



**DRAFT MINUTES OF THE
PLANNING COMMISSION REGULAR MEETING**

MAY 5, 2009

A regular meeting of the Planning Commission, City of San Ramon was called to order by Chair Patrino at 7:00 p.m., Tuesday, May 5, 2009 in the Council Chambers 2222 Camino Ramon, San Ramon.

ROLL CALL

Present: Comms. Kerger, Sachs, Vice Chair O'Loane, Chair Patrino

Absent: Comm. Viers

Staff: Phil Wong, Planning Director; Debbie Chamberlain, Planning Services Manager; By Athan, City Attorney; Marc Fontes, Economic Development Director; Lauren Barr, Senior Planner; Shinei Tsukamoto, Associate Planner; Lieutenant Gresham; Brian Bornstein, Senior Engineer; Chris Low, Assistant Engineer; Luisa Willnecker; Recording Secretary.

Audience: 31

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PLANNING COMMISSION APPOINTMENTS

Planning Commission recommended the appointed of Victoria Harris to the Transportation Advisory Committee to the City Council.

5. PUBLIC COMMENTS OR WRITTEN COMMUNICASTION

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.

6. ADDITONS AND REVISIONS

7. CONSENT CALENDAR

7.1 Minutes from the April 21, 2009 meeting approved with modifications.

8. **CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING**

-None-

9. **CONTINUED ITEMS – OPEN PUBLIC HEARINGS**

-None-

10. **PUBLIC HEARING – NEW ITEMS**

10.1 San Ramon Kingdom Hall; IS 09-250-001, DP 08-300-005, AR 08-200-053, VAR 08-320-009, MUP 09-501-001. Project Planner: Shinei Tsukamoto, Associate Planner.

Associate Planner Shinei Tsukamoto gave a brief PowerPoint presentation stating that the applicant is requesting approval of a Development Plan, Architectural Review, Variance, and Minor Use Permit applications to allow for a construction of a religious congregation and meeting facility consisting of a 5,000 sq.ft. single-story main building. The applicant held a community outreach meeting at the San Ramon Marriott to introduce the project to the adjacent property owners. Mr. Tsukamoto also added that the Architectural Review Board (ARB) reviewed the project plans and recommend that the Planning Commission approve final architectural review.

Comm. Kerger expressed her concern about the lighting and felt that it was excessive. Mr. Tsukamoto added that according to the photometrics plan the brightest portion of the parking lot would not exceed five foot candles which is the maximum allowed. Comm. Kerger questioned if the applicant has considered using solar panel. Mr. Tsukamoto replied he was unsure and that the applicant would be able to address her question.

Comm. Sachs expressed his concern about the potential overflow of traffic and parking into the adjacent neighborhood. Mr. Tsukamoto replied that at large gatherings the congregation would encourage carpooling and have valet parking available.

Vice Chair O'Loane asked if any residential homes front on Lone Tree Court. Mr. Tsukamoto replied no.

Chair Patrino opened the public hearing.

Dennis Tom- San Ramon Jehovah's Witness Congregation- Stated that the congregation purchased the land in 1991 to develop a Kingdom Hall to hold Christian meetings, gatherings and bible education. Mr. Tom further stated that having a Jehovah's Witness congregation would be an asset for the members in the San Ramon Valley.

Vice Chair O'Loane asked Mr. Tom to clarify the agreement they had made with the developer of Henry Ranch. Mr. Tom replied that they entered into an agreement that they would sell a portion of their property to the developer and in return for utility improvements and other infrastructure improvements to their property.

Comm. Kerger asked if the opportunity for solar was discussed. Mr. Tom replied that engineer would be able to address Comm. Kerger question.

Chris Johnson – Engineer representing San Ramon Kingdom Hall – stated that they have not considered solar for the project. They are very sensitive to the environment and the image they project and have considered using recycled materials throughout the project. Mr. Johnson addressed Comm. Kerger concerns regarding the lighting and parking. Mr. Johnson stated that they are meeting the city's minimum lighting requirements. Mr. Johnson further stated they prefer not to use offsite parking and at special events gatherings which are generally held on Saturday afternoons for one hour. Driving arrangements are made prior to the event to carpool, have valet parking or park offsite, and be brought into the site.

Chair Patrino asked for clarification on evening meetings and if they are held each weeknight. Mr. Johnson replied yes and that the meetings are consistent with all Kingdom Halls. Chair Patrino further asked about the meeting attendance. Mr. Johnson replied that between 60-85 attend and as congregations grow, they anticipate between 140-150 people. Chair Patrino further asked Mr. Johnson if the congregation would use the facility for a church school or daycare operation. Mr. Johnson replied no, and that the congregation is used for worship and bible education. Commercial activity is restricted at any Kingdom Hall. Chair Patrino also asked if the hall is used for facility rental for outside groups. Mr. Johnson replied that the congregation does not rent to outside groups but they have used Kingdom Halls as disasters relief centers.

Chair Patrino opened the public hearing.

Joe Plechatly – San Ramon stated he is against the project and feels that it would affect their neighborhood with traffic noise and lighting. Mr. Plechatly also added that the ten-gallon trees being proposed would not provide screening to help with the lighting from the parking lot.

Marcus Vanraalte – San Ramon stated he is against the project. Mr. Vanraalte added that he is also concerned about the height of the building and the drainage swale.

Tim Eggers – San Ramon stated that he is concerned about the project affecting the lifestyle of the community. Mr. Eggers further stated that he would like to see a street sign put into place to discourage drivers from using the cul-de-sac as a turn-around, which is used as a play area by the children. Mr. Eggers also expressed his concern about security.

Carlos Castro- San Ramon –stated he is against the project. Mr. Castro added that his concern is overflow parking on the residential streets and feels that it would affect the community.

Dr. George Pedia – San Ramon stated he is against the project. Dr. Pedia added his concerns about the increase traffic, noise, and lighting. Dr. Pedia also added his concern about the drainage impacts. Dr. Pedia also expressed that he was concerned with the height of the maintenance shed that can be seen from his backyard.

Denise Vincenzie – San Ramon stated she is against the project. Ms. Vincenzie added that children play in the cul-de-sac and she is concerned with the increase in traffic and the safety of the children.

Mr. Tsukamoto stated that the height of the shed is 12 ft. at the highest point of the structure. The grade of the pad elevation will be approximately 4 to 5 feet below the pad elevation of the residents along Lone Tree Lane.

Chair Patrino asked Mr. Tsukamoto which direction would the light on the maintenance shed be facing. Mr. Tsukamoto replied it would be facing south.

Vice Chair O’Loane asked Mr. Tsukamoto what are the dimensions of the building. Mr. Tsukamoto replied 12 feet high 15 feet long.

Chair Patrino closed the public hearing.

Chris Johnson- addressed the residents' concerns. Mr. Johnson stated that the security gate is an automatic gate. There are four-handicap parking stalls located adjacent to the building structure. Mr. Johnson added that there will be 66 parking stalls, and currently there are fifty parking stalls at their congregation. The grading site plan was approved by the City and they do not foresee any grading concerns. Mr. Johnson added that San Ramon Kingdom Hall wants to keep a good relationship with the residents of the community and that they plan to drop the grade down as far as possible. Mr. Johnson further added that the v-ditch along the north section of the property is not needed. The light on the maintenance building is a porch light located next to the door and is less than six feet in height. Mr. Johnson added they could change the light to bollard lighting, which is four feet in height.

Comm. Kerger asked for clarification as to why the v-ditch was not needed. Brian Bornstein Senior Engineer replied that a hydrology report, which analyzes what drains into the v-ditch could be completed to determine what drainage facilities need to be installed.

Vice Chair O'Loane stated that he agrees with the "No Outlet" Traffic Sign to minimize the impact of traffic and to discourage drivers from using the cul-de-sac as a turn-around.

Comm. Sachs stated that the community would be impacted with additional cars and feels that the applicant has tried to mitigate the aesthetics and the impacts to the adjacent residents. Comm. Sachs added that he is concerned about the parking situation and encourages carpooling for large events. Comm. Sachs further added that timers should be used on lighting and that the property will be gated which will reduce others from using the church property as a parking lot.

Chair Patrino stated that the conditions of approval are monitored by staff. Chair Patrino further stated that security should not be an issue because of the automatic gate and the lights being on timers. Chair Patrino did express his concern about the blind corner along the northern property line and asked that motion sensors be installed on the proposed lights. Chair Patrino also stated that at special events the applicant might want to consider obtaining a special event permit from the City to accommodate parking.

CEQA Action

It was moved by Commissioner Sachs and seconded by Commissioner Kerger that the Planning Commission approves the Initial/Mitigated Negative Declaration (IS 09-250-001) for the San Ramon Kingdom Hall project, posted on April 16, 2009 with a 20-day public review period through May 5, 2009, pursuant to the California Environmental Quality Act of 1970, as amended, on the basis that the project, as presented or as subject to the identified mitigation measures/conditions of approval with reduce any project-related environmental impact(s) to level of less than significant.

AYES: Comms; Sachs, Kerger, Vice Chair O'Loane

NOES: None

ABSTAIN: None

ABSENT: Comm. Viers

Project Application:

It was moved by Commissioner Sachs and seconded by Commissioner Kerger that the Planning Commission approves the proposed Development Plan (DP 08-300-005), Architectural Review (AR 08-200-053), Variance (VAR 09-320-009) for building setback, and Minor Use Permit (MUP 09-501-001) applications for establishing a religious congregation / meeting facility, which consist of a 5,000 sq. ft. single-story religious congregation / meeting facility on an undeveloped 50,704 sq. ft. property, based on the required findings and subject to the Conditions of Approval.

AYES: Comms; Sachs, Kerger, Vice Chair O'Loane

NOES: None

ABSTAIN: None

ABSENT: Comm. Viers

11. **NON-PUBLIC HEARING ACTION ITEMS**

11.1 Review of the City of San Ramon's Draft Fiscal Year 2009/10 through Fiscal Year 2013/2014 Capital Improvement Program (CIP) for General Plan Conformance. Staff Report by: Amy A. Amiri, Senior CIP Administrative Analyst

Amy Amiri gave a brief background on the Capital Improvement Program. Ms. Amiri stated that the 5-year Capital Improvement Program was reviewed by the Finance Committee, Parks & Community Services, and Transportation Advisory Committee and added 10 new projects this year.

Comm. Kerger asked Ms. Amiri if the Mudd's property would be used as a recreational facility. Ms. Amiri replied that the Parks Department is currently looking to use the facility as a cooking school. Comm. Kerger further added that Athens Down Park needs to be added to the five year Capital Improvement Plan.

Vice Chair O'Loane asked for clarification why the middle school is in need of a modular structure given its recent construction. Ms. Amiri replied that it is used as the City's after school teen center.

Chair Patrino added that the timers on the traffic signals at Crow Canyon Place be need to be looked into.

It was moved by Commissioner Vice Chair O'Loane and seconded by Commissioner Kerger that the Planning Commission adopt Resolution No. 07-09 find the Five Year 2009/10 through 2013/14 Capital improvement Program in conformance with the City's General Plan.

AYES: Comms; Vice Chair O'Loane, Kerger, Sachs and Chair Patrino

NOES: None

ABSTAIN: None

ABSENT: Comm. Viers

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

12.1 Update on North Camino Ramon Specific Plan.

Marc Fontes, Economic Development Director gave a brief update on the Retail Analysis Study prepared for the North Camino Ramon Specific Plan.

12.2 Zoning Ordinance Interpretation Table 3-3 “Allowed Projections Into Setbacks.

Planning Manager Debbie Chamberlain gave a brief PowerPoint presentation on the allowed setback requirements. The Planning Commission affirmed the recommended policy direction on the interpretation of architectural projection.

13. **ADJOURNMENT**

There being no further discussion, Chair Patrino adjourned the meeting at 10:30 p.m.

Respectively Submitted, Luisa Willnecker