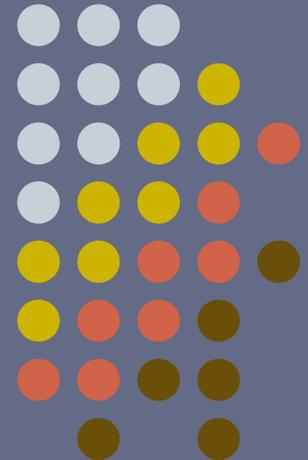


North Camino Ramon Specific Plan



Planning Commission
Public Hearing

March 6, 2012



North Camino Ramon Plan Area

Approximately
295 Acres



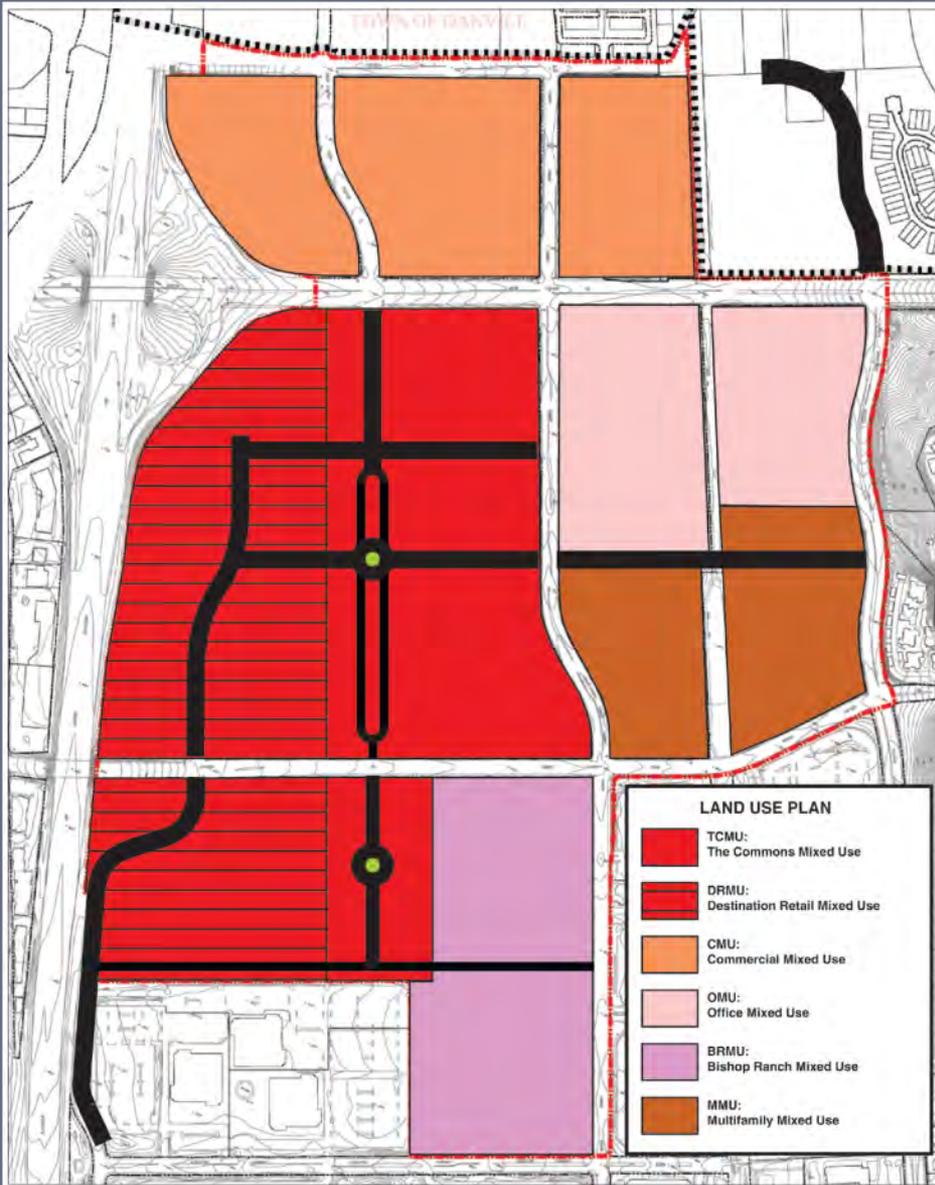
Vision

- 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

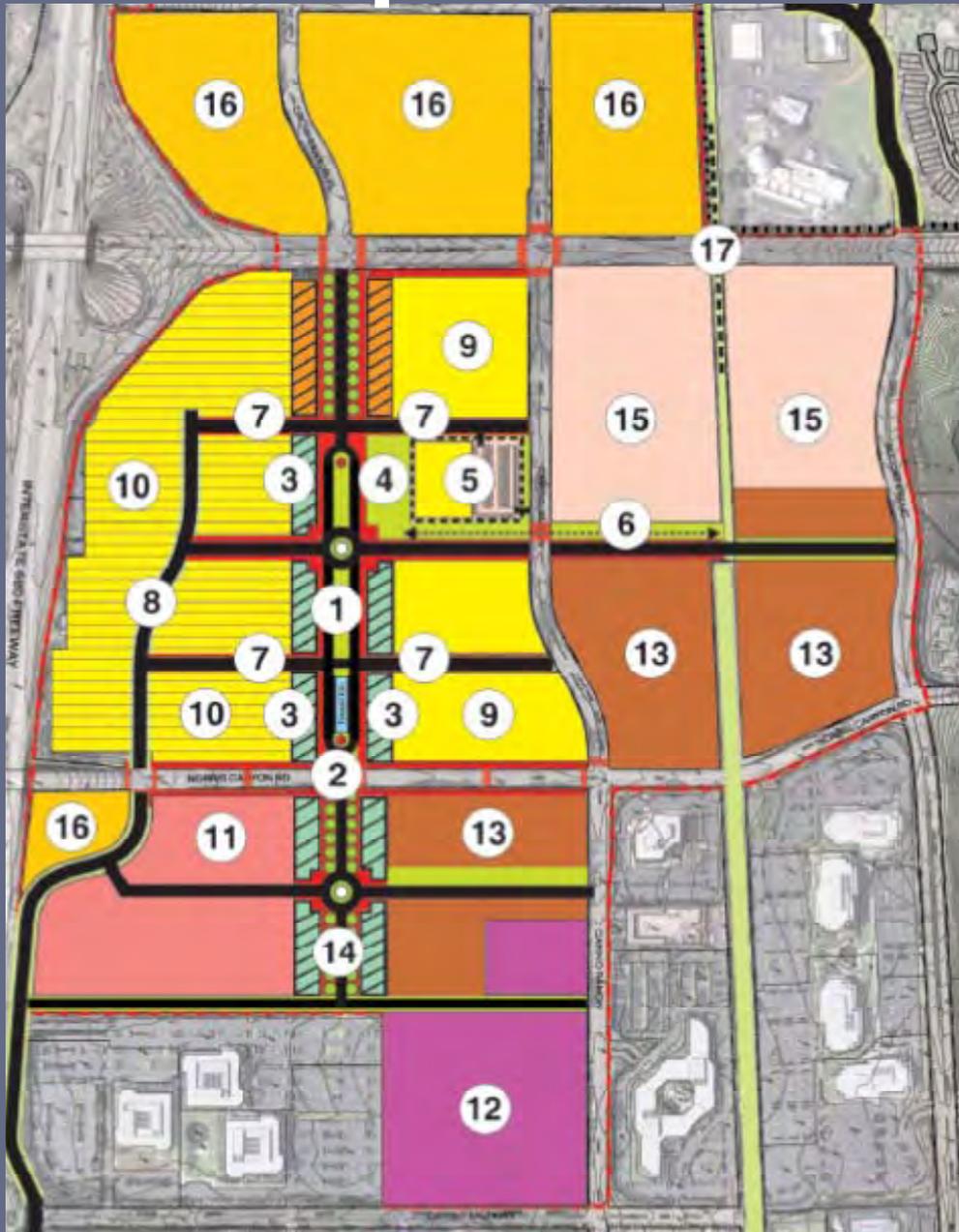
District Map

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



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

Background/Timeline

- **March 2002** General Plan 2020 approved by Voters
- **2004** Measure J Transportation Sales Tax Program
- **August 2005** Economic Development Strategic Plan Adopted
- **2006** FOCUS Program Introduced
- **September 2006** AB 32 California Global Warming Solution Act
- **June 2007** PDA application City Center
- **December 2007** City Center Project Approved
- **September 2008** SB 375 Sustainable Communities and Climate Protection Act
- **September 2008** PDA application Authorized for NCRPA
- **November 2008** “Potential” PDA Designation for NCRPA
- **February 2009** General Plan 2030 update initiated
- **March 2009** Contract for NCRSP approved
- **2010** One Bay Area Initiative Introduced
- **July 2010** General Plan 2030 Recommended for the Ballot
- **November 2010** Measure W Rejected by Voters
- **March 2011** Economic Development Strategic Plan Update
- **April 2011** Amended General Plan 2030 Adopted
- **February 2012** Draft Specific Plan and DEIR released

Joint Public Hearing February 21, 2012

Comments from the City Council, Planning Commission and public related to the following general topics:

- Plan Expectation and Challenges
- Traffic
- Housing/ Population
- Parks/Public Spaces
- Economics
- Implementation

Plan Expectations:

- Guide future development
- Many existing uses will remain
- Market Forces

Challenges:

- Market Forces
- Fragmented lots
- Phasing
 - Infrastructure
 - Funding

Traffic

- Trip Bank
- Expanded street grid
- Housing and Transit near jobs
- Local options
- The re-characterization of commercial space-
Trip User Profiles
- HOV Ramps/Transit Center
 - Peak Use
 - Alternative locations



Housing/Population

General Plan

- 1,124 Housing Opportunity Site Units
- 3,012 people (2.68 persons/household*)

Specific Plan

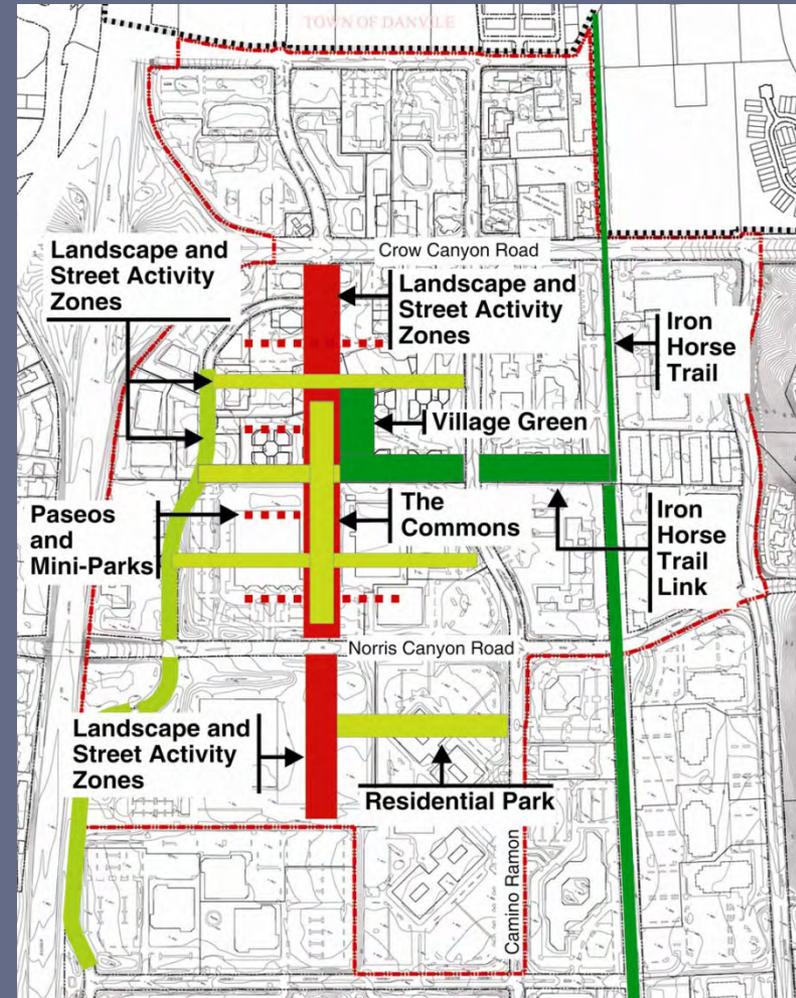
- 376 Additional Units
- 1,008 people

Total 1,500 units 4,020 persons assumed

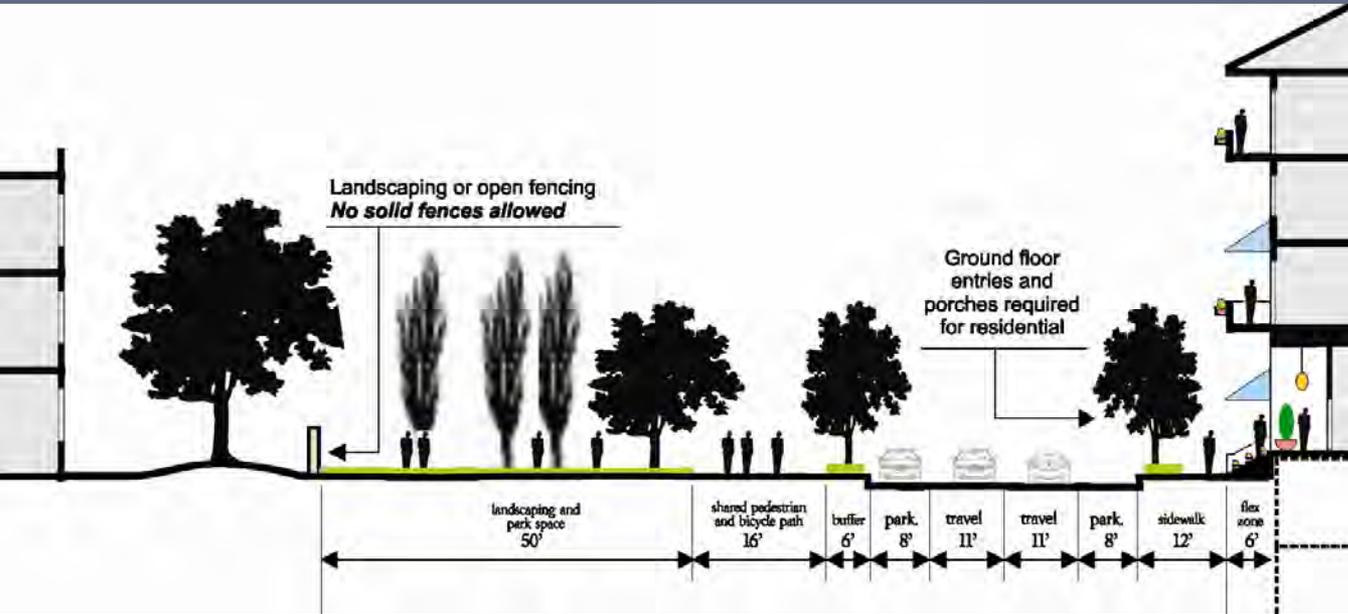
*Population projections are subject to fluctuations based on average household size projections, specific residential development profiles proposed and future construction.

Parks/Public Spaces

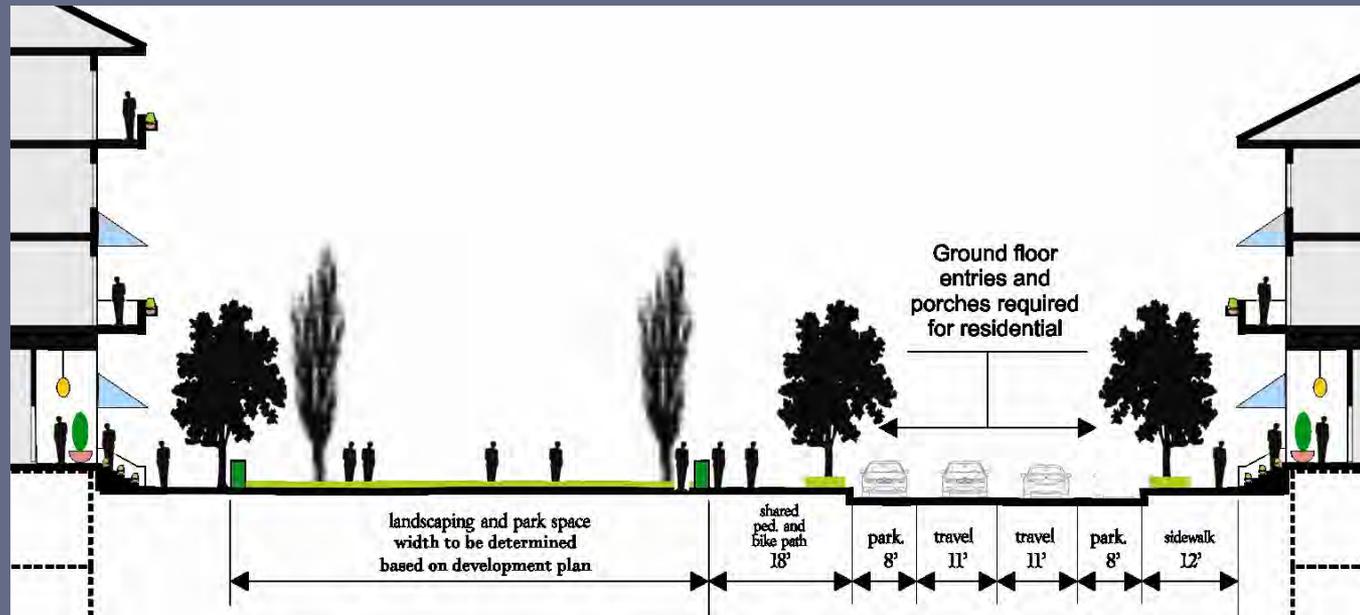
- The Commons (1.5 acres)
- The Village Green (2 acres)
- Liner Parks
- Park Dedication Req.



Iron Horse Trail Link



Street "E"



Economics

- Relationship to City Center
- Funding Improvements
 - Impact fees
 - Districts (LLD, BID, CBD, Parking Districts)
- Affordable Housing
 - Private Partnerships
 - Density Bonus

Implementation

- Interim and Nonconforming Uses
 - Partial Use
 - Service Commercial
- Shared Parking
 - Individual Properties
 - Parking District
- Mixed Use Development Challenges
 - Construction
 - Operational (noise, odor, lighting, trash, etc.)

Next Steps (anticipated schedule)

- EIR 45-day comment period is scheduled to close on March 26, 2012.
- An additional Public Hearing by the Planning Commission is scheduled for April 3, 2012.
- A joint workshop with the Planning Commission and the Chairs of the Parks and Community Services Commission, Transportation Advisory Committee, and Housing Advisory Committee is anticipated for April 17, 2012.
- An additional Planning Commission Public Hearing is anticipated for May 1, 2012.

Recommendation:

- Open the public hearing;
- Take public testimony;
- Close the public testimony portion of the hearing;
- Provide input and comments to staff; and
- That the Planning Commission continue the public hearing to April 3, 2012 for additional public comment on the Specific Plan.