PLANNING COMMISSION AGENDA

November 19, 2013

WE PROVIDE EFFICIENT DELIVERY OF QUALITY PUBLIC SERVICES THAT ARE ESSENTIAL TO THOSE WHO LIVE AND WORK IN SAN RAMON.

Chairperson Eric Wallis • Vice Chairperson Jeanne Benedetti
Donna Kerger, Planning Commissioner • Harry Sachs, Planning Commissioner
Dennis Viers, Planning Commissioner

San Ramon City Council Chamber **Regular Meeting – 7:00 P.M.**
2222 Camino Ramon

Agenda Questions: Please Call the Planning Services Division (925) 973-2560

Documents received after publication of this Agenda and considered by the Planning Services Division in its deliberation will be available for inspection in the Planning Services Division office at 2401 Crow Canyon Road, San Ramon during normal business hours and in the red binder at the Planning Commission meeting.

To assist you in preparing your testimony, please review the Planning Commission's guidelines

Suggestions for Providing Effective Testimony at a Planning Commission Public Hearing.

Welcome to the Planning Commission meeting.

No new matter will commence after 11:00 p.m. and meetings will be adjourned at 12:00 a.m. unless the Commission votes to extend the meetings for 30-minute increments.

Members of the audience may request to speak if the subject is listed as a PUBLIC HEARING. Please fill out a speaker card (from the table in the rear of the Council Chamber) and hand it to the Recording Secretary at the beginning of the meeting. The Recording Secretary will advise the Chairperson when requests to speak are in hand. The Chairperson will recognize you during the course of the hearing and may specify the number of minutes you will be allotted to speak. Such limitation will take into account the number of persons wishing to speak and the time available. The procedure for the hearing is to have staff make a presentation, the applicant present the proposal and then the persons for and against the item may speak. Finally, the applicant has time for rebuttal. The hearing is then closed and brought to the Commission for discussion and action. There is no further comment permitted from the audience unless invited by the Planning Commission.

Public hearings may be continued from time to time. Notice of the continuance will be provided following the conclusion of each item no additional notification will be provided unless there is a change in the meeting date, time or location.

If the applicant or his/her representative fails to attend the Public Hearing concerning his/her application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

If you challenge in Court any zoning or planning actions taken by the Planning Commission, you may be limited to raising only those issues you or someone else raised at the public hearing conducted herein or in written correspondence delivered to the Planning Commission at or prior to the public hearing. Decisions of the Planning Commission may be appealed within 10 (ten) calendar days of decision by filing a letter stating the grounds for the appeal along with the appropriate filing fee in the City Clerk's office.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

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

5. **ADDITIONS AND REVISIONS**

6. **CONSENT CALENDAR**

   6.1 Minutes from October 15, 2013 Planning Commission and Housing Advisory Committee Workshop.

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

8. **CONTINUED ITEMS - OPEN PUBLIC HEARINGS - None**

9. **PUBLIC HEARING - NEW ITEMS**

   9.1 San Ramon Density Bonus Text Amendment (TA 13-410-003). Staff Report by: Cindy Yee, Associate Planner.

   Request: This is a City initiated Zoning Text Amendment to consider adoption of the State Density Bonus Law.

   Location: The Zoning Ordinance applies Citywide.

   CEQA: Pursuant to the California Quality Act of 1970, as amended, an addendum to the 2012 Zoning Ordinance Text Amendment Initial Study/Negative Declaration (12-250-001) was prepared for the project.

   Recommendation: That the Planning Commission receive the staff report, open the public hearing, take public testimony, close the public hearing, discuss and deliberate and, if appropriate, adopt Planning Commission Resolution No. 11-13

9.2 San Ramon Zoning Ordinance Text Amendment (TA 13-410-004).
Staff Report by: Lauren Barr, Senior Planner.

Request: This is a City-initiated Zoning Text Amendment in response to the elimination of the Redevelopment Agency, a need to provide consistency between office uses in the City Center Mixed Use (CCMU) and the adjacent administrative Office (OA) districts, and other minor technical revisions and clarifications discovered during the course of administration and in response to regulatory needs.

Location: The Zoning Ordinance applies Citywide.

CEQA: Pursuant to the California Quality Act of 1970, as amended, an addendum to the 2012 Zoning Ordinance Text Amendment Initial Study/Negative Declaration (12-250-001) was prepared for the project.

Recommendation: That the Planning Commission receive the staff report, open the public hearing, take public testimony, close the public hearing, discuss and deliberate and, if appropriate, adopt Planning Commission Resolution No. 12-13.

9.3 Revised Faria Preserve Project (VTM 9342) DPA 12-310-003, MJ 12-900-002, AR 200-046 and IS 12-250-004.
Staff Report by: Cindy Yee, Associate Planner.

Request: The applicant is requesting approval of the revised Faria Preserve project located on approximately 286.5 acres, comprised of a 740-unit residential subdivision, turnkey 12.7 acre community park, a 0.5 acre rose garden, a parcel for a house of worship, a site for an educational facility and a community pool.

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.

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.

Recommendation: That 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 that the Planning Commission continue the Public Hearing to date-certain for additional public moment on the proposed applications.

10. NON-PUBLIC HEARING ACTION ITEMS

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

12. ADJOURNMENT TO THE NEXT REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION IN THE CITY COUNCIL CHAMBER AT 2222 CAMINO RAMON, SAN RAMON.

I hereby certify the attached Planning Commission agenda was posted 72 hours before the noted meeting.

Patricia Edwards

Patricia Edwards, City Clerk

Dated: November 14, 2013