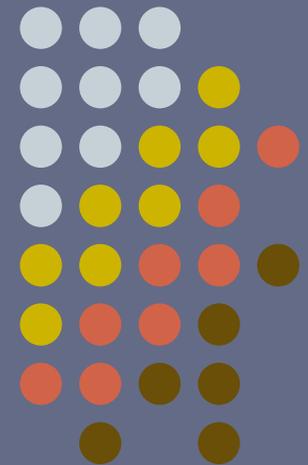


North Camino Ramon Specific Plan



Planning Commission
Public Hearing

May 1, 2012



North Camino Ramon Plan Area

Approximately
295 Acres



Planning Commission

- On April 3, 2012 the Planning Commission held a public hearing on the NCRSP. Based on comments from the March 6, 2012 Public Hearing, the discussion related primarily to:
 - The removal of Blocks A, B and C North of Crow Canyon Road.
 - A potential reduction of the overall housing units for the Plan Area.

Economic Development Advisory Committee

- On April 11, 2012 the Economic Development Advisory Committee considered the NCRSP. The Committee voted unanimously:
 - That the Plan is consistent with the Economic Development Strategic Plan.
 - That the Committee supports the process moving forward to consider the Specific Plan as proposed.

Joint Workshop

On April 17, 2012 a joint workshop with the Planning Commission and the Chairs of the:

- Parks and Community Services Commission,
- Economic Development Advisory Committee,
- Transportation Advisory Committee, and
- Housing Advisory Committee.

There was general support. Detailed discussion related to:

- Parks and Public Spaces
- Housing
- Traffic

Redline / Errata

Staff Has prepared a Redline and Errata Table. The Majority of the revisions relate to:

- Parks and Public Space (Chapters: 5, 10, and 11)
- Land Use (Chapter 4)
- Housing (Chapter 3)

Questions for Discussion

- Does the Planning Commission recommend removing the portion of the Plan Area north of Crow Canyon Road and reducing the overall housing numbers to 1,350 to respond to the removal of the School District Housing Opportunity Site from the Plan Area?

or

- Does the Planning Commission recommend leaving the Plan Area and the total of 1,500 housing units unchanged as originally proposed?

Requested Feedback

- Provide direction to staff regarding reducing the Plan Area and housing numbers within the Specific Plan discussed.
- Provide direction to staff regarding text revisions to the Specific Plan and the Errata Summary Table.
- Provide direction to staff regarding recommendations for the preparation of Findings and Resolutions.

Next Steps (anticipated schedule)

- May 4, 2012 release of DEIR Response to Comments and FEIR.
- Planning Commission Public Hearing scheduled for May 15, 2012 on the FEIR and Specific Plan.

Recommendation:

- Open the public hearing;
- Take public testimony;
- Close the public testimony portion of the hearing;
- Provide direction to staff; and
- That the Planning Commission continue the public hearing to May 15, 2012 for additional public comment on the Specific Plan.