



PLANNING COMMISSION AGENDA

March 6, 2012

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

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

**San Ramon Council Chamber
2222 Camino Ramon**

Regular Meeting – 7:00 P.M.

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 Place, 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 the February 7, 2012 Meeting
7. **CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING –None-**
8. **CONTINUED ITEMS - OPEN PUBLIC HEARINGS**
 - 8.1 **San Ramon 2012 Zoning Ordinance Text Amendment (TA 10-410-001 & IS 12-250-001). Staff Report By: Cindy M. Yee**

Request: The intent of this public hearing is to allow for public input on the proposed changes to the Zoning Ordinance for the City of San Ramon. Along with the adoption of the Zoning Ordinance, there are zoning map amendments required in order to achieve consistency between the adopted General Plan 2030 and the proposed Zoning Ordinance

Location: Citywide

CEQA: The Zoning Ordinance and Zoning Map are covered under the Initial Study of Environmental Significance and Negative Declaration prepared in accordance with the California Environmental Quality Act of 1970, as amended.

Recommendation: That the Planning Commission open the public hearing; take public testimony; close the public hearing; discuss and deliberate and if appropriate, adopt Resolution Nos. 01-12 and 02-12.

**8.2 North Camino Ramon Specific Plan (SP 09-800-001). Staff Report
By: Lauren Barr**

Request: The proposed North Camino Ramon Specific Plan SP 09-800-001 (filed March 24, 2009) is a City-initiated Specific Plan to implement the General Plan 2030 and provide land uses direction pursuant to General Plan 2030 Implementing Policy 4.7-I-4 for the defined Plan Area.

Location: The Project area is approximately 295 acres bounded generally by the City limits to the north, Executive Parkway to the south, Highway 680 to the west, and Alcosta Boulevard to the east.

CEQA: Pursuant to the provisions of the California Environmental Quality Act of 1970, as amended, a DEIR has been prepared for the Specific Plan which evaluates the potential impacts of the proposed project.

Recommendation: That the Planning Commission open the public hearing; take public testimony; close the public and continue the public hearing to April 3, 2012 for additional public comment on the Specific Plan.

9. PUBLIC HEARING - NEW ITEMS –None-

9.1 Draft Environmental Impact Report (SCH 2010092014) for the North Camino Ramon Specific Plan (SP 09-800-001). Staff Report By: Lauren Barr

Request: That the Planning Commission conduct a public hearing to receive public testimony regarding the accuracy and adequacy of the Draft Environmental Impact Report for the draft North Camino Ramon Specific Plan.

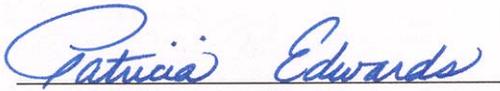
Location: The Project area is approximately 295 acres bounded generally by the City limits to the north, Executive Parkway to the south, Highway 680 to the west, and Alcosta Boulevard to the east.

CEQA: In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, this public hearing is to receive public testimony regarding the accuracy and adequacy of the Draft Environmental Impact Report (DEIR) for the Draft North Camino Ramon Specific Plan

Recommendation: That the Planning Commission open the public hearing; take public testimony; close the public and continue to accept written comments until March 26, 2012 and direct staff and the City's Consultant to prepare the Response to Comments documents to address the comments received.

10. **NON-PUBLIC HEARING ACTION ITEMS -None-**
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 Commission meeting:



Patricia Edwards, City Clerk

Date: March 2, 2012