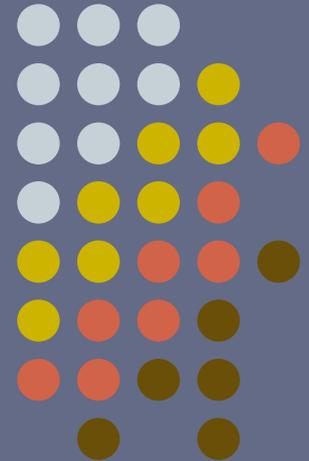


North Camino Ramon Specific Plan



City Council Public Hearing

June 12, 2012



North Camino Ramon Plan Area

Approximately
295 Acres





Context:

Crow Canyon
Specific Plan

North Camino Ramon
Specific Plan

City Center Project

General Plan 2030

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, transit oriented, and based on the smart growth principles....

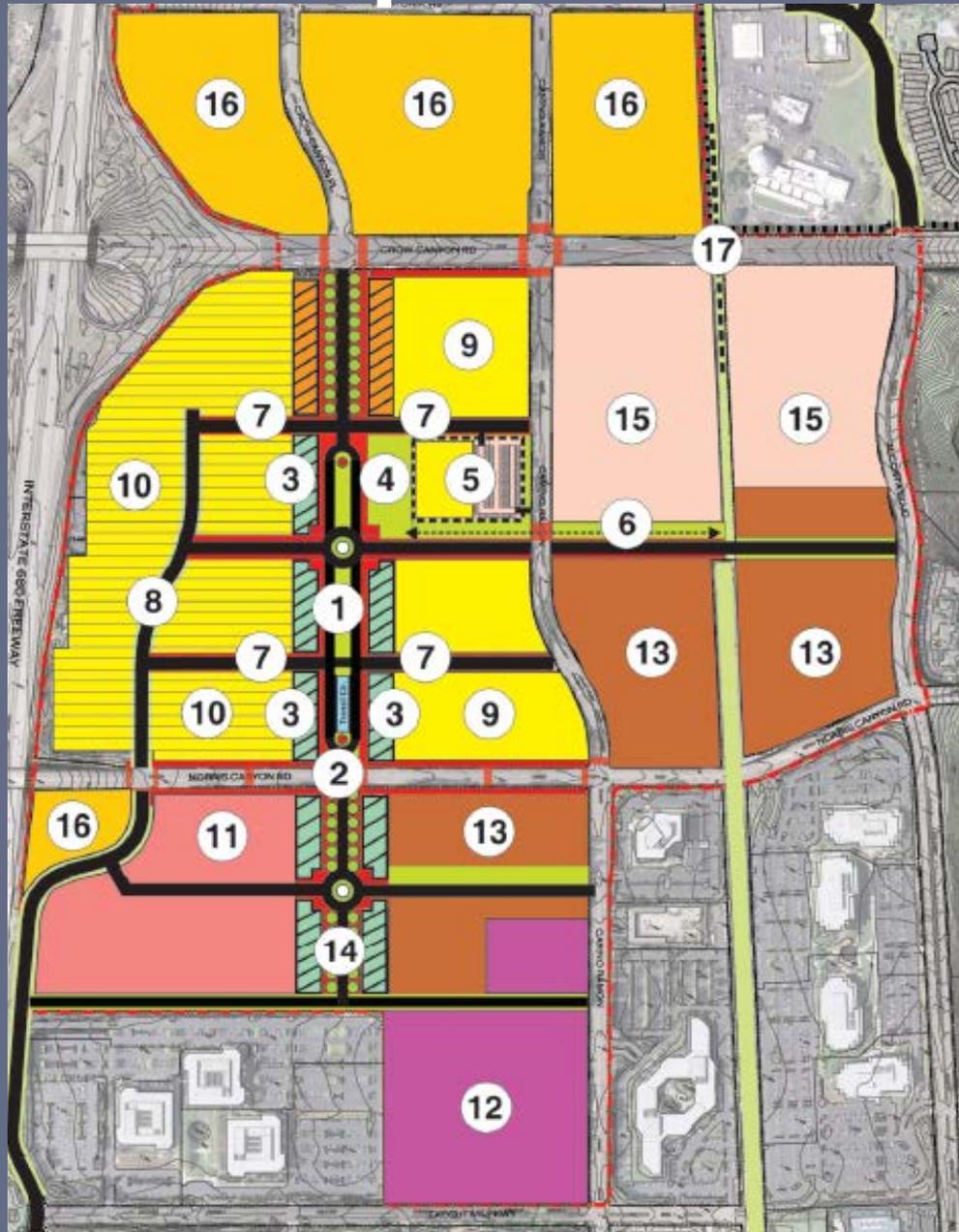
Vision

- Stimulus for economic development and planning while addressing the unmet retail and commercial needs that will complement the approved City Center Project and Crow Canyon Specific Plan.
- Mixed-use blend of commercial and housing in proximity to new and existing jobs .
- Flexible plan utilizing smart growth concepts (walkable transit, TDM, Parking).
- Business friendly (phasing / interim uses).
- Long range land use plan intended to maintain and enhance quality of life for residents of San Ramon.

Background

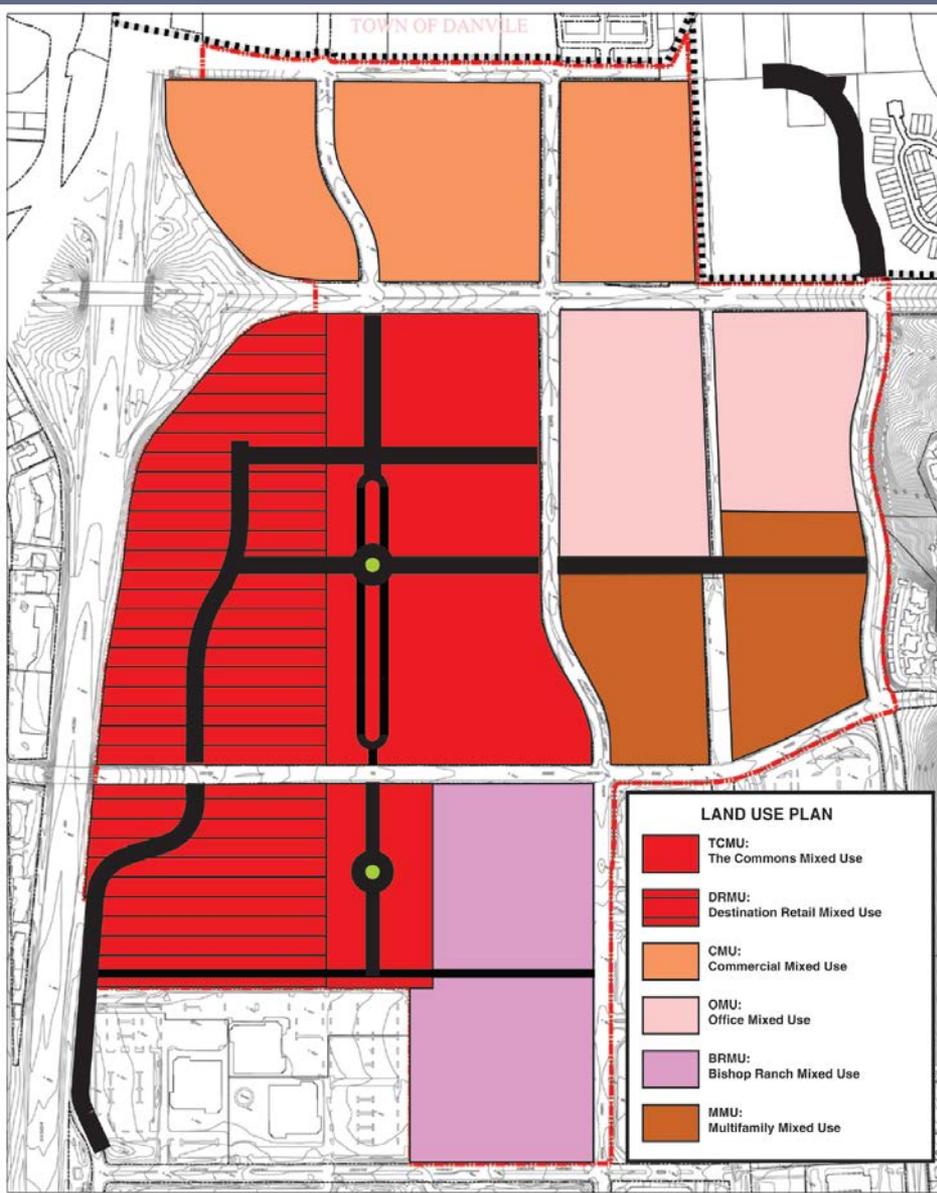
- Initial Planning Area concept- 2008
- Potential Priority Development Area- 2008
- Specific Plan development begins- 2009
- Data collection, background reports and alternative analysis and refinement- 2009-10
- Workshops, study sessions, presentations and property owner meetings- 2008-12
- Draft Specific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

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



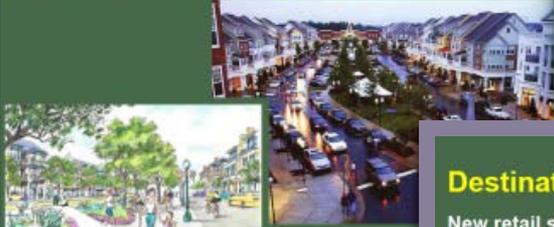
District Map

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

Central Core

Residential/Office over commercial along central plazas and public spaces.



Destination Retail

New retail street with mid to large store emphasis and infill opportunities.



Mixed Use Office Complexes

Bishop Ranch 6 Office Consolidation and the creation of mixed use office campuses with integrated support services.



Residential Neighborhoods

Townhouse and Multifamily Neighborhoods with resident amenities and select commercial services.



Public Spaces

Multipurpose public spaces for active and passive activities.



Vertical Mixed Use Concepts

Residential and office over ground floor retail and commercial services.



Illustrative Photos Only

Illustrative Photos Only

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>	<i>None</i>
<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 (+3,042 jobs)</u>
Net New in NCRSP	(-1,190) Jobs

Project Outreach

- Workshops, study sessions, committee meetings, service group and community presentations.
- One to one interviews with the larger property owners (2009).
- Group meetings with property owners (2011).
- Standing offer to meet with any interested parties.
- Media Outreach.
- City Newsletter Articles (2009/2010).
- City Website.
- Public Hearing Mailings and Newspaper ads.

Planning Commission Hearings

Through the public hearing process the Planning Commission extensively analyzed:

- Traffic
- School Impacts
- Infrastructure Development (Parks, Roads, etc)
- Reduction in Plan Area Housing Numbers
- Protection of Service Commercial Uses
- Reduction in Plan Area

Traffic and Level of Service (LOS)

- LOS Improvements
 - LOS measures peak periods
 - Land Use and TAZs (modified)
 - Approved Projects part of the cumulative analysis
 - General Plan / Specific Plan Improvements
 - HOV Ramps
 - “Cumulative – no project” compared to “Cumulative Plus Project” – no degrade in LOS from project
- (Ramps are not mitigation for the project)

Schools

- SRVUSD plans for future growth within the District based on approved projects and anticipated demand over time.
- 1,124 units identified within the Plan Area under GP 2030 for school needs baseline
- NCRSP is a Plan not a project level review. When and where units are build is yet to be determined.
- State law determines that School impact fees represent full mitigation and limit local agencies from requiring more.
- School Impact fees for incremental residential development collected at the time of building permits to address incremental increase in school needs.

Infrastructure Development

Specific Plan provides:

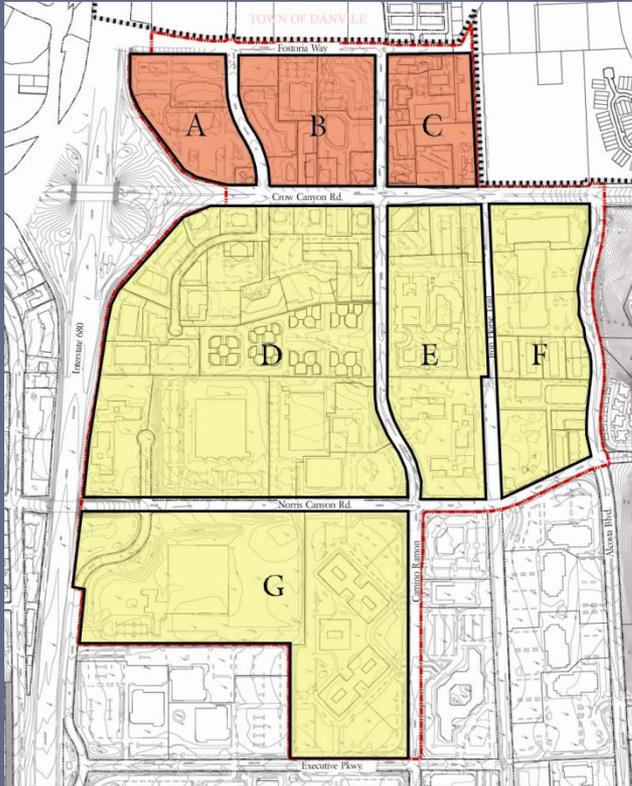
- Roads and other infrastructure –
 - Projects are responsible for infrastructure development.
 - Tools for Operational Costs - (Private maintenance, Benefit Districts, etc)
 - Parks and Public spaces –
 - Physical Dedication
 - Payment of Fees
- (subject to the PCSC review)

Housing

Provide for a variety of housing products to serve the existing and future needs of San Ramon residents:

- 1,500 Unit Cap (1,124 currently in GP 2030)
- Jobs-housing balance (<5% BR employment)
- Affordable / Workforce housing component
- Evaluation of Unit Cap at 1,000 units

Plan Area Reduction



- Removal of Block A, B and C has implications on:
 - Housing Numbers and housing opportunity sites.
 - Does not address Service Commercial Uses.
 - Does not significantly alter traffic patterns.

Planning Commission Action

- On May 15, 2012, the Planning Commission adopted:
 - Resolution Number 06-12 recommending the City Council certification of the Final Environmental Impact Report (SCH# 2010092014).
 - Resolution Number 07-12 recommended approval of the NCRSP to the City Council.

Adoption by Ordinance

Adoption of the NCRSP also requires the adoption of an Ordinance:

- Amending the Zoning Map to re-designate the property located within the Plan Area boundary to “North Camino Ramon Specific Plan.
- Adopting Chapter 4 (Land Use) and Chapter 6 (Development Standards) as the Development Standards and Zoning Regulations for the NCRSP.

The NCRSP is about:

- Enhancing retail and service opportunities for the residents and business community.
- Creating a mix of land uses and opportunities that strengthens the City's financial base and supports local services.
- 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 associated with new development.
- 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 maintains quality of life.

Recommendation:

- Open the public hearing;
- Take public testimony;
- Close the public testimony portion of the hearing;
- Provide direction to staff; and
- That the City Council continue the public hearing to July 10, 2012 for additional public comment and if appropriated introduction of the proposed ordinance being considered for the NCRSP.

