lee stated her concern is the parking in a high density area and would like to
278 know of a few parks in the area that has the same lighting that is being proposed.
279 Commissioner Kenniston-Lee stated she would not be averse to holding off a month, to the
280 next meeting to consider some additional understanding of the parking situation.
281

282 Commissioner Mills asked for clarification of the statement in the staff report "Maintenance
283 of this park, and other infrastructure in the development, may be funded by a special
284 assessment district within the project boundaries." and the statement in Attachment G "The
285 proposed Neighborhood Park will be owned and maintained by the City". Ms. McNamara
286 responded it is her understanding that part of the project approval includes a fiscal analysis
287 that would provide information on the costs of the maintenance of the infrastructure which
288 would in turn be part of a special assessment zone to pay for the maintenance. That would
289 mean the property owners in the Faria Preserve development would be assessed fees
290 through their property taxes to pay for the infrastructure maintenance, that the assessment
291 would be collected by the county and then transferred to the City to fund the maintenance
292 specifically for the areas outlined in the special assessment zone. Commissioner Mills asked
293 if the special assessment fees would only affect the property owners in the Faria Preserve
294 project area. Ms. McNamara responded generally yes, anything special assessment is levied
295 on the property owners in that zone which would be the new properties. To assess a
296 special assessment on other properties outside of that zone would require a vote of those
297 property owners as the City cannot levy a fee on a property outside of the project zone
298 without a balloting of property owners and a public process.
299

300 Commissioner Mills asked if the tot lots that are located throughout the development, if
301 those tot lots would be maintained by the City or an HOA. Mr. Toohey responded the
302 current project approval requires four tot lots, three are included on the map (attachment
303 A) and the fourth will be included within the apartment complex. The three tot lots located
304 outside of the apartment complex will be maintained by an HOA, and none would be
305 maintained by the City.
306

307 Commissioner Mills stated he has concerns about the sports field lighting, if it would be
308 possible if we are not able to go anywhere to see similar lights, to view a demonstration
309 and show us how it works. Commissioner Mills stated another concern is the issue of the
310 baseball field and the limitations on the size, as well as the concerns mentioned tonight
311 about the location of the baseball within the park relative to its surroundings.
312 Commissioner Mills would like more clarification on the issues raised about the sequencing
313 of the approval process. Commissioner Mills stated the public comment about a conditional
314 approval appeal to him, because it seemed more logical that this could be more a dynamic
315 process. Mr. Toohey stated the park is a requirement of the Northwest Specific Plan that
316 was approved prior to the Faria Preserve project approval. Mr. Toohey stated it is not the
317 desire of the developer to build a 13.2 acre park, but it is a requirement of the Northwest
318 Specific Plan and any modifications to those requirements would require modifying the
319 plan. Mr. Toohey stated regardless of how many units are built in the development, the
320 park will not be sized up or down, the 13.2 acre park is a requirement, which might be why
321 it is out of sequence because the park size and location is going to be what it is regardless of

322 any changes to the housing density. Commissioner Mills stated it not the scaling the size
323 that is of concern, but the issues such as parking and lighting relative to the park. Mr.
324 Toohey responded they would be willing to come back next month to address and explain
325 the lighting in further detail. Mr. Toohey stated the parking has been addressed, there are
326 over 100 more parking spaces than what are required and people can argue whether the
327 requirements are less or more stringent than they should be. Mr. Toohey stated according
328 to the City's parking ordinance and the Northwest Specific Plan, the project meets the
329 requirements. Commissioner Mills stated he would like to have another discussion next
330 month before approving the design.

331
332 Ms. Yee stated the project approval process is very much like assembling a lot of puzzle
333 pieces in order to present all of the information to the decision makers so they have all of
334 the necessary information to make a decision. Ms. Yee stated the park design was
335 presented to the Parks Commission, so you can make a recommendation to the Planning
336 Commission, who will be the decision making body to evaluate and approve project as a
337 whole. Ms. Yee stated there is not one right sequencing process to follow in order to
338 assemble all of the puzzle pieces. Ms. Yee stated there is a condition to the approval process
339 for the project and that the final design of the park would be presented to the Parks
340 Commission for final review and approval.

341
342 Commissioner Lopez stated our parks are a part of why this City is so great and we are
343 known all over the state for our wonderful parks. Commissioner Lopez stated she lives
344 close to Cal High and they have field lights on almost every night and she feels the lights
345 mean there are young people actively involved in sports, events and activities.
346 Commissioner Lopez stated traffic will most likely always be an issue as the City continues
347 to grow.

348
349 Commissioner Doerlich stated this project is a part of living in a dynamic and growing
350 community, it is part of why we live in San Ramon, but we need to be concerned about it
351 and to balance that. Commissioner Doerlich stated he would like to have another
352 discussion next month before approving the design to discuss the issues in more detail.

353
354 Commissioner Ernest stated he would not mind if the bocce ball courts were replaced with
355 different amenities. Commissioner Ernest asked if the drinking fountains had an
356 attachment for dogs. Mr. Gates responded the drinking fountains will have an attachment
357 for dogs. Commissioner Ernest stated the lighting issue has been addressed and would like
358 to approve the design tonight.

359
360 Chair Yancey asked if staff have a time when the field lights would have to be turned off.
361 Ms. McNamara responded our current practice that our lighted facilities can stay permitted
362 until 10:00pm, but all use of the fields and the lights are permitted by the City. Ms.
363 McNamara stated in the future through the staff and the Commission there could be
364 conditions put on the permits issued for the park.

365
366 Chair Yancey asked where the bocce ball courts are located throughout the City. Ms. Lucas
367 responded there are bocce ball courts at Memorial Park, Souyen Park, Ramona Park and

368 there will be new courts added to Rancho San Ramon Park. Commissioner Yancey asked
369 how the bocce ball courts are maintained. Mr. Gault stated the bocce ball courts are on a
370 regular maintenance schedule, but the courts for example at Memorial Park are not
371 maintained at a similar level to the courts at the Senior Center because it is a more popular
372 venue and there is not regular play at Memorial Park.

373
374 Chair Yancey asked if there is a need for additional baseball/softball fields. Ms. McNamara
375 stated the proposed ball field is multi-use and can be used for youth baseball and girls and
376 women's softball. Chair Yancey asked if there is a demand by field user groups for fields
377 like this. Ms. McNamara responded staff and the field user groups meet quarterly and based
378 on the current permit requests, we are not able to accommodate all of the groups' request
379 all of the time. Ms. McNamara stated there is some pent up demand for additional field
380 space based on the growing popularity of these sports, and the increase in population.

381
382 Chair Yancey asked who determines if the parking is sufficient in the development. Ms.
383 McNamara stated it is within the Commissions purview to look at the proposed park
384 design, the amenities and the available parking either on site or adjacent to the park. Ms.
385 McNamara stated for this project there is a parking lot designated for the park and
386 additional street parking that will be used for the park. The street parking would have to be
387 a condition for approval, because the street parking is necessary for the park. Chair Yancey
388 asked if there is an ordinance or a requirement for how much parking there is. Ms. Yee
389 responded the parking standards that are within in the Northwest Specific Plan, but we
390 defer actual parking for the park to the experts and in this case would be the Parks
391 Department to decide how many spaces they need based on how the park is being
392 programed. Ms. Yee stated parking is reviewed as part of the entire project by the Planning
393 Commission. Chair Yancey asked if Parks Commission were to approve a park, it would
394 then go to the Planning Commission to then also make a determination if there is enough
395 parking space for the park and residential. Ms. Yes responded yes, that is the process.

396
397 Chair Yancey asked since it was mentioned this would be the largest park in San Ramon, is
398 this correct. Ms. McNamara responded the Faria Preserve Park would not be the largest in
399 San Ramon, but it would be in the top five largest parks. Chair Yancey asked if there are
400 similar parks in San Ramon with the suggested lighting. Ms. McNamara stated the parks
401 with lighting are Central Park, San Ramon Sports Park and lighted tennis courts at Athan
402 Downs, Cal High, Central Park and Dougherty Valley High School. Chair Yancey asked if
403 those parks are surrounded by a neighborhood. Ms. McNamara stated with the exception of
404 Central Park having residential on only one side, the other parks are located within a
405 neighborhood - Athan Downs and San Ramon Sports Park has residential surrounding the
406 park.

407
408 Chair Yancey asked where the shade structures will be located in the proposed design. Mr.
409 Gates responded the shade structures will be located by the tot lot and by the bocce courts
410 and there will be three fabric structures by the lawn.

411
412 Chair Yancey asked Mr. Jones what he would like to see added for seniors to the proposed
413 park design. Mr. Jones responded shade structures, chess tables, benches in the rose garden

414 or amenities for more of a sedentary lifestyle. Mr. Klingner stated tennis courts would be a
415 nice addition for seniors.

416
417 Mr. Klinger added there is a concern for installing synthetic turf, because it does get a lot
418 hotter than regular grass and it can become unsafe to play on. Chair Yancey asked if there
419 are other synthetic turf fields in San Ramon. Ms. McNamara responded there is one
420 synthetic turf field at the San Ramon Sports Park and the City is working on installing
421 another at Central Park. Ms. McNamara added staff is meeting with contractors to gather
422 more information about adding a sprinkler system to the synthetic turf to bring down the
423 temperature.

424
425 Commissioner Kenniston-Lee asked if staff could check with field user groups to see if a
426 permit condition to turn off the lights at say 9:00pm would that prevent them from hosting
427 games. Ms. McNamara responded staff will check with the field user groups. Commissioner
428 Kenniston-Lee asked Mr. Morris if the proposed baseball field is usable for the 13 year old.
429 Mr. Morris responded that CCLL would not be able to host a national little league
430 tournament for that level, but CCLL would use whatever field they can get for league and
431 practice play.

432
433 Commissioner Kenniston-Lee's motion to continue the review and consideration of the
434 approval of the Proposed Master Plan for the Faria Preserve Neighborhood Parks and Rose
435 Garden to the next Parks and Community Services Commission meeting on September 11,
436 2013 with further clarification or presentation from staff or the developer on parking and
437 lighting was seconded by Commissioner Doerlich and passed 4 - 3.

438 **8.3 Recognition of Outgoing Chair**

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441 Vice Chair Meine recognized Chair Yancey for her commitment to the citizens of San Ramon
442 and the Parks & Community Services Commission. Vice Chair Meine stated Chair Yancey
443 showed great leadership, poise and integrity during her term as Chair.

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445 Chair Yancey stated that being Chair of the Parks Commission has been a great honor and
446 privilege and thanked the Commissioners and City staff for their support.

447 **8.4 Election of Officers 2013/2014**

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449
450 Chair Yancey opened nominations for Chairperson 2013-2014 of the Commission.

451
452 Commissioner Ernest's motion to nominate Vice Chair Meine to serve as Chairperson for
453 the 2013-2014 year was unanimously passed. Student Commissioner Chengareddy voted
454 in favor of the motion.

455
456 Chair Yancey opened nominations for Vice Chair of the Commission.

457
458 Vice Chair Meine's motion to nominate Commissioner Lopez to serve as Vice Chair for the
459 2013-2014 year was unanimously passed. Student Commissioner Chengareddy voted in

460 favor of the motion.

461

462 Chair Yancey closed nominations.

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464 **9. STAFF REPORTS**

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466 **9.1 Administration and Development Report**

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468 Commissioner Lopez commented the department should be proud of the program and
469 services that are offered to the community.

470

471 Commissioner Mills thanked staff for their work on the summer concert series.

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473 **9.2 Recreation Program and Community Services Report**

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475 **9.3 Maintenance and Operations Report**

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477 Commissioner Lopez asked if staff could pay more attention to the maintenance of the
478 bocce courts. Mr. Gault responded he will talk with staff and stated the bocce courts at the
479 Senior Center are well maintained because the seniors help with the maintenance and do a
480 lot of their own work to keep the courts looking nice.

481

482 There are bocce courts located at Memorial Park, Souyen Park and Ramona Park.

483

484 Vice Chair Meine asked if volunteer could help in the maintenance of the bocce courts. Mr.
485 Gault responded staff could add that as part of the Parks Make Life Better program.

486

487 **9.4 Action Items**

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490 **10. UPDATE ON CITY COUNCIL REPORTS**

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492 **11. COMMITTEE REPORTS**

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494 Student Commissioner Chengareddy stated the Teen Council will meet for their annual
495 retreat on August 20th from 9:00am – 4:00pm to select members for each sub-committee,
496 the new Vice Chair and to review their goals for the next year.

497

498 Commissioner Ernest asked if there is a timeline for the Fourth of July Five-Year Plan. Ms.
499 Lucas responded a committee will be formed to review the recommendations that came
500 out of the last Fourth of July study. The committee will also work with the Police
501 Department, Fire Department and a fireworks expert to evaluate if the recommended sites
502 are an option for an alternative location. The committee will begin work in the next month
503 or so.

504

505 Commissioner Doerlich reminded the Commission of the Art in the Park event on October

506 5th and 6th at Central Park.

507
508 Commissioner Lopez stated the Arts Advisory Committee will select artists for the art
509 galleries in October.

510
511 Vice Chair Meine stated the Library Advisory Committee is concerned with the parking at
512 the San Ramon Library and asked why they are not able to have limited time parking
513 spaces dedicated to the library. Ms. McNamara responded staff is continuing to pursue the
514 limited parking spaces with the Marketplace owners and have not accepted no as a definite
515 answer yet.

516
517 **12. COMMISSION MEMBER ITEMS**

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519 **13. ADJOURNMENT**

520
521 The meeting adjourned at 9:40pm.

522
523 Submitted by Christina Buna, Commission Secretary.

46 appropriate farm activities for the groups and recruited Forest Home Farms volunteers to
47 lead the activities. The Tiny Tots Coordinator and the preschool teachers praised Sharon
48 for all her help and assistance with assuring the children had a fantastic experience at camp
49 on the farm.

50

51 The Parks & Community Services Department would like to take this opportunity to say
52 thank you to Sharon for her outstanding efforts and for providing great customer service
53 and programs at Forest Home Farms Historic Park.

54

55

56 **4.3 Temporary Employee of the Month – August – Brittany Hoffman**

57

58 Ms. Blazin introduced Brittany Hoffman, Office Assistant II as the Temporary Employee of
59 the Month for August 2013. Brittany has served in the Parks & Community Services
60 Department as an Office Assistant II since 2012 and works at all of the front counters.
61 Brittany was recognized by Esther Lucas, Division Manager. On August 1, 2013, while
62 working at the Dougherty Valley Aquatic Center, Brittany observed a gentleman enter the
63 facility to pay for a swim pass. She recognized that this was the same man who was
64 suspected of committing a previous theft that occurred at San Ramon Olympic Pool while
65 she was on duty the previous week. Brittany requested the help of another staff member
66 (Trevor Lundeen, Pool Manager) as the gentleman was in the men's locker room and
67 contacted the San Ramon Police Department. Brittany worked with a San Ramon Police
68 Detective providing description of the previous incident and identifying the man while
69 officers held him in the parking lot. Mrs. Lucas was very impressed with the maturity,
70 professionalism and calm demeanor Brittany displayed during this incident. Additionally,
71 Brittany will now serve as a witness for the prosecution during the criminal trial for the
72 suspect.

73

74 The Parks and Community Services Department would like to take this opportunity to say
75 'Thank You' to Brittany for her brave response in a difficult situation.

76

77

78 **5. PUBLIC COMMENT OR WRITTEN COMMUNICATION**

79

80 **Carol Rowley, 7524 Northland Ave, San Ramon, 94583**

81

82 Ms. Rowley, San Ramon Historic Foundation, informed the Commission about the
83 upcoming event, Oktoberfest at Forest Home Farms on September 28th from 11:00am to
84 4:00pm. The event cost is \$30/person and it included an engraved beer stein, one beer and
85 a soft pretzel. Mr. Rowley invited the Commissioners to attend and enjoy the food, live
86 music and dancing and beer available for purchase from Schubros Brewery.

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88 **6. APPROVED MINUTES**

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90 **6.1 Minutes of August 14, 2013 – Regular Meeting**

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Commissioner Yancey’s motion to accept the minutes of the August 14, 2013 – Regular Meeting with the following changes; line 256 change ‘nice’ to ‘nine’ was seconded by Commissioner Doerlich and passed 7–0. Student Commissioner Chengareddy voted in favor of the motion.

7. CONSENT CALENDAR

7.1 2013/2014 Committee and Liaison Assignments

Commissioner Yancey’s motion to accept the 2013/2014 Committee and Liaison Assignments was seconded by Commissioner Ernest and passed 7 – 0; Student Commissioner Chengareddy voted in favor of the motion.

8. COMMISSION BUSINESS

8.1 Continued Public Hearing: Review and Consider Approval of the Proposed Master Plan for the Faria Preserve Neighborhood Park and Rose Garden

Ms. McNamara informed the Commission and those in the audience there are copies available of the petition opposing the development of the park and the entire petition will be placed into the record and is on file and can be requested to view. Ms. McNamara stated the Commission has received a packet of all written communication received after Friday, September 6, 2013 and those will also be placed into the record.

Ms. McNamara stated the purpose and purview of the continued public hearing with the Parks and Community Services Commission is to focus on review and consideration for approval of the park design. Ms. McNamara stated staff has provided additional information regarding parking and the sport field lights and the information can be found in the staff report, as well as Mr. Gates and Mr. Rosenblatt will address the Commission about the additional requested information.

Mr. Gates from Gates and Associates presented a PowerPoint presentation of pictures and information of the proposed sports field lights, as well as parking information for the neighborhoods located within the Faria Preserve development.

Mr. Rosenblatt from Carlson, Barbee & Gibson, Inc. addressed the concerns of parking. Mr. Rosenblatt stated the project parking requirements are based upon the Northwest Specific Plan requirements and does cross reference with the City’s Parking Ordinance if not otherwise specified in the Northwest Specific Plan. Mr. Rosenblatt stated the parking requirement for the entire subdivision is 1,970 spaces and the total parking provided in the proposed project is 2,348 spaces which is an additional 378 parking spaces.

Mr. Rosenblatt noted there was concern expressed about the proposed Faria Parkway and the possibility of parking conflicts between the park parking needs and the amount of

138 available parking. Mr. Rosenblatt stated the proposed Faria Parkway will have designated a
139 12 foot travel lane, an 8 foot bike lane before the parking lane and this would be an
140 enhanced safety feature for pedestrians and bikes. Mr. Rosenblatt stated there is ample
141 parking for the park and the residential area has enough parking spaces and will not
142 overflow into the parking for the park. The park is required to have 100 parking spaces to
143 accommodate the different field usages or visitors of the park and the parking spaces that
144 will be provided in the parking lot and along Faria Preserve Parkway is 114.

145

146 Chair Meine asked how long the proposed sports field lights have been manufactured. Mr.
147 Gates responded the lighting company, Musco, has been in business for over 25 years and
148 the lights will be under warranty and serviced by Musco.

149

150 Commissioner Kenniston-Lee stated she visited Acalanes High School as the lights were
151 being turned on at dusk and stayed until it was pitch black. She also drove around the
152 facility to see the overflow of light and was impressed with how well contained and
153 directed the lighting was. Commissioner Kenniston-Lee also visited San Ramon Valley High
154 School, but their lighting is ten feet shorter than what is being proposed. Commissioner
155 Kenniston-Lee stated that we know we need more field space and the sports user groups
156 have expressed there is a need for more space. Commissioner Kenniston-Lee added when
157 you see the lights and see children playing you know that it is a thriving community.

158

159 Chair Meine opened public comment.

160

161 **Robert Klingner, 102 Claremont Crest Court, San Ramon, 94853**

162

163 Mr. Klingner stated he represents the Coalition of Northwest Neighborhoods (CNN), a local
164 community organization of 300 residents living in northwest San Ramon. Mr. Klingner
165 stated the developer has not yet made any proposal before the Planning Commission and it
166 is not appropriate to plan for a neighborhood park before a project has been approved by
167 the Planning Commission. Mr. Klingner stated residents of northwest San Ramon have
168 provided hundreds of comments, emails and petitions opposed to the Faria Preserve Park.
169 Residents believe the proposed park is a sports complex and not a neighborhood park. Mr.
170 Klingner stated there is not a need for more sports fields and the fields San Ramon already
171 has are idle most of the time. Mr. Klingner stated the sports complex with noise, stadium
172 lighting and traffic will destroy the beauty and tranquility of the hills. Mr. Klingner stated it
173 is not safe to have a road like the Faria Preserve Parkway that allows parking along it.
174 There has already been an issue for 15 years of overflow parking on Deerwood Drive that
175 caused serious safety conditions for cars, bikes and pedestrians and in June 2013 when
176 parking was restricted on Deerwood Drive all of the existing unsafe conditions were
177 removed. Mr. Klingner stated people oppose synthetic turf primarily because everyone
178 hates the horrible rubber smell and the burning sensation to the shoes caused by hot
179 surface temperatures.

180

181 **Ron Smith, 219 Cascadas, San Ramon, 94583**

182

183 Mr. Smith brought pictures to show the view of Faria Preserve from Thomas Ranch and the

184 pictures also shows the views of Thomas Ranch from Faria Preserve. Mr. Smith visited
185 Acalanes High School and San Ramon Valley High School and stated there was nothing
186 going on there at the time and the lights were not on. Mr. Smith stated he visited the San
187 Ramon Sport Park on three different occasions and each time there were only a few people
188 with their families playing on the baseball and soccer fields. Mr. Smith stated he also visited
189 Athan Downs and Central Park and the fields were busy and the lights were on and they
190 were very bright. Mr. Smith stated regardless of what type of light is installed, lights are
191 still lights and will disturb someone depending on the angle in which they reside. Mr. Smith
192 asked why sports field lights are even being proposed as part of the project. He stated he
193 was not able to find anything indicating sports field lights as part of the City's plan for the
194 development of this park. Mr. Smith stated that he received 56% of residents in Thomas
195 Ranch and 100 plus signatures opposing the sports field lights and the building of Faria
196 Park. Mr. Smith stated it does not make it right to add sports field lights to a neighborhood
197 park just because it is free to the City. Mr. Smith added the developer and the Commission
198 listened to the comments about adding or changing the different amenities in the park, but
199 he claimed when it comes to the sports field lights the residents do not have say. Mr. Smith
200 stated the lights should be added to other parks at a different location in the City that
201 would affect less people.

202
203 **Rebecca Lifton, 202 Cascadas Court, San Ramon 94583**
204

205 Ms. Lifton stated she strongly opposes the Faria Preserve development and park as it was
206 presented. Ms. Lifton stated the additional 2500 cars will pollute their neighborhoods. Ms.
207 Lifton added the density of our schools cannot afford to add any more children and does
208 not know if this development was even presented to the school board. Ms. Lifton stated she
209 does not understand why the City is approving the park when the development has not
210 been approved. Ms. Lifton asked if the park is being gifted to the City in return for approval
211 of the development. Ms. Lifton stated the Faria Preserve development is going to destroy
212 the serenity of the northwest communities.

213
214 **Chris Rogers, 250 Starling Way, Hercules, 94547**
215

216 Mr. Rogers represents San Ramon Soccer Club and has coached youth soccer for over 30
217 years. Mr. Rogers stated other cities are envious of San Ramon and the amount of parks the
218 City builds for the community. Mr. Rogers stated athletes love to play soccer on synthetic
219 turf and the financial returns on the field is worth it. Mr. Rogers stated the City of San
220 Ramon is known for parks and education and that is why people come to live here. Mr.
221 Rogers stated San Ramon Soccer Club is starting to look at offering U-30 - U-50 adult
222 soccer leagues because there is such a high interest. Mr. Rogers added that those adults
223 would play at night and would need the lights, that they also live in this community and pay
224 taxes to be able to use the amenities this community offers them. Mr. Rogers stated not all
225 senior citizens want or need more benches, they also are playing sports and want to take
226 advantage of the sports fields.

227
228 **Igor Shmulevich, 716 Pradera Way, San Ramon, 94583**
229

230 Mr. Shmulevich stated he did not know much about this project until recently and he did
231 not realize the San Ramon General Plan made an exception for this development. Mr.
232 Shmulevich stated he is strongly opposed to the entire Faria Preserve project. Mr.
233 Shmulevich lives in Thomas Ranch where every house has a two or three car garage and
234 there are still cars parking on the street because most families have three or four cars. Mr.
235 Shmulevich stated San Ramon has enough existing parks to accommodate all of the youth
236 and adults that play sports. Mr. Shmulevich stated the sports field lights are well designed,
237 but the ability to focus all of the light into one area is unrealistic because light reflects off all
238 objects. Mr. Shmulevich stated the residents of Thomas Ranch do not want the
239 development to be built.

240

241 **Jim Blickenstaff, 2410 Talavera Drive, San Ramon, 94583**

242

243 Mr. Blickenstaff stated the conceptual design of the park is contingent upon the proposed
244 development of 740 units. Mr. Blickenstaff's understanding of the General Plan is the size of
245 the park is a reflection of the size of the development and based on the proposed
246 development the size the 12.7 acre park is a reflection of the demand on that community.
247 Mr. Blickenstaff stated the City has a lot of authority to reflect a development that is in
248 alignment with what the citizens want. Mr. Blickenstaff stated the park design concept is a
249 small part of the entire project.

250

251 **Dennis Noh, California Sunridge, San Ramon, 94583**

252

253 Mr. Noh spoke on behalf of California Sunridge Association stating the park could have very
254 good use and not have lights for night time use. Mr. Noh stated that he is hearing from
255 people that do not live in the surrounding neighborhoods that they want the sports fields
256 with lights built, whereas the people who live in the surrounding neighbors are opposed.
257 Mr. Noh added they can still play sports on the fields, but only during the day. Mr. Noh
258 asked the Commission to consider building the park without the lights.

259

260 **Michael Jones, 124 Claremont Crest Court, San Ramon, 94583**

261

262 Mr. Jones stated the canyon elevates the sound in this area and the noise from sporting
263 events is going to travel. Mr. Jones stated the development is not comparable to other parks
264 because it going to be located on a hillside high above and will be seen from all points of
265 San Ramon. Mr. Jones stated all of the valley will be able to see this area at night because of
266 the lights, this area will be like a landing pad in the sky when it will light up the entire
267 hillside. Mr. Jones claimed the City Council at the time approved the original development
268 after residents spent years discussing different elements and concerns with them and
269 stating the Council said they were going to approve the project no matter what. Mr. Jones
270 claimed the City Attorney basically admitted they went about the process the wrong way
271 and they did go against things in the General Plan. Mr. Jones stated by approving the park
272 design we are not able to make changes if the development size changes or the park size or
273 location changes. Mr. Jones stated he is not against the development of the park, but he
274 recommends holding off for the foreseeable future on finalizing this until we see the
275 necessary elements of this project are settled such as how many units, parking and access.

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Michael Checchi, 605 Royal Coach Ct, San Ramon, 94583

Mr. Checchi, a San Ramon resident since 1990 and has five sons that have played sports with San Ramon Soccer Club, San Ramon Little League and San Ramon Raptor Lacrosse. Mr. Checchi is the director of field scheduling for San Ramon Raptor Lacrosse and is a part of the City's Sports Field Users that meet quarterly. The San Ramon Raptor Lacrosse organization started with 98 boys and girls and has grown to 250 boys and girls. Mr. Checchi stated the park design is very well thought out and the developer has done a great job. Mr. Checchi stated the sports field user groups would be willing to negotiate an ending time for the lights to be turned off. Mr. Checchi stated the field user groups have to pay for the lights when they are on and the lights will be shut off when no one is playing. Mr. Checchi stated the sports user groups are not able to expand their programs and allow more space for children because there is not enough field space to accommodate the growth. Mr. Checchi showed a picture of his son and three friends that met playing sports in kindergarten and remain best of friends now at 20 years old and in college and their friendship has grown over the years from playing sports. Mr. Checchi stated our parks create a foundation for our community.

Chair Meine closed public comment.

Commissioner Yancey asked Mr. Checchi if he has played on synthetic turf and if it does reach high temperatures. Mr. Checchi responded he has played on synthetic turf and plays typically in the late afternoons or early morning to try and avoid the high temperatures outside. Commissioner Yancey asked Mr. Checchi if there is a need for night time lacrosse. Mr. Checchi responded his preference is to play from 5:00pm – 7:30pm and to do that they would need lights to play until that time.

Commissioner Yancey asked Ms. McNamara if it was stated that the process of approval is out of order, and was there anything unusual about the way this particular process is being handled. Ms. McNamara stated the municipal code does call for asking the Parks Commission to review, recommend and approve park designs. The conditions of approval of the project require that the builder build and dedicate the improved park, not just the land to the satisfaction of the Parks Commission. Ms. McNamara added the park design was presented to the Parks Commission to make a recommendation to the Planning Commission, who will be the decision making body to evaluate and approve the project as a whole. Ms. McNamara stated they are in the process of creating a fiscal analysis to show what the impact of a public infrastructure would be on the City's general fund, what the project would generate in revenue and what the differences would be, which would be captured by property owners. Ms. McNamara added a benefit to having the park design presented to the Commission is to capture the operating and maintenance costs for the fiscal analysis on what would be designed. Ms. McNamara stated another reason is parts of the park including lighting are appropriate to include in the Environmental Impact Report (EIR). Ms. McNamara stated according to the Northwest Specific Plan the requirement is to build and dedicate a 12.7 acre park regardless if the size of the development is decreased.

322

323 Commissioner Yancey asked Mr. Jones if the sports lights were permitted to be on until
324 8:00pm would he object to that time. Mr. Jones responded 8:00pm would be an
325 improvement from 10:00pm, but would prefer 7:00pm or 7:30pm. Commissioner Yancey
326 asked Mr. Jones if he visited either San Ramon Valley High School or Acalanes High School
327 to view the lights. Mr. Jones responded he has not visited either school in the last few
328 weeks, but has been to San Ramon Valley High School before. Commissioner Yancey asked
329 Mr. Jones his opinion on the sports field lights at the high school. Mr. Jones stated he thinks
330 the lights make the area look quite bright when you drive by.

331

332 Commissioner Yancey asked Mr. Rogers if he has played on synthetic turf and if it does
333 reach high temperatures. Mr. Rogers stated as a 56 year old he played on Tiffany Roberts
334 field last year and it was about 90 degrees out, but the temperature did not affect how hot
335 the synthetic turf got. Commissioner Yancey asked Mr. Rogers if there is a need for night
336 time soccer. Mr. Rogers responded as of right now the schedule goes until 8:30pm.
337 Commissioner Yancey asked Mr. Rogers if it would cause a problem if lights were only
338 permitted until 8:00pm. Mr. Rogers responded it would be a blessing to be able to play
339 until 8:30pm. Commissioner Yancey asked how many teams practice until 10:00pm. Mr.
340 Rogers stated he is not aware of any San Ramon Soccer teams playing until 10:00pm.
341 Commissioner Yancey asked Ms. McNamara what time the lights can be permitted to. Ms.
342 McNamara stated the current practice is the lights can be permitted until 10:00pm, but the
343 lights only remain on for what the user group requests. Commissioner Yancey asked Ms.
344 McNamara is there a need for more lighted sports fields. Ms. McNamara responded based
345 on the data we have, the City booked about 50,000 hours last fiscal year at all of the parks
346 for sports use. Ms. McNamara stated having the field sport lights provides more flexibility
347 for programming of use, it does not mean that it will be programmed, but it does provide
348 that flexibility.

349

350 Commissioner Yancey asked Mr. Smith if the sports lights were permitted to be on until
351 8:00pm would he object that that time. Mr. Smith responded 8:00pm would be a
352 reasonable compromise, but who controls the lights. Ms. McNamara stated the user groups
353 submit a permit to the City for use of a field and they book and pay for the lights. That
354 schedule is managed and monitored through a computer system by City staff and program
355 the lights to go on and off automatically. However, if a user group books the lights until
356 9:00pm and a coach finishes practice early, then the lights would remain on for the time
357 they booked and paid for. Staff does ask the user groups to notify us if there are changes to
358 the schedule to avoid leaving lights on when not in use. Ms. McNamara stated staff controls
359 the lights through the permit process.

360

361 Commissioner Yancey asked Mr. Klingner if the sports lights were permitted to be on until
362 8:00pm would he think that is a reasonable compromise. Mr. Klingner responded it would
363 not be a reasonable compromise and is opposed to the field lights being installed at the
364 Faria Park. Mr. Klingner stated there are other park locations in the City that would be better
365 for sports lights to be installed.

366

367 Commissioner Kenniston-Lee asked if it is in the purview of the Commission to create

368 conditions of approval for field use. Ms. McNamara stated through staff the Commission can
369 set and establish park user rules and conditions put on the permits issued for the park.
370

371 Commissioner Kenniston-Lee asked if the Commission decides to approve the park design
372 tonight and it then goes to the Planning Commission for their approval, can the Planning
373 Commission make any revisions to the park design. Ms. McNamara stated the under the
374 purview of the Planning Commission they can make changes to any of the public pieces of
375 the project, but what most likely would happen is they would bring forward any concerns
376 about the park back to the Parks Commission for another discussion prior to their final
377 approval.
378

379 Commissioner Lopez asked Ms. McNamara about the comment made by Mr. Jones about
380 the City Attorney saying the process was done incorrectly. Ms. McNamara responded there
381 was a final approval of the project in 2006 by the City Council.
382

383 Commissioner Lopez stated the Parks Commission is not able to address any of the issues
384 regarding the schools and has to be addressed by the San Ramon Valley School District.
385

386 Commissioner Ernest stated it is a well thought out park and we do not know if we are
387 going to have a lighting issue until lights have been installed. Commissioner Ernest
388 recommends placing a condition on the project that we have a review of the lights after the
389 park opens. Commissioner Ernest stated we can always adjust when the lights have to be
390 turned off, but if the lights are not installed now they will never be put in. Commissioner
391 Ernest stated there are no funds to install lights at a different location and we should take
392 advantage of the offer from the developer to install lights.
393

394 Commissioner Yancey agreed with Commissioner Ernest's recommendation of placing a
395 condition on the project to review the lighting conditions after the park opens.
396 Commissioner Yancey stated it is reasonable to put the lights in as we live in a community
397 that involves children, young people and adults that want to use our parks. The park is not
398 only for the people who live in the Faria Preserve, but everyone who lives in San Ramon.
399 Commissioner Yancey stated the legal process and procedure of approval has been
400 followed and there is nothing to indicate that it has not been handled correctly. The issues
401 regarding the parking have been adequately addressed. Commissioner Yancey believes it is
402 reasonable to put in the synthetic turf field for many reasons, but especially economic ones.
403

404 Commissioner Mills stated he agrees with the recommendation to put in the sports field
405 lights. Commissioner Mills reiterated this park design approval is contingent on the
406 Planning Commission's approval of the entire Faria Preserve project. Commissioner Mills
407 asked when the project will go before the Planning Commission. Mr. Toohey, Lafferty
408 Communities, responded Public Hearings will begin on October 15th and there will be one
409 each month following until the Planning Commission makes their decision.
410

411 Commissioner Kenniston-Lee stated she wants to be sure that whatever governing body is
412 reviewing the project is diligent about the parking issues and to be sure to review the
413 conditions of the time the lights can stay on.

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Commissioner Lopez asked what the approximate time frame the project is to be completed. Mr. Toohy responded it is a two year land development process, the grading of the land is projected to take place in March or April 2014 and the park completion would be in 2015.

Commissioner Yancey's motion to approve the proposed master plan for the Faria Preserve Neighborhood Park and Rose Garden with the condition of approval that prior to the use of the sports fields the Parks and Community Services Commission with public comment review the lighting and the effects on the neighborhoods was seconded by Commissioner Doerlich and passed 7 - 0. Student Commissioner Chengareddy voted in favor of the motion.

9. STAFF REPORTS

9.1 Administration and Development Report

Ms. McNamara passed a sample of the 'No Smoking' signs that will be placed throughout the City of San Ramon.

Ms. Lucas highlighted the delivery of the two new buses to the Senior Center that were funded by the 5310 Federal Transportation Grant.

Commissioner Kenniston-Lee commended the Therapeutic Recreation program.

9.2 Recreation Program and Community Services Report

9.3 Maintenance and Operations Report

9.4 Action Items

10. UPDATE ON CITY COUNCIL REPORTS

11. COMMITTEE REPORTS

Commissioner Ernest volunteered to serve on the Art and Wind Festival Food Booth Policy Committee that will meet on September 25, 2013.

Commissioners Ernest, Miene and Kenniston-Lee volunteered to be the interview panel for the Senior Advisory Committee.

Student Commissioner Chengareddy provided an update on the Teen Council stating they had their annual retreat on August 20th. They discussed their goals for the year and selected their sub-committees. They have tentatively scheduled the movie showing of *Behind the Orange Curtain* on February 25, 2014. The Teen Council is also working the

460 Expressions project a writing and art competition that will focus on how teens celebrate
461 San Ramon. Student Commissioner Chengareddy asked why the outdoor basketball courts
462 do not have lights in San Ramon. Ms. McNamara stated when park designs come forward
463 that is an opportunity for the community, the commission or staff to recommend those
464 kinds of features for a park and in the past it has not been a request. Ms. Lucas stated there
465 are lighted basketball courts at Central Park, but we also offer open gym basketball at Iron
466 Horse Gym.

467

468 Commissioner Ernest stated the Senior Advisory Committee has been working on the
469 Experts at Living Well – Open House on September 26th at 4:00pm at the Senior Center.

470

471 Commissioner Doerlich reminded the Commission of the Art in the Park on October 5th and
472 6th at Central Park.

473

474 Commissioner Kenniston-Lee stated she had a resident approach her on what she
475 perceives as the decline of the Crow Canyon Gardens. The resident was concerned the
476 garden has transitioned from organic to chemically treated garden as well as not
477 maximizing the use of the resources of school groups or demonstrations. Commissioner
478 Kenniston-Lee has requested a presentation from staff on an update of the Crow Canyon
479 Gardens.

480

481 Commissioner Lopez stated the Arts Advisory Committee will be selecting the artists to be
482 displayed in the art galleries for 2014 at their meeting on September 18th.

483

484 **12. COMMISSION MEMBER ITEMS**

485

486 **13. ADJOURNMENT**

487

488 The meeting adjourned at 9:30pm.

489

490 Submitted by Christina Buna, Commission Secretary.

**DRAFT MINUTES OF THE
HOUSING ADVISORY COMMITTEE MEETING**

October 24, 2013

A regular meeting of the Housing Advisory Committee for the City of San Ramon was called to order by Chair Viers at 7:00 p.m., on Thursday, October 24, 2013 in the Community Conference Room, 2401 Crow Canyon Road, San Ramon.

ROLL CALL

Members Present: Committee Members Jones, Rose, Salinas, Vice Chair Vesperman, Chair Viers

Members Absent: None

Liaisons Present: Dennis Viers, Planning Commissioner; Harry Sachs, Planning Commissioner

Liaisons Absent: Jim Livingstone, City Council; Phil O'loane, City Council; Megan Williams. Teen Council; Roger Zou, Senior Citizens Advisory Committee

Staff: Cindy Yee, Associate Planner; Debbie Hince, Recording Secretary

Audience: 0

1. CALL TO ORDER

2. ADDITIONS AND REVISIONS - None

3. CONSENT CALENDAR

3.1 Minutes from the August 29, 2013 regular meeting; Approved as amended.

3.2 Minutes from the September 17, 2013 workshop; Approved as amended.

4. PUBLIC COMMENTS - None

5. UNFINISHED BUSINESS - None

6. NEW BUSINESS

6.1 Faria Preserve Affordable Housing Agreement

Staff Report by: Cindy Yee, Associate Planner

Cindy Yee, Associate Planner, gave a brief description of the project and the proposed Affordable Housing Agreement. The project is currently 289 acres that includes 740 housing units, a 12.7-acre community park, a 0.5 acre rose garden, a

parcel for a house of worship, an educational facility site, a community pool, and open space.

The proposed Affordable Housing Agreement currently identifies 30.5% of the total 740-units to set aside as affordable units. Of the 226 proposed affordable units, 33% of the units are for very low, 36% for low, and 31% for moderate incomes households.

The affordable units will be located in several neighborhoods in the project area including the senior apartment rental units, non-age restricted multi-family rental units, and possibly as secondary dwelling units or within Neighborhood IV's townhomes/flats.

Chair Viers stated that it was very generous of the Developer to keep the number of affordable units as was previously proposed. Chair Viers asked how the secondary units would fit on the proposed reduced lot sizes.

Mr. Toohey of Lafferty Communities stated that their intent is to build and offer for-sale 28 affordable units in Neighborhood IV with 15-units as very low and 13-units as low income units, ranging in size from 1,500 to 2,100 sq. ft.

Committee Member Rose asked who would be eligible for these units and how do they income qualify.

Mr. Toohey stated that he would like there to be a Priority Preference System for current San Ramon residents, City employees, teachers, and emergency workers.

Committee Member Rose asked for clarification of the Priority Preference System.

Ms. Yee stated that there is not a Priority Preference System adopted within the City at the current time. However, this Committee could provide a condition of approval for the project to enter into an Affordable Housing Agreement as well as create a Priority Preference System that met fair housing law requirements.

Vice Chair Vesperman asked about the 55-year deed restriction on the affordable units, what are the conditions of the restriction, and how was the number reached. The 55-year deed restriction seems to be excessive and stated that 30-35 would be more appropriate.

Ms. Yee stated that the 55-year deed restriction was part of the original approved project in 2006.

Committee Member Jones concurred with Vice Chair Vesperman that 55-year deed restrictions seem too long, especially on the for-sale units.

Committee Member Salinas stated that he was in favor of the longer 55-year term on all of the units.

Chair Viers stated that since the City's policy is to have long term periods of affordability, she would be in favor of maintaining the 55-year minimum on the rental units, and requiring a 50-year restriction on the for-sale units.

Vice Chair Vesperman asked how the affordable component would be monitored and/or administered.

Ms. Yee stated that a consulting service could be hired for compliance monitoring that could ensure units were sold or rented to appropriate households.

Vice Chair Vesperman stated that an equity share would be a useful tool to keep buyers from selling for the equity. Possibly the dollars could be put back into the housing fund from the equity share.

Ms. Yee stated that the City's goal is to have long-term affordable units. If there is a for-sale component to these units, the developer would be funding the compliance monitoring of the deed restrictions and income verification.

Committee Member Salinas pointed out that due to the long-term deed restrictions, there is little opportunity for an owner of an affordable unit to pull out equity from the home and therefore may not need to have an equity share policy.

Committee Member Rose asked if the deed-restricted units were for a shorter period of time, would this affect the affordable housing count for the City.

Ms. Yee stated that the affordable units are only counted during the first year to meet the required housing numbers.

It was the opinion of the Committee that the 55-year term for the senior housing was appropriate, as well as the non-age restricted units. However, the majority of the Committee (3-2) felt that a 50-year term for the condominiums and townhomes was more appropriate.

Planning Commissioner Sachs asked whether the Committee would support committing more of the proposed non-age restricted affordable units as affordable senior units.

Committee Member Rose stated that there's a need for a balance of affordable units and that there needs to be affordable housing for all segments of the population.

Committee Member Salinas stated he would not be in favor of replacing the non-age restricted units with more senior units because the project is not located close to services, and if units are not set-aside for families, those families will seek opportunities in Dougherty Valley causing a concentration of affordable units in one part of town.

Committee Member Rose asked if the 86-senior restricted units would be the only senior housing. Also, if there will be a requirement for Universal Design for the rental units.

Ms. Yee stated that new residential construction is subject to State Universal Design requirements and that the Committee could make a recommendation for the lower floor units to be accessible. The Developer will be providing 86 senior units within the project.

Planning Commissioner Sachs asked if the apartments had an underlying condominium conversion map.

Ms. Yee stated that there is no intent for a condominium conversion on this project.

The Committee recommended that the Planning Commission approve the project with the suggestions provided by HAC.

6.2 Density Bonus Text Amendment

Staff Report by: Cindy Yee, Associate Planner

7. Liaison Reports - None

8. Adjournment - There being no further discussion, Chair Viers adjourned the meeting at 9:53 p.m.

Respectfully submitted,
Debbie Hince

