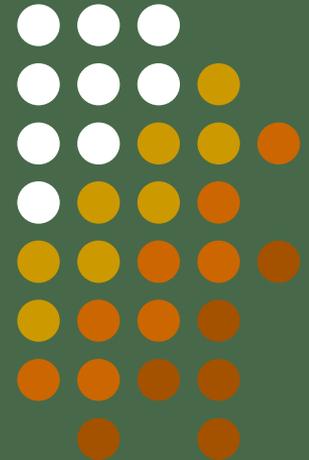


North Camino Ramon Specific Plan



City Council
and
Planning Commission

Joint Public Hearing



February 21, 2012

Joint Public Hearing Purpose:

- To provide a uniform overview of the Specific Plan to City Council, Planning Commission and the public.
- To continue a dialog on the Plan vision and content.
- To receive feedback on the Draft Specific Plan.

North Camino Ramon Plan Area

Approximately
295 Acres





Context:

Crow Canyon
Specific Plan

North Camino Ramon
Specific Plan

City Center Project

Background

- Initial Planning Area concept - 2008
- Potential Priority Development Area - 2008
- Specific Plan development begins - 2009
- Data collection, background reports and alternative analysis and refinement - 2009-10
- General Plan 2030 adoption - 2010
- Workshops, study sessions, presentations and property owner meetings - 2008-12
- Draft Specific Plan release - February 2012

General Plan 2030 Guidance

Implementing Policy 4.7-1-4:

Prepare and implement a North Camino Ramon Specific Plan (NCRSP) as framework for infill development that is pedestrian/bicycle friendly, mixed use, and a transit oriented and based on the smart growth principles....

Vision

- Long range land use plan
- Flexible plan utilizing smart growth concepts
- Mixed-use blend of commercial and housing in proximity to new and existing jobs
- Stimulus for economic development and planning while addressing the unmet retail and commercial needs
- Business friendly (phasing / interim uses)
- Maintain and enhance quality of life for residents of San Ramon

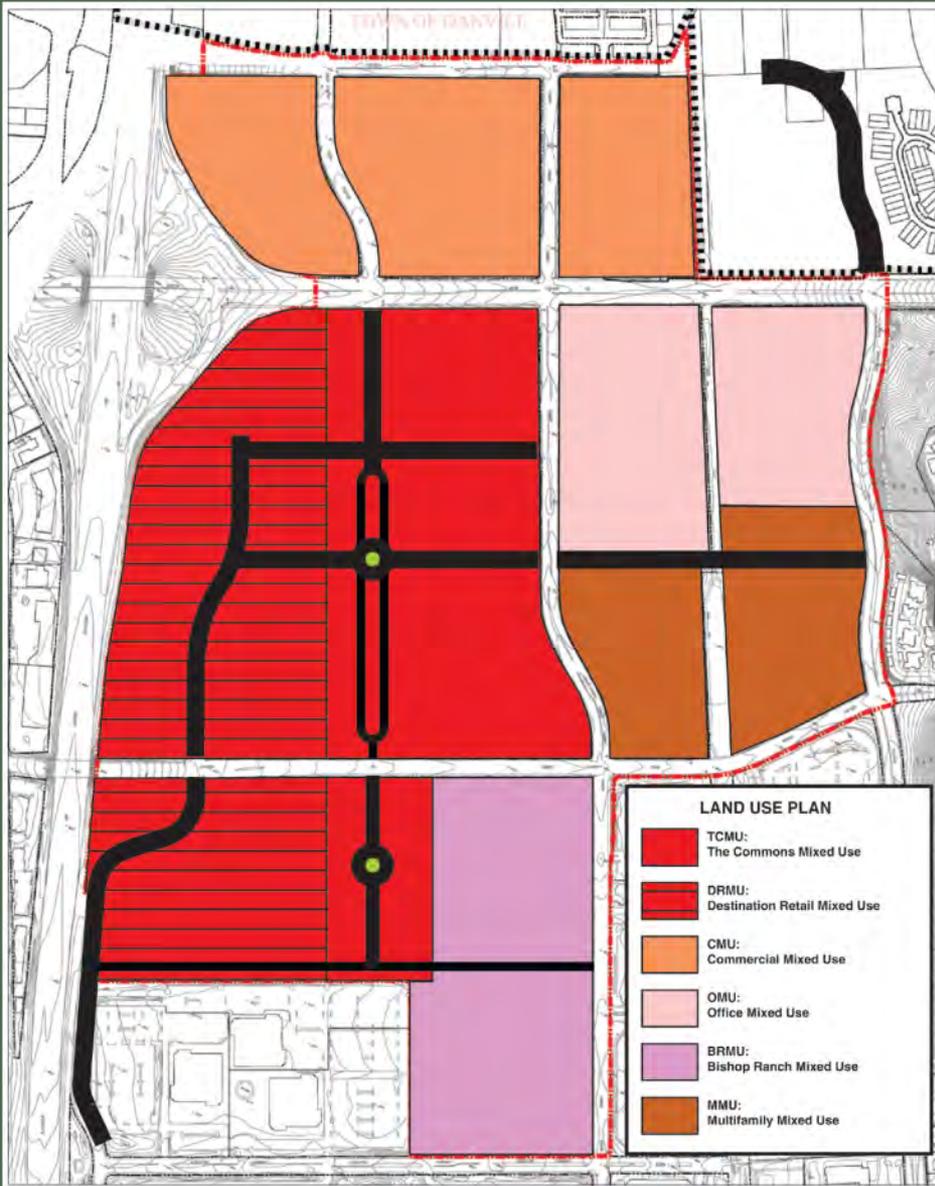
Specific Plan Structure

Chapter 1:	INTRODUCTION
Chapter 2:	EXISTING CONDITIONS
Chapter 3:	VISION
Chapter 4:	LAND USE
Chapter 5:	PUBLIC SPACES
Chapter 6:	DEVELOPMENT STANDARDS
Chapter 7:	DESIGN GUIDELINES
Chapter 8:	TRANSPORTATION
Chapter 9:	UTILITIES
Chapter 10:	PUBLIC FACILITIES
Chapter 11:	IMPLEMENTATION

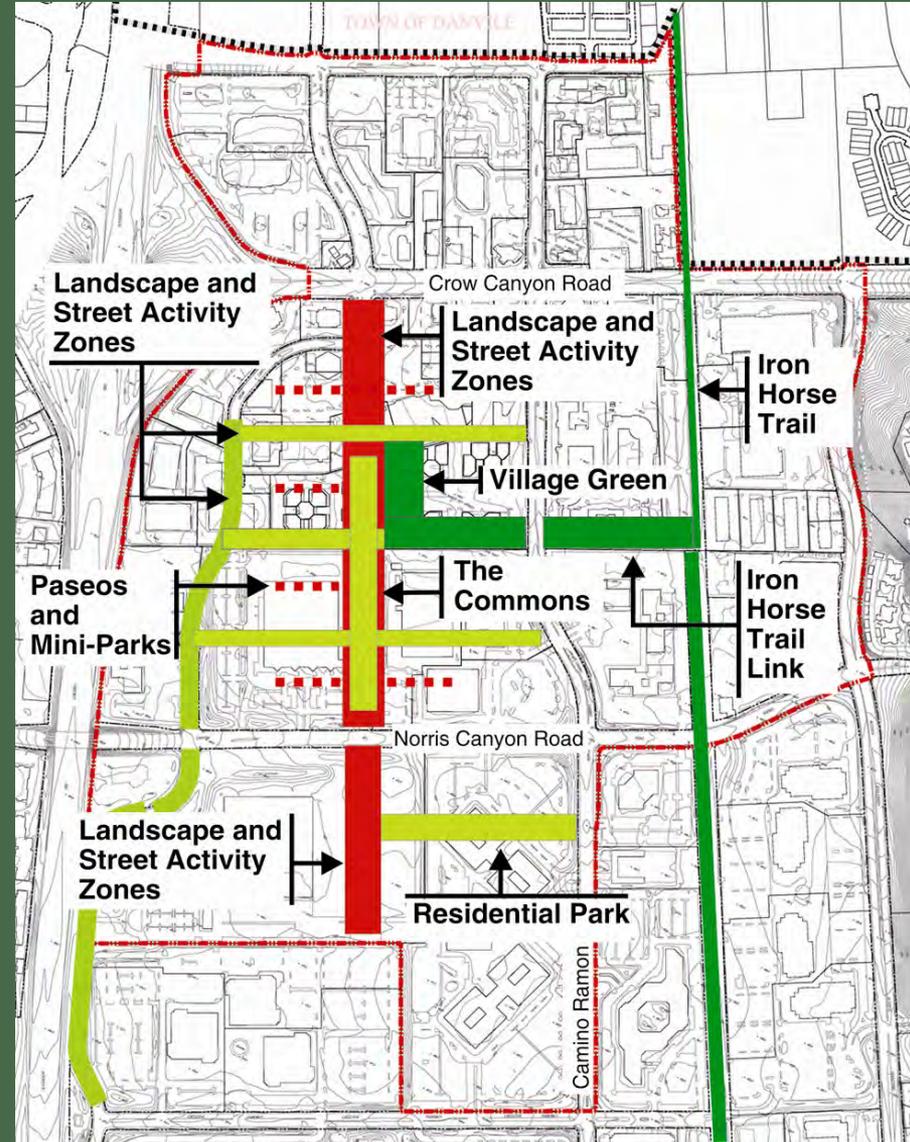
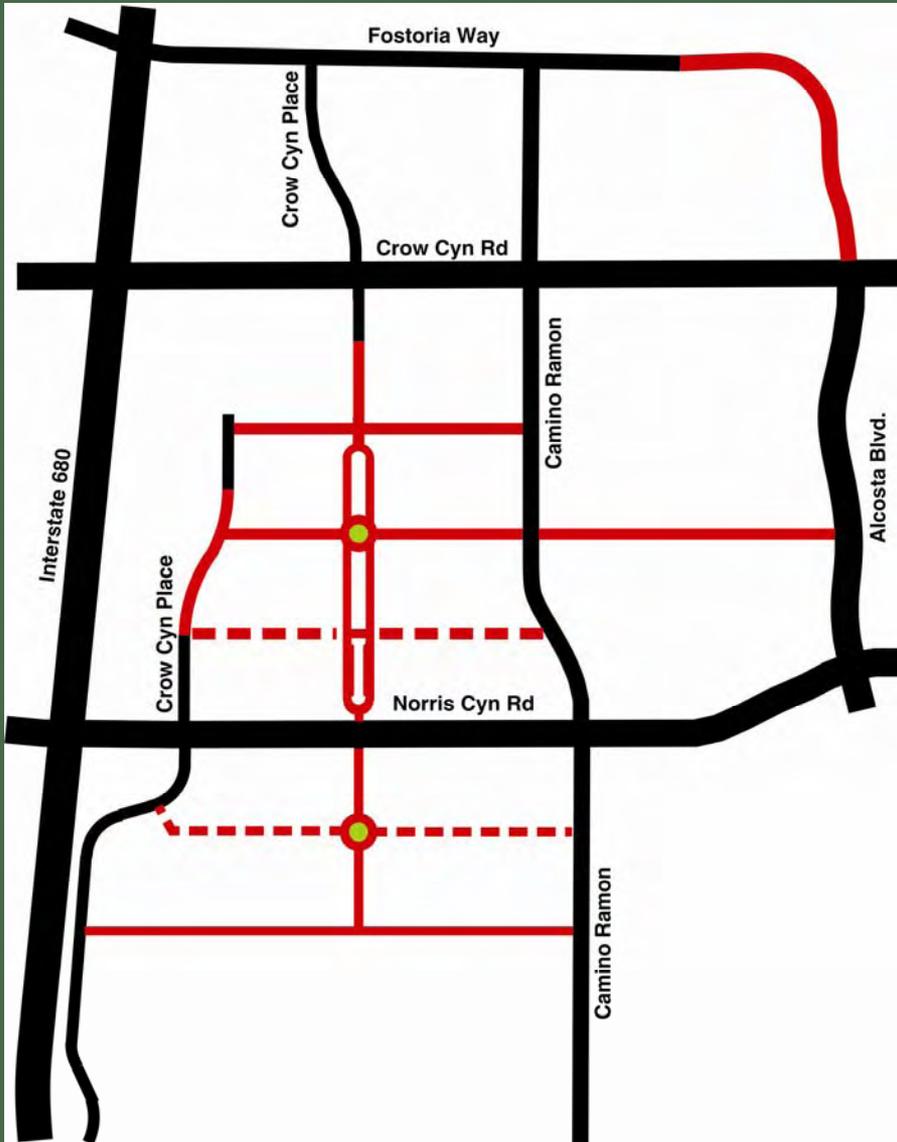
District Map

Themed Mixed Use Districts:

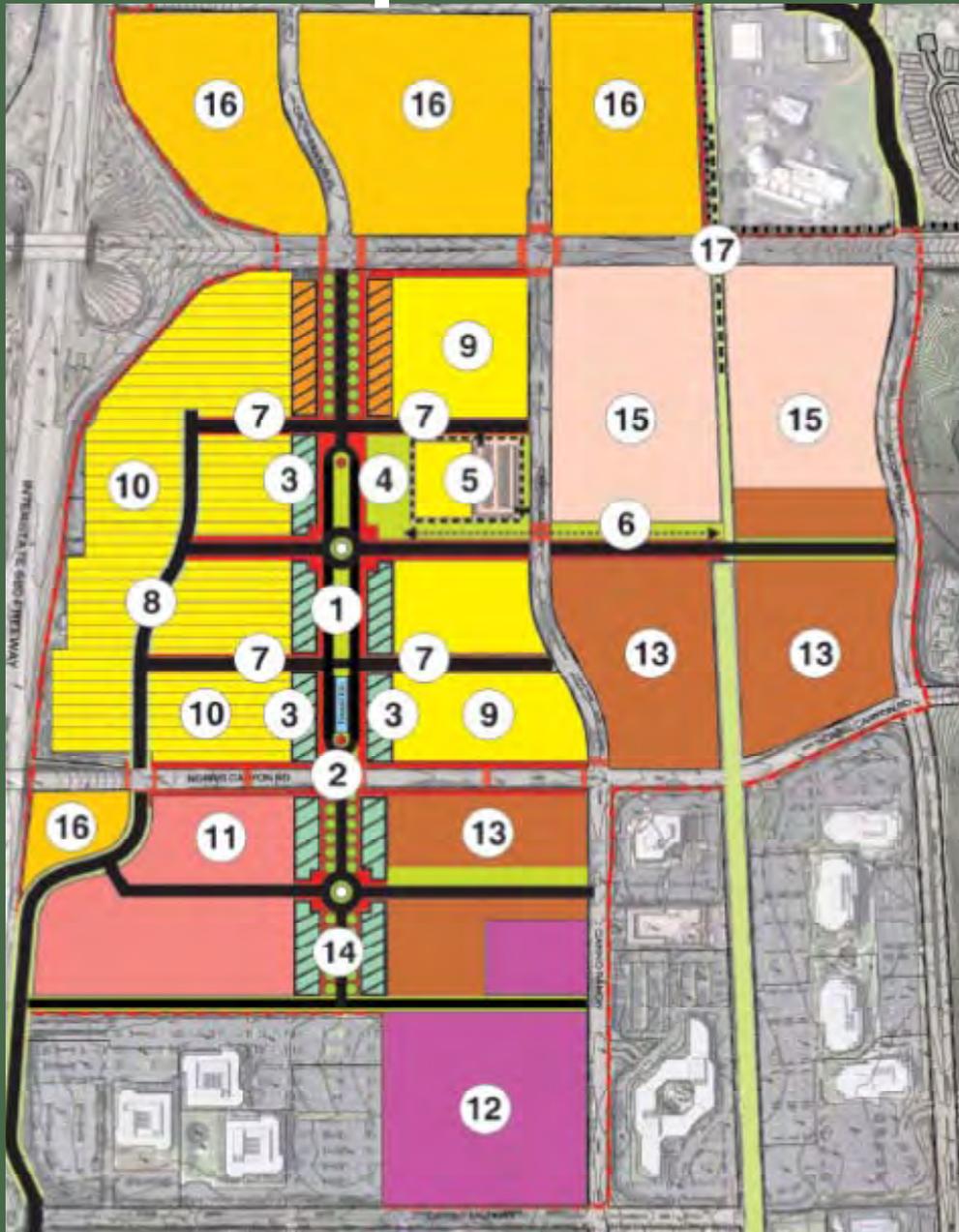
- The Commons Mixed Use
- Destination Retail Mixed Use
- Commercial Mixed Use
- Office Mixed Use
- Bishop Ranch Mixed Use
- Multifamily Mixed Use



Street and Public Space Network



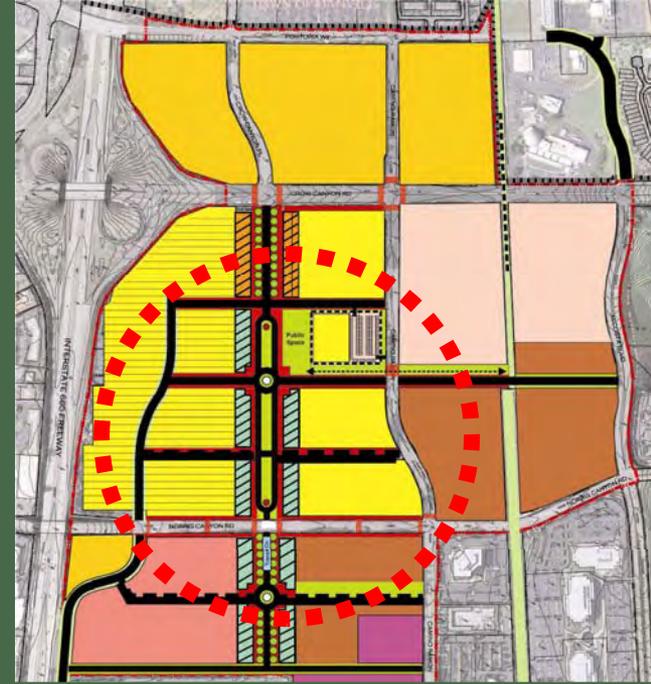
Conceptual Land Use Plan



CONCEPT PLAN FRAMEWORK

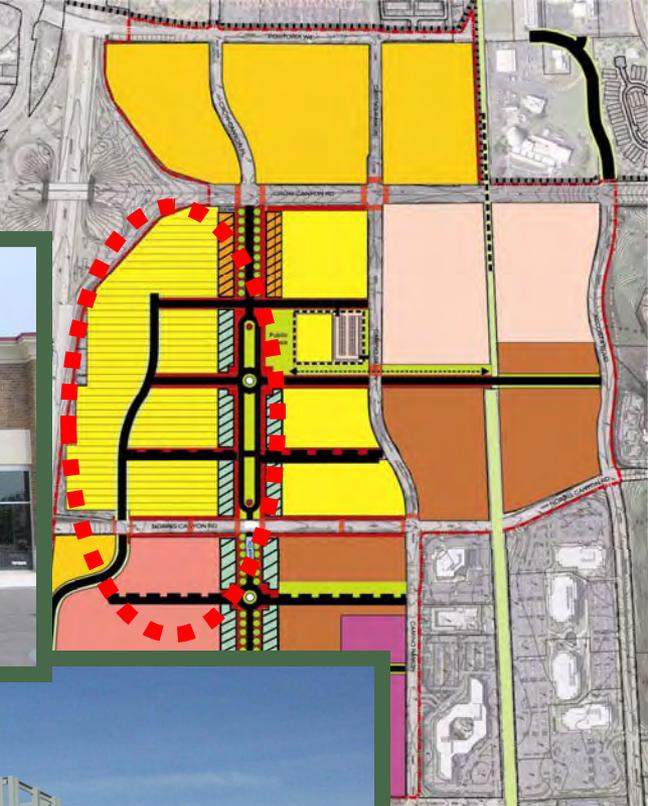
- 1 The Commons
- 2 Transit Center
- 3 Mixed Use Core
- 4 Village Green
- 5 Shared Parking Garage
- 6 Iron Horse Trail Open Space Link
- 7 Secondary Street Grid
- 8 Crow Canyon Place Extension
- 9 Commercial Mixed Use
- 10 Mid and large floor plate retail
- 11 Destination Retail Center
- 12 Bishop Ranch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

The Commons



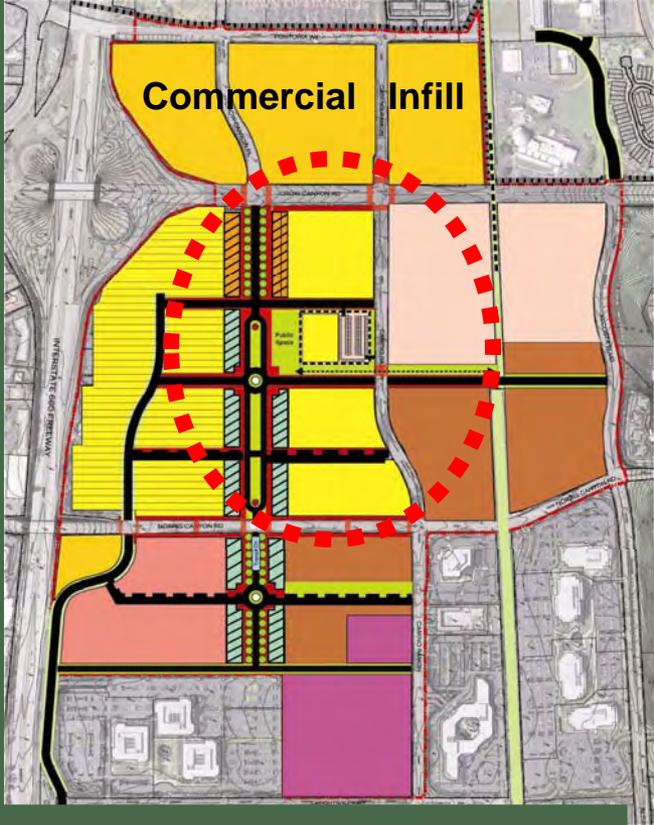
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Destination Retail



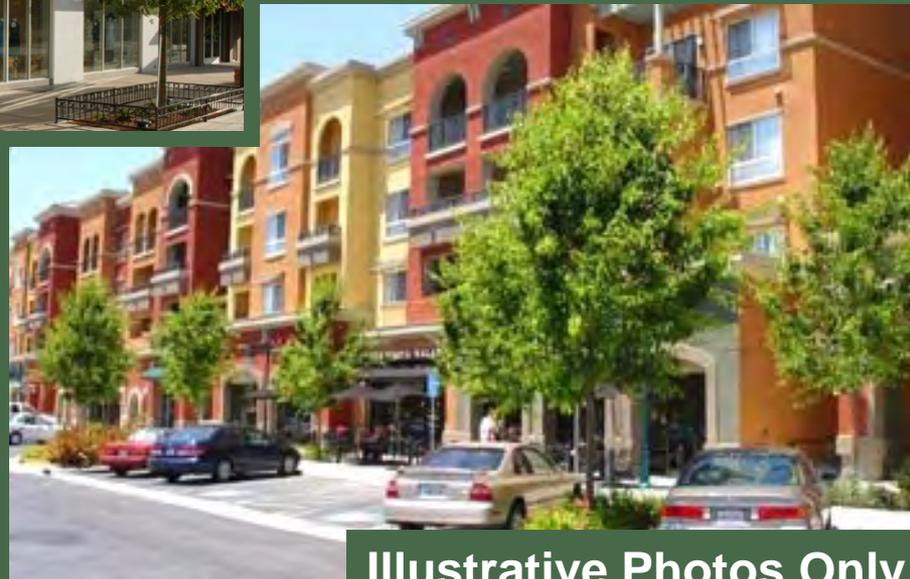
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Commercial Mixed Use



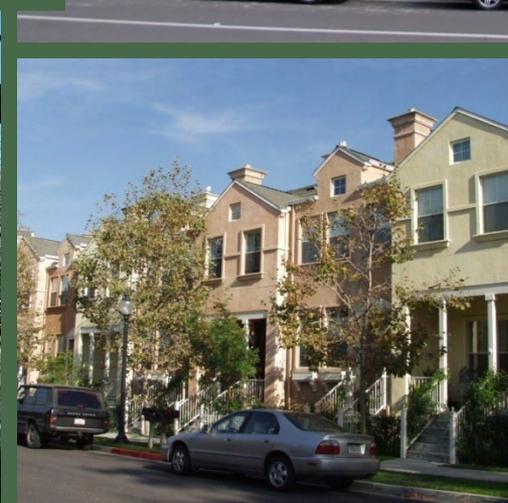
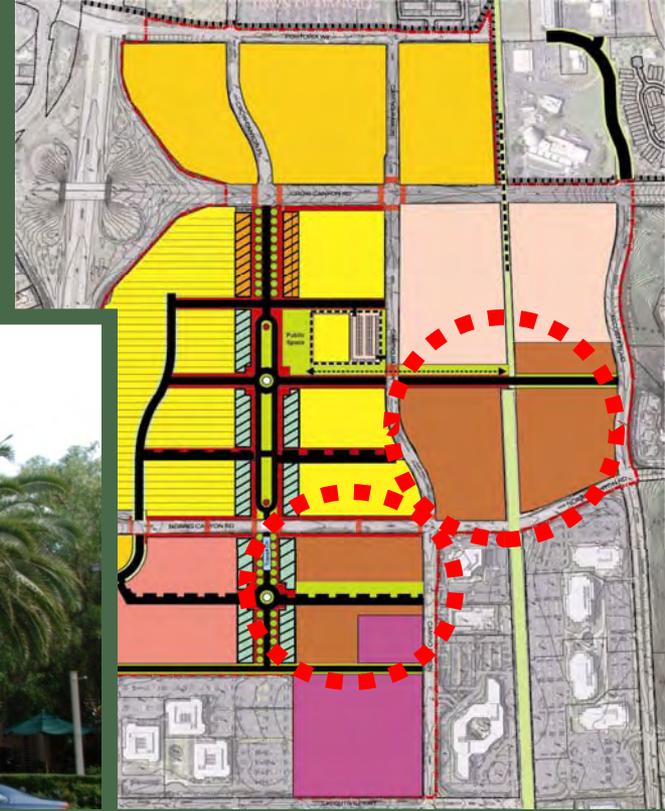
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Vertical Mixed Use Concepts



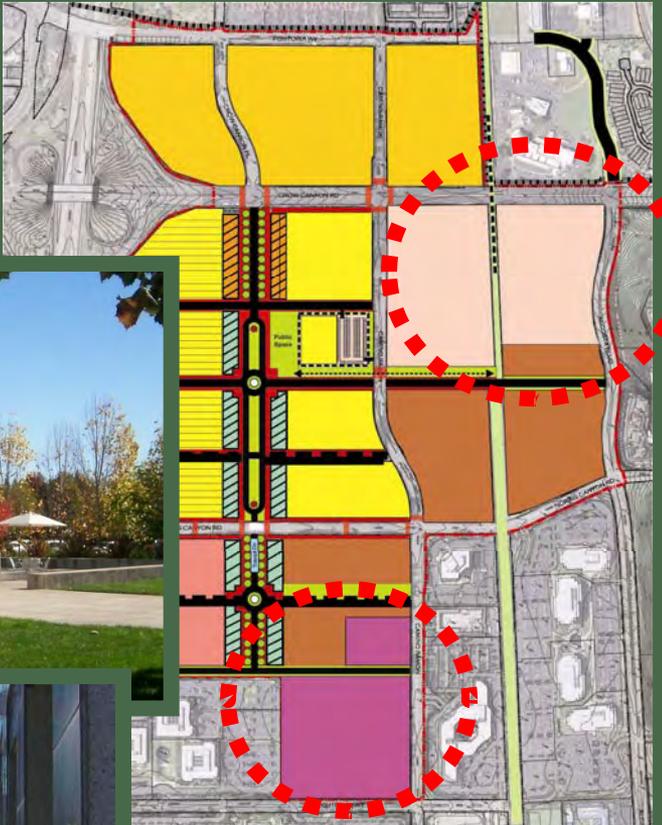
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Multifamily Residential Neighborhoods



Illustrative Photos Only

Mixed Use Office Complexes



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Public Spaces



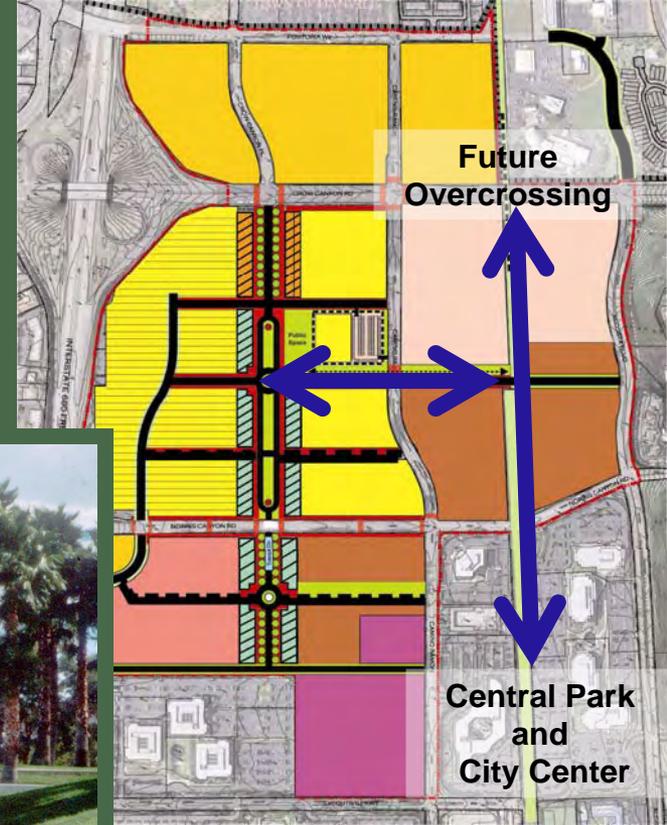
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Pedestrian Streetscape



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Trail Connections

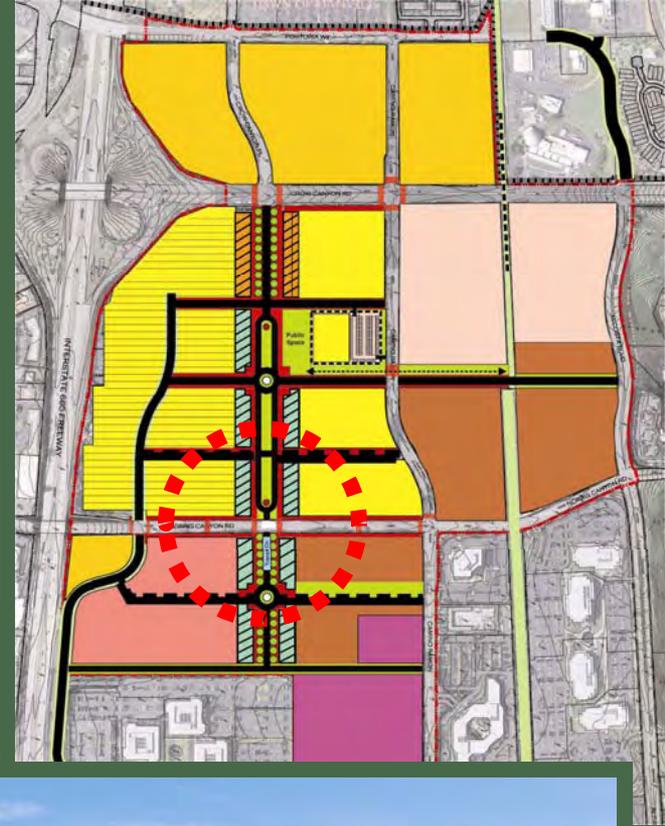


**SAN RAMON VALLEY
IRON HORSE TRAIL**
Bicycle Pedestrian Corridor Concept Plan

June 19, 2009

Illustrative Photos Only

Transit Center



Illustrative Photos Only

Development Potential Summary

- **Non Residential Uses in NCRSP**

<i>Existing Built</i>	3,395,000 sf
<i>Prior Potential (GP 2020)</i>	4,902,000 sf (+1,507,000 sf)
<u>Proposed NCRSP</u>	<u>5,070,000 sf (+1,675,000sf)</u>
Net New in NCRSP (from GP 2020)	168,000 sf

- **Residential Units in NCRSP**

<i>Existing Built</i>	None
<i>Prior Potential (GP 2020)</i>	1,124 units
<u>Proposed NCRSP</u>	<u>1,500 units</u>
Net New in NCRSP	376 Units

- **Estimated Employment in the NCRSP**

<i>Existing Employment</i>	9,534 Jobs
<i>Prior Potential (GP 2020)</i>	13,766 Jobs (+4,232 jobs)
<u>Proposed NCRSP</u>	<u>12,576 Jobs (-1190 jobs)</u>
Net New in NCRSP	3,042 Jobs

Implementation

- Builds on Existing Land Use and Circulation Patterns
- Market Driven Plan
- Requires Property Owner Participation
- Allows for Phasing Concepts and Land Use Flexibility
 - Incentives for development (FAR)
 - Provisions for interim uses
 - Range of density within Plan Area
 - Shared parking resources
 - Infrastructure development
 - Permit Streamlining / Environmental Review

Project Outreach

25 workshops, study sessions, committee meetings, service group and community presentations since 2008 including:

- City Council
- Planning Commission
- Parks and Community Services Commission
- Economic Development Advisory Committee
- Transportation Advisory Committee
- Transportation Demand Management Advisory Committee
- Housing Advisory Committee
- Senior Citizen Advisory Committee
- Teen Council
- San Ramon Chamber of Commerce
- Kiwanis Club of San Ramon Valley
- San Ramon Valley Rotary
- Dougherty Valley Rotary
- Art and Wind Festival - Booth
- Chamber of Commerce Business Expo - Booth

Project Outreach Continued

- One to one interviews with the larger property owners (2009)
- Group meetings with property owners (2011)
- Standing offer to meet with any interested parties
- City Newsletter Articles (2009/2010)
- City Website - <http://www.sanramon.ca.gov/plan/ncrmap.htm>

Media Outreach

City Staff met with local media to provide additional information about the release of the Specific Plan and upcoming public hearings:

- San Ramon Valley Times
- San Ramon Express
- San Ramon Patch

Public Hearing Notices (approx. 2,100 notices)

- Notice mailed to all property owners within the Plan Area,
- Property owners within 300 feet of the Plan Area,
- Property owners to the West of the Plan Area adjacent to I-680,
- Businesses located within the Plan Area, and
- Interested parties.
- Notices posted at City facilities and on the City Website.
- San Ramon Valley Times notice on Thursday, February 9, 2012.

California Environmental Quality Act

Draft Environmental Impact Report (DEIR) has been prepared for the Specific Plan which evaluates the potential impacts of the proposed project.

- The DEIR 45-day public review and comment period is from February 10 to March 26, 2012.
- Draft EIR / Specific Plan have been made available for review on the City Website and at City facilities.
- A Planning Commission Public Hearing on the DEIR has been scheduled for March 6, 2012.

The NCRSP is about:

- Responding to General Plan Policy and being proactive to address State mandates (AB 32 and SB 375) through local planning decisions (PDA- Specific Plan Process), meet goals and maintain quality of life.
- Providing opportunities for a variety of housing in proximity to our employment base and local services.
- Planning for efficient growth that improves transit, traffic, pedestrian and bicycle circulation.
- Creating a mix of land uses and opportunities that strengthens the City's financial base and supports local services.
- Enhancing retail and service opportunities for the residents and business community.

Next Steps (anticipated schedule)

- Planning Commission to conduct a Public Hearing on the DEIR on March 6, 2012.
- EIR 45-day comment period is scheduled to close on March 26, 2012. Following the comment period, City staff and consultants will prepare Response to Comments.
- Additional Public Hearings by the Planning Commission are scheduled for April 3, 2012 and April 17, 2012.
- City Council Public Hearings are anticipated to begin following completion of the Planning Commission's review.

(City Website: <http://www.sanramon.ca.gov/plan/>)

Recommendation:

- Open the public hearing;
- Take public testimony;
- Close the public testimony portion of the hearing;
- Provide additional comments to staff; and
- That the Planning Commission:
 - Continue the public hearing to March 6, 2012 for additional public comment on the Specific Plan.
 - Conduct a new public hearing on the Draft Environmental Impact Report on March 6, 2012.