



**DRAFT MINUTES OF THE  
ZONING ADMINISTRATOR  
REGULAR MEETING**

**September 23, 2010**

**1. CALL TO ORDER**

The meeting of the Zoning Administrator, City of San Ramon was called to order by Zoning Administrator Phil Wong at 3:00 p.m., Thursday, September 23, 2010 in the Council Chamber at 2222 Camino Ramon, San Ramon.

**Present:** Phil Wong, Zoning Administrator; Lauren Barr, Senior Planner; Luisa Amerigo, Recording Secretary

**Staff:** Debbie Chamberlain, Planning Manager; Cindy Yee, Associate Planner; Shinei Tsukomoto; Associate Planner

**Audience:** 25

**2. PUBLIC COMMENT**

-None-

**3. ADDITIONS AND REVISIONS**

-None-

**4. CONSENT ITEMS**

-None-

**5. PUBLIC HEARINGS – CONTINUED ITEMS**

-None-

**6. PUBLIC HEARINGS – NEW ITEMS**

**6.1 Environmental Impact Report Scoping Session for the North Camino Ramon Specific Plan (NCRSP) Project Planner: Lauren Barr, Senior Planner**

Senior Planner Lauren Barr gave a summary on the North Camino Ramon Specific Plan. Mr. Barr stated the vision for the North Camino Ramon Specific Plan is to create a long range land use plan. The North Camino Ramon Specific Plan is a mixed-use district that will blend commercial, housing in close proximity to new and existing jobs. The North Camino Specific Plan is also intended as a stimulus for both economic and planning activities.

Grant Gruber with Michael Brandman and Associates gave a PowerPoint Presentation providing background information on the North Camino Ramon Specific Plan. Mr. Gruber stated that the North Camino Ramon Specific Plan area encompasses 295 gross acres in the northern portion of San Ramon. The area contains approximately 3.4 million square feet of non-residential development primarily commercial and office space. The area has several different land use designations which include commercial service, mixed-use, office, and warehouse. Mr. Gruber also stated that the recently adopted General Plan 2030 would re-designate all non-mixed use properties to mixed use. Mr. Gruber added that the key components of the North Camino Ramon Specific Plan are Public Space Network, Mixed Use Core, Mid and Large Floor Plate Retail, Multifamily Residential, the Iron Horse Trail, Transit Facilities, Grid Street System and an extension at Crow Canyon Place. Mr. Gruber further added that a Notice of Preparation was issued on September 8, 2010 and that the Draft Environmental Impact Report will be circulated for 45 days where agencies and the public will be able to review and comment. Upon the closure of the 45-day review period, the City will respond to all concerns raised. The Draft Environmental Impact Report would be submitted to the Planning Commission and City Council for consideration.

Zoning Administrator Phil Wong added that the purpose of Scoping Meeting was to solicit input on issues which should be addressed in the Draft Environmental Impact Report.

Zoning Administrator Phil Wong opened the public hearing.

Patricia Baran – San Ramon stated that she is opposed to the plan and feels that the proposed 1500 units will generate traffic congestion. Ms. Baran also expressed her concerns that there may not be adequate water to supply the area and the extension of Alcosta Boulevard.

Don Wilfong – San Ramon stated that he is opposed to the plan and expressed his concern about the area being over developed and the project would create additional traffic congestion.

Doug Burr – San Ramon stated that he is opposed to the plan and feels the proposed plan would generate traffic congestion. Mr. Burr added that the proposed plan is not consistent with the surrounding area and that the City of San Ramon needs to focus on approved projects before proceeding with new projects.

Seth Adams – Save Mount Diablo stated that his opposed to the proposed plan. Mr. Adams added that the proposed 1500 units would increase traffic congestion. Mr. Adams also expressed his concerns that there may not be adequate sewer and water to supply the area and the negative impact it would have on schools.

Anne Muzzini – Director of Planning for Central Contra Costa Transit Authority stated they support transit oriented developments. Ms. Muzzini added that this development calls for additional transit service and that County Connection is not in a position to expand their transit service. Ms. Muzzini added that County Connection is looking at reduction of sales tax revenue and reducing the scope of bus service. Ms. Muzzini requested that the impacts be included for the proposed plan and mitigations such as parcel tax would help fund and offset the expansion of transit service that would be required to make this a transit oriented development successful.

Ronald May – San Ramon stated that additional development in the area is not needed and it would increase traffic congestion and have a negative impact to the surrounding areas.

Ray Tsang – San Ramon stated he is against the proposed plan. Mr. Tsang added that the proposed plan would have an impact on traffic. Mr. Tsang further added that if the proposed plan moves forward, that it would affect property taxes.

Peter Gow - San Ramon stated he is against the proposed plan and feels that additional development would increase traffic and have an impact on the surrounding neighborhoods.

Mr. Wong asked Senior Planner Lauren Barr to address Ms. Baran question regarding the extension of the Alcosta Boulevard.

Mr. Barr stated that the Alcosta extension is part of the current General Plan 2020 and will continue in the General Plan 2030 and is shown as part of the North Camino Ramon Specific Plan. Mr. Barr also addressed the concern of the residential being concentrated along Alcosta Boulevard and Norris Canyon Road that the residential units are located throughout the core area.

Mr. Wong thanked the public for their comments and concerns and adjourned the meeting at 4:00 p.m.

Respectfully submitted,

Luisa Amerigo  
Recording Secretary