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# PLANNING COMMISSION AGENDA

May 1, 2012

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

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

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**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 April 3, 2012 Meeting
  - 6.2 Minutes from the April 17, 2012 Joint Study Session Meeting.
7. **CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING –None-**
8. **CONTINUED ITEMS - OPEN PUBLIC HEARINGS**
  - 8.1 **North Camino Ramon Specific Plan (SP 09-800-001). Staff Report by: Lauren Barr, Senior Planner.**

**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:** Citywide

**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 testimony portion of the hearing; provide comments and direction to staff; and continue the public hearing to May 15, 2012.
9. **PUBLIC HEARING - NEW ITEMS**
  - 9.1 **Dougherty Valley Annexation #15 Gale Ranch Phase 3 Portion (PZ 12-610-001) Staff Report by: Ryan Driscoll, Assistant Planner**

**Applicant:**  
City of San Ramon

**Property Owner;**  
Shapell Industries and various  
other persons

**Request:** Recommendation to City Council to Prezone 41.54 acres consistent with the Dougherty Valley Specific Plan and the Settlement Agreement to facilitate annexation to the City of San Ramon.

**Location:** Dougherty Valley Annexation Area #15 Gale Ranch  
Phase 3 (portion)

**CEQA:** To comply with the California Environmental Quality Act (CEQA), the City is acting as a Responsible Agency under the Final Environmental Impact Report – Dougherty Valley GPA #96-0001 & Dougherty Valley Specific Plan Amendment SP #96-0001, certified by Contra Costa County in November 1996, with an addendum for Gale Ranch Phase 3 certified by Contra Costa County on November 12, 2003.

**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. 04-12.

## **10. NON-PUBLIC HEARING ACTION ITEMS**

### **10.1 The Bridges Apartments Master Sign Program Amendment (MSPA 12-710-001). Staff Report by: Shinei Tsukamoto, Associate Planner**

**Recommendation:** That the Planning Commission review the staff report, discuss and deliberate, and adopt Resolution No. 05-12

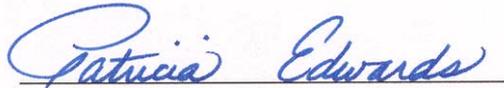
### **10.2 Review of the City of San Ramon's Draft Fiscal Year 2012/2013 through Fiscal Year 2016/2017 Capital Improvement Program (CIP) for General Plan Conformance. Staff Report: Amy Amiri; Senior CIP Administrative Analyst.**

**Recommendation:** Review of the City of San Ramon's Fiscal Year (FY) 2012/2013 through Fiscal Year 2016/2017 Capital Improvement Program; make a finding that the Five-Year Capital Improvement Program is in conformance with the City's General Plan; and adopt Resolution No. 03-12

## **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: April 25, 2012*