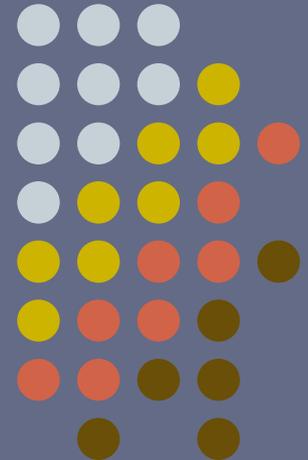


North Camino Ramon Specific Plan



Planning Commission
Public Hearing

April 3, 2012



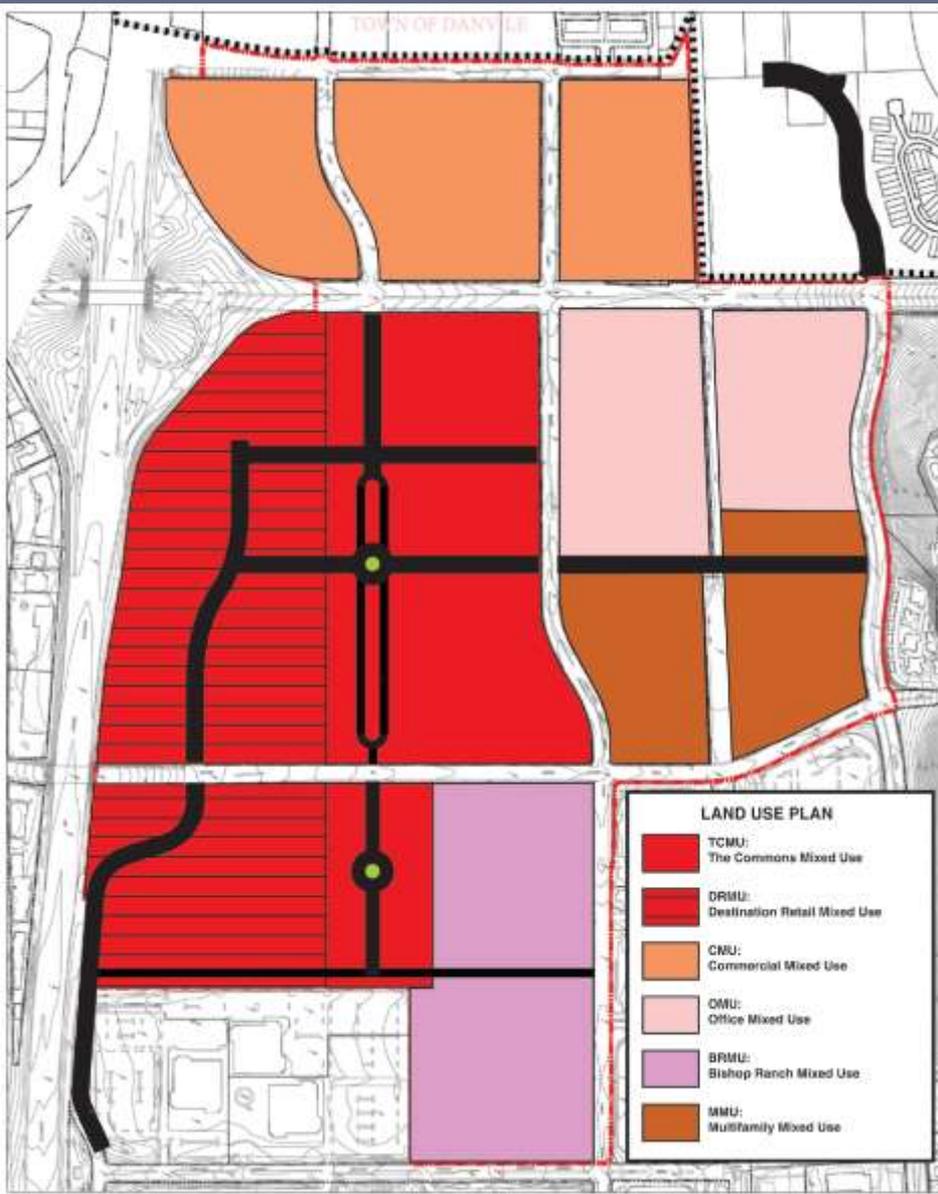
North Camino Ramon Plan Area

Approximately
295 Acres



Vision

- The NCRSP vision is for a mixed-use district with a blend of retail, commercial services and housing in proximity to new and existing jobs. The plan is intended to be pedestrian/bicycle friendly and a transit-oriented development based on smart growth principles that will complement the approved City Center Project and Crow Canyon Specific Plan.

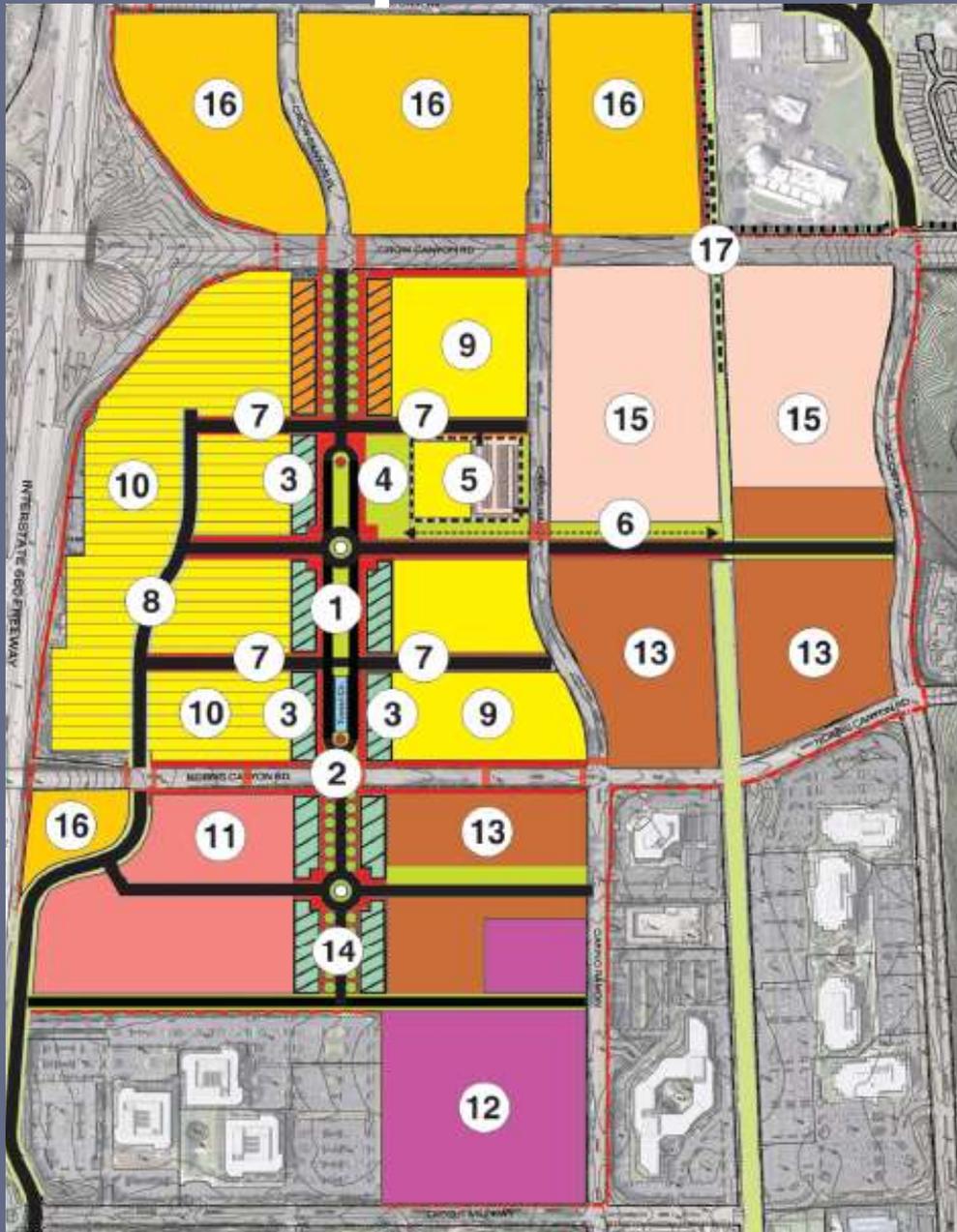


District Map

Themed Mixed Use Districts:

- The Commons Mixed Use
- Destination Retail Mixed Use
- Commercial Mixed Use
- Office Mixed Use
- Bishop Ranch Mixed Use
- Multifamily Mixed Use

Conceptual Land Use Plan



CONCEPT PLAN FRAMEWORK

- 1 The Commons
- 2 Transit Center
- 3 Mixed Use Core
- 4 Village Green
- 5 Shared Parking Garage
- 6 Iron Horse Trail Open Space Link
- 7 Secondary Street Grid
- 8 Crow Canyon Place Extension
- 9 Commercial Mixed Use
- 10 Mid and large floor plate retail
- 11 Destination Retail Center
- 12 Bishop Ranch Office
- 13 Multifamily Residential
- 14 Mixed Use with Residential Emphasis
- 15 Office Campus
- 16 Infill Development
- 17 Iron Horse Trail Overpass

Public Hearings - March 6, 2012

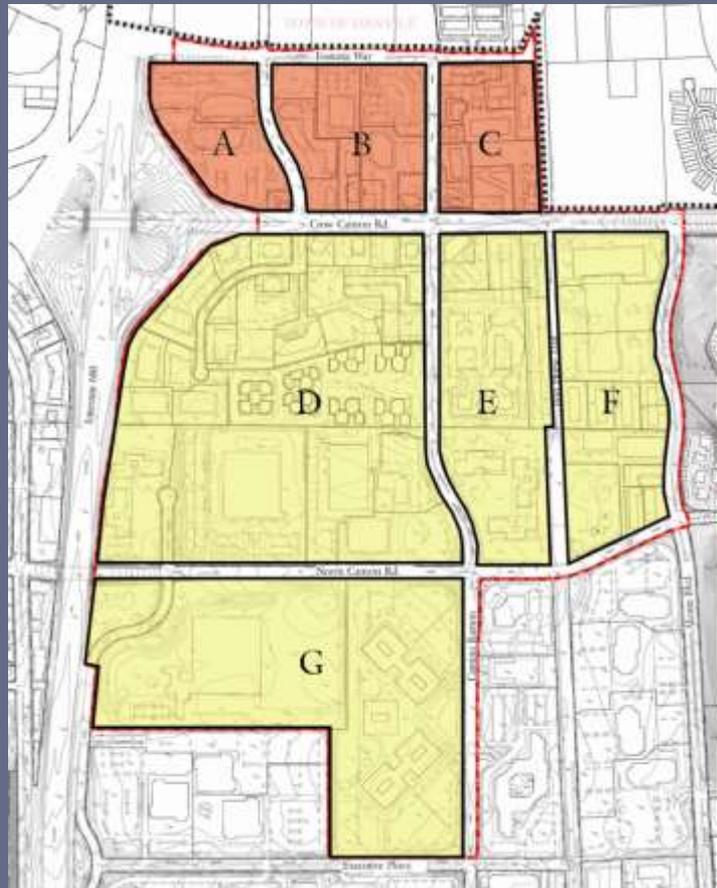
- Draft Environmental Impact Report
- Plan Comments generally related to:
 - Plan Area-Removal of area north of Crow Canyon Rd.
 - Housing Numbers
 - Traffic and LOS
 - Parks/Public Spaces
 - Schools
 - Larger Retail Space Controls

Environmental Impact Report

The Draft EIR comment period ended on March 26, 2012. In addition to the comments received at the public hearing, staff received the following comment letters:

- California Department of Toxic Substance Control
- County Connection
- East Bay Municipal Utility District
- San Ramon for Open Government
- The Preserve at Iron Horse Trail Owners Association (Michael Cass)
- Jim Blickenstaff, Chairman Executive Committee, Mt. Diablo Sierra Club
- California Department of Transportation
- Contra Costa County Flood Control and Water Conservation District
- Town of Danville
- Bay Area Air Quality Management District

Plan Area Reduction

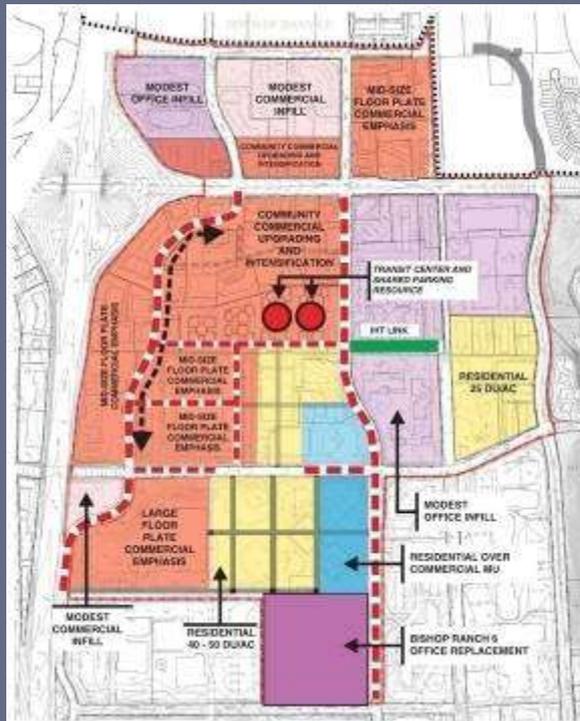


Removal of Block A, B and C:

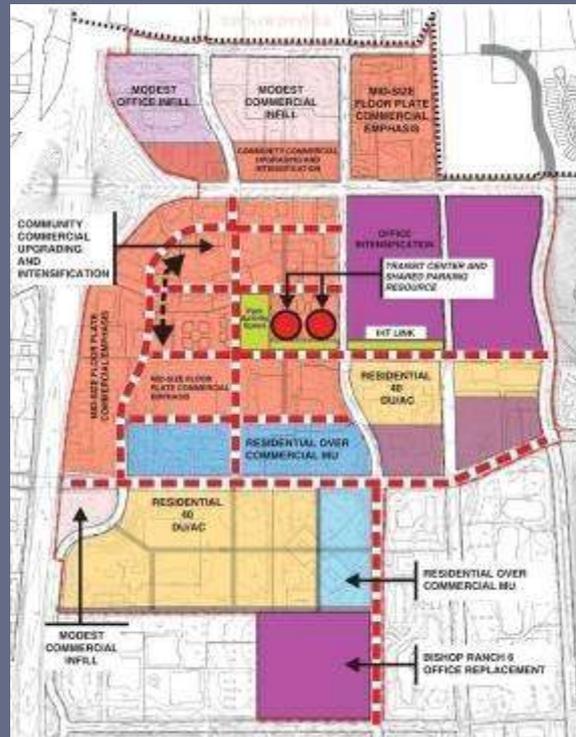
- 295 to 240 acres
- FAR 0.61 to 0.66
- Housing
 - Housing site removed (149 units)
 - 1,500 units in the balance of the Plan Area
- Nonresidential net change minimal
- Traffic - slight change
- RDA Funding options gone
- General Plan Amendment / Rezone

Housing Numbers

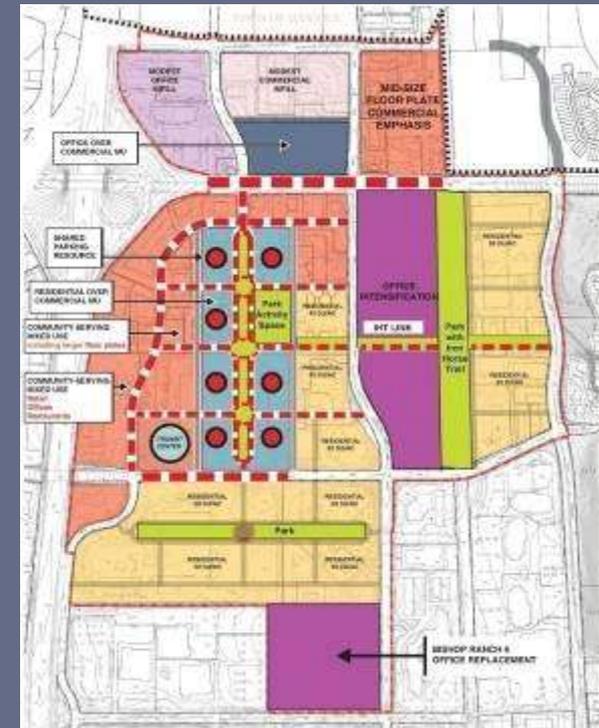
2009 Land Use Alternatives



CONCEPT #1
1,433 units



CONCEPT #2
1,877 units



CONCEPT #3
3,285 units

Hybrid Alternative Preferred

- Direction to be closer to the General Plan housing numbers
 - General Plan - 1,124 Units
- Specific Plan considers 376 additional units
 - Flexibility for Housing Element process (2014-22)
 - Construction Efficiency and Jobs-Housing
 - NCRSP Policy to assess at 1,000 units

Traffic and Level of Service (LOS)

- Vehicle Miles Traveled (VMT) and LOS
- LOS Improvements
 - LOS measures peak periods
 - Land Use and TAZs (modified)
 - Approved Projects part of the cumulative analysis
 - General Plan / Specific Plan Improvements
- HOV Ramps
 - “Cumulative -no project” compared to “Cumulative Plus Project” – no degrade in LOS from project (Ramps not mitigation for project impacts)

Parks/Public Spaces

PCSC provided comments on March 14, 2012

- Parkland dedication needs to be met for the area.
 - Land Dedication
 - Fees
 - Fee Credits (public ownership only)
- Clarification of what qualifies for dedication under the definition of Public Spaces within the Specific Plan

Specific Plan Park/Public Spaces

A residential development that adds population to the Specific Plan Area will:

- Dedicate park land (including off-site improvements) proportional to the need generated by the project's population

or

- Pay in-lieu fees equal to the market value of the land required, plus 20% toward costs of off-site improvements

or

- A combination of the two

Any allowable fee credit for Public Spaces (regardless of ownership) is solely at the discretion of the City based on the merit of the project.

Public Spaces – Defined (GP 2030)

A **publicly owned** recreation space, area, or facility, where appropriate in mixed-use or multi-family developments, developed to enhance the recreation or leisure interactive experience of residents or visitors for passive or active use. Public Spaces should be designed to include a balance of hardscape and landscaped areas. Public Spaces might include:

- water elements
- public art
- gardens, trails and paths
- plazas
- labyrinths
- picnic areas
- tot-parks
- pocket parks
- basketball, bocce or tennis courts

The City **may** allow for partial or full Parkland Dedication credit for these types of public spaces at the discretion of the City.

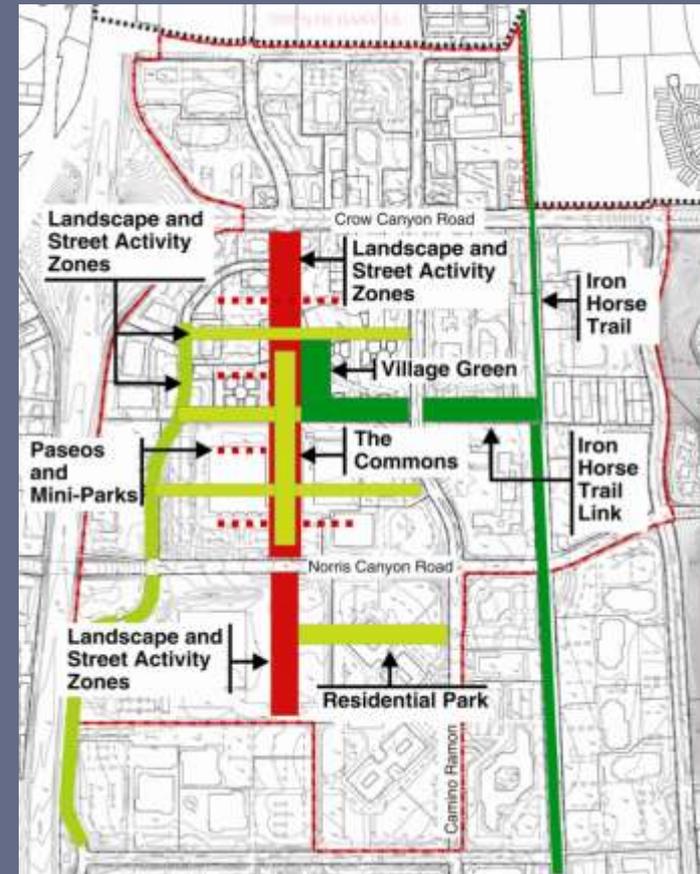
Functional Public Space Network

(public realm and experience regardless of ownership)

- Public Ownership (Dedication/Fee Req.)
 - The Commons
 - Village Green
 - Linear Parks
- Private Ownership (Fee credit may be considered)
 - Plazas
 - Courtyards
 - Similar features based on merit
- Other (Fee Credit not applicable)
 - Sidewalks / Street Landscape (Public)
 - Flex Zones (Private)
 - Site amenities (benches, fountains, etc.) not part of larger semi-public space feature (Private)

Parks/Public Spaces

- Core Public Space Network
 - The Commons (1.25 acres)
 - The Village Green (2 acres)
 - Liner Parks (4 acres)
- Additional project based land dedication
- City collected fees
- Fee credits (clarification)



Schools and Retail Controls

- Schools
 - School Impact fees for incremental residential development.
- Larger Retail Control
 - Specific Plan does not specify end user.
 - General Retail >50,000 sq. ft. (PC-Use Permit)

Questions for Discussion

- Does the Planning Commission:
 - Support removing the area north of Crow Canyon Road from the Plan Area?
 - Support the additional 376 housing units for a total of 1500 units in the Plan Area to provide flexibility for future housing assessments and existing housing opportunity sites?
 - Have specific opinions on what should constitute public spaces within the Plan Area and the use of partial fee credits for semi-public (privately owned/maintained) spaces that provide a clear public benefit for active and passive recreation needs? (solely at the City's discretion)

Next Steps (anticipated schedule)

- On April 17, 2012 a joint workshop with the Planning Commission and the Chairs of the:
 - Parks and Community Services Commission,
 - Economic Development Advisory Committee,
 - Transportation Advisory Committee, and
 - Housing Advisory Committee.
- Mid April/May- Release of DEIR Response to Comments
- Planning Commission Public Hearings anticipated for May 1 and May15 , 2012

Recommendation:

- Open the public hearing;
- Take public testimony;
- Close the public testimony portion of the hearing;
- Provide input and comments to staff; and
- That the Planning Commission continue the public hearing to May 1, 2012 for additional public comment on the Specific Plan.

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