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**CITY OF SAN RAMON
OPEN SPACE TASK FORCE**

September 10, 2012
Regular Meeting

Approved December 10, 2012

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

2. PLEDGE OF ALLEGIENCE

3. ROLL CALL

Present:

Vice Chair Dominique Yancey; Donna Kerger; William Miene; Phil O’Loane;
Dennis Viers and John Youngblood

Staff:

Jeff Gault, Maintenance Operations Division Manager; Shinei Tsukamoto, Assistant Planner;
and Cristi Toman, Recording Secretary

Absent:

Chair David Ernest

4. PUBLIC COMMENTS

Oral – Jim Gibbon, 410 Gregg Place, San Ramon, CA 94583 – 925/828-8563

Mr. Gibbon stated that the San Ramon City Council meeting Tuesday, September 11, 2012 has agenzied the Zoning Ordinance Text Amendment. Mr. Gibbon stated that the Zoning Ordinance Text Amendment item never went before the Parks and Community Services Commission that it went directly to the Planning Commission who approved it in June and then staff put it on the City Council agenda as part of a larger package in its original form.

Mr. Gibbon stated that he would plead with the City Council to send it back to the Open Space Task Force committee and request the City follow the correct procedure which is the Open Space Task Force committee should report to the Parks and Community Services Commission as the first step in the process.

Mr. Gibbon stated that the safe guards in all of the reports and conservation items that need to be studied in order to get a variance were reduced, and they immediately go to approving the variance through staff as part of the package going directly to the City

45 Council for approval for use permits.

46

47 Mr. Gibbon stated that the 2020 General Plan had elements in it that were originally in
48 Ordinance 197. Mr. Gibbon stated that when the General Plan 2030 was approved, it was
49 claimed that it mandated eliminating any reference to Ordinance 197 plus any reference to
50 the conditions that were imbedded because of Ordinance 197 and the Zoning Ordinance
51 Text Amendment basically does that.

52

53 Mr. Gibbon stated that Ordinance 197 was before the area of the urban growth boundary
54 and stated that their language circumvents the urban growth boundary and allows staff by
55 its approval to work with developers outside of the urban growth boundary and outside of
56 the city limits to change zoning and request annexation into the city.

57

58 Mr. Gibbon stated that he would request that City Council send back the item to the Open
59 Space Task Force committee that it would give opportunity to make modifications and that
60 it would put back into the general plan safe guards that require that the developer prove
61 that they need these variances rather than it being the staff.

62

63

64 **5. CONSENT ITEMS**

65

66 None

67

68

69 **6. APPROVAL OF MINUTES**

70

71 6.1 Summary of Actions from August 13, 2012 Meeting

72

73 Summary of Actions from the August 13, 2012 meeting were approved with minor changes
74 by Ms. Kerger; Mr. Viers seconded the motion; motion passed with no opposition.

75

76

77 **7. TASK FORCE BUSINESS**

78

79 **7.1 Continued Discussion of Task Force Bylaws and Recommendations to**
80 **the Parks and Community Services Commission to Propose Changes to**
81 **the Bylaws**

82

83 Mr. Gault summarized the staff report and stated that the items for discussion would be to
84 increase Open Space Task Force membership including more members at-large, change the
85 term of membership to allow members to continue on the Open Space Task Force
86 committee for a longer period to maintain consistency and consider making the Open Space
87 Task Force an ongoing advisory committee.

88

89 Mr. O'Loane stated that the Policy Committee is supposed to hear input on these topics at
90 the end of the month and would hope that Mr. Ernst could give input and welcomed anyone

91 interested to attend.

92

93 Mr. O'Loane suggested considering an environmental representative as a liaison and
94 suggested this be added as number four of proposed changes.

95

96 Ms. Kerger asked if it would be better to have a lengthy discussion and make a
97 recommendation to the Policy Committee or present individually to the Policy Committee
98 in addition to a recommendation. Mr. O'Loane stated that the official input and individual
99 input were both welcome.

100

101 Ms. Kerger stated a decision had to be made as to the duration and viability of the
102 committee. Ms. Kerger stated the Open Space Task Force is under the purview of Parks and
103 Community Services Department and the Parks and Community Services Commission
104 should have some bearing on what direction to go.

105

106 Ms. Kerger stated that she would support only one planning commissioner being a member
107 of the Open Space Task Force committee in order to make room for another citizen
108 member. Ms. Kerger stated that it should be a balance from commission and committees as
109 to members at-large.

110

111 Mr. Viers stated that two members from the planning commission is one too many and
112 suggested the Planning Commission Chair or someone that the Chair appoints and that he
113 would rather see a citizen or an environmental representative on the Open Space Task
114 Force committee.

115

116 Mr. Gibbon stated that he was in favor of the Open Space Task Force committee becoming
117 an advisory committee of the Parks and Community Services Department that it allows the
118 committee to meet and make recommendations to the Parks and Community Services
119 Commission on a regular basis and establishes a pathway, a forum and an example how the
120 committee could function as a long-term committee.

121

122 Vice Chair Yancey stated that it is mentioned in the staff report that any amendments
123 would go to the Parks and Community Services Commission who would review it, and if
124 approved it would then go to City Council, so it would be in violation of the bylaws to go
125 directly to the Policy Committee.

126

127 Vice Chair Yancey stated that if it is recommended that planning commission members be
128 decreased from two to one that there be one member at-large added totaling six voting
129 members and asked if the committee would prefer to have one planning member and
130 substitute the other planning member for a member at-large with a two-year term.

131 Mr. Youngblood currently has a one-year term and stated that the member at-large terms
132 would overlap. If the voting members remain at six there would be potential for a deadlock
133 motion and an option would be to have a seventh member being the environmental
134 representative taking into consideration Mr. O'Loane's comments.

135

136 Ms. Kerger stated that she would prefer the environmental representative be a San Ramon

137 resident and that she was in favor of a seven-member committee.

138

139 Mr. O'Loane stated that the San Ramon resident should engage in discussions with the
140 surrounding cities, the county, East Bay Park District and other organizations and that the
141 people who have those conversations regularly are the environmental organizations
142 because they aren't bound by municipal boundaries. Mr. O'Loane stated that the group
143 should think about the connections that connect wildlife and indicated that there is already
144 precedent within the city advisory committee structure to have representation from
145 organizations serve on city committees such as the Chamber of Commerce has an
146 appointed seat on the Economic Development Advisory Committee.

147

148 Vice Chair Yancey asked for a description of what the Economic Development Advisory
149 Committee responsibility and charge was. Mr. O'Loane stated that the Economic
150 Development Advisory Committee responsibility is to make recommendations for
151 economic development within the confines of the city and that they are an advisory
152 committee.

153

154 Vice Chair Yancey asked if Economic Development Advisory Committee recommends how
155 to encourage growth in San Ramon. Ms. Kerger stated that Economic Development
156 Advisory Committee does recommend how to encourage growth in San Ramon.

157

158 Mr. Gibbon stated in his opinion that expertise is a good goal but not a voting goal.

159

160 Vice Chair Yancey stated that it would be important for the citizen on the Open Space Task
161 Force to be a San Ramon resident. The Economic Development Advisory Committee is
162 unique in terms of its particular charge, and it does have members like the Chamber of
163 Commerce who are stakeholders or residents themselves.

164

165 Vice Chair Yancey stated that this particular issue concerning the Open Space Task Force
166 involves the acquisition by the City of San Ramon concerning how the City spends tax
167 dollar money. As a tax payer, she wants to know that it is decided by either people voted
168 for by residents or representatives of the City who are residents.

169

170 Vice Chair Yancey stated one option was to keep the members at six or to have two
171 additional public members which would make the members at seven and asked for
172 additional comments or a motion.

173

174 Mr. Youngblood asked if a non-San Ramon resident could be a voting member and stated
175 that he is in favor of two additional members at-large so they would have a total of three
176 residents participating as voting members.

177

178 Mr. O'Loane suggested the Open Space Task Force keep in mind that its charge is to assist
179 and establish the preservation and acquisition priorities and that preservation is the first
180 priority next to acquisition. Ms. Kerger concurred with Mr. O'Loane.

181

182 Vice Chair Yancey asked for a motion on item one which is to increase the Open Space Task

183 Force membership including more “Members At-Large” from the local community.
184

185 Mr. Viers motioned to change the makeup of the representation of the Open Space Task
186 Force to seven representatives which should consist of three Parks and Community
187 Services Commissioners, one Planning Commissioner, three citizen members and that the
188 Planning Commission representative would be the Planning Commission Chair or the Chair
189 may designate someone else. Ms. Kerger seconded the motion; which passed with no
190 opposition.

191
192 Mr. Youngblood stated that adding an environmental representative would make an eight-
193 person committee. Vice Chair Yancey suggested the environmental representative could be
194 a non-voting member similar to the Geologic Hazard Abatement District (GHAD) agency.
195 Mr. Viers and Ms. Kerger concurred that the environmental representative would be
196 helpful to the committee but as a non-voting member.

197
198 Mr. Viers motioned a liaison at-large be appointed from the environmental community for
199 a non-voting position, and the term would be ongoing; Ms. Kerger seconded the motion.
200

201 Vice Chair Yancey opened the motion for discussion.
202

203 Vice Chair Yancey stated that the Geologic Hazard Abatement District (GHAD) liaison is an
204 ongoing position so that the additional citizen members serve two years, and they are
205 residents. Vice Chair Yancey stated that a non-resident, non-voting member on a
206 committee without an end date is a concern.

207
208 Mr. O’Loane suggested someone could be appointed for a two-year term and re-appointed
209 for a following two-year term.

210
211 Mr. Youngblood stated that the Open Space Task Force committee would need the
212 expertise and suggested the committee could make a change as deemed appropriate to the
213 discretion of the committee and is in favor of a term.

214
215 Ms. Kerger concurred with placing a term on the liaison environmental representative and
216 that it also invites someone from another environmental group to apply if there was a limit
217 on the term. Ms. Kerger stated that term limits and non-voting would be important, and
218 the committee would benefit from their expertise.

219
220 Mr. O’Loane suggested an environmental position at-large for a two-year term and could be
221 extended by the committee for an additional two-year term.

222
223 Mr. Gibbon suggested a one-year term and review the position annually.
224

225 Mr. O’Loane asked who would appoint the liaison. Mr. Meine stated that the Parks and
226 Community Services Commission would make the recommendation to appoint the liaison
227 at-large environmental representative. Vice Chair Yancey stated that the final appointment
228 decision was made by City Council.

229 Mr. Meine motioned to include one at large non-voting representative from the
230 environmental community for a two-year term, and San Ramon residency is not a
231 requirement; Mr. Viers seconded the motion; which passed with no opposition.

232
233 Vice Chair Yancey stated that the second item is to change the term of membership
234 allowing members to continue on the Open Space Task Force for a longer period to
235 maintain consistency.

236
237 The committee stated that no change is needed.

238
239 Vice Chair Yancey stated that item three is to consider making the Open Space Task Force
240 an ongoing advisory committee and not “sun setting” at completion of its original charge.

241
242 Ms. Kerger suggested the Open Space Task Force be an ad hoc advisory committee of the
243 Parks and Community Services Commission.

244
245 Vice Chair Yancey suggested to re-visit item three after the Open Space Task Force makes
246 its recommendations and completes its current charge, then see if there is a need to
247 continue. Mr. Viers concurred with Vice Chair Yancey and stated he that would rather send
248 the Open Space Task Force recommendations to the Parks and Community Services
249 Commission for a vote and then onto the Policy Committee and then re-visit item 3.

250
251 Vice Chair Yancey stated that at this point the Open Space Task Force made
252 recommendations for bylaws that will be forwarded to the October Parks and Community
253 Services Commission that it will be agenized with the two motions and recommendations
254 that were approved.

255
256 Mr. Gault stated that Mr. O’Loane requested that an informational update from the Open
257 Space Task Force go to the Policy Committee in September and staff will prepare that
258 update report.

259
260

261 **8. TASK FORCE BUSINESS**

262
263 **8.1 Update by Task Force Sub Committee**

264
265 Mr. Viers gave a handout containing a draft matrix of the Open Space Task Force current
266 properties and asked for input on the matrix layout and to discuss a numbering system for
267 interested properties.

268
269 Mr. O’Loane suggested the Open Space Task Force set up a meeting with George Phillips
270 with Save Mt. Diablo who has done this type of work and could help complete the matrix.

271
272 Mr. O’Loane suggested additional headers to state an area of interest or other potentially
273 interested parties, items in East Bay Regional Park District’s master plan, possible
274 acquisition targets.

275 Mr. Gibbon suggested a column to include completed properties in the list and include
276 conservation easements. Mr. Viers stated the intent of the matrix is to know what land is
277 available and the Open Space Task Force recommends preserving or acquiring the land.

278
279 Mr. Gibbon stated numbers 12 and 14 have a series of development easement purchases
280 that have been given to the county and part of number 12 the development rights have
281 been sold to the county. Mr. Viers stated that once the matrix is complete, the Open Space
282 Task Force would be able to see the first development rights that come out of the county.

283
284 Ms. Kerger suggested acronyms replace the full titles in each column; for example, "Column
285 S, Biological or Ecological Significance" would read as B.E.S. and a footnote at the bottom
286 would describe the column and suggested numbered pages.

287
288 Mr. Viers stated that the next step would be to meet with staff to develop a timetable. Vice
289 Chair Yancey reminded the Open Space Task Force of the city's hiring freeze and the
290 limitations placed on staff.

291
292 Mr. Viers stated that step one would be to complete properties that they could recommend
293 for preservation or acquisition; step two, add the conservation overlays and properties and
294 that the Open Space Task Force cannot do anything with that they are already fixed but
295 they should be on the matrix to show continuity; step 3, to bring in the other pieces and
296 Shapell could be one.

297
298 Mr. Youngblood stated since there are restricted resources to focus on one section at a
299 time. Mr. Viers suggested staff should finish step number one first.

300
301 Vice Chair Yancey asked for October agenda items. Mr. Gault stated a tour was previously
302 discussed of the sites and a Policy Committee update.

303
304 Ms. Kerger suggested cancelling the October meeting. Mr. Viers stated that cancelling the
305 October meeting would give staff a chance to complete their tasks. Mr. O'Loane and
306 Mr. Youngblood concurred.

307
308 Vice Chair Yancey stated that the October Open Space Task Force meeting will be cancelled
309 and Chair Ernst will decide upon items for the November agenda.

310
311

312 **9. ADJOURNMENT**

313
314 The meeting adjourned at 7:12 p.m.

315
316 Submitted by Cristi Toman, Recording Secretary