APPENDIX E
Planning Commission Minutes

Public and Agency Comments Received

Planning Commission Minutes: February 17, 2009

Planning Commission Minutes: April 7, 2009

Correspondence received on Prior Proposal

MINUTES OF THE
PLANNING COMMISSION REGULAR MEETING

February 17, 2009

A regular meeting of the Planning Commission, City of San Ramon was called to order by Chair Patrino at 7:00 p.m., Tuesday, February 17, 2009 in the Council Chambers 2222 Camino Ramon, San Ramon.

ROLL CALL

Present: **Comms. Kerger, Viers, Sachs, O'Loane, Chair Patrino**

Absent: **None**

Staff: **Phil Wong, Planning Director; Debbie Chamberlain, Planning Services Manager; Alicia Poon, Staff Attorney; Lauren Barr, Senior Planner; Brian Bornstein, Senior Engineer; Luisa Willnecker; Recording Secretary**

Audience: 31

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS OR WRITTEN COMMUNICATION

5. ADDITIONS AND REVISIONS

-None-

6. CONSENT CALENDAR

6.1 Minutes from the January 20, 2009 meeting. Approved 5-0 Vote

6.2 Minutes from the December 16, 2008 Joint City Council/ Planning Commission meeting. Approved 4-0-1 Vote; Chair Patrino Abstained

7. CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING

-None-

8. CONTINUED ITEMS – OPEN PUBLIC HEARING

-None-

9. PUBLIC HEARING – NEW ITEMS

9.1 Trumark Medical Office: Development Plan (DP 08-300-018); Land Use Permit (LUP 08-500-049); Initial Study (IS 08-250-008); Minor Subdivision (MS 08-910-001); Land Use Permit (LUP 08-500-018). Project Planner: Lauren Barr, Senior Planner.

9.2 Church of the Nazarene Expansion: Development Plan Application (DPA 08-310-004; Architectural Review (AR 08-200-039); Land Use Permit (LUP 08-500-044). Project Planner: Lauren Barr, Senior Planner.

Senior Planner Lauren Barr gave a brief PowerPoint presentation on the Trumark Medical Office and Church of the Nazarene Expansion. Mr. Barr stated that the applicant is requesting approval of an approximately 46,000 square foot 35 feet in height medical office building which includes an underground parking garage, surface parking and landscape site improvements. The church expansion consists of two phases that totals 37,000 square feet expansion to the existing church facility. Church facilities include a new sanctuary, offices, classrooms, related landscape, and site improvements. In the interim between phase one and two the area within the phase two building footprint will be developed and landscaped as a community garden. Mr. Barr added that the proposed landscape plan for the medical building consists of a variety of trees, a large island landscape separating the two levels of parking with perimeter trees along the road and a light well courtyard. Mr. Barr further added that both projects are proposing shared parking and currently there are 269 spaces being provided. Mr. Barr also added that the hearing notice was sent out to all property owners within 1,000 feet of the subject property and the Vista San Ramon neighborhood. In addition, the applicant has also conducted several meetings and outreach to the Homeowners Association (HOA).

Ron Winter representing Trumark Commercial stated that Trumark has held meetings with the neighbors of Vista San Ramon community. Mr. Winter added that Trumark Commercial is working with the architects and engineers to screen the view of the building from the neighbors. Mr. Winter further added that the medical building would be an asset to the surrounding area.

Vice Chair O'Loane asked Mr. Winter how many physicians would be occupying the office space. Mr. Winter replied that approximately 20 physicians.

Comm. Kerger expressed her disappointment that photo simulations had not been presented showing the view of the project from the neighborhood. Comm. Kerger asked how far away the closest home is to the project. Mr. Winter replied 150 feet. Comm. Kerger further asked Mr. Winter if he has spoken to the property owners from the Canyon Lakes community. Mr. Winter replied yes and that the residents would not be able to see the building due to the hill.

Jessica Rosemen – Project Manager for Trumark Commercial stated that several renderings from the neighborhood were done and did not get included in the presentation but will be available for the next meeting.

Comm. Sachs stated that the houses on Lynbrook Drive would be impacted the most and he inquired as to the size of trees being used for screening. Mr. Winter replied that 24-inch box trees were being proposed. Mr. Winter added that the landscape maintenance for the medical building and the church would be handled by a Homeowners Association. Comm. Sachs expressed his concern about how the tree roots would impact the V-ditch. Mr. Winter replied that root barriers and irrigation tubes are being installed to prevent the roots from growing to the surface and impacting the V-ditch.

David Smith – Architect for Church of the Nazarene – stated that they have had several meetings with the Vista San Ramon community. Mr. Smith added that the church has offered to do a line of sight simulation to show what the project impact would be to the adjacent residential property.

Comm. Kerger stated that the Architectural Review Board (ARB) recommend seven changes to the project, including replacing the roof on the existing building and which ones did he plan on incorporating. Mr. Smith replied that with phase two the existing building would be re-roofed to match the new building. Comm. Kerger expressed her concern about the impact the construction would have on the community between the two phases and asked Mr. Smith what the time line of the project was. Mr. Smith replied five to ten years.

Vice Chair O'Loane asked Mr. Smith what drives the timing of the second phase. Mr. Smith replied financing and church growth. Vice Chair O'Loane further asked if the replacement of the roof was contingent on the second phase moving forward. Mr. Smith replied that the church agreed with the City to replace the roof prior to or with phase 2.

Fred Hull – Project Manager for Church of the Nazarene stated that the timing of the first and second phase depends upon the growth of the church. Mr. Hull added that the goal of the church is to build the first phase and configure the spaces for growth over a long period of time. The roof on the existing church building was installed years ago. Vice Chair O'Loane asked about the seating capacity. Mr. Smith replied about 500 people.

Chair Patrino opened the public hearing.

Tib Csabai- San Ramon stated that his residence is directly behind the proposed medical building. Mr. Csabai further stated that mature landscaping be used for screening. Mr. Csabai suggested that bollard lighting be used instead of the proposed lighting.

Yvonne Rhoton – San Ramon did not wish to speak. Chair Patrino read her speaker card into the record. Ms. Rhoton Board Member stated her concerns are that the Architectural Review Board (ARB) was not aware of the V-ditch while reviewing tree selections along the V-ditch.

Stephen Buckser- San Ramon stated his concerns about flooding below the medical office building.

Catherine Grijalva – San Ramon stated her concerns that their property value would decline due to the project. Ms. Grijalva further added that late night deliveries to the San Ramon Medical Center can be heard from her home and she feels by adding another medical building would only add to the noise.

Comm. Kerger asked Ms. Grijalva how she felt about the retaining wall. Ms. Grijalva replied that the retaining wall would keep the parking lot lights from coming into their bedroom window.

Randy Mull – Homeowners Association member for Vista San Ramon – stated that the garbage pickup hours of operation start at 5:30 a.m. and feels that should be looked into. Mr. Mull added by building another medical center the noise level would increase. Mr. Mull also added his concerns about the lights in the building being on late at night as the janitorial staff clean the office building.

Vice Chair O'Loane asked Mr. Mull what he thought were reasonable hours of operation. Mr. Mull replied 8:00 a.m. or 9:00 a.m. Vice Chair O'Loane further asked Mr. Mull if he was in favor of bollard lighting. Mr. Mull replied yes, and added that the backside of the church is very dark and feels that security lighting should be considered.

David Steinhart – San Ramon stated that he has been the pastor at Christ Community Church for twelve years and is favor of the project.

Comm. Kerger asked Mr. Steinhart if Christ Community Church would allow another denomination use their facility when it is not being used. Mr. Steinhart replied yes and that they are currently allowing other denominations to use their facilities.

Comm. Viers asked Mr. Steinhart if a childcare facility is being proposed. Mr. Steinhart replied no and only religious activities are held on the weeknights and Sunday mornings.

Comm. Sachs asked Mr. Steinhart about the church lighting issues. Mr. Steinhart replied that he would defer the question to Mr. Hull project manager for the church. Mr. Hull replied that they are currently looking at lighting and will need to coordinate its location and design so it is not intrusive to the neighbors. Comm. Sachs further asked if the church was looking at security cameras as part of their plan. Mr. Hull replied no.

Comm. Kerger asked about the location of the air conditioning units. Mr. Hull replied that the church would have two units, which would be located on the rooftop with the blower units located in the basement area of the church. Comm. Kerger further asked how the units would be camouflaged. Mr. Barr replied that the air conditioning equipment is hidden behind a mansard roof.

Gregg Brown – San Ramon member of Vista San Ramon Homeowners Association Board expressed his concerns about the height of the medical building and that construction could potentially cause earth movement of the existing slope. Mr. Brown stated that he also has concerns about the v-ditch and concerns about parking.

Comm. Kerger stated that any earth movement in the area would be taken care of prior to building.

Chair Patrino asked for clarification from Mr. Brown on parking issues and did he mean neighborhood parking. Mr. Brown replied that he was concerned about the medical office parking. If the parking lot was full patients would park their vehicles in the Vista San Ramon community.

David Bluestein- San Ramon stated that he is against the project. Mr. Bluestein suggested reducing the building height. Mr. Bluestein further suggested that mature landscaping be proposed to provide immediate screening to soften the view from the Vista San Ramon community. Mr. Bluestein added that a visual rendering be provided for the homeowners.

Chair Patrino closed the public hearing.

Planning Manager Debbie Chamberlain clarified that the public hearing is closed for comment tonight, but the public hearing will remain open at the next scheduled meeting.

Comm. Kerger asked for clarification on the gardens and if the art feature would be located behind a wall. Mr. Barr replied it would be located within the landscape area adjacent to the medical building and visible from the parking lot and hospital access road. Comm. Kerger asked if any mechanical equipment would be located on the rooftop. Mr. Barr replied yes and that a mechanical enclosure located on top of the building is within the 32 inch height limit. Comm. Kerger further asked if it covered the rooftop. Mr. Barr replied no.

Vice Chair O'Loane stated that he would prefer to see a visual simulation with the mechanical equipment from all angles.

Comm. Sachs stated that mature trees be provided for immediate screening. Comm. Sachs further stated that he would be prefer to see bollard lighting for the parking lot. Comm. Sachs added that Waste Management might have a different agreement with commercial pickup and that the City might not have any jurisdiction. Comm. Sachs suggested that timers or motion detectors be put into place for nighttime janitorial service.

Vice Chair O'Loane asked for clarification on the traffic study. Mr. Barr stated that the traffic study has been completed and is part of the Negative Deceleration that will be circulated for public review. Mr. Barr further added that there are approximately 2,000 trips throughout the day with no level of service violations.

Comm. Viers stated that the trees in the front parking lot and in front of the building need to be mature and block must of the view of the office building. Comm. Viers also stated that the comments raised regarding the V-ditch need to be addressed. Comm. Viers further stated that he would prefer to see a solid wall with mature trees along the fence line. Comm. Viers stated that he would also prefer to see bollard lighting in the parking lot. Comm. Viers stated his concerns about garbage pickup noise and asked the planning staff to look into the matter. Comm. Viers added his concerns about the hours of construction.

Chair Patrino stated that he would like see more mature trees. Chair Patrino also stated that he would like to see renderings of the project. Chair Patrino further stated that the proposed wall and trees need to installed to mitigate the noise concerns. Chair Patrino also added that the air conditioning units, the view, noise and the V-ditch maintenance should be taken into consideration. Chair Patrino added that he would prefer to see bollard lighting.

It was moved by Commissioner Viers and second by Commissioner Sachs that the Planning Commission move to reconvene on the Trumark Medical Office Building and in conjunction with the Church of the Nazarene facility to date certain April 7, 2009.

AYES:	Comm. Viers, Sachs, Kerger, O'Loane and Chair Patrino
NOES:	None
ABSTAIN:	None
ABSENT:	None

10. NON-PUBLIC HEARING ACTION ITEMS

-None-

11. STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST ITEMS/STAFF REPORTS.

ADJOURNMENT

There being no further discussion, Chair Patrino adjourned the meeting at 9:15 p.m.

Respectively Submitted, Luisa Willnecker

Vista San Ramon Homeowners Association
3160 Crow Canyon Place, Suite 150
San Ramon, CA 94583
(925)830-4848

RECEIVED
FEB 10 2009
CITY OF SAN RAMON
PLANNING SERVICES

February 10, 2009

Vista San Ramon Concerns For:
Church Expantion/Trumark Project

Vista San Ramon has been in good standing for the past 25 years in the community.
We have been good neighbors to the church and look forward to the same relationship with Trumark/ Office suites.

Our CC&R's state that our "Common Area" 1.03: "Refers to the V-Ditch surrounding the development, existing on the property of others, which was constructed to protect Vista San Ramon residents and properties, which is maintained by Vista San Ramon."
Section 11.09 Common Area Maintenance: The Association is responsible for the improvement, maintenance, repair, operation and management of any Common Areas not maintained by local governmental agencies or utilities.

Vista San Ramon would like to state for the record our concerns with these projects Our hope is that the city will help the Vista San Ramon neighborhood to protect our way of life during construction and in the future with regards to the V-Ditch. We have been in contact with the Christ Community Church and Trumark Commercial with our concerns on the V-Ditch.

VSR HOA Concerns:
*Maintaining the integrity of the V-Ditch during construction
*Long term maintenance when Suites are purchase and a HOA takes over
*Tree and shrub problems due to roots in the long term (10 years out), that could undermine the V-Ditch
*Major drainage problems after construction (example Thomas Ranch)
*Unforeseen problems that can occur with construction and change of the V-ditch designed use.

It is important for us to understand the overall possible impacts of the V-Ditches surrounding Vista San Ramon (Canyon Lakes Golf Course, Canyon Lakes HOA, Trumark and Church properties) as a result of this project. All of these V-Ditches have worked flawlessly over the past quarter century. Our concern is that the design use will change from hillside water run off to an impervious parking lot run off which may overwhelm the system.

Thank You,
Vista San Ramon Board of Directors
Yvonne Rhoton, President
Terry Hillyer
Randy Mull
Gregg Brown
Greg Taylor

ATTACHMENT 4

Truman
V-Ditch
Canyon Lakes
V-Ditch
Golf Course
V-Ditch
Canyon
Lakes HOA
Vista San
Ramon V-Ditch

24

RECORDED AT THE REQUEST OF:
VISTA SAN RAMON HOMEOWNERS' ASSOCIATION
AFTER RECORDATION RETURN TO:

VISTA SAN RAMON HOMEOWNERS' ASSOCIATION
P.O. BOX 338
SAN RAMON, CALIFORNIA 94583

CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2002-0042025-00
Check Number
Wednesday, FEB 06, 2002 13:27:50
MIC $1.00 MOD $24.00 REC $28.00
TCF $23.00
Ttl Pd $76.00 Nbr-0000723146
kat/R6/1-24

RESTATED DECLARATION

OF

COVENANTS, CONDITIONS AND RESTRICTIONS

VISTA SAN RAMON HOMEOWNERS' ASSOCIATION

Vista San Ramon CC & R's

WHEREAS, a Declaration of Covenants, Conditions, and Restrictions which affect the subject properties and which provide for amendment have heretofore been recorded; and,
WHEREAS, the requisite percentage of Lot Owners (as required by the prior Declaration) have approved this Restated Declaration of Covenants, Conditions, and Restrictions; and,
WHEREAS, this Corporation hereby establishes these Restated Covenants, Conditions and Restrictions for the benefits of the Owners of all Lots at **VISTA SAN RAMON.**
NOW, THEREFOR, this Association and Owner/Members hereby declare that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real property and be binding on all parties having any rights, title or interest in the described properties, including their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I
DEFINITIONS

Section 1.01 "Association" means and refers to **VISTA SAN RAMON HOMEOWNERS' ASSOCIATION,** a California non-profit mutual benefit corporation organized for the purpose of managing this common interest development.
Section 1.02 "Board" means and refers to the Board of Directors of the Association duly appointed and elected pursuant to the current governing documents.
Section 1.03 "Common Area". Although there is no common area per se, in the form of real property, there does exist common area as defined in Civil Code Section 1351(k)(2). Therefore, "common area" will refer to the real property that is enjoyed by homeowners, to which each has a nonexclusive easement, but which is maintained by the City, consisting of all landscaped areas contained in public right-of-way or streets owned by the City of San Ramon. It also refers to the V-Ditch surrounding the development, existing on the property of others, which was constructed to protect Vista San Ramon residents and properties, which is maintained by Vista San Ramon.
Section 1.04 "Declaration" or **"CC&Rs"** means and refers to the Covenants, Conditions and Restrictions and all other provisions herein set forth in this entire document, as may from time to time be amended or restated.
Section 1.05 "Governing Documents" means the Declaration and any other documents, such as Articles of Incorporation, Bylaws and the Rules, Policies and Procedures that govern the operation of the Association.
Section 1.06 "Maintenance" means the exercise of reasonable care to keep buildings, driveways, landscaping and other related improvements and fixtures in a state similar to their original condition. Maintenance of landscaping means the exercise of regular fertilizing, irrigation and other garden management practices necessary to promote a healthy environment for optimum plant growth.
Section 1.07 "Member" means and refers to those persons entitled to Membership as provided herein and in the current Bylaws for the Association.
Section 1.08 "Owner" or **"Homeowner"** means and refers to the record Owner, whether one or more persons or entities, of a fee simple title to any Lot which is part of the Properties, including contract purchasers, but excluding those having such interest merely as security for the performance of an obligation (e.g., lenders and deed of trust/mortgage holders).

Section 11.06 Lot Maintenance. No weeds, vegetation, rubbish, debris, garbage, waste materials or materials of any kind whatsoever shall be placed or permitted to accumulate on any Lot or any portion of the property which will render it unsanitary, unsightly, offensive or detrimental to any property in the vicinity. Bushes and trees shall not obstruct sidewalks, driveways, streets, traffic signs or sight lines at intersections and shall not encroach upon other private or public property. Owners shall be responsible for damages caused to another Owner's property by their vegetation. For the safety of pedestrians, residents shall keep the sidewalks in front of or on the side of their property clear of debris and obstacles. Grass, trees, hedges, shrubs, vines and plants of any type shall be kept irrigated and trimmed and shall be maintained at all times to appear neat and attractive. Allowing trees, ivy or other plants to grow over or into the "V Ditch" adjoining Vista San Ramon on the north, east and south sides is prohibited. Trees, hedges, shrubs, vines and plants that die or become a hazard shall be promptly removed. Yard debris shall not be purposefully blown or otherwise deposited and left on the street, sidewalks or another property. Disposing of debris outside the owner's property line is specifically prohibited

Section 11.07 Landscaping. Front Yards and other portions of the lots visible from the streets or adjacent lots shall be landscaped and maintained in a good condition as deemed acceptable by the Board, so as not to detract from the appearance of Vista San Ramon from the street or from the neighboring lots.

Section 11.08 Association Remedy for Non-Compliance. The Owner of any Lot that has failed to fulfill their obligations in a manner consistent with these documents will be notified and given the opportunity for a hearing with the Association Board. If the action directed at the hearing is not forthcoming, the Association may (but shall not be required to) hire appropriate contract labor to enter upon said Lot and clean up, maintain, repair and restore the Lot and the exterior of the building and any improvements erected thereon and the landscaping thereon as necessary to preserve the attractiveness, quality, nature and value of Vista San Ramon. Costs of such exterior maintenance and/or landscaping on such Lot shall be subject to assessment by a Reimbursement Assessment under Article IV. "Maintenance" of landscaping shall include regular fertilization, irrigation, weeding and other garden management processes necessary to promote a healthy environment for optimum plant growth. The Association shall have authority to charge to the Owner of any Lot the cost of maintenance and repair if it is necessary for the Board to arrange maintenance where an Owner has failed to maintain the property to an acceptable standard.

Section 11.09 Common Area Maintenance. The Association is responsible for the improvement, maintenance, repair, operation and management of any Common Areas not maintained by local governmental agencies or utilities.

Section 11.10 Owner's Liability to Association. The Owner of each Lot shall be legally liable to the Association for all damages to the Common Area or to any improvements thereon caused by Owner, their family, guests, tenants or other person or pets on the premises because of residents of the particular property within VSR. Charges related to such damage may be assessed in accordance with Reimbursement Assessments under Article IV.

ARTICLE XII
INSURANCE

VISTA SAN RAMON HOMEOWNERS ASSOCIATION
3160 Crow Canyon Place, Suite 150
San Ramon, CA 94583
(925) 830-4848
brianr@hoaservices.net

RECEIVED
OCT 15 2008
CITY OF SAN RAMON
PLANNING SERVICES

Lauren Barr
City Planning
2226 Camino Ramon
San Ramon, CA 94583

Dear Mr. Barr,

The Association is providing the City with information regarding the V Ditch located between the Vista San Ramon HOA and the parcel Trumark is proposing to build an office building on. The documents attached show that an easement exists for the V Ditch. We ask that Trumark not be permitted to alter or affect this easement in any way, shape, or form.

Regards,

The Board of Directors
Vista San Ramon Homeowners Association

FEB 16 1979

79 22010

RECORDED AT REQUEST OF
FIRST AMERICAN TITLE GUARANTY COMPANY
AT 3 FEB 16 1979 P M
OFFICIAL RECORDS OF
CONTRA COSTA COUNTY
J. R. OLSSON
COUNTY RECORDER
FEE $ 5.00

9229 PAGE 423

FATGCO #901325 and 903781

Return to:

McKeon Construction
985 University Ave.
Los Gatos, California

GRANT OF EASEMENT

Attn: Joe Riggio

HOWARD C. WIEDEMANN and DORIS C. WIEDEMANN, his wife, and Dublin Land Company, a Limited Partnership
Grants to

MCKEON CONSTRUCTION, a California corporation

An easement for storm, flood and surface water drainage, including construction, access or maintenance of works, improvements and structures, whether covered or open, or the clearing of obstructions and vegetation, over, under and upon the real property situated in the County of Contra Costa, State of California, described in Exhibit "A" attached hereto and made a part hereof.

Said easement is hereby granted and conveyed as an appurtenance to Subdivision 5467, Vista San Ramon, filed February 15, 1979 in Map Book 222, page 1.

Dated February 14, 1979.

By: Howard C. Wiedemann
HOWARD C. WIEDEMANN

By Al Kaplan, his attorney-in-fact
Al Kaplan, his attorney-in-fact

By: Doris C. Wiedemann
DORIS C. WIEDEMANN

By Al Kaplan, her attorney-in-fact
Al Kaplan, her attorney-in-fact

DUBLIN LAND COMPANY,

By: Al Kaplan
Al Kaplan, general partner

DOCUMENTARY TRANSFER TAX $ 0
☐ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED
☐ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES REMAINING AT TIME OF SALE.
First American Title
Signature of declarant or agent determining tax - firm name
Dorothy Rosadon

EXHIBIT "A"

(BOOK 9229 PAGE 425)

All that certain real property located in the County of Contra Costa, State of California; being a portion of the lands described in the deed from Contra Costa County Title Company to HOWARD C. WIEDEMANN and DORIS C. WIEDEMANN recorded July 25, 1956 in Book 2813 of Official Records, page 371, Contra Costa County records; described as follows:

BEGINNING at a point on the northeast line of the storm drain easement described as "PARCEL 2 B-3" in the deed from HOWARD C. WIEDEMANN and DORIS C. WIEDEMANN to CONTRA COSTA COUNTY recorded June 3, 1975 in Book 7524 of Official Records, page 567, Contra Costa County Records; distant theron NORTH 40° 16' 48" WEST, 45.06 feet from the east corner of said easement; thence from said point of beginning along said northeast line NORTH 40° 16' 48" WEST, 14.00 feet; thence leaving last-named line along the following courses and distances: NORTH 49° 43' 12" EAST, 65.00 feet; along the arc of a tangent 600.00 foot radius curve concave to the northwest, through a central angle of 30° 23' 18", an arc length of 318.23 feet; NORTH 19° 19' 54" EAST, 816.21 feet; NORTH 70° 40' 06" WEST, 366.26 feet; NORTH 25° 43' 02" WEST, 1090.00 feet; NORTH 76° 25' 24" WEST, 1150.00 feet; SOUTH 60° 35' 14" WEST, 299.98 feet to a point on the northeast line of the lands described as "PARCEL 2" in said deed from Wiedemann to Contra Costa County (7524 O.R. 567); said point bears NORTH 29° 24'46" WEST, 730.75 feet from the point referred to in said deed as "POINT A"; thence along last-named line NORTH 29° 24' 46" WEST, 20.00 feet; thence leaving last-named line along the following courses: NORTH 62° 28' 55" EAST, 302.47 feet; SOUTH 76° 25' 24" EAST, 1160.76 feet; SOUTH 25° 43' 02" EAST, 1089.17 feet; SOUTH 70° 40' 06" EAST, 372.13 feet; SOUTH 20° 32' 00" EAST, 48.90 feet; SOUTH 40° 41' 56" WEST, 86.03 feet; SOUTH 19° 19' 54" WEST, 654.56 ~~664.56~~ feet; SOUTH 7° 31' 16" WEST, 100.99 feet; SOUTH 37° 52' 10" WEST, 230.25 feet and SOUTH 49° 43'12" WEST, 120.00 feet to the POINT OF BEGINNING.

RECORDED AT REQUEST OF
FIRST AMERICAN TITLE GUARANTY COMPANY
AT 8 ~~MIN. PAST~~ MAR 20 1979 M
OFFICIAL RECORDS OF
CONTRA COSTA COUNTY
J. R. OLSSON
COUNTY RECORDER
FEE $

BOOK 9269 PAGE 502

END OF DOCUMENT

J. Roberts
39 Woodland Court
San Ramon, Ca. 94582

August 1, 2008

RECEIVED
AUG 08 2008
CITY OF SAN RAMON
PLANNING SERVICES

Lauren Barr
City Planning
2226 Camino Ramon
San Ramon, Ca. 94583

Dear Mr. Barr:

This letter is concerning the proposal submitted by Trumark Company to build a medical office building on the eastern property of the Christ Community Church on Alcosta Blvd.

I am a homeowner in the Vista San Ramon development. We are adjacent to this site and my front yard, bedroom, living room and home office has direct view of the proposed building site. Due to the elevation of my home and that of this proposed building, the line of sight is direct and unbroken by trees, shrubbery, or fences.

If the building is built as proposed, I will be looking directly at it and, likewise, the inhabitants gazing southward would be able to see me in several areas of my home. With the plan proposed by Trumark, it would be decades before this view is obscured. Given the age of the neighborhood and the apparent age of the trees in the vicinity, it appears unlikely that the visual impact will be mitigated by anything currently in place.

Although I am disinclined to support any building that disturbs the natural ambience of my surroundings and breaks up the natural and unspoiled terrain that wends along Alcosta Blvd. (between Bollinger Canyon Road and Crow Canyon Road), I do understand that other property owners have rights and their interests do not necessarily conform to mine.

There are some modifications that can be made that would reduce the negative impact of this proposal. I will begin with a discussion of the project itself and related issues of parking, traffic, and the impact on Vista San Ramon. I will then make recommendations that would relieve these concerns.

The Proposed Medical Building Project

The proposed medical building is a massive structure that appears to be out of place at this location. It would be a proverbial "sore thumb" overlooking the valley and disrupting the views that San Ramon residents cherish. The symbol of the City of San Ramon has a depiction of these vistas.

The sheer size of the building itself (it is nearly 14 times larger than any home in our development!) and adjacent parking lot seems pretty consistent with those that populate the valley floor, such as is found in Bishop Ranch. Its size and placement on a hillside is reminiscent of several casinos I have noticed in my travels through Northern California. I can not help but be dumbfounded at the insensitivity to surroundings that support of such projects require.

Parking

Commercial Office versus Medical Office Building Parking. I believe that applying the same ratio of parking spaces to office space used for commercial office space is inappropriate as a basis for determining how many parking spaces a medical office building requires. Commercial office buildings tend to be mostly occupied by workers and have far fewer visits from people who don't work there. Although medical office buildings may also have a substantial number of employees (or staff), their numbers (and need for parking spaces) are dwarfed by the number of patients and their companions who visit the building.

In meetings I have attended with Trumark representatives, they have said that the number of office suites will be 42-45. For the purpose of discussion, I will work with 40, a "low ball" number that allows for easy calculations even though it readily leads to under-estimation. I should also note that they have acknowledged having an insufficient number of parking spaces in their plan for a commercial office building (much less a medical office building).

Medical practices often consist of multiple doctors (between 2 and 5), 1-2 nurses per doctor, an office staff (consisting of a receptionist, billing person, bookkeeper, office manager), and, depending upon the specialty of the practice, a technician or an assistant (or two). For purpose of our discussion, let's assume that, on average, these suites will have about seven people working there (2 doctors and 5 staff). This would result in (with 40 suites) 280 (80 doctors and 200 staff) people working in the building. I want to emphasize that these estimations are very much on the low end of the likely range.

We should anticipate that the medical building staff, as people who will tend to arrive before many of the patients, will want to use the non-handicapped parking spaces closest to the building. This would allow them to enter the building more easily as well as provide them with the ability to "keep an eye on" their vehicles while they are working. This would leave the parking spaces located the farthest away from the building (and closest to our development) for the patients. This area of the parking lot would probably be the major source of the noise and pollution created during business hours.

We then need to think about the patients. Depending upon the practice, doctors tend to schedule 4-6 patients per hour. Let's continue to consider the lower number – the 80 doctors will average at 320 patients per hour. We have to keep in mind that some medical practices, such as lasix surgery (where the machines are rented to the doctors by the hour!), have a far higher patient

throughput rate.

Since the appointments are episodic events (i.e., not regularly scheduled), car pooling is not a feasible option for almost all of these patients. We should assume that nearly all patients will be using personal vehicles to attend their appointments because of the: (1) Distance from public transportation, (2) General health condition of the patients, (3) Hike up the hill required for pedestrians to access the building, and (4) the low utilization rate of intra-city public transportation in this region.

Given that at least 280 parking spaces will be already taken by staff and at least 320 patients will be seen per hour, at least 600 parking spaces will be needed each hour.

The estimated need for 600 spaces per hour also assumes that the patients will not be on the premises for a very long time. Unfortunately, this does not seem very likely. There are a number of aspects of medical treatment that impede the efficient turnover of parking spaces in medical office buildings, including (to name only a few): (1) The urgency, unpredictability, and variety of work that hospital-based doctors perform tends to result in difficulties in adhering to a schedule. (2) Visits with doctors (including examinations and procedures) vary considerably in how long they take (whether done by the doctor or by his/her staff), and (3) There are related activities that would delay the departure of patients (such as lab tests or pharmacy visits).

As these things occur and create bottlenecks that prevent people from leaving their parking spaces in a timely manner, the number of parking spaces needed will increase. The impact of the delays will accumulate and cascade – thus creating impediments for other patients arriving to appointments on time, completing their appointments and visits to the lab and/or pharmacy, and so on. Cars will remain in the lot longer and this, in turn, will increase the amount of parking spaces needed as the day goes on. The dissimilarity between medical and commercial office buildings will become more apparent as the day progresses as parking spaces will be more scarce and subsequently noise and air pollution increases throughout the surrounding area (especially downhill and downwind).

With consideration of the above, the "low ball" estimate of 600 parking spaces being needed per hour seems woefully low. The parking lot designed by Trumark to accompany the building they propose would be inadequate and this would put pressure onto the surrounding area to provide overflow parking. Any activity at the Church (such as childcare, a service that they are planning to offer) when the medical office building is open would further reduce the number of available parking spaces.

I would like to return to the issue of there being 320 patient-occupied cars entering and exiting these premises per hour. This means that there will be 2560 patient-occupied cars entering and exiting this site through out the day. There will be about 280 employee cars which will bring the total number of cars to at least 2840 cars per day. Since I am using low estimates for the calculations, it is very likely that the number of cars per day will be considerably higher. In

either case, it requires far more parking spaces than currently included in Trumark's proposal.

I am also very concerned about what the people are going to do who come in the 2560 patient cars to our area. Many of the patients are not going to travel to the medical office building alone and a good number of their companions will not have anything to do once they are here. Trumark has not included any diversions for them, by offering a restaurant, inside sitting areas, television viewing areas, internet café, or any other common space for people to wait for their companions and loved ones. Medical waiting rooms tend to be rather crowded and uninteresting places and many who are waiting may tend to wander around. Whatever arrangements Trumark makes to entertain people should not include much outdoor seating on the two sides of the building facing our development.

Church versus Medical Office Parking. The current parking lot is solely used by the Church and is rarely full. I have been told by the Minister that the congregation has about 90 regular members. As one would expect from a group of this size and composition, there have been few (and minor) incidents that I know of that involve these people. I think this is aided by the fact that all of the people who arrive in vehicles become involved in activities at the Church. There does not seem to be many instances of people just mulling around.

The Trumark proposal calls for an extreme expansion of the capacity of the parking lot to support a clearly larger and different population of people on a daily basis. For starters, there would be a very significant difference in the number of cars – from cars carrying 90 church members (who attend services in a far smaller number of cars) to the thousands of cars per day carrying patients to the medical building.

All of this discussion becomes even more significant when one considers that the additional cars and people with them provide an almost continuous exposure to noise and pollution to the nearby residents.

Handicapped Persons' Parking. There is a federal requirement (Americans with Disabilities Act) to provide access for persons who are handicapped. According to California Building Code 1129B2, handicapped parking spaces for outpatient medical office buildings are required to be 10% of the total spaces for the building. With the assumption that parking spaces will be 9 feet wide and that handicapped parking will be bordered with 5 foot wide spaces to accommodate the requirement for additional door clearance, each space will be 55% wider, thereby reducing the number of spaces included in Trumark's proposal (at least the versions I have seen) and increasing the amount of space required for parking.

Comparison with other local Medical Office Buildings. I have been unable to locate any outpatient medical office buildings in San Ramon that were (1) originally designed and built for this use or (2) aren't owned by a hospital or a part of a cluster of office buildings (where additional parking may be available from the same property owner). There medical offices in buildings that were developed as commercial office buildings and there are buildings that have

been converted to medical offices (e.g., the old CSAA building in Market Place), but none of these address the question of how many parking spaces should be included when an outpatient medical office building is designed. This may be the first time in San Ramon history that a free-standing outpatient medical office building has been designed and built for that purpose.

The only example of a free-standing outpatient medical office building that I have found in the Tri-Valley area is the Kaiser Permanente Medical Clinic in Pleasanton. It is a suitable comparison because it was designed and built for this purpose, houses a broad range of medical services (excluding mental health, chemical dependency and physical therapy). There are several characteristics of this building that are noteworthy: (1) it is located in an area that is significantly separated from residential areas (by using major streets and green belts), (2) it is located on a flat area (which makes it less conspicuous), and (3) seems to have been designed and built in a way that visually complements the adjacent structures and minimizes the negative impact upon residents in the area, and (3) it is very near a freeway (thereby easing the burden on the city streets).

The Kaiser Medical Clinic Buildings consist of two buildings with two floors each. The combined square footage is 123, 247 square feet versus the 46,000 square feet single structure in the Trumark proposal. There are 1023 parking spaces surrounding the building, or 1 parking space per 120 square feet of building space.

For a project of the size of Trumark's to have the same ratio of parking spaces to square footage, it would require 383 spaces. They are urging the City of San Ramon to accept 230 spaces for their project. This is only about 60% of the standard set by the Kaiser Permanente Medical Clinic in Pleasanton. I hope that the City of San Ramon won't be persuaded to lower their standard (if anything, it should be increased!).

Traffic

I am very concerned about the impact that this building would have upon traffic on Alcosta Blvd. and the students at Iron Horse Middle School. Over the past several years, there have been a number of incidents near Iron Horse Middle School involving kids being struck by automobiles. I have driven by on several occasions when it has happened. It is hard to describe how heartbreaking it is to see it and to imagine how the parents feel. I have also seen a number of "near misses" including one which I was able to prevent this Spring by alerting the child just before he would have been struck by a passing vehicle.

A number of the drivers going to and from the medical building may be understandably distracted (with concerns about their health or trying to absorb or discuss the information provided by their medical caregivers) or impaired (by pain, mind-altering medication, or emotional reactions). This does not bode well for the students at Iron Horse Middle School who would be entering or exiting school around the time when a number of these drivers are driving on Alcosta Blvd. While it may

be arguable that this is already occurring with the Emergency Services entrance being the same road these people would use, it is doubtful that this is a situation that is going to be improved with a far greater number of drivers in a similar condition.

I do not think that any of the options described by San Ramon's Traffic Calming Program is going to keep this from happening (and many of them are already in place). Placement of the Middle School on a street that is as busy as Alcosta Blvd has proven to be hazardous. Increasing the traffic on Alcosta Blvd would be unconscionable!

The actual impact of the City Center project (when it is completed) upon traffic in the area is unknown, especially upon Bollinger Canyon Road. There have been a number of estimations and the City has been compelled to broaden this road to offset the anticipated impact. At present, there is not enough room on eastbound Bollinger Canyon Road to accommodate traffic that turns onto northbound Alcosta Blvd and there is insufficient space for creating a second left turn lane.

We are already betting on the accuracy of the estimations and the ability of recent and untested mitigation to absorb the City Center project traffic. It seems foolhardy to "double up" our bets (by adding the traffic load created by the proposed medical building), without assessing the actual ability of the Bollinger Canyon Road mitigation to absorb the City Center traffic once it is completed.

The addition of thousands of cars a day would cause backups on Bollinger Canyon Road as well as on Alcosta Blvd. Even if it were somehow manageable (and I think that the City has already "pulled all of its rabbits out of the hat"), the resulting congestion and noise would be unacceptable and would erode the quality of life in our neighborhood and in our community.

Impact on Vista San Ramon

With the anticipation that thousands of people per day will be coming into our vicinity, it is reasonable to assume that they will include a broad sampling of the general population, including people with criminal proclivities. For the latter, boredom, stress (health issues are a major cause), and opportunity are a very potent combination for bad behavior. The current plan calls for a parking lot be too close to houses in the neighborhood and to an undeveloped area that runs along the back of our development. The current proposal by Trumark is very naive and inadequate in terms of mitigating this risk.

There are a number of qualities that distinguish church traffic from medical office traffic. Most church traffic consists of people who attend regularly and often know one another. This provides a powerful synergy of influences that serve to minimize risk to persons and property located in the surrounding area.

In the case of a medical office building, many people may come once (e.g., for a consultation that

doesn't lead to treatment being provided there) or, if they are established patients, they may only come a few times a year. They may or may not live nearby or share a common set of values or principles that are consistent with respecting the rights and privacy of others (which is more likely with a church congregation). Because they are not there regularly, opportunities to do something criminal or disruptive are more tempting.

In the past year or two, our neighborhood has seen an increase in criminal activity. Many (but not all) of these incidents have been reported to the police (and are thereby verifiable). These crimes have included car break-ins, vandalism, and fights involving people who do not live here. Nearby, there was even an attempted car jacking this summer. We have also experienced an increase in suspicious behavior and are disturbingly aware that there are people "casing" the area for opportunities to commit crimes. I think we have been lucky so far.

I am also aware that criminal activity has increased in San Ramon, especially in areas where there has been new development. While it may be tempting to attribute it to "growing pains," I am very concerned about anything that would create the opportunity for things to further worsen in my neighborhood.

I have been to Neighborhood Watch meetings in which police officers strongly advise that we can prevent crime by reducing the opportunities for crime to take place. Placing an unlocked and unmonitored busy parking lot adjacent to our development is creating an opportunity for the incidence of criminal activity to worsen. Several years ago, there were a string of burglaries along the Interstate 680 corridor involving houses that backed up on open spaces. The thieves entered the properties through the open spaces and the homes through the sliding glass doors facing the back yards.

With tens of thousands of cars using the medical office building parking lot per month, it is a matter of time before someone with criminal proclivities realizes that robbing these homes would be easy and hauling away the purloined goods would be aided by the convenience of being able to inconspicuously park a vehicle nearby.

From a criminal perspective, this parking lot would have a lot of things going for it. Because it is unlocked, access is available anytime. Because it is elevated above the only main road, activities will be unseen by most police patrols. Because there is no provision for security (locking the lot or providing a full-time, dedicated security guard) there is little chance of being interrupted. With a single entrance and adjacent buildings (i.e., the Church and the medical office building) for cover, it is easy to post a sentry to provide warning (via cel phone) of anyone who is approaching. The abundance of varied terrain (on the property and adjacent open space) provides opportunity for concealment. There is over 1000 feet of fence line that will minimize the risk of being seen from below. The parking lot itself will probably have some vehicles parked overnight (most office buildings do) which would provide additional cover for staging criminal activity. I believe these qualities would make this parking lot uniquely "crime friendly."

In summary, the building is oversized and would look very out of place on the site chosen for it. The number of parking spaces required to support a medical office building of this size has been severely under-estimated by the developer. The impact of the daily influx of at least 280 staff vehicles and 2560 patient cars upon local traffic will have a unarguably significant but difficult to estimate impact upon the untested capacity of the same streets that will be supporting the yet-to-be built City Center. The dramatic increase in the number of people and cars in the area adjacent to Vista San Ramon, Iron Horse Middle School, and Central Park will probably have a very strong detrimental impact on the lives, health, and well being of the residents and students. The parking lot design is very "crime friendly" and leaves Vista San Ramon exposed to a significant increase in vulnerability to criminal activity.

Recommendations

Many of these concerns can be mitigated. The main problem with the proposal is that the medical office building is simply too big. The size of the building dictates the size of the parking lot and, in turn, determines the number of cars entering and exiting the property. Its size not only mars the visual beauty of San Ramon, but it precludes adequately addressing a number of issues that arise with a large structure in a location such as this. I strongly urge the adoption of the following to help mitigate the problematic aspects of this project.

Reduce the size of the building. Given the shape and location of the lot, the build-able area needs to be reduced to accommodate the needed parking lot wall and surrounding green belts (described below). The ratio of parking spaces to building square footage needs to be adjusted to reflect a more realistic appreciation of what medical office buildings actually require and prevent spillover onto other properties.

This would result in the size of the building being reduced significantly. This would allow for a structure to be built that fits into the lot and location better, allows for the preservation of the lifestyle that we enjoy in San Ramon, and provides some protection to the neighborhood (Iron Horse Middle School, Central Park, and Vista San Ramon) from the risks and hazards inherent in this project.

Build a wall around the parking lot. Where there are not buildings (i.e., the Church and medical office building), the parking lot should be fully surrounded by a tasteful looking wall (preferably one that is similar to the flagstone sound wall along Alcosta Blvd) that would be a minimum of 6 feet tall (from the parking lot side). The wall should be able to shield the neighborhood from the lighting that the parking lot will require (placement of the lighting and the height of the wall should be set to allow this to occur). The only openings would be at the entrance to the parking lot and joined to the Church and medical office buildings.

Lock the parking lot at night and week-ends. The parking lot should be kept locked at night and on week-ends. When the lot is used by the Church, it will be responsibible for unlocking and re-

locking the lot. A gate (that people cannot easily climb over) is to be used instead of a chain.

Surround the parking lot wall with Green Belts. There should be three "green belts" surrounding the parking lot wall from all sides, except where there is an existing building. They would be placed outside of the wall that encloses the parking lot. These green belts would consist of:

(1) A 50 foot wide "green belt" would begin at the south end of the existing Church structure and run the length of the parking lot that borders Vista San Ramon. This would provide a visual barrier as well as a sound dampening for the residents of our neighborhood. The existing utility easement could be included in this measurement as long as there is a minimum of 30 feet of plantings between the wall and the Vista San Ramon fence line.

(2) A 40 foot wide green belt would begin at the upper end of the property and run along the parking lot wall down the hill to connect with the aforementioned green belt. Ideally, this green belt would be on a berm that provides additional seclusion, sound and light containment, and supports run-off and drainage systems for that area. This would also discourage unwanted excursions into the remainder of the Vista San Ramon development.

(3) A15 foot wide green strip along the service road would also help mitigate the visual and lighting impact of the increased traffic up the hill.

Except for where prohibited by the utility easement, the green belt should consist of mostly evergreen shrubs and trees so that the structure itself could be hidden from view (similar to what is used throughout Bishop Ranch) year round. The plantings should include mature evergreen trees and shrubs -- not the small (mostly deciduous) plants listed in Trumark's proposal. The shrubbery should be tightly planted and selected for its evergreen and prickly qualities.

The green belts would help encapsulate the ambient lighting caused by the parking lot lights as well as the vehicles that enter and exit the property. It would also aid in the abatement of some of the sound associated with the parking lot and traffic.

Written and enforceable requirements. Written and enforceable requirements should be included in the permit to build and be transferred onto the subsequent owners and managers of the property. Residents of Vista San Ramon have a history of making agreements with developers and business owners that have later been neglected or reneged upon. Since they were not signed, they are clearly not enforceable.[1] Written requirements should include the following:

(1) In the most recent version of the Trumark plan I saw, the trash dumpsters were located

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[1] The road adjacent to this site was originally to be used as a service road only (which is why the neighborhood supported it). Without contacting us, the hospital now uses it as the entrance to the Emergency Department. Its use would increase with approval of this proposal.

on the end of the building furthest from the service road. This location would require Waste Management vehicles to enter the parking lot, drive across it and up the hill. This would maximize an adverse impact upon Vista San Ramon. This source of noise and litter can be mitigated by the building itself by placed the dumpsters on the sides of the building that face away from Vista San Ramon.

(2) The grounds and land-/hard-scape are to be kept maintained. This would include the maintenance of the parking lot walls and green belts as well as routine removal of litter. In the past, developers have agreed to install greenery only for them to die and not be replaced.[2]

(3) There should be a written provision requiring 1-2 meetings per year between the management of the building and Vista San Ramon HOA to deal with any issues that arise, such as parking lot security, litter, loitering, maintenance of the grounds, and negative impact upon Vista San Ramon residents (such as traffic, crime, and noise). A building management contact person is to be identified to the Vista San Ramon HOA.

(4) There should be a requirement included in the CC and R's (or similar document) that limit the office hours to between 9AM and 5PM on Mondays through Fridays. This would prevent congestion during the beginning of school hours and reduce the intrusion upon the lives of the residents of Vista San Ramon.

(5) There should be a requirement included in the CC and R's (or similar document) that specifically forbids the establishment of programs for chemical dependency and psychiatric treatment. The proximity of this building to a residential neighborhood makes it an inappropriate location for the treatment of people with impulse control problems. Having such programs there would have an strong negative impact on the market values of our homes and the qualities of our lives.

(6) There should be a requirement included in the CC and R's (or similar document) that specifically forbids the use of any equipment on the premises that contains radiological, radioactive, nuclear, or any other materials that has been shown to be hazardous to humans in the vicinity of its use. Given the availability of these services at the hospital, there should be no real impact on the owners of the building. This would, however, prevent the negative impact such activities would have on the values of our homes.

(7) There should be a person mutually agreed to by the Vista San Ramon HOA and the medical office building manager who would mediate any unresolved conflicts that may arise in the interpretation or implementation of these provisions, as well as clearly defined

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[2] The old Charlie Brown Restaurant is a good example of this. The trees planted by the developer (per his agreement with our neighborhood) died and were never replaced. A succession of new owners have not adhered nor felt compelled to honor this agreement.

consequences for non-compliance.

Clearly Trumark's proposal is based upon a view of optimizing the potential for profit by building as large a structure as possible while committing as little as possible to the protection of San Ramon and its residents. I have approached this letter with the intent of finding ways to protect the quality of life and vistas of San Ramon as well as Vista San Ramon and the children who attend Iron Horse Middle School and enjoy Central Park. I do not believe that development should be synonymous with placing people and their homes and property at risk. I hope that you find these considerations to be reasonable and to have merit.

Please do not hesitate to contact me if you have any questions or want any additional information about the material contained in this letter. As lengthy as this letter is, I have left a considerable amount of information out for the sake of brevity and conciseness.

Thank you in advance for making a thoughtful consideration of this letter and for anything you can do to mitigate the adverse impacts of this proposal.

Sincerely,

J. Roberts

CAMERON AND LAURA O'ROURKE
24 LYNNBROOK COURT SAN RAMON, CA 94582
TEL 925.244.0973 EMAIL cameron.orourke@mac.com

July 24, 2008

RECEIVED
JUL 28 2008
CITY OF SAN RAMON
PLANNING SERVICES

Mr. Lauren Barr
Senior Planner
City of San Ramon
2222 Camino Ramon
San Ramon, CA 94583

Subject: Trumark Medical Building, DP 08-300-001 and Church Expansion, DPA 07-310-007

Dear Mr. Barr:

We live in the Vista San Ramon (VSR) subdivision at 24 Lynnbrook Court, directly under the proposed Trumark Medical Building. We have lived at this address for over 12 years, and have been residents of San Ramon for 16 years.

The proposed Trumark Medical building and Church expansion will devastate our quality of life, and negatively impact our home value. The proposed 3 story structure will tower over our home and neighborhood, completely blotting out our view of the ridge-line.

Given the existing office vacancies in the city, we feel that this new development is unnecessary, poorly conceived, and not in keeping with any reasonable aesthetic guidelines.

When we moved here, we were told that there could eventually be a day-care center built on the site, or another low-impact project. But this 3-story monolith that will tower 45 feet high over the existing grading (which is already at least 16 feet above our foundation) is another matter entirely. In no other place in the city can I find precedent for such blatant disregard for the privacy, security and tranquility of an existing neighborhood:

- **We will have no privacy**: People working in these offices will be able to look down on our neighborhood, and right into our back yard where our children are playing. They will be able to peer right into our daughter's bedroom window.
- **The noise will be excessive**: We already have an idea of the noise the new parking lot will bring because we have to endure it every weekend when the church is operating. Except now it will be every day, all day, on a much larger scale. We currently hear the trash pickup once a week, and this will undoubtedly increase. Despite repeated warnings and calls to the police, the trash people always come too early, sometimes as early as 5:30am in the morning. We have had to deal with the kids being woken up early due to dropping dumpsters for years. And it will get worse.
- **The light pollution will be excessive**: There will certainly be a neon sign on the building just like all the other buildings in the area. The stairwells and parking garage access will be lit up 24x7. There will be additional lights in the parking lot -- in addition to the ones that are already there. We bought a telescope for Xmas a few years back and found that it was impossible to use in our backyard due to the parking lot lights that are already present.

As if all of this wasn't bad enough, while Trumark's profits on this development will be in the millions, we will likely lose $100K to $200K in property value.

Since moving here, we have already had to deal with the construction of multiple 6 story buildings across the street, and adjacent to Central Park. We have yet to see any of the promised improvements to city parks and recreation or a new city center. When is enough, enough? Or, do the concerns of developers always trump the concerns of the residents in San Ramon? Who is benefitting here?

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In addition to the above-listed personal concerns, we hereby request that the city consider the following issues affecting the surrounding neighborhood as a whole when reviewing this application.

Building and Parking

Our understanding is that the project consists of a 3 story structure (2 levels of office space built over a parking structure), built multistory to maximize the amount of office space on the site, and situated high on the property to maximize the view. Both of those decisions increase the project impact to our community. We request the project be scaled to minimize the impact to our neighborhood, and the building be situated to minimize the appearance of the building towering over our neighborhood. We also understand that the parking will not meet minimum city standards. We request that all city standards be followed in construction of this project.

Building Location

Per the General Plan 2020 map, it appears that zoning at all areas around the hospital would accept this structure. Relocating the structure, or reducing the height and distributing the structure would minimize the impact to our residents. We would request that the planning department take this into consideration when reviewing this project.

Road Traffic

The access road leading past the church to the hospital was originally intended to be a secondary access, and that primary access to the hospital was to occur over the road at the north side. We were told this was to be for emergency traffic only. This project will greatly increase traffic on this road. We request this issue be studied and mitigation alternatives be proposed to limit impact to our neighborhood.

Lighting from the project

We understand that the parking lot will be positioned in front of the office building, directly against the back fences of several of my neighbors. We are concerned with light from automotive traffic shining into our neighborhood, the impact of parking lot lighting, and office window lighting (especially during nighttime). We would prefer that the parking be oriented away from the neighborhood fence line. Due to the size of the proposed structure, it seems unlikely the building can be recessed to minimize light glare into our neighborhood. We would like to see the windows be oriented away from the neighborhood

Glare/Reflections

The proposed orientation of the building will produce glare into the neighborhood during the afternoon. We would prefer the façade be redesigned to break up any potential for glare toward our neighborhood. We request that the City require a reflection study be completed to ensure that reflections from the glass on the buildings do not impact the homes within VSR.

Noise

Our concerns regarding noise are for both immediate and long term considerations. We would request that any construction activities be limited to normal business hours (8 AM to 5 PM Mon-Fri). We request that vibration be mitigated to avoid affecting our neighborhood. Longterm concerns include, but are not limited, to building mechanical equipment, landscape maintenance, nightly cleaning, vehicle traffic from patients, delivery trucks, and garbage collection. We request operating hours be limited to normal business hours, landscape maintenance and garbage collection be performed during normal business hours, and cleaning be completed before 8 pm during normal business days (Mon-Fri). Other mitigation items we request be considered include soft-start equipment on any fan or compressor to minimize noise, locating the mechanical equipment on the ground directly behind the building, locating the emergency generator so the noise does not impact the neighborhood and locating garbage bins behind the building.

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Shadow

We would like to ensure the structure will not shade our development. We request a shadow study be performed to demonstrate shading does not occur.

Wind

Being familiar with the winds in San Ramon, we ask the city require a complete wind study. This study should focus on the primary afternoon hours between 3 PM and 10 PM to confirm this project will not further exacerbate the impact of the winds on our neighborhood and the surrounding area.

Building Orientation:

We request that the developer and the city investigate alternative building orientations that will reduce the visual impact on VSR.

Geotechnical Considerations

We are aware that the proposed office site slumped some years ago. We understand that mitigation steps were taken to prevent future ground movement. With the water reservoir located above the project site, we would request a full geotechnical study and presentation of abatement plans prior to any construction occurring on the hill side above the neighborhood.

Hazardous Materials

We understand that the proposed office building is for medical purposes. We request disclosure around any biological hazards or waste that could be stored within or on the property of the new building and disclosure of any expected hazardous materials that could be stored there.

Utility Systems

We are unsure as to where Utility services will be provided for the new building. We request that engineering studies verify that services provided for the project do not reduce the existing sanitary sewer, potable water, electrical, and gas services to Vista San Ramon.

Landscaping

The landscaping that has been shown to a few of the residents on the site plans is shown as mature landscaping whereas the notes indicate very small plant types. We request the initial size of the landscaping be increased to a minimum of 36" x 36" boxed trees to provide adequate shielding from our neighborhood. We also request that the continued care and maintenance of this landscaping be made a continuing requirement so as to not lose the shielding later in the life of the facility when it "impedes" the view.

We would also request that we be advised of future updates as this project moves forward.

For the past 12 years we have lived here in relative tranquility, and have enjoyed the view of the ridgeline with the active wildlife including deer and wild turkeys. It appears this is about to all change and we would ask that the city seriously consider the impact of this development on our neighborhood, our home and our quality of life when reviewing this project.

Sincerely yours,

Cameron and Laura O'Rourke

RECEIVED
JUL 23 2008
CITY OF SAN RAMON
PLANNING SERVICES

To: San Ramon Planning Department
From: Vista San Ramon HOA Board
Subject: Trumark development adjacent to our neighborhood

Date: 7/23/08

The Vista San Ramon HOA Board has been notified by residents in our neighborhood of a proposed office building under development by Trumark Companies that will significantly impact our community. Lacking any formal notification, we are submitting a list of general concerns we have based on information from residents that have been contacted directly by Trumark. The HOA is intent on ensuring any proposed development does not negatively impact our community through either reduced home valuation or disruption to our quality of life. We request the planning department keep us informed through our property manager of developments around this project, and that a schedule of the San Ramon Planning Department process be provided to ensure our participation. Our property manager contact information is as follows:

Homeowner Association Services, Inc.
c/o Brian Ritter
3160 Crow Canyon Place, Suite 150
San Ramon, CA 94583

Our concerns follow, in no specific order:

Size of the office building

Our understanding is that the project consists of a 3 story structure (2 levels of office space built over a parking structure), built multistory to maximize the amount of office space on the site, and situated high on the property to maximize the view. Both of those decisions increase the project impact on our community. We request the project be scaled to minimize the impact to our neighborhood, and the building be situated to minimize the appearance of the building towering over our neighborhood. We also understand that the parking will not meet minimum city standards. We request that all city standards be followed in construction of this project.

Location of the office building

Per the General Plan 2020 map, it appears that zoning at all areas around the hospital would accept this structure. Relocating the structure, or reducing the height and distributing the structure would minimize the impact to our residents. We request that the planning department take this into consideration when reviewing this project.

Road traffic

We believe that the access road leading past the church to the hospital was originally intended to be a secondary access, and that primary access to the hospital was to occur over the road at the north side. We understood that limited traffic would be experienced on the road. This project is believed to greatly increase traffic flow. We request this issue be studied and mitigation alternatives be proposed to limit impact to our neighborhood.

Lighting from the project

We understand that the parking lot will be positioned in front of the office building, directly against the back fences of several of our residents. We are concerned with light from automotive traffic, parking lot lighting, and office window light (especially during nighttime cleaning). We recommend that parking be oriented away from the neighborhood fence line. Due to the size of the proposed structure, it seems unlikely the building can be recessed to minimize light glare into our neighborhood. We request that the windows be oriented away from the neighborhood

Glare/Reflections

The proposed orientation of the building appears to provide glare into the neighborhood during the afternoon. Again, we request all windows be oriented away from the neighborhood. We request that the city require a reflection study be completed to ensure that reflections from the glass on the buildings not impact the homes within VSR.

Noise

Our concerns regarding noise are for both immediate and long term considerations. We would request that any construction activities be limited to normal business hours (8am to 5pm Mon-Fri). We request that vibration be mitigated to avoid affecting our neighborhood. Long term concerns include but are not limited to building mechanical equipment, landscape maintenance, nightly cleaning, vehicle traffic from tenants, and garbage collection. We request operating hours be limited to normal business hours, landscape maintenance and garbage collection be performed during normal business hours, and cleaning be completed before 8 pm during normal business days (Mon-Fri). Other mitigation items we request be considered include soft start equipment on any fan or compressor to minimize noise, locating garbage bins behind the building, etc.

Shadow

We would like to ensure the structure will not shade our development. We request a shading study be performed to demonstrate shading does not occur.

Building Orientation:

We request that the developer and the city investigate alternative building orientations that will reduce the visual impact on VSR.

Geotechnical considerations

We're aware that the proposed office site slumped some years ago. We understand that mitigation steps were taken to prevent future ground movement. With the water reservoir located above the project site, we request a full geotechnical study and presentation of abatement plans prior to any construction occurring on the hill side above the neighborhood.

Hazardous Materials

We understand that the proposed office building is for medical purposes. We request disclosure around any biological hazards or waste that could be stored within or on the property of the new building and disclosure of any expected hazardous materials that could be stored there.

Utility Systems

We are unsure as to where the services will be provided for the new building. We request that engineering studies verify that services provided for the project do not reduce the existing sanitary sewer, potable water, electrical, and gas services to Vista San Ramon.

Landscaping

The landscaping that has been shown to a few of the residents on the site plans is shown as mature landscaping whereas the notes indicate very small plant types. We request the initial size of the landscaping be increased to a minimum of 36" x 36" boxed trees to provide adequate shielding from our neighborhood. We also request that the continued care and maintenance of this landscaping be made a continuing requirement so as to not lose the shielding later in the life of the facility when it "impedes" the view.

Dear Laren Barr,

I am writing this letter to let you know our concerns regarding the Trumark Medical building planned to be built near Vista San Ramon. We are VSR residents and our house directly faces the site where the medical building is proposed to be built. We are deeply concerned that the building will be an eyesore and lower our property value. Some of the concerns we have are:

!. The proposed landscape is immature and will not provide adequate privacy for homeowners. We would like more mature landscape put in to screen the view from our house. We would like to see 36" boxed redwood trees planted in front of the building.

2. We are also concerned with the look of the wall put in to separate properties. We would like a ten foot high wall with Bouquet Canyon Rock. The Bouquet Canyon Rock should face VSR residents.

3. The height of the building is also a concern. We would like the building to be at least twenty feet lower than the top grade drawn out in the plans. The building will be easily seen from our house and we would like it to be as low as possible. Also, the parking lot should be built at a lower elevation. We would prefer not to see the lights from the parking lot at night.

4. We would also like the mechanical equipment not to be located on the roof. We would prefer the mechanical equipment be relocated to grade level and behind the building.

We feel it is important Trumark hear our concerns and work with VSR residents to create a proposed building everyone will be happy with.

Sincerely,

RECEIVED
JUL 16 2008
CITY OF SAN RAMON
PLANNING SERVICES

Nicole and Glen Denny
195 Woodview Terrace Drive
San Ramon, Ca.
94582

Ralph and Lisa Gradney
190 Woodview Terrace Dr.
San Ramon, CA 94582

July 17, 2008

Lauren Barr, Senior Planner
City of San Ramon
2226 Camino Ramon
San Ramon, CA 94583

Re: Trumark Medical Building, DP 08-300-001 and
Church Expansion, DPA 07-310-007

Dear Mr. Barr,

This letter is to address concerns that we have regarding the proposed Trumark Medical Building and Church Expansion. Our home will be directly impacted by this project. The lot on which the building will be built is right behind our house. We are very much concerned about the noise, infringement of privacy and size of this building. The sheer size of this building does not fit into the landscape of the lot in which it is to be built.

- **Building Exterior:** We understand the medical building will face westerly and the prominent glass front will reflect the sun directly into the neighborhood during the nearly 300 sunny days in San Ramon.
- **Landscape:** We propose that Trumark plant mature evergreen trees and shrubs to provide immediate screening and to soften our view of the building. We suggest the city require a minimum of 36" boxed redwood trees to be planted. This will absorb some of the reflective nature of the large glass front.
- **Hardscape:** We recommend the City require a permanent minimum ten-foot high masonry wall with Bouquet Canyon Rock (or equivalent). The Bouquet Canyon Rock facing to be visible to the VSR residents. This wall is identical to that facing Alcosta Blvd. at the entrance of VSR. The wall should be constructed along the entire property line of the impacted homes.
- **Traffic:** We are concerned about the amount of traffic a building of this size and this many offices will cause. The amount of cars coming

and going. The added traffic negatively impacts VSR residents visually and there will be increased noise and air pollution. During the dusk and evening hours car/truck sounds and lights from headlights will penetrate windows of VSR homes. The widening of the access road encroaches more on the neighborhood. Also, there will be increased traffic on Alcosta Blvd. which will impact the school, park and VSR homes adjacent to Alcosta Blvd.

- **Mechanical Equipment:** We feel the AC units are too prominent and noisy on the roof and recommend it be relocated to grade level.
- **Height/Elevation:** The building needs to be at least twenty feet lower than the top grade shows on the plans. The proposed building will otherwise be towering over the neighborhood.
- **Parking lot:** We suggest the parking lot be at a significantly lower elevation. The lights associated with security and traffic immediately impacts the VSR homes.

We appreciate the City addressing these and other concerns and embedding all issues of concern in the permit and condition to occupy.

Sincerely,

Ralph and Lisa Gradney

From: Daryl and Cathy Grijalva
28 Lynnbrook Ct.
San Ramon, CA 92582

To: Laren Barr
Senior Planner
City of San Ramon
2222 Camino Ramon
San Ramon, CA 94583

July 16, 2008

Re: **Trumark Medical Building and Church Building Expansion**

Dear Mr. Barr:

You've asked for input from the Vista San Ramon Homeowners affected by the Trumark medical building and church expansion. We live at 28 Lynnbrook Ct. and are most affected directly by the church expansion but have concerns about both projects. When we moved here we appreciated the open feeling of the neighborhood and back yard. We moved from a starter house with zero lot lines and relished that we didn't have other buildings encroaching on our home. Since moving here Bishop Ranch 15 was completed and Iron Horse Middle School was built. We experience more noise and traffic due to these two buildings and remember how much their construction phases affected us in terms of dirt and noise.

Trumark Medical Building concerns:

- Noise from:
  - Actual construction (bulldozers, hammering, etc.)
  - Radios blaring from construction workers
  - Increased traffic noise
  - Future landscaping "blow and go" gardening
  - Car noise (engines, car doors slamming, radios, teenagers using lot for enjoyment after hours, screeching tires, etc.) from parking lot
  - Cell phone conversations
  - Air Conditioning and other HVAC noise at all hours
  - Night time deliveries
  - Trash pickup
  - Possible distressed bird broadcast to discourage birds from landing on the building
- Dirt sifting from construction, papers blown into yard from materials
- Animals (moles, ground squirrels, mice, rats) being displaced by construction coming into our yard for refuge
- Possible infectious materials in trash (could be carried to houses below by animals, etc.)

- Neighbor's (24 Lynnbrook Ct.) privet tree shields us from much of the Trumark building. If the tree were to become diseased or cut down we would be in direct view of the building from our master bedroom windows.
- Additional Lighting:
    - Car lights from parking lot
    - Parking lot lights
    - Building lights on all night
    - Reflected light from building windows

Church Building expansion concerns:

- Our current North/West view (1st and 2nd floors) is destroyed by new 2 story Church building (general feeling of being penned in and building is really 3 stories high, according to the Church plans)
- Direct view <u>into</u> our master bath and master bedroom from new Church facility
- Noise from:
    - Education Center (aka day care)
    - Actual construction (bulldozers, hammering, etc.)
    - Radios blaring from construction workers
    - Increased traffic noise
    - Future landscaping "blow and go" gardening
    - Car noise (engines, car doors slamming, radios) from parking lot
    - Cell phone conversations
    - Air Conditioning and other HVAC noise at all hours
    - Trash pickup
    - Rental of facility to other groups at all times with the associated noise
- Dirt sifting from construction, papers blown into yard from materials dust (we are downwind from the current empty lot)
- Animals (moles, ground squirrels, mice, rats) being displaced by construction coming into our yard for refuge
- Additional Lighting:
    - Car lights from parking lot
    - Parking lot lights
    - Building lights on all night
    - Reflected light from building windows
    - Nighttime security lights coming through our windows
- Fear that since we are looking at the back of the facility we will get to see the storage of unsightly items. We looked at a broken down red tractor for a few years that was also visible from the court.
- What happens to existing facility?

The concern of both building plans is the decline of our property value, with the biggest hit from the new Church facility expansion. We don't feel that the current Church membership warrants this new facility. Other plans could be proposed to accommodate all parties affected.

We would be happy to meet with you in person, or over the phone, to give you further details of our concerns, if this is not clear.

Sincerely,

Daryl and Cathy Grijalva
28 Lynnbrook Ct.
San Ramon, CA 94582
(925) 355-0669
cgrijalva@comcast.net
dsgrijalva@comcast.net

July 14, 2008

Lauren Barr
Senior Planner
City of San Ramon
2222 Camino Ramon
San Ramon, CA 94583

RECEIVED
JUL 15 2008
CITY OF SAN RAMON
PLANNING SERVICES

Re: Trumark Medical Building and Church Expansion

Dear Ms. Barr,

The purpose of this letter is to express our concerns over the pending Trumark Medical Building plans and how it will impact us as new arrivals to Vista San Ramon in July 2006 from our old neighborhood of 21 years in south San Ramon.

We were drawn to Vista San Ramon and its well-maintained peaceful environment affording us easier access to the freeway, etc. In just two short years we have realized the expansion of Bollinger Canyon, drastically impacting traffic and the time it takes to move about the interior streets of the city, not to mention the impending plans for a new downtown San Ramon; and now this plan for an imposing medical office building to bring yet more cars, congestion, etc.

We understand this project to be a train moving forward and there is little that we can do at this point to curtail it. We would, however, like to plead for some consideration of the following recommendations:

- The City require minimum 36" boxed redwood trees be planted in front of the building to soften the landscape and could absorb some of the reflective nature of the proposed large glass front.
- The City require a permanent minimum 10 foot high architectural wall equal to the existing wall that borders the subdivision along Alcosta Boulevard; to be constructed along the entire property line with the impacted homes.
- Lower the building at least 20 feet by cutting and exporting additional soil.
- Also suggest the parking lot be significantly lowered to alleviate some of the impact of lights associated with security and traffic immediately impacting the Vista San Ramon homes.

We understand that the building project is all in the name of progress. However, our hope is that in doing so you do not discard the concerns and considerations of those of us it will impact the most on a daily basis.

Thank you for your time and consideration.

Marya Cambra

Joe and Marya Cambra
187 Woodview Terrace Drive
San Ramon, CA 94582
327-0399

David and Debbie Bluestein
191 Woodview Terrace Drive
San Ramon, CA 94582

22 June 2008

Mr. Loren Barr
Senior Planner
City of San Ramon
2222 Camino Ramon
San Ramon, CA 94583

RECEIVED
JUN 25 2008
CITY OF SAN RAMON
PLANNING SERVICES

Subject: Trumark Medical Building, DP 08-300-001 and Church Expansion, DPA 07-310-007

Dear Mr. Barr

Our home in the Vista San Ramon (VSR) subdivision is directly across from the proposed Trumark Medical Building development. There are several concerns we and our VSR neighbors face with the proposed size (48,000 sqft), scale and architectural features, they are:

- **Building Exterior:** We understand the medical building will face westerly and the prominent glass front will reflect the sun directly into the neighborhood during the nearly 300 sunny days in San Ramon
- **Landscape:** The proposed site features have very immature landscape and we feel the proposed plan by Trumark is in adequate to provide immediate screening to soften the view from VSR. We suggest the City require minimum 36" boxed redwood trees be planted in the front of the building. This will also absorb some of the reflective nature of the large glass front.
- **Hardscape:** We recommend the City require a permanent minimum ten foot high architectural wall with Bouquet Canyon Rock (or equal). Bouquet Canyon Rock facing to be visable to VSR residents. This wall is identical to that facing Alcosta Blvd at the entrance of VSR. The wall should be constructed along the entire property line with the impacted homes. The

walls which were built in San Ramon and throughout Danville came from Printex and found at
http://printexprecastconcrete.com/detail.cfm?portfolioid=15

- **Traffic:** There are a minimum of 45 offices proposed. Physicians more than double book patients from 8am to 5pm in 15 minutes increments.
  - 8 hours each day=4 (15 minute increments each hour)=32 patients per doctor a day
  - 8 patients an hour (based upon double booking)
  - 45 Dr. offices
  - 64 patients a day per doctor * 45 doctors= 2880 patient car trips up and down the hill a day
  - This assumes each office only has one doctor which is not the norm as evidenced by the current medical buildings at Norris Canyon adjacent to hospital
  - The actual number of cars could easily be double or triple the 2880 trips
  - The added traffic negatively impacts VSR resident visually (seeing constant traffic flow) and increased noise and air pollution. During the dusk and evening hours car/truck sounds and lights (by headlights penetrating windows in the VSR homes).
  - The widening of the access road encroaches more on the neighborhood
- **Traffic**: On Alcosta (the main road to access the medical building) will impact the school, park and VSR homes adjacent to Alcosata Blvd.
- **Mechanical equipment**: Is too prominent on the roof (increases visual impact) and recommend it be relocated to grade level as many offices do
- **Height/Elevation:** The building needs to be at least twenty feet lower than the top grade envisioned in the plans. This can be easily accommodated by additional cut and exporting of soil
- **Parking lot:** Suggest the parking lot be at a significantly lower elevation. The lights associated with security and traffic immediately impacts the VSR homes.

We appreciate the City addressing these and other concerns and embedding all issues of concern in the permit and condition to occupy.

Respectfully,

David & Debbie Bluestein

RECEIVED
FEB 17 2009
CITY OF SAN RAMON
PLANNING SERVICES

Tib Csabai
194 Woodview Terrace Drive
San Ramon, CA 94582

Lauren Barr, Senior Planner
City of San Ramon
2222 Camino Ramon
San Ramon, CA 94583

LATE COMMUNICATION # 1
AGENDA # 9.1 P.C. MTG 2/17/09

17 February 2009

Dear Mr. Barr,

I have received the Planning Commission hearing notice regarding the Trumark Medical Office Building (TMOB) on 17 February 2009, and I hereby submit the following comments regarding that.

My wife and I are homeowner whose property is adjacent to the proposed TMOB, and our property will be directly affected by this. We object to this development as it is currently envisioned, as we believe it is out of character with this neighborhood, it will have an adverse effect on our home's value, and it will negatively impact our continued use of this property.

We are not against development of this property. Our firm belief is that every property owner should have the right to fully use and enjoy their property within the allowed zoning. However, we also believe that usage by one owner should not negatively impact existing usage by others in the area. If it does, the adversely affected property owners certainly have the right, indeed the obligation, to ask for redress, hopefully through discussion with the property owners in question, or the municipal planners, etc.

Given the above, we are writing to you as we are concerned about the negative impact the TMOB, as proposed, will have on our adjoining property, highlighted by the following issues.

Firstly, the exterior design is out of character with the neighborhood. This is a residential community, and a building with significant glass siding does not fit well. It makes one feel as though we are in a business neighborhood and there is a "hood" at the base of the hill.

Secondly, given its size and appearance, it will degrade the value of our home. I contacted five realtors in the area and one outside, and the five locals were unanimous in the opinion there would be "price degradation " for about 3-5 years due to the TMOB, aside from the prevailing economy. After that, who knows!

Thirdly, the traffic, the parking area lights, the garbage pickup noise in the morning, etc. are not conducive to the image of a pleasant, bucolic neighborhood near San Ramon's major park.

Criticism without alternative suggestions is not worth much. Therefore we offer some thoughts for improving this land use proposal.

Firstly, to blend better with the neighborhood, make the building less like an office building and more like a home, perhaps Bill Gates' summer home could be a guide. Less reflective glass on the south side

and a lower silhouette would be helpful. A lot more brick in the facing should be used. Surely, no home in San Ramon is packed with reflective glass like this building is designed for.

Secondly, mature landscaping should be used to block the building or at least soften its impact on the hillside. Lighting in the parking area should be at the lowest level, for example bollard lights would be ideal for visual appeal. Since the building is intended for daytime use, it would seem the low lights would be adequate. Further, the CC&R should include when the parking lights are to be turned off in the evening.

Thirdly, it needs to have more underground parking so pollutants and traffic from the building have less direct impact on us. Trash pickup needs to be coordinated so it doesn't wake up the neighborhood at five in the morning, perhaps another item for the CC&R.

Again, we emphasize that we are not opposed to development on the property. But, the new development must recognize the right of the existing property owners to continued enjoyment of their properties.

Respectfully,

Tib Csabai

Tib Csabai

LATE COMMUNICATION # 1
AGENDA # 9.1 P.C. MTG 2/17/09

cc: Vista San Ramon Homeowners Association – Board of Directors

MINUTES OF THE
PLANNING COMMISSION REGULAR MEETING

APRIL 7, 2009

A regular meeting of the Planning Commission, City of San Ramon was called to order by Chair Patrino at 7:00 p.m., Tuesday, April 7, 2009 in the Council Chambers 2222 Camino Ramon, San Ramon.

ROLL CALL

Present: **Comms. Kerger, Viers, Sachs, O'Loane, Chair Patrino**

Absent: **None**

Staff: **Phil Wong, Planning Director; Debbie Chamberlain, Planning Services Manager; Alicia Poon, Staff Attorney; Cindy Yee, Associate Planner; Luisa Willnecker; Recording Secretary**

Audience: 53

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENTS OR WRITTEN COMMUNICATION

5. ADDITIONS AND REVISIONS

-None-

6. CONSENT CALENDAR

6.1 Minutes from the March 3, 2009 meeting approved with no modifications.

7. CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING

-None-

8. CONTINUED ITEMS – OPEN PUBLIC HEARING

8.1 Trumark Medical Office: Development Plan (DP 08-300-018); Land Use Permit (LUP 08-500-049); Initial Study (IS 08-250-008); Minor Subdivision (MS 08-910-001); Land Use Permit (LUP 08-500-018). Project Planner: Lauren Barr, Senior Planner.

8.2 Church of the Nazarene Expansion: Development Plan Application (DPA 08-310-004; Architectural Review (AR 08-200-039); Land Use Permit (LUP 08-500-044). Project Planner: Lauren Barr, Senior Planner.

Senior Planner Lauren Barr gave a summary that the applicant is requesting approval to construct an approximately 46,000 square foot, 35 feet in height medical office building as well as a 37,000 square church expansion. Both projects include parking lots and site improvements. Mr. Barr stated that on February 17, 2009, the Planning Commission conducted a public hearing on both the Trumark Medical Office Building and the Church expansion. Mr. Barr also stated there was general concern on the part of the Planning Commission and speakers that the potential views from the neighborhood, landscape screening, walls and other designs feature were not adequately shown. Residents and representatives from the Vista San Ramon Homeowners Association (HOA) expressed their concerns about the potential for the project and proposed tree plantings to negatively impact the v-ditch that runs adjacent to the residential neighborhood. Additional comments related to the scale of the building being too large and more mature landscaping should be used; lighting be reduced to minimize impacts on the neighbors, security lighting behind the church; noise concerns associated with deliveries and maintenance activities; parking for the project spilling into the residential neighborhood and the potential loss of property value were also expressed.

Jessica Roseman – Project Manager for Trumark Commercial gave a brief PowerPoint presentation. Ms. Roseman stated that there were concerns from the Vista San Ramon homeowners that the v-ditch would be impacted by the landscaping screening. Ms. Roseman further stated that Trumark Commercial has modified their drainage plan to connect to the existing system on Hospital Road. Ms. Roseman added that additional trees have been added to minimize the impact of the building and that they have increased the size of the box trees from 24-inch to 36-inch. Ms. Roseman further added that traffic and parking studies were prepared and there are no significant impacts. Ms. Roseman also added that security and privacy was a concern with the homeowners of Vista San Ramon, and that a 6-8 foot pre-cast wall along the residential property line would be installed. Ms. Roseman further added that another concern was also the parking lot lighting and that Trumark Commercial has designed the parking lot lighting plan to minimize the impacts to Vista San Ramon.

Comm. Sachs stated if the overflow parking could be accommodated at the hospital. Ms. Roseman replied that Trumark Commercial does not see this as a concern. Comm. Sachs asked if this would necessitate a shared parking agreement with the hospital for Trumark Commercial to build a walkway adjacent to the parking lot.

Ms. Roseman replied that she anticipates the lower lot being used by the church. Comm. Sachs further asked how many parking spaces are designated for the underground parking facilities. Ms. Roseman replied thirty. Comm. Sachs also asked Ms. Roseman if she felt that the lower parking lot would be utilized by medical office employees. Ms. Roseman replied that the parking garage would be used for employees.

Chair Patrino clarified that the parking lot is not an underground parking lot but a first floor parking lot. Ms. Roseman replied yes.

David Smith – Architect for Church of the Nazarene – Mr. Smith gave a PowerPoint presentation and added that the church will seat about 350 people. The church building will be a 2-story building at 37,000 square feet for a total of approximately 41,000 square feet at total project build-out. Mr. Smith added that phase one of the project is the sanctuary and lower classrooms and is approximately 23,000 square feet. Phase two of the project will result in the construction of an additional two-story, approximately 14,000 square foot multi-purpose room above additional classroom on the southwest corner of the phase one building.

Comm. Sachs asked Mr. Smith if the church had any planned uses for a daycare or daytime activities during the weekdays. Mr. Hull project manager for the Church of the Nazarene replied that some daytime activities would occur and that there would be no daycare.

Comm. Kerger asked about other denominations using the facility as a daycare center. Mr. Hull replied that there are four denominations and they would not be using their facility as a daycare center.

Chair Patrino opened the public hearing.

Daryl Grijalva – San Ramon stated that he is not in favor of the project. Mr. Grijalva added that having a project of this size would have an impact on the community.

Tib Csabai – San Ramon stated that he feels that the project is out of character with the neighborhood and that the overall size of the building would block the ridgeline and decline property values.

David Bluestein – San Ramon stated that he is against the project. Mr. Bluestein added that he feels the project is too large for the community and would have significant impact. Mr. Bluestein further added that he is also concerned about the aesthetics, air quality, geology and soil. Mr. Bluestein also added that the project would increase the traffic on Alcosta Blvd.

Comm. Kerger asked Mr. Bluestein if he was a member of the Homeowners Association Board. Mr. Bluestein replied no.

Glen Denny – San Ramon stated that he is against the project and feels it is overdeveloped project and not consistent with the surrounding neighborhood.

Lisa Gradney – San Ramon stated that she is against the project and feels the project will significantly affect the home values. Ms. Gradney added that the project is too large and obtrusive.

Joe Cambra – San Ramon stated he is not in favor of the project. Mr. Cambra added that he feels that the hospital would be impacted by construction of the medical building. Mr. Cambra further added that the building is too large for the surrounding neighborhood.

Marya Cambra – San Ramon stated she is not in favor of the project.

Cathy Grijalva – San Ramon stated her concerns that their property value would decline. Ms. Grijalva added with the church expansion it would increase church activities, which will increase the noise level.

Randy Mull – San Ramon stated that he is against the project and feels it will decline the value of their property. Mr. Mull added that the project would definitely have a visual impact and feels that the project is out of character.

Comm. Kerger asked Mr. Mull if he had received a notice in the mail noticing the Planning Commission meeting. Mr. Mull replied yes, that he had received two notices. Comm. Kerger further asked if Mr. Mull was a member of the Homeowners Association Board. Mr. Mull replied yes.

Irene Gullapalli- San Ramon stated that she is a member of the church and is in favor of the project.

David Steinhart - San Ramon stated that he has been the pastor at Christ Community Church for twelve years and is favor of the project.

Fred and Angela Mooney – San Ramon did not wish to speak. Chair Patrino read the speaker card into the record stating that they are members of the church and they are in favor of the proposed development.

Robert Wheeler – San Ramon did not wish to speak. Chair Patrino read his speaker card into the record stating that he is in favor of the project and believes it will be asset to the community.

Lynn Wheeler – San Ramon stated that she in favor of the project and feels it would be an assist to the community.

Jiwon Ha – San Ramon stated that he is in favor of the project and would be an assist to the community.

Gary Wallace – San Ramon stated that he is against the project. Mr. Wallace added that the project is too large for the community.

Gregg Brown – San Ramon stated that he is against the project and feels it is too large for the community.

Don Kowalski – San Ramon stated that he is against the project and feels that does not fit the community. Mr. Kowalski added his concerns about the traffic impact on Alcosta Blvd. Mr. Kowalski further asked if the medical building would be used strictly for medical office or would it include a surgical center. Mr. Kowalski also added that having a medical building would impact the hospital.

Comm. Sachs asked Mr. Kowalski if he felt that the medical office building could attract new practices and clinics and potentially with an agreement use the surgical center at the hospital. Mr. Kowalski replied that currently there are 15 surgical center within the city, which have satellite operations if we continue to allow surgery centers, and other diagnostics services the hospital will lose revenue.

Comm. Sachs asked if the applicant would need a use permit to perform surgical services. Mr. Barr replied that the applicant could potentially move forward with any of the services identified under the medical office/clinic designation, which would include out patient surgery, urgent care as well as dental and chiropractic care. Mr. Kowalski further added that the medical building would be competing with the hospital.

Jessica Roseman stated that Trumark Commercial would not have a surgical center. Ms. Roseman added that Trumark Commercial will not be competing with the hospital and that they have spoken to Mr. Gary Sloan CEO of San Ramon Regional Medical Center and that Trumark Commercial would bring in additional doctors.

Vice Chair O'Loane asked Ms. Roseman if Trumark Commercial had built other medical centers. Ms. Roseman replied that one was approved in Pleasanton, Santa Rita Medical Center but Trumark Commercial did not build it. Vice Chair O'Loane added that he feels having a medical office building in the community does not mean it will compete with the surrounding hospitals.

Gary Sloan – CEO San Ramon Regional Medical Center stated that he feels that having medical office building which provides surgical services in communities does have a negative impact on hospitals. Mr. Sloan added that he has had meetings with Trumark Commercial and they will not have surgical center. Vice Chair O'Loane asked Mr. Sloan for clarification that the proposed medical building would not have a negative impact against the hospital. Mr. Sloan replied correct.

Chair Patrino closed the public hearing.

Planning Manager Debbie Chamberlain suggested to the Planning Commission that they continue the meeting to date certain or to a date to be noticed later to further discuss the project. Ms. Chamberlain added that the concerns voiced by the public were aesthetics issues, views from building from the neighborhood, phase two views of church from Lynbrook Court, CEQA concerns, property values, traffic concerns, and noise concerns, geotechnical concerns and, lost open space.

Chair Patrino stated that tonight's meeting a number of new concerns were raised and that the Planning Commission will not be making a decision. The public hearing would be closed but continued.

Comm. Kerger stated that she has concerns about the potential geotechnical hazards. Comm. Kerger added that the project could be seen from Memorial Park and was concerned about the loss of open space. Comm. Kerger added that she would like to see a simulation of the Presbyterian Church in Dougherty Valley on the property compared to the Church of the Nazarene. Comm. Kerger further added that she has concerns about the project, CEQA, and geotechnical issues.

Comm. Sachs stated that he feels that the homes will be impacted by the height of the medical building and that it needs to be lowered. Comm. Sachs asked for the height of the parking garage. Mr. Barr replied ten feet. Comm. Sachs further stated that phase two of the church could be consolidated into the phase one of the project.

Comm. Viers stated that the whole project is too ambitious. Comm. Viers further stated that he does not support the underground parking and feels that the building needs to be lowered by nine feet and reconfigure the parking lot. Comm. Viers also stated that he does not support phase two of the church design and feels that the old section of the church could be renovated and not build phase two.

Vice Chair O'Loane stated that he agrees with Comm. Kerger on the geotechnical issues. Vice Chair O'Loane further stated that he would like to see a comparison with Church on the Hill.

Chair Patrino stated that the height of the medical building needs to be lowered and to eliminate the parking garage. Chair Patrino added that views from the neighborhood are impacted and that he feels the project does not fit in the community. Chair Patrino further added that the landscaping plan shows the maturing of trees in 10-15 years which will not screen views from neighbors until that time. Chair Patrino further added that he would like to see phase two return as a separate application and the massing of the church be reduced.

Chair Patrino added that the applicant needs to review the Planning Commission concerns with the planning staff and the public hearing will be continued to a date uncertain.

9. PUBLIC HEARING – NEW ITEMS

9.1 Medical Office/Clinic Use and Shared Parking 2300 Camino Ramon (LUP 08-500-040, LUP 08-500-041 and IS 08-250-006). Staff Report by: Lauren Barr; Senior Planner.

Senior Planner Lauren Barr gave a brief summary of the proposal to convert the building at 2300 Camino Ramon to a medical office/clinic use and the related approval of a shared parking agreement with the remaining Norris Tech Center properties to address the potential additional parking demand. Mr. Barr added that on March 10, 2009 the City Council approved a General Plan Amendment and Rezone of the property from Manufacturing and Warehousing to Administrative Office.

The approval of the use permit for medical office/clinic use will provide the applicant additional flexibility to pursue medical office tenants through the leasing process. A parking analysis was completed and the impacts related did not change any level of service surrounding the property.

Comm. Viers asked Mr. Barr who would be responsible to improve the median island. Mr. Barr replied that either the applicant or the City would do the work with the applicant paying for the cost.

Comm. Sachs asked about the number of peak trips and would that effect the level of service. Mr. Barr replied that no level of service has been changed.

Chair Patrino opened the public hearing. Having no speaker cards Chair Patrino closed the public hearing.

Jonathan Winslow – Applicant stated that is very eager to move forward with the project and feels it would be an asset to the community.

It was moved by Commissioner Viers and seconded by Commissioner O'Loane that the Planning Commission, having considered Initial Study/Negative Declaration and the proposed land use permit applications and project findings accordingly, adopts Resolution 03-09 readopting Initial Study/Negative Declaration IS 08-250-006 and approving LUP 08-500-041 for medical office use and shared parking for 2300 Camino Ramon, subject to the recommended conditions of approval.

AYES:	Comms; Viers, O'Loane, Kerger, Sachs, Chair Patrino
NOES:	None
ABSTAIN:	None
ABSENT:	None

10. NON-PUBLIC HEARING ACTION ITEMS

-None-

STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST ITEMS/STAFF REPORTS.

ADJOURNMENT

There being no further discussion, Chair Patrino adjourned the meeting at 9:30 p.m.

Respectively Submitted, Luisa Willnecker

Facilities Development
2430 Camino Ramon, Suite 240, San Ramon, CA 94583
(925) 552-5986 • FAX (925) 328-0560

SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT • Steven Enoch, Superintendent
699 Old Orchard Drive, Danville, California 94526 • (925) 552-5500 • FAX (925) 838-3147

LATE COMMUNICATION # 1
AGENDA #8.1 P.C. MTG 4/7/8

April 1, 2009

Lauren Barr
Senior Planner
City Of San Ramon
Planning Services Department
2226 Camino Ramon
San Ramon, CA 94583

RE: Trumark Medical Office Building, DPA 08-300-018 Assessor's Parcel # 213-750-006 & 213-750-007 and Nazarene Church Expansion, DP08-310-04 & AR 08-200-039

Thank you for allowing the District the opportunity to comment on the above-mentioned project.

The **commercial** project located at 12700 Alcosta Blvd., Trumark Medical Office Building, will be subject to a commercial rate developer fee of $0.47 per square foot because it is a commercial project.

The **Church of the Nazarene** expansion project is exempt from developer fees.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Cheryl Harton
Facilities Planning Analyst

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APR 3 - 2009
CITY OF SAN RAMON
PLANNING SERVICES

LATE COMMUNICATION # 2
AGENDA # 8.2 P.C. MTG 4-7-09

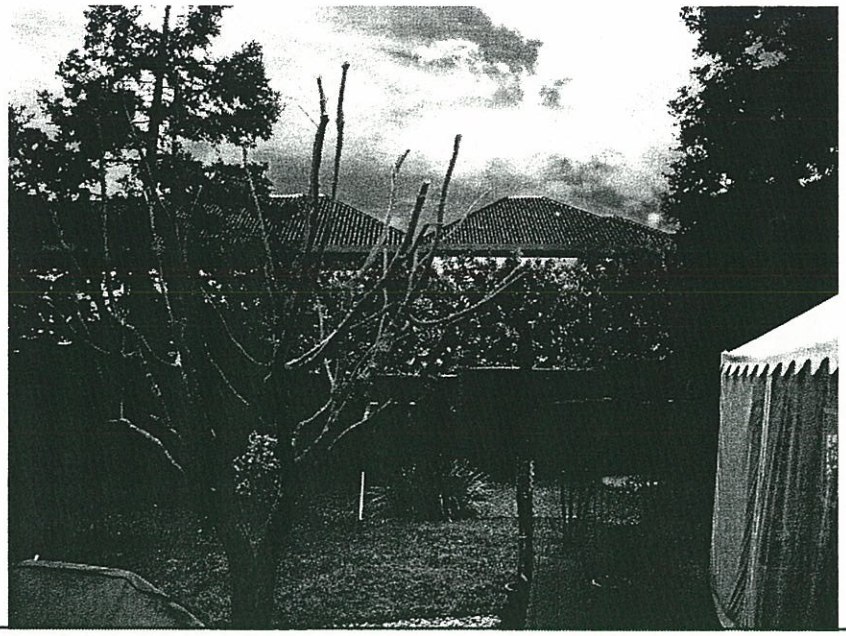
Pictures of Church of the Nazarine's Expansion

Affecting 28 Lynnbrook Ct. San Ramon, CA

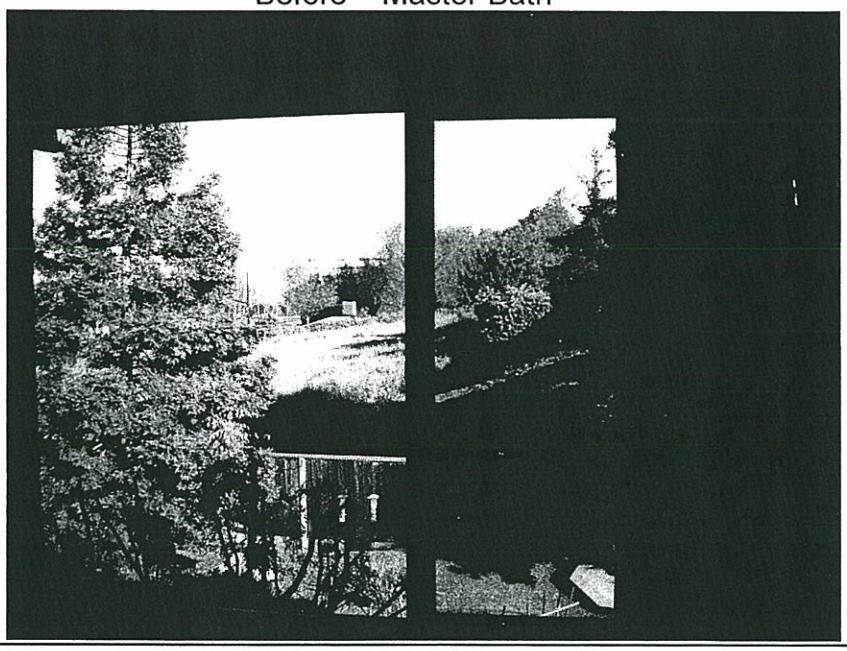
Before - Backyard

Phase 1 - Backyard

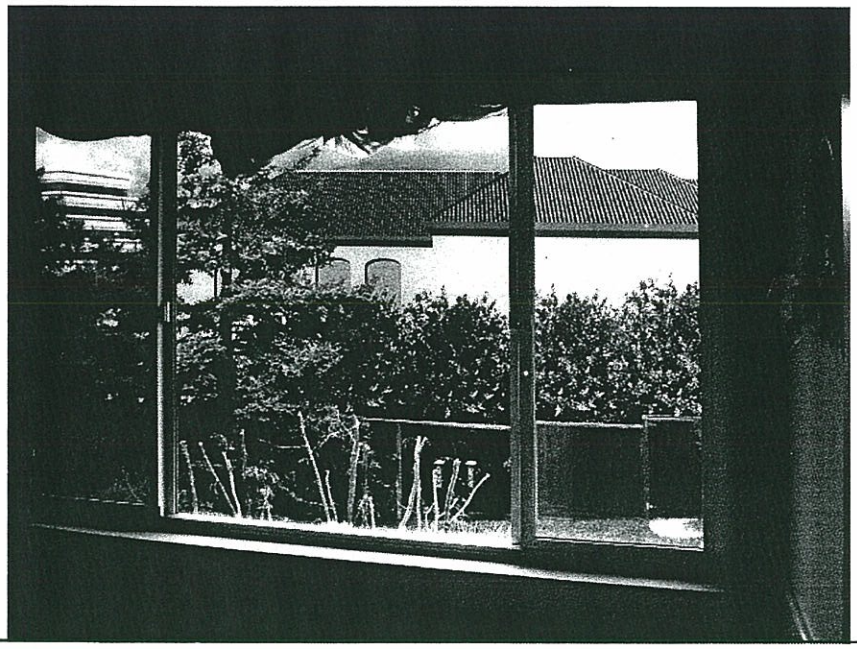
Phase 2 - Backyard



Before – Master Bath



Phase 1 – Master Bath



Phase 2 – Master Bath

LATE COMMUNICATION # 3
AGENDA # 8.1 P.C. MTG 4/7/9
8.2

RECEIVED
APR 7 2009
CITY OF SAN RAMON
PLANNING SERVICES

April 6, 2009

To: San Ramon Planning Commission

I write to you today to object to the plan for the expansion of Christ Community Church of the Nazarene and the Trumark Medical Office Building. I live in the adjacent neighborhood of Vista San Ramon at 195 Woodview Terrace Drive. I have several objections related to the findings in the Initial Study / Mitigated Negative Declaration (IS 08-250-08). I have listed my objections to the findings in the study below in the order that they appear in the study.

Section 3.1 Aesthetics
The study finds that the impact of the project will have less than a significant impact. I disagree.

3.1. Paragraph 3
"However, the Project Impacts on fleeting views and of the hillside would not be considered a significant impact on a scenic vista due to the transitory nature of vehicles and pedestrians and the overall suburban character of the surrounding properties."

I disagree. This project is completely out of context for a suburban area like San Ramon. It will impact the view of this area negatively. The site will be overdeveloped and out of character with anything along Alcosta Blvd. from Crow Canyon Road to the 680 freeway. The impact on the vista of this hillside is more than significant. It is devastating.

3.1. Paragraph 3
" The landscaping for the Church will site will cover approximately 49 percent of the site upon completion of the total buildout. This proposed landscaping would screen and soften the view of the proposed building and would therefore minimize visual impacts."

I disagree that this softens the view. The Church building sits on a hill. The majority of the proposed landscaping is along Alcosta Blvd. and Hospital Road. This has little effect softening the view for residents of Vista San Ramon only for passing motorists. From Vista San Ramon neighborhood the Church will have a roofline that is visible above all the homes in Lynbrook Court. It will be visible as far away as Woodland Drive and from backyards of homes on Woodview Terrace Dr. The expansion of the Church will significantly impact the property values of homes in Lynbrook Court.

3.1 Paragraph 4
"Construction of the proposed medical office building would affect the view of the northern portion of the project site from the immediately adjacent residential neighbors."

There is very little in this report about the impact on the views of the surrounding neighborhood. I am not an immediately adjacent neighbor and this project impacts my views and that of many of my neighbors. This building is too big, too tall, and destroys the views of many in Vista San Ramon. This amounts to much more than a significant impact. This substantially changes the views and the feeling of the neighborhood for everyone living North of Woodland Drive. Please see the picture below which is a picture of the site after the building has been superimposed by Trumark. This picture does not include the screen on top of the building that will cover equipment. That will be even higher.

This is the view of the building from my house at 195 Woodview Terrace Drive.

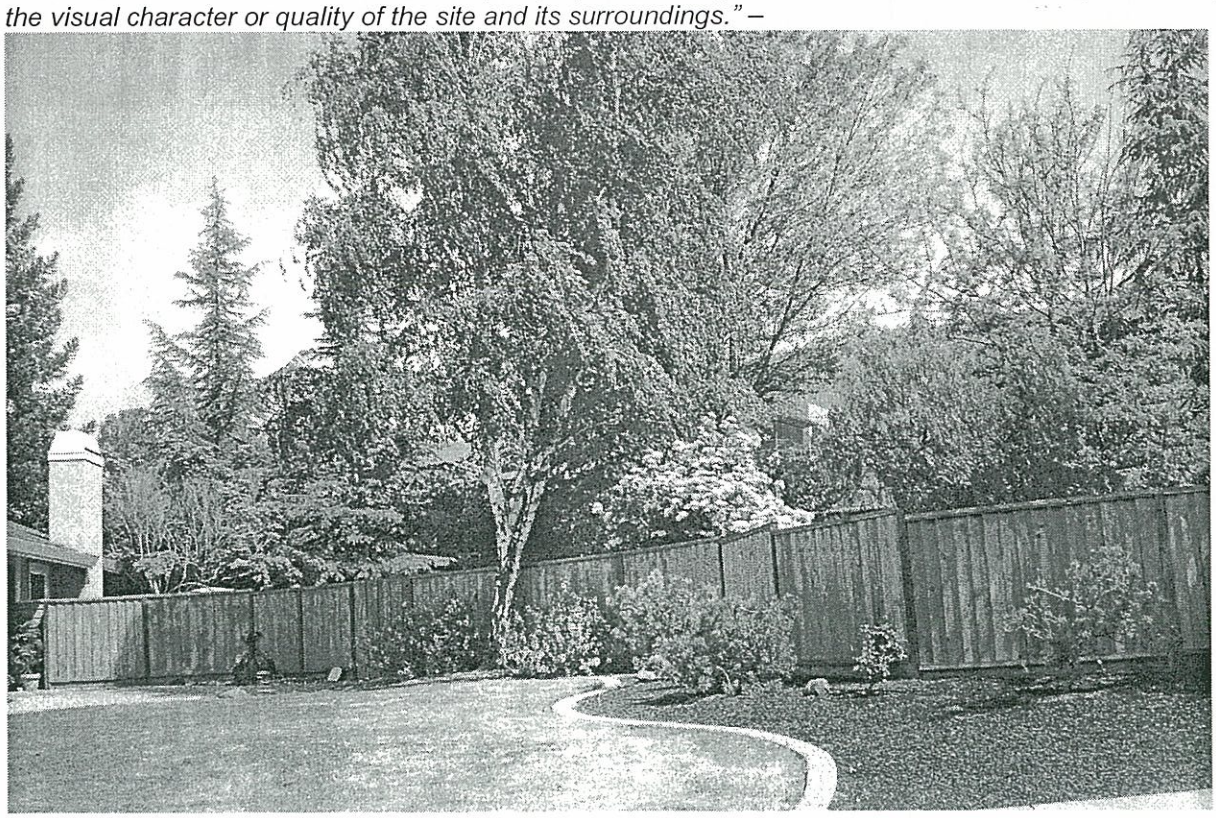
3.1 Paragraph 5

"The site landscaping will cover approximately 32 percent of the site and will be clustered along the perimeter of the site, with a landscaping strip in the parking lot to the south of the building, and a landscaping strip to the north of the building. A buffer of redwood trees (min 24 inch boxes) will be planted along the southern perimeter of the site in addition to clusters of shrubs to help screen the view of the project from adjacent residential properties."

The majority of the landscaping is again along Hospital Rd. Trumark's landscaping plan shows the 20 redwood trees are to be planted between the curb line and the V-ditch along with shrubs. The debree from which will roll down the hill and clog the V-ditch and cause drainage issues for the adjacent properties. Other than the redwoods there are only 24 evergreen trees on the site. The remaining 62 are deciduous and will provide no screening for much of the year. There is little to no landscaping along southern border of the site and Vista San Ramon neighborhood. Ther is almost no landscaping directly in front of the building. Again, referring to the picture above, Trumark cannot cover a 35 foot building on a hill with a cluster of shrubs or even redwoods for that matter. The picture below is Trumark's version of what the project will look like form my house after 5 years. There is almost most no change. If Trumark begins building in 2011, this will be our view in 2016. This building is too big and too tall. It destroys the views and corresponding property values in Vista San Ramon. Trumark should be required to propose a project that is not grossly overdeveloped for the character of the surrounding area. When looking at the picture keep in mind most of the trees you see are deciduous.

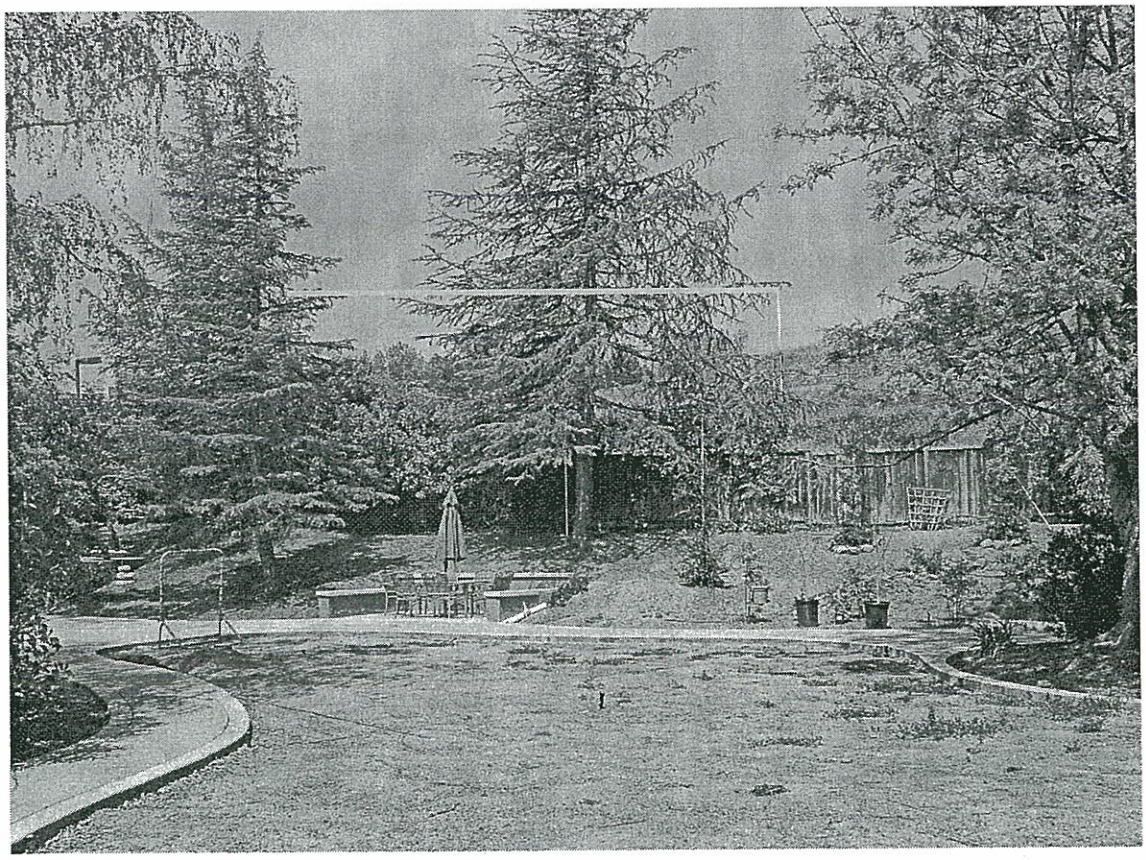
3.1 Paragraph 6

"The proposed perimeter landscape buffer and fence/wall is expected to substantially screen the property from the immediately adjacent residential properties. Figure 3.1.1 is a photographic simulation of that is representative of the view from an adjacent property based on existing landscaping and the installation of the landscape buffer. As shown in the rendering, the building is substantially screened and based on the quantity and size of trees shown on the landscape plan it would be expected that the level of screening would increase as the continue to mature"… "Therefore, the project as designed would have a less than significant impact on the visual character or quality of the site and its surroundings." –



Above is picture 3.1-1. Honestly, I am appalled that this picture has even been submitted by Trumark and is the only picture included in this Negative Declaration. The Trumark building is a mammoth structure that would tower over our entire neighborhood as shown in previous pictures. In Trumark's pictures you can't even see the Building. This is the most self-serving, misleading picture that a developer could have used to "represent" the views from our neighborhood. It is in no way representative of what the project will look like from our neighborhood. Trumark's picture was taken from my neighbor's house across the street, Ralph and Lisa Gradney. Ralph and Lisa have asked Trumark for other pictures from other viewpoints and Trumark has not provided them. The picture submitted by Trumark for this Negative Declaration amounts to nothing more than a deliberate attempt to mislead the Planning Commission and the residents of Vista San Ramon. I invite each and every member of the Planning Commission to come out and walk our neighborhood to see how deceiving this picture is.

Below is another picture taken from Ralph and Lisa's backyard that shows where the building will sit behind their back fence. You can see the story pole on the right that will be the height of the building. I have added the yellow line to approximate the height of the building as it moves across The Gradney's backyard. As you move away from the building and further into the neighborhood, the panoramic views become far worse. This picture was taken about 50 feet from where Trumark's picture was taken.



3.13 Public Services

V. Other Public facilities or government services - No Impact

The report finds that this facility will not have any effect on Public Services yet the facility, with a retail component, will directly compete with the hospital's tenants for business. This may have a negative impact on the financial position of the hospital and could possibly put the hospital in jeopardy. The hospital provides emergency services to San Ramon and the surrounding communities and the loss of emergency room facilities would be a significant safety risk to our community.

3.17 Urban Decay

"The proposed project is expected to have minor impacts on the economic status of the area."

This project will have life changing effect on the economic status of homeowners living in Vista San Ramon. Property values could decline anywhere form 10 to 20 percent. Many of my neighbors are in their retirement years and this could potentially impact their retirement plans especially with recent market downturns. Younger families will find that reduction of property values in addition to those due to current market forces may find themselves "under water" with their mortgages. Property values in the area are already depressed due to market conditions and there have been four recent foreclosures in our neighborhood. To move forward with this proposal will tie the hands of many of the homeowners in Vista San Ramon until at least 2012 or 2013. Homes will not be able to be sold without disclosing the project and home valuations will suffer due to uncertainty created by the project. This could have a significant impact over the next few years.

"The adjacent San Ramon Regional Medical Center provides a wide range of services and is not expected to directly compete with medical services provided by the proposed medical office building."

How can this be? It is like saying we don't expect this new Burger King to compete with the McDonald's across the street. I would like to hear more from the hospital with regards to the anticipated lack of competition from Trumark. This project could have a significant impact on the financial health of the hospital and put emergency services for the surrounding area in jeopardy.

Conclusion

The project proposed by Trumark to expand the Church and build a medical office building is ill conceived and will have a detrimental effect on those living in the surrounding neighborhood. The project has been designed by Trumark, for Trumark, with little to no consideration for the existing neighborhood of Vista San Ramon, a community that has been part of San Ramon for about twenty five years. It is inconsistent with previous development along Alcosta Blvd. and quite frankly looks like something out of downtown Concord. Trumark has only shown creativity with this project if and when it increases the size of the building they can build. There are parking sharing agreements, underground parking (sort of), even a bridge on the backside of the building, all in the name of additional square footage. The incremental profits on the final square feet of this project are made at the expense of the surrounding homeowners.

Throughout this process Trumark has employed a strategy of isolating those affected in an effort to reduce the amount of negative feedback from neighbors. During meetings with Trumark, Vista San Ramon homeowners we have asked several times about alternate proposals that reduce the size of the building and the impact on the neighborhood. Trumark says they are unable to profit with a smaller building. If this is the case then perhaps this is the wrong project for this site.

Vista San Ramon is a beautiful community. It would be unfortunate if that beauty was destroyed to satisfy the greed of a developer. It would also be a shame to see that community suffer tremendous financial hardship at the hands of Trumark. Trumark is not adding value to this neighborhood. They are transferring wealth from the homeowners of Vista San Ramon to a commercial real estate developer. This building is too large, too tall, and will devastate property values in the Vista San Ramon neighborhood. I ask the Planning Commission to protect the existing neighborhood of Vista San Ramon and ask Trumark to create an alternate proposal that preserves the beauty and integrity of our neighborhood. The building needs to be smaller, shorter, and less destructive to our neighborhood. If Trumark can't do this, please ask them to develop a different parcel.

I apologize for the length and the format. I'm new at this. Thank you for your time.

Sincerely,

Glen Denny
195 Woodview Terrace Drive
San Ramon

RECEIVED
APR 07 2009
CITY OF SAN RAMON
PLANNING SERVICES

J. Roberts
39 Woodland Court
San Ramon, Ca. 94582

April 6, 2009

LATE COMMUNICATION # 4
AGENDA #8.1 P.C. MTG 4/7/9

Lauren Barr
City Planning
2226 Camino Ramon
San Ramon, Ca. 94583

Dear Mr. Barr:

This letter is concerning the proposal submitted by Trumark Company to build a medical office building on the eastern property of the Christ Community Church on Alcosta Blvd. This is the second letter I have written concerning this matter (see enclosed copy). As additional information has been provided, additional commentary seems warranted.

At the outset, I would like to mention that I have been unable to obtain a copy of the Initial Study/Mitigated Negative Declaration. I received an announcement that it would available at the Planning Department web-site. Despite checking the web-site several times, I have been unable to locate it. The difficulty in obtaining a copy of this document casts a pall over the generally open and fair process that has been described to me. I suggest that approval of this report be delayed until a reasonable amount of time has passed after it is easily available on the Planning Department web-site. This would make discussion of mitigation consideration much more productive.

I am a homeowner in the Vista San Ramon development. We are adjacent to this site and my front yard, bedroom, living room and home office have direct view of the proposed building site. From the proposed building, my home is clearly apparent from the southeast end of the building. The elevation of my home and that of the proposed building is about the same -- the line of sight is direct and unbroken by trees, shrubbery, or fences.

If the building is built as proposed, I will be looking directly at it and, likewise, its inhabitants gazing southward would be able to see into several areas of my home and yard. The building is designed with especially large windows (on the south east facing end of the building) that look directly toward my home. Clearly the view of my home has been enhanced by design decisions that had not been previously apparent.

The current landscape plan does not call for any tree planting that would obscure the building from my home and vice versa. The plan does call for planting of trees below the length of the building, but not along its width (the side that is in direct view of my home). There is little comfort in the fact the my more fortunate neighbors will be "graced" with relatively short-lived deciduous trees that are barren a significant portion of the year.

I am including a copy of the Trumark Landscaping Plan (attachment 1). I have marked a rectangle (just to the right of the center of the page) which I have enlarged (attachment 2). This is the area that is in direct view from my house.

Beginning to the right of the bike rack (on attachment 2), there is an Arbutus 'Marina' and Sequoia S. 'Aptos Blue.' These trees (noted as T2 and T7) will grow to 25-40 and 50-75 feet respectively. With sufficient time and proper care, these trees should eventually offer good cover for the building. Unfortunately, they are not located in an area that would benefit my situation.

Moving up hill and along the side of the building (which is in my direct line of sight), trees are immediately replaced by shrubs (which are generally shorter). There are Dodonaea V. 'Purpurea (Hopseed Bush), Dietes G. 'Variegata' (Striped Fortright Lily), and Cistus X Hybridus (White Rockrose), noted as S10, S3 and S7. These grow to be 12-15, 4, and 4-5 feet tall, respectively. In addition the Dodonaea has been well documented as fast growing (a plus in this instance) but short lived. The Dodonaea will not be half as high as the proposed building (35 feet) and will not be long-lived. The other plants will not cover much of the building even when they do reach their full height.

The tree planting plan should be extended up the side of the building (the short side of the rectangle facing in the generally southern direction) so as to provide some cover for the oversized building called for by this proposal. This would include trees such as the Arbutus 'Marina' and Sequoia S. 'Aptos Blue' which would grow to be as tall (or taller) than the building itself. I doubt that it would require more than three or four trees to satisfy this request.

I would also like there to be a statement about how tall the trees would be permitted to grow. As a tree owner myself, I am very aware that trees are often manicured to maintain views. Since the elevations of the building and my house are about the same, the maintained heights of these trees are of considerable interest.

Since the preparation of my original letter (in August), some changes have apparently taken place in the plan. I would appreciate a formal notification if any of these are incorrect.

First, the trash bins have been relocated to the side of the building facing away from Vista San Ramon. It appears that they have been located next to the access road. I appreciate the fact that noise arising from the emptying of the containers will be dampened by the building itself. I have heard rumors that the trash bins have been returned to their original location. This would be very unacceptable for the reasons stated in my previous letter.

Second, the entrance to the parking lot is higher on the hill than the original plan. This would help mitigate some of the automobile noise caused by the increased traffic. I do not think this change is going to sufficiently mitigate the impact (i.e., noise, odors, air quality, light) of the number of automobiles entering and exiting the parking lot, especially as it becomes congested.

Third, I have also heard rumors that some of the deciduous trees have been replaced by evergreens, particularly in the area that separates the Vista San Ramon residents from the building. If this is true, this change should be commended. If it is not true, this change should be considered. The rendering of the view by Trumark does create an appealing impression until one realizes (as we have recently witnessed) that the flowering season of deciduous trees is very short and the period time that they are dormant is considerable. An "evergreen" and year-round view would be much more desirable for people who "see the picture" every day from their homes.

Fourth, I am grateful that the poles have been installed to demonstrate the size, height, and position of the building. It has made it much easier to see how the project would specifically impact my home.

If consideration of this project is going to continue moving forward, it would be helpful if parking lot lighting could be temporarily installed so that a similar demonstration can be done. The lighting used should be of the same type and height as is proposed by Trumark. Discussion could then focus upon what it is really going to look like rather than what it might be like. I suggest that this be done for a period of 2 or 3 weeks and a period of time be allowed for public comment.

Fifth, the number of units in the proposed building has decreased significantly and a neighboring parking structure has obtained approval for construction. As I understand it, the parking structure is not a part of this project and should not be factored into consideration of the parking needs of this building. I continue to be very concerned about the seemingly low number of parking spaces dedicated to this site – this concern is not alleviated by the proposal to share some of the parking spaces with the neighboring church. The concern is especially strong given the number of staff members employed in medical practices and surgical centers.

If the discussion about staff and patient parking contained in my first letter is not convincing or seems incomplete, I suggest that Trumark be asked to contract with an independent research company to determine the number of parking spaces used by medical practices and surgical centers in comparable sized communities in the general area. They should be located near hospitals and distinctions between specialties should be noted. For the purpose of clarity, the results should be in terms of number of suites, practices, staff versus patient parking, as well as number of square feet of office space. These results could then be applied to how Trumark proposes to divide the space they intend to build.

I continue to have concerns about he impact of a building this size (and the amount of traffic and people it draws) upon the vicinity and Vista San Ramon specifically. In my previous letter, I described concerns about traffic accidents (especially involving children who attend the neighboring Iron Horse Middle School). Traffic management around Iron Horse Middle School is already problematic. I have noted an increase in police officer activity around the school. Even with police officers present (and more often than not, busy writing citations), the problems remain unabated.

Many Vista San Ramon residents avoid using Woodland Drive during pick-up and drop-off times because of the congestion and aggressive and reckless behavior of the drivers and pedestrians. It is inconceivable that a community that is devoted to the safety of its citizens would allow a commercial development of this size adjacent to an area that is already not well managed from a safety perspective. The idea of adding a childcare center to this (as proposed by the Church) is absurd.

Since August (when my first letter was written), crime has continued to increase in my neighborhood. Some of the incidents have been reported to the police; many have not. They tend to fall into the categories of burglary, vandalism, and trespassing – the very crimes that would flourish with the availability of an unlocked and unmonitored parking lot and the introduction of thousands of people to our vicinity.

The newest version of the plan doesn't include a wall running up the side of the parking lot from Vista San Ramon to the building (on the south side). There is no barrier or wall to keep the people who visit the building contained onto the premises. It is hard to imagine that any Planning Commission would approve a plan that would place a building of this size next to a residential neighborhood without requiring some provision for securing the surrounding neighborhood.

Please do not hesitate to contact me if you have any questions or want any additional information about the material contained in this letter. Thank you in advance for making a thoughtful consideration of this letter and for anything you can do to mitigate the adverse impacts of this proposal.

Sincerely,

J. Roberts

Attachment 1

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED: USE TRIANGULAR SPACING.
4. 81 — INDICATES PLANT KEY; B — INDICATES PLANT QUANTITY
5. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
6. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
7. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN)
9. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
10. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN ONE FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
11. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
12. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS.
13. REFER TO CIVIL ENGINEER'S PLAN FOR OVERALL SITE GRADING AND DRAINAGE.
14. SOD LAWN SHALL BE DWARF FESCUE BLEND.
15. PRIOR TO ANY DIGGING, CALL UNDERGROUND SERVICE ALERT (800)642-2444.
16. EXISTING TREE TO REMAIN; EXISTING TREE TO BE REMOVED

PLANT MATERIAL RATIO

CITY STANDARD MINIMUM SIZE:

TREES - 70% @ 15 GALLON SIZE, 30% 24" BOX SIZE

SHRUBS - 75% @ 5 GALLON SIZE

PROJECT RATIO

TREES - 10% AT 24" BOX = 100%

SHRUBS - 897 AT 5 GALLON = 81%

SHRUBS - 132 AT 1 GALLON = 19%

GROUND COVER PLANTING NOT INCLUDED IN RATIO

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
T1	QUERCUS AGRIFOLIA	COAST LIVE OAK	19	24"BOX	STANDARD
T2	ARBUTUS MARINA'	'MARINA'	12	24"	STANDARD
T3	PLATANUS A. COLUMBIA'	LONDON PLANE TREE	22	24"	STANDARD
T4	PYRUS C. 'BERGERON'	BERGERON PEAR	16	24"	STANDARD
T5	PRUNUS 'KWANZAN VESUVIUS'	KWANZAN CHERRY PLUM	34	24"BOX	STANDARD
T6	ALNUS JAPONICA	ALDER	---	24"BOX	STANDARD
T7	SEQUOIA S. 'JUSTOS BLUE'	REDWOOD	18	24"BOX	NATURAL
T8	RELOCATE EXISTING TREE	---	8		
	SHRUBS				
S1	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	76	5 GAL	
S2	CEANOTHUS 'DARIUS'	CEANOTHUS	63	5 GAL	
S3	DIETES G. 'VANDATA'	STRIPED FORTNIGHT LILY	51	5 GAL	
S4	LAVANDULA STOECHAS	SPANISH LAVENDER	8	5 GAL	
S5	NERIUM 'WHITE'	OLEANDER	8	5 GAL	
S6	PLUMBAGO P. 'CAPENSIS'	SILVERSHOE PLUMBAGO	---	5 GAL	
S7	CISTUS X'HYBRIDUS'	WHITE ROCKROSE	28	5 GAL	
S8	ERIGERONTA MEDIUM'	ERIGERONTA	18	5 GAL	
S9	ARBUTUS UNEDO	STRAWBERRY TREE	---	5 GAL	
S10	ARCTOSTAPHYLOS V. 'WANDAMERE'	HERMEDEE MUSH	36	5 GAL	
S11	PITTOSPORUM 'WHEELER'S DWARF'	HYBRID PITTO	36	5 GAL	
S12	[illegible]	PLAY LILY	70	5 GAL	
S13	[illegible]	WILSON HOLLY	38	5 GAL	
S14	[illegible]	[illegible]	---	5 GAL	
S15	[illegible]	[illegible]	--	5 GAL	
S16	[illegible]	[illegible]	5	5 GAL	
S17	[illegible]	GLOSSY ABELIA	8	5 GAL	
S18	REYNOSA DA FORESCA	CALIFORNIA FESCUE	--	1 GAL	
S19	PHORMIUM T. 'TOM THUMB'	NEW ZEALAND FLAX	16	1 GAL	
	GROUND COVERS				
G1	[illegible]	ROSEMARY	---	1 GAL	36" O.C.
G2	[illegible]	WILDERNESS COTONEASTER	---	1 GAL	36" O.C.
G3	[illegible]	IVY	---	FLATS	18" O.C.
G4	VINCA MINOR	DWARF PERIWINKLE	---	FLATS	18" O.C.

SHADING REQUIREMENT

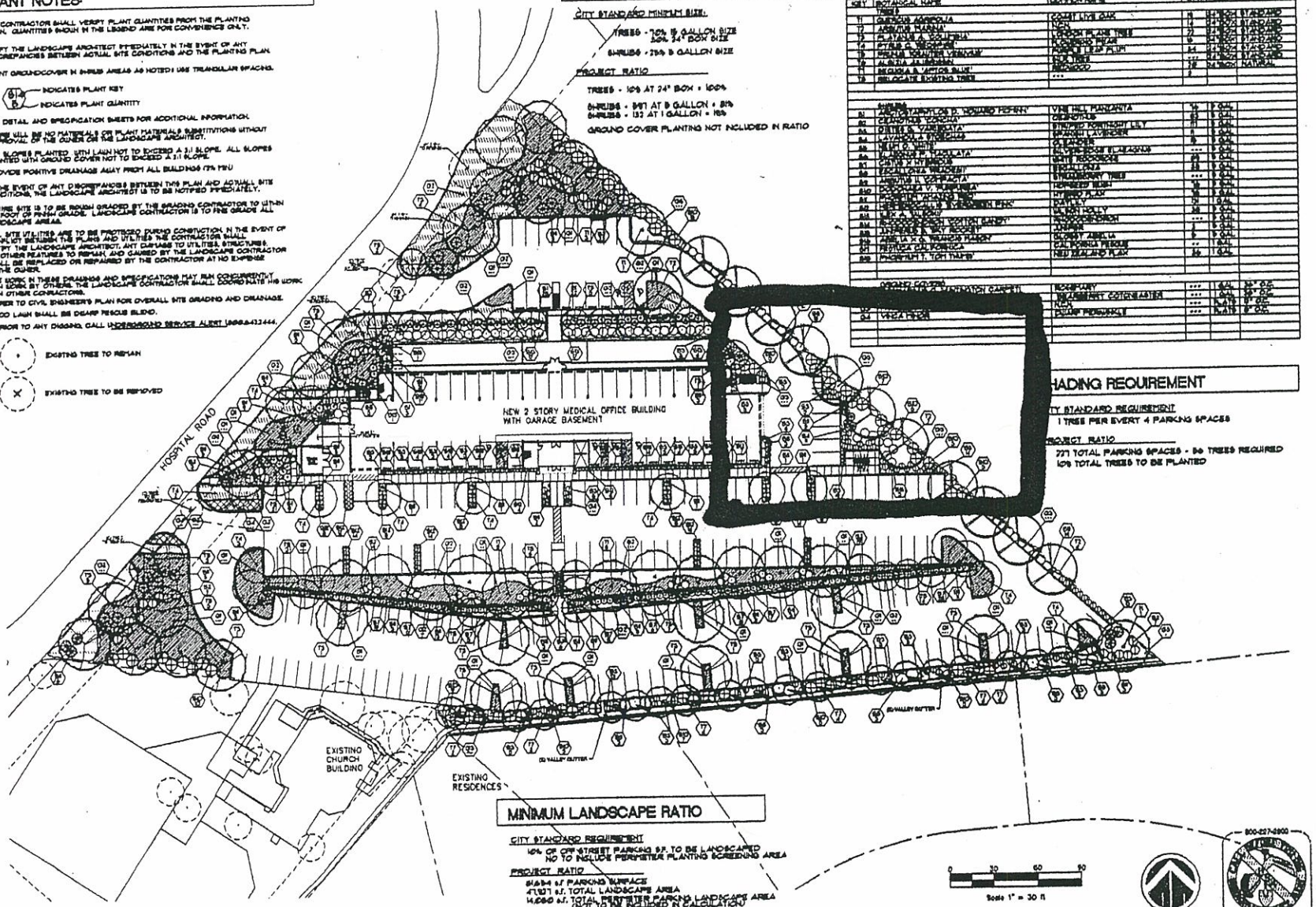
CITY STANDARD REQUIREMENT

1 TREE PER EVERY 4 PARKING SPACES

PROJECT RATIO

271 TOTAL PARKING SPACES - 68 TREES REQUIRED

10% TOTAL TREES TO BE PLANTED



MINIMUM LANDSCAPE RATIO

CITY STANDARD REQUIREMENT

10% OF OFF-STREET PARKING S.F. TO BE LANDSCAPED
NO TO INCLUDE PERIMETER PLANTING SCREENING AREA

PROJECT RATIO

81,834 s.f. PARKING SURFACE
47,927 s.f. TOTAL LANDSCAPE AREA
14,080 s.f. TOTAL PERIMETER PARKING LANDSCAPE AREA
(NOT TO BE INCLUDED IN CALCULATION)

33,847 s.f. LANDSCAPE AREA
41% LANDSCAPE COVERAGE

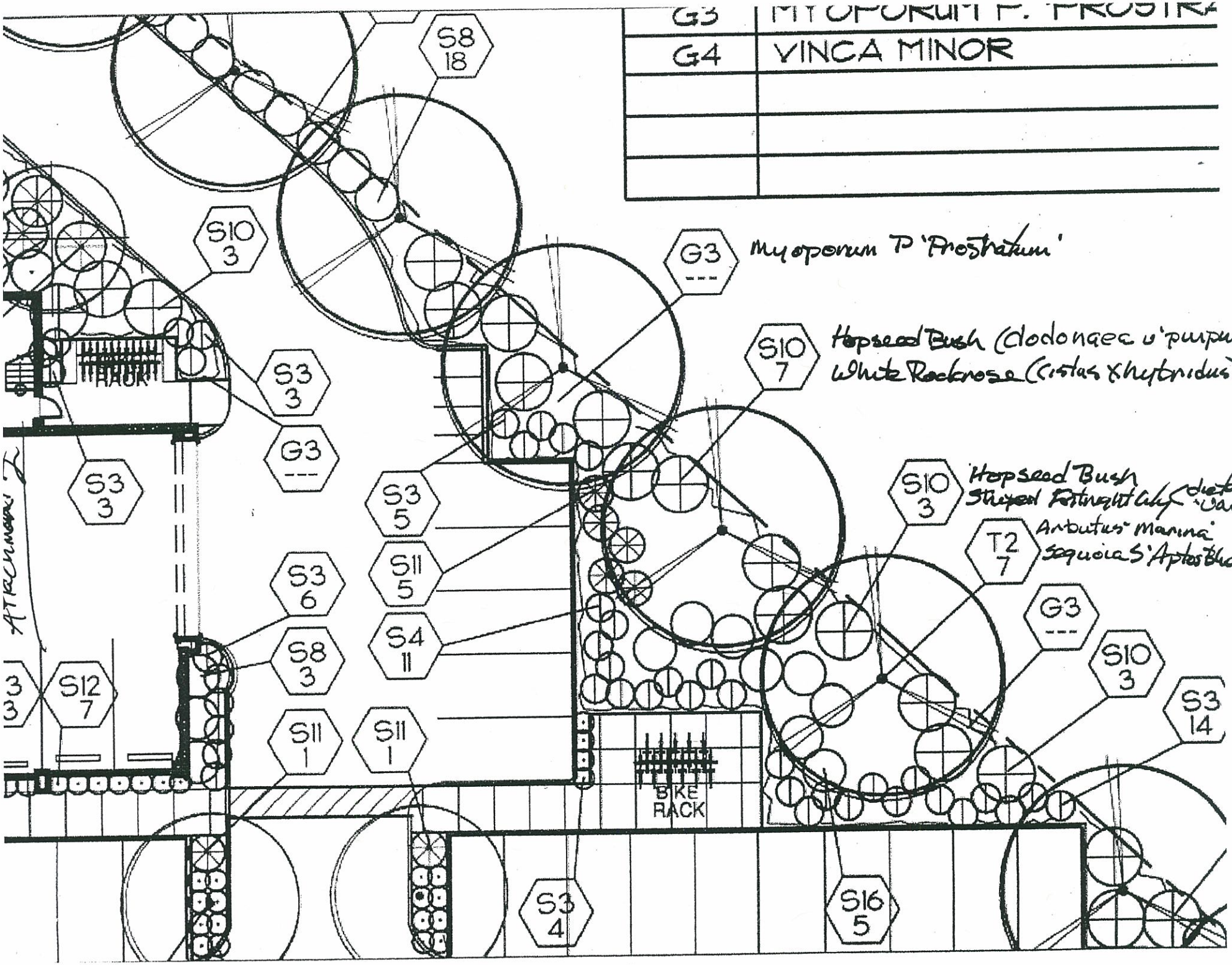
MEDICAL OFFICE BUILDING

ALCOSTA BLVD
SAN RAMON, C

LANDSCA
PLANTING P

L1.

G3	MYOPORUM P. PROSTRA
G4	VINCA MINOR



J. Roberts
39 Woodland Court
San Ramon, Ca. 94582

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APR 07 2009
CITY OF SAN RAMON
PLANNING SERVICES

August 1, 2008

Lauren Barr
City Planning
2226 Camino Ramon
San Ramon, Ca. 94583

Dear Mr. Barr:

This letter is concerning the proposal submitted by Trumark Company to build a medical office building on the eastern property of the Christ Community Church on Alcosta Blvd.

I am a homeowner in the Vista San Ramon development. We are adjacent to this site and my front yard, bedroom, living room and home office has direct view of the proposed building site. Due to the elevation of my home and that of this proposed building, the line of sight is direct and unbroken by trees, shrubbery, or fences.

If the building is built as proposed, I will be looking directly at it and, likewise, the inhabitants gazing southward would be able to see me in several areas of my home. With the plan proposed by Trumark, it would be decades before this view is obscured. Given the age of the neighborhood and the apparent age of the trees in the vicinity, it appears unlikely that the visual impact will be mitigated by anything currently in place.

Although I am disinclined to support any building that disturbs the natural ambience of my surroundings and breaks up the natural and unspoiled terrain that wends along Alcosta Blvd. (between Bollinger Canyon Road and Crow Canyon Road), I do understand that other property owners have rights and their interests do not necessarily conform to mine.

There are some modifications that can be made that would reduce the negative impact of this proposal. I will begin with a discussion of the project itself and related issues of parking, traffic, and the impact on Vista San Ramon. I will then make recommendations that would relieve these concerns.

The Proposed Medical Building Project

The proposed medical building is a massive structure that appears to be out of place at this location. It would be a proverbial "sore thumb" overlooking the valley and disrupting the views that San Ramon residents cherish. The symbol of the City of San Ramon has a depiction of these vistas.

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The sheer size of the building itself (it is nearly 14 times larger than any home in our development!) and adjacent parking lot seems pretty consistent with those that populate the valley floor, such as is found in Bishop Ranch. Its size and placement on a hillside is reminiscent of several casinos I have noticed in my travels through Northern California. I can not help but be dumbfounded at the insensitivity to surroundings that support of such projects require.

Parking

Commercial Office versus Medical Office Building Parking. I believe that applying the same ratio of parking spaces to office space used for commercial office space is inappropriate as a basis for determining how many parking spaces a medical office building requires. Commercial office buildings tend to be mostly occupied by workers and have far fewer visits from people who don't work there. Although medical office buildings may also have a substantial number of employees (or staff), their numbers (and need for parking spaces) are dwarfed by the number of patients and their companions who visit the building.

In meetings I have attended with Trumark representatives, they have said that the number of office suites will be 42-45. For the purpose of discussion, I will work with 40, a "low ball" number that allows for easy calculations even though it readily leads to under-estimation. I should also note that they have acknowledged having an insufficient number of parking spaces in their plan for a commercial office building (much less a medical office building).

Medical practices often consist of multiple doctors (between 2 and 5), 1-2 nurses per doctor, an office staff (consisting of a receptionist, billing person, bookkeeper, office manager), and, depending upon the specialty of the practice, a technician or an assistant (or two). For purpose of our discussion, let's assume that, on average, these suites will have about seven people working there (2 doctors and 5 staff). This would result in (with 40 suites) 280 (80 doctors and 200 staff) people working in the building. I want to emphasize that these estimations are very much on the low end of the likely range.

We should anticipate that the medical building staff, as people who will tend to arrive before many of the patients, will want to use the non-handicapped parking spaces closest to the building. This would allow them to enter the building more easily as well as provide them with the ability to "keep an eye on" their vehicles while they are working. This would leave the parking spaces located the farthest away from the building (and closest to our development) for the patients. This area of the parking lot would probably be the major source of the noise and pollution created during business hours.

We then need to think about the patients. Depending upon the practice, doctors tend to schedule 4-6 patients per hour. Let's continue to consider the lower number – the 80 doctors will average at 320 patients per hour. We have to keep in mind that some medical practices, such as lasix surgery (where the machines are rented to the doctors by the hour!), have a far higher patient

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throughput rate.

Since the appointments are episodic events (i.e., not regularly scheduled), car pooling is not a feasible option for almost all of these patients. We should assume that nearly all patients will be using personal vehicles to attend their appointments because of the: (1) Distance from public transportation, (2) General health condition of the patients, (3) Hike up the hill required for pedestrians to access the building, and (4) the low utilization rate of intra-city public transportation in this region.

Given that at least 280 parking spaces will be already taken by staff and at least 320 patients will be seen per hour, at least 600 parking spaces will be needed each hour.

The estimated need for 600 spaces per hour also assumes that the patients will not be on the premises for a very long time. Unfortunately, this does not seem very likely. There are a number of aspects of medical treatment that impede the efficient turnover of parking spaces in medical office buildings, including (to name only a few): (1) The urgency, unpredictability, and variety of work that hospital-based doctors perform tends to result in difficulties in adhering to a schedule. (2) Visits with doctors (including examinations and procedures) vary considerably in how long they take (whether done by the doctor or by his/her staff), and (3) There are related activities that would delay the departure of patients (such as lab tests or pharmacy visits).

As these things occur and create bottlenecks that prevent people from leaving their parking spaces in a timely manner, the number of parking spaces needed will increase. The impact of the delays will accumulate and cascade – thus creating impediments for other patients arriving to appointments on time, completing their appointments and visits to the lab and/or pharmacy, and so on. Cars will remain in the lot longer and this, in turn, will increase the amount of parking spaces needed as the day goes on. The dissimilarity between medical and commercial office buildings will become more apparent as the day progresses as parking spaces will be more scarce and subsequently noise and air pollution increases throughout the surrounding area (especially downhill and downwind).

With consideration of the above, the "low ball" estimate of 600 parking spaces being needed per hour seems woefully low. The parking lot designed by Trumark to accompany the building they propose would be inadequate and this would put pressure onto the surrounding area to provide overflow parking. Any activity at the Church (such as childcare, a service that they are planning to offer) when the medical office building is open would further reduce the number of available parking spaces.

I would like to return to the issue of there being 320 patient-occupied cars entering and exiting these premises per hour. This means that there will be 2560 patient-occupied cars entering and exiting this site through out the day. There will be about 280 employee cars which will bring the total number of cars to at least 2840 cars per day. Since I am using low estimates for the calculations, it is very likely that the number of cars per day will be considerably higher. In

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either case, it requires far more parking spaces than currently included in Trumark's proposal.

I am also very concerned about what the people are going to do who come in the 2560 patient cars to our area. Many of the patients are not going to travel to the medical office building alone and a good number of their companions will not have anything to do once they are here. Trumark has not included any diversions for them, by offering a restaurant, inside sitting areas, television viewing areas, internet café, or any other common space for people to wait for their companions and loved ones. Medical waiting rooms tend to be rather crowded and uninteresting places and many who are waiting may tend to wander around. Whatever arrangements Trumark makes to entertain people should not include much outdoor seating on the two sides of the building facing our development.

Church versus Medical Office Parking. The current parking lot is solely used by the Church and is rarely full. I have been told by the Minister that the congregation has about 90 regular members. As one would expect from a group of this size and composition, there have been few (and minor) incidents that I know of that involve these people. I think this is aided by the fact that all of the people who arrive in vehicles become involved in activities at the Church. There does not seem to be many instances of people just mulling around.

The Trumark proposal calls for an extreme expansion of the capacity of the parking lot to support a clearly larger and different population of people on a daily basis. For starters, there would be a very significant difference in the number of cars – from cars carrying 90 church members (who attend services in a far smaller number of cars) to the thousands of cars per day carrying patients to the medical building.

All of this discussion becomes even more significant when one considers that the additional cars and people with them provide an almost continuous exposure to noise and pollution to the nearby residents.

Handicapped Persons' Parking. There is a federal requirement (Americans with Disabilities Act) to provide access for persons who are handicapped. According to California Building Code 1129B2, handicapped parking spaces for outpatient medical office buildings are required to be 10% of the total spaces for the building. With the assumption that parking spaces will be 9 feet wide and that handicapped parking will be bordered with 5 foot wide spaces to accommodate the requirement for additional door clearance, each space will be 55% wider, thereby reducing the number of spaces included in Trumark's proposal (at least the versions I have seen) and increasing the amount of space required for parking.

Comparison with other local Medical Office Buildings. I have been unable to locate any outpatient medical office buildings in San Ramon that were (1) originally designed and built for this use or (2) aren't owned by a hospital or a part of a cluster of office buildings (where additional parking may be available from the same property owner). There medical offices in buildings that were developed as commercial office buildings and there are buildings that have

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been converted to medical offices (e.g., the old CSAA building in Market Place), but none of these address the question of how many parking spaces should be included when an outpatient medical office building is designed. This may be the first time in San Ramon history that a free-standing outpatient medical office building has been designed and built for that purpose.

The only example of a free-standing outpatient medical office building that I have found in the Tri-Valley area is the Kaiser Permanente Medical Clinic in Pleasanton. It is a suitable comparison because it was designed and built for this purpose, houses a broad range of medical services (excluding mental health, chemical dependency and physical therapy). There are several characteristics of this building that are noteworthy: (1) it is located in an area that is significantly separated from residential areas (by using major streets and green belts), (2) it is located on a flat area (which makes it less conspicuous), and (3) seems to have been designed and built in a way that visually complements the adjacent structures and minimizes the negative impact upon residents in the area, and (3) it is very near a freeway (thereby easing the burden on the city streets).

The Kaiser Medical Clinic Buildings consist of two buildings with two floors each. The combined square footage is 123, 247 square feet versus the 46,000 square feet single structure in the Trumark proposal. There are 1023 parking spaces surrounding the building, or 1 parking space per 120 square feet of building space.

For a project of the size of Trumark's to have the same ratio of parking spaces to square footage, it would require 383 spaces. They are urging the City of San Ramon to accept 230 spaces for their project. This is only about 60% of the standard set by the Kaiser Permanente Medical Clinic in Pleasanton. I hope that the City of San Ramon won't be persuaded to lower their standard (if anything, it should be increased!).

Traffic

I am very concerned about the impact that this building would have upon traffic on Alcosta Blvd. and the students at Iron Horse Middle School. Over the past several years, there have been a number of incidents near Iron Horse Middle School involving kids being struck by automobiles. I have driven by on several occasions when it has happened. It is hard to describe how heartbreaking it is to see it and to imagine how the parents feel. I have also seen a number of "near misses" including one which I was able to prevent this Spring by alerting the child just before he would have been struck by a passing vehicle.

A number of the drivers going to and from the medical building may be understandably distracted (with concerns about their health or trying to absorb or discuss the information provided by their medical caregivers) or impaired (by pain, mind-altering medication, or emotional reactions). This does not bode well for the students at Iron Horse Middle School who would be entering or exiting school around the time when a number of these drivers are driving on Alcosta Blvd. While it may

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be arguable that this is already occurring with the Emergency Services entrance being the same road these people would use, it is doubtful that this is a situation that is going to be improved with a far greater number of drivers in a similar condition.

I do not think that any of the options described by San Ramon's Traffic Calming Program is going to keep this from happening (and many of them are already in place). Placement of the Middle School on a street that is as busy as Alcosta Blvd has proven to be hazardous. Increasing the traffic on Alcosta Blvd would be unconscionable!

The actual impact of the City Center project (when it is completed) upon traffic in the area is unknown, especially upon Bollinger Canyon Road. There have been a number of estimations and the City has been compelled to broaden this road to offset the anticipated impact. At present, there is not enough room on eastbound Bollinger Canyon Road to accommodate traffic that turns onto northbound Alcosta Blvd and there is insufficient space for creating a second left turn lane.

We are already betting on the accuracy of the estimations and the ability of recent and untested mitigation to absorb the City Center project traffic. It seems foolhardy to "double up" our bets (by adding the traffic load created by the proposed medical building), without assessing the actual ability of the Bollinger Canyon Road mitigation to absorb the City Center traffic once it is completed.

The addition of thousands of cars a day would cause backups on Bollinger Canyon Road as well as on Alcosta Blvd. Even if it were somehow manageable (and I think that the City has already "pulled all of its rabbits out of the hat"), the resulting congestion and noise would be unacceptable and would erode the quality of life in our neighborhood and in our community.

Impact on Vista San Ramon

With the anticipation that thousands of people per day will be coming into our vicinity, it is reasonable to assume that they will include a broad sampling of the general population, including people with criminal proclivities. For the latter, boredom, stress (health issues are a major cause), and opportunity are a very potent combination for bad behavior. The current plan calls for a parking lot be too close to houses in the neighborhood and to an undeveloped area that runs along the back of our development. The current proposal by Trumark is very naive and inadequate in terms of mitigating this risk.

There are a number of qualities that distinguish church traffic from medical office traffic. Most church traffic consists of people who attend regularly and often know one another. This provides a powerful synergy of influences that serve to minimize risk to persons and property located in the surrounding area.

In the case of a medical office building, many people may come once (e.g., for a consultation that

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doesn't lead to treatment being provided there) or, if they are established patients, they may only come a few times a year. They may or may not live nearby or share a common set of values or principles that are consistent with respecting the rights and privacy of others (which is more likely with a church congregation). Because they are not there regularly, opportunities to do something criminal or disruptive are more tempting.

In the past year or two, our neighborhood has seen an increase in criminal activity. Many (but not all) of these incidents have been reported to the police (and are thereby verifiable). These crimes have included car break-ins, vandalism, and fights involving people who do not live here. Nearby, there was even an attempted car jacking this summer. We have also experienced an increase in suspicious behavior and are disturbingly aware that there are people "casing" the area for opportunities to commit crimes. I think we have been lucky so far.

I am also aware that criminal activity has increased in San Ramon, especially in areas where there has been new development. While it may be tempting to attribute it to "growing pains," I am very concerned about anything that would create the opportunity for things to further worsen in my neighborhood.

I have been to Neighborhood Watch meetings in which police officers strongly advise that we can prevent crime by reducing the opportunities for crime to take place. Placing an unlocked and unmonitored busy parking lot adjacent to our development is creating an opportunity for the incidence of criminal activity to worsen. Several years ago, there were a string of burglaries along the Interstate 680 corridor involving houses that backed up on open spaces. The thieves entered the properties through the open spaces and the homes through the sliding glass doors facing the back yards.

With tens of thousands of cars using the medical office building parking lot per month, it is a matter of time before someone with criminal proclivities realizes that robbing these homes would be easy and hauling away the purloined goods would be aided by the convenience of being able to inconspicuously park a vehicle nearby.

From a criminal perspective, this parking lot would have a lot of things going for it. Because it is unlocked, access is available anytime. Because it is elevated above the only main road, activities will be unseen by most police patrols. Because there is no provision for security (locking the lot or providing a full-time, dedicated security guard) there is little chance of being interrupted. With a single entrance and adjacent buildings (i.e., the Church and the medical office building) for cover, it is easy to post a sentry to provide warning (via cel phone) of anyone who is approaching. The abundance of varied terrain (on the property and adjacent open space) provides opportunity for concealment. There is over 1000 feet of fence line that will minimize the risk of being seen from below. The parking lot itself will probably have some vehicles parked overnight (most office buildings do) which would provide additional cover for staging criminal activity. I believe these qualities would make this parking lot uniquely "crime friendly."

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In summary, the building is oversized and would look very out of place on the site chosen for it. The number of parking spaces required to support a medical office building of this size has been severely under-estimated by the developer. The impact of the daily influx of at least 280 staff vehicles and 2560 patient cars upon local traffic will have a unarguably significant but difficult to estimate impact upon the untested capacity of the same streets that will be supporting the yet-to-be built City Center. The dramatic increase in the number of people and cars in the area adjacent to Vista San Ramon, Iron Horse Middle School, and Central Park will probably have a very strong detrimental impact on the lives, health, and well being of the residents and students. The parking lot design is very "crime friendly" and leaves Vista San Ramon exposed to a significant increase in vulnerability to criminal activity.

Recommendations

Many of these concerns can be mitigated. The main problem with the proposal is that the medical office building is simply too big. The size of the building dictates the size of the parking lot and, in turn, determines the number of cars entering and exiting the property. Its size not only mars the visual beauty of San Ramon, but it precludes adequately addressing a number of issues that arise with a large structure in a location such as this. I strongly urge the adoption of the following to help mitigate the problematic aspects of this project.

Reduce the size of the building. Given the shape and location of the lot, the build-able area needs to be reduced to accommodate the needed parking lot wall and surrounding green belts (described below). The ratio of parking spaces to building square footage needs to be adjusted to reflect a more realistic appreciation of what medical office buildings actually require and prevent spillover onto other properties.

This would result in the size of the building being reduced significantly. This would allow for a structure to be built that fits into the lot and location better, allows for the preservation of the lifestyle that we enjoy in San Ramon, and provides some protection to the neighborhood (Iron Horse Middle School, Central Park, and Vista San Ramon) from the risks and hazards inherent in this project.

Build a wall around the parking lot. Where there are not buildings (i.e., the Church and medical office building), the parking lot should be fully surrounded by a tasteful looking wall (preferably one that is similar to the flagstone sound wall along Alcosta Blvd) that would be a minimum of 6 feet tall (from the parking lot side). The wall should be able to shield the neighborhood from the lighting that the parking lot will require (placement of the lighting and the height of the wall should be set to allow this to occur). The only openings would be at the entrance to the parking lot and joined to the Church and medical office buildings.

Lock the parking lot at night and week-ends. The parking lot should be kept locked at night and on week-ends. When the lot is used by the Church, it will be responsibible for unlocking and re-

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locking the lot. A gate (that people cannot easily climb over) is to be used instead of a chain.

Surround the parking lot wall with Green Belts. There should be three "green belts" surrounding the parking lot wall from all sides, except where there is an existing building. They would be placed outside of the wall that encloses the parking lot. These green belts would consist of:

(1) A 50 foot wide "green belt" would begin at the south end of the existing Church structure and run the length of the parking lot that borders Vista San Ramon. This would provide a visual barrier as well as a sound dampening for the residents of our neighborhood. The existing utility easement could be included in this measurement as long as there is a minimum of 30 feet of plantings between the wall and the Vista San Ramon fence line.

(2) A 40 foot wide green belt would begin at the upper end of the property and run along the parking lot wall down the hill to connect with the aforementioned green belt. Ideally, this green belt would be on a berm that provides additional seclusion, sound and light containment, and supports run-off and drainage systems for that area. This would also discourage unwanted excursions into the remainder of the Vista San Ramon development.

(3) A15 foot wide green strip along the service road would also help mitigate the visual and lighting impact of the increased traffic up the hill.

Except for where prohibited by the utility easement, the green belt should consist of mostly evergreen shrubs and trees so that the structure itself could be hidden from view (similar to what is used throughout Bishop Ranch) year round. The plantings should include mature evergreen trees and shrubs -- not the small (mostly deciduous) plants listed in Trumark's proposal. The shrubbery should be tightly planted and selected for its evergreen and prickly qualities.

The green belts would help encapsulate the ambient lighting caused by the parking lot lights as well as the vehicles that enter and exit the property. It would also aid in the abatement of some of the sound associated with the parking lot and traffic.

Written and enforceable requirements. Written and enforceable requirements should be included in the permit to build and be transferred onto the subsequent owners and managers of the property. Residents of Vista San Ramon have a history of making agreements with developers and business owners that have later been neglected or reneged upon. Since they were not signed, they are clearly not enforceable.[1] Written requirements should include the following:

(1) In the most recent version of the Trumark plan I saw, the trash dumpsters were located

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[1] The road adjacent to this site was originally to be used as a service road only (which is why the neighborhood supported it). Without contacting us, the hospital now uses it as the entrance to the Emergency Department. Its use would increase with approval of this proposal.

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on the end of the building furthest from the service road. This location would require Waste Management vehicles to enter the parking lot, drive across it and up the hill. This would maximize an adverse impact upon Vista San Ramon. This source of noise and litter can be mitigated by the building itself by placed the dumpsters on the sides of the building that face away from Vista San Ramon.

(2) The grounds and land-/hard-scape are to be kept maintained. This would include the maintenance of the parking lot walls and green belts as well as routine removal of litter. In the past, developers have agreed to install greenery only for them to die and not be replaced.[2]

(3) There should be a written provision requiring 1-2 meetings per year between the management of the building and Vista San Ramon HOA to deal with any issues that arise, such as parking lot security, litter, loitering, maintenance of the grounds, and negative impact upon Vista San Ramon residents (such as traffic, crime, and noise). A building management contact person is to be identified to the Vista San Ramon HOA.

(4) There should be a requirement included in the CC and R's (or similar document) that limit the office hours to between 9AM and 5PM on Mondays through Fridays. This would prevent congestion during the beginning of school hours and reduce the intrusion upon the lives of the residents of Vista San Ramon.

(5) There should be a requirement included in the CC and R's (or similar document) that specifically forbids the establishment of programs for chemical dependency and psychiatric treatment. The proximity of this building to a residential neighborhood makes it an inappropriate location for the treatment of people with impulse control problems. Having such programs there would have an strong negative impact on the market values of our homes and the qualities of our lives.

(6) There should be a requirement included in the CC and R's (or similar document) that specifically forbids the use of any equipment on the premises that contains radiological, radioactive, nuclear, or any other materials that has been shown to be hazardous to humans in the vicinity of its use. Given the availability of these services at the hospital, there should be no real impact on the owners of the building. This would, however, prevent the negative impact such activities would have on the values of our homes.

(7) There should be a person mutually agreed to by the Vista San Ramon HOA and the medical office building manager who would mediate any unresolved conflicts that may arise in the interpretation or implementation of these provisions, as well as clearly defined

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[2] The old Charlie Brown Restaurant is a good example of this. The trees planted by the developer (per his agreement with our neighborhood) died and were never replaced. A succession of new owners have not adhered nor felt compelled to honor this agreement.

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consequences for non-compliance.

Clearly Trumark's proposal is based upon a view of optimizing the potential for profit by building as large a structure as possible while committing as little as possible to the protection of San Ramon and its residents. I have approached this letter with the intent of finding ways to protect the quality of life and vistas of San Ramon as well as Vista San Ramon and the children who attend Iron Horse Middle School and enjoy Central Park. I do not believe that development should be synonymous with placing people and their homes and property at risk. I hope that you find these considerations to be reasonable and to have merit.

Please do not hesitate to contact me if you have any questions or want any additional information about the material contained in this letter. As lengthy as this letter is, I have left a considerable amount of information out for the sake of brevity and conciseness.

Thank you in advance for making a thoughtful consideration of this letter and for anything you can do to mitigate the adverse impacts of this proposal.

Sincerely,

J. Roberts

Tib Csabai
194 Woodview Terrace Drive
San Ramon, CA 94582

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CITY OF SAN RAMON
PLANNING SERVICES

Lauren Barr, Senior Planner
City of San Ramon
2222 Camino Ramon
San Ramon, CA 94583

LATE COMMUNICATION # 5
AGENDA #9.1 P.C. MTG 4/7/9

7 April, 2009

Dear Mr. Barr,

I am writing in regard to the Planning Commission hearing regarding the Trumark Medical Office Building (TMOB) on 7 April, 2009, and I hereby submit the following comments regarding that. This updates and extends my previous letter of 17 February, 2009, based on new information available to us from Trumark, and the Planning Commission report (IS 08-250-08).

My wife and I are homeowner whose property is adjacent to the proposed TMOB, and our property will be severely affected by this. We object to this development as it is currently envisioned, as we believe it is out of character with this neighborhood, it will have an adverse effect on our home's value, and it will adversely affect our continued use of this property.

I re-emphasize we are not against development of this property. Our firm belief is that every property owner should have the right to fully use and enjoy their property within the allowed zoning. However, we also believe that usage by one owner must not negatively impact existing usage by others in the area. If it does, the adversely affected property owners certainly have the right, indeed the obligation, to ask for redress, hopefully through discussion with the property owners in question, or the municipal planners, etc.

Given the above, we are writing to you as we are concerned about the negative impact the TMOB, as proposed, will have on our adjoining property, highlighted by the following issues.

Firstly, the exterior design is totally out of character with the neighborhood. This is a residential community, and a building with significant glass siding does not fit in at all. It makes one feel as though we are in a business neighborhood and there is a "slum" at the base of the hill.

Secondly, <u>the size of this building totally blocks out the entire vista, including the current ridge line.</u> Currently the view from our home shows a beautiful, verdant hillside full of trees up to the ridge line. As shown in the attached pictures of the existing view from our home and the Trumark proposed view, the entire hillside and ridge line will be completely blocked out. All we can see is a "glitzy" office building.

Thirdly, given its size and appearance, it will degrade the value of our home. I contacted five realtors in the area, and two property assessors. All seven were unanimous in the opinion there would be "price degradation " for about 3-5 years due to the TMOB, aside from the prevailing economy. Both property assessors seemed familiar with the area, and independently opined that we should expect at least a 20% loss in value should the project proceed as I described to them. After that, who knows!

Both assessors would be pleased to perform a formal assessment and present it to the Commission.

Fourthly, the parking area lights are a problem, as the joint use of the parking lot between the Church and TMOB will have near continuous use well into the evening. The current proposal makes this into a veritable strip mall parking lot. This is not conducive to the image of a pleasant, bucolic neighborhood near San Ramon's major park.

Fifthly, we are surprised that there is a need for more medical office space, given the glut of empty offices in the area. And the need for proximity to the hospital appears to be misstated. I spoke in the past month with my physicians who practice in this area – family, cardiologist, endocrinologist, and urologist. All stated the proximity to the hospital means a five minute drive is adequate; the proximity on the hillside is unnecessary; the salient issue is rental or lease cost of the property. Further, I'm told by a member of the hospital's board that the hospital does not support the TMOB. I understand he will attend the 7 April meeting to express this more clearly.

Criticism should be couched with suggestions. Therefore we offer some thoughts for improving this land use proposal.

Firstly, to blend better with the neighborhood, the building must look more like a home than an office building, and must be limited to one story, perhaps 20 feet in height at the top of the roof. The ridge line view of the surrounding hills from the existing homes must be preserved. A lot more brick in the facing should be used to soften the buildings appearance.

Secondly, mature landscaping must be used to block the building or at least soften its impact on the hillside. Whatever the box size, the trees need to be at least half the building height, or more, at planting.

Thirdly, lighting in the parking area should be at the lowest level, for example bollard lights would be ideal for visual appeal. Further, the CC&R should include when the parking lights are to be turned off in the evening.

Fourthly, building support services, such as trash pickup needs to be controlled so it doesn't wake up the neighborhood at five in the morning; perhaps another item for the CC&R.

Again, we emphasize that we are not opposed to development on the property. But, the new development must recognize the right of the existing property owners to continued aesthetic and economic enjoyment of their properties. The proposed plan generally ignores this.

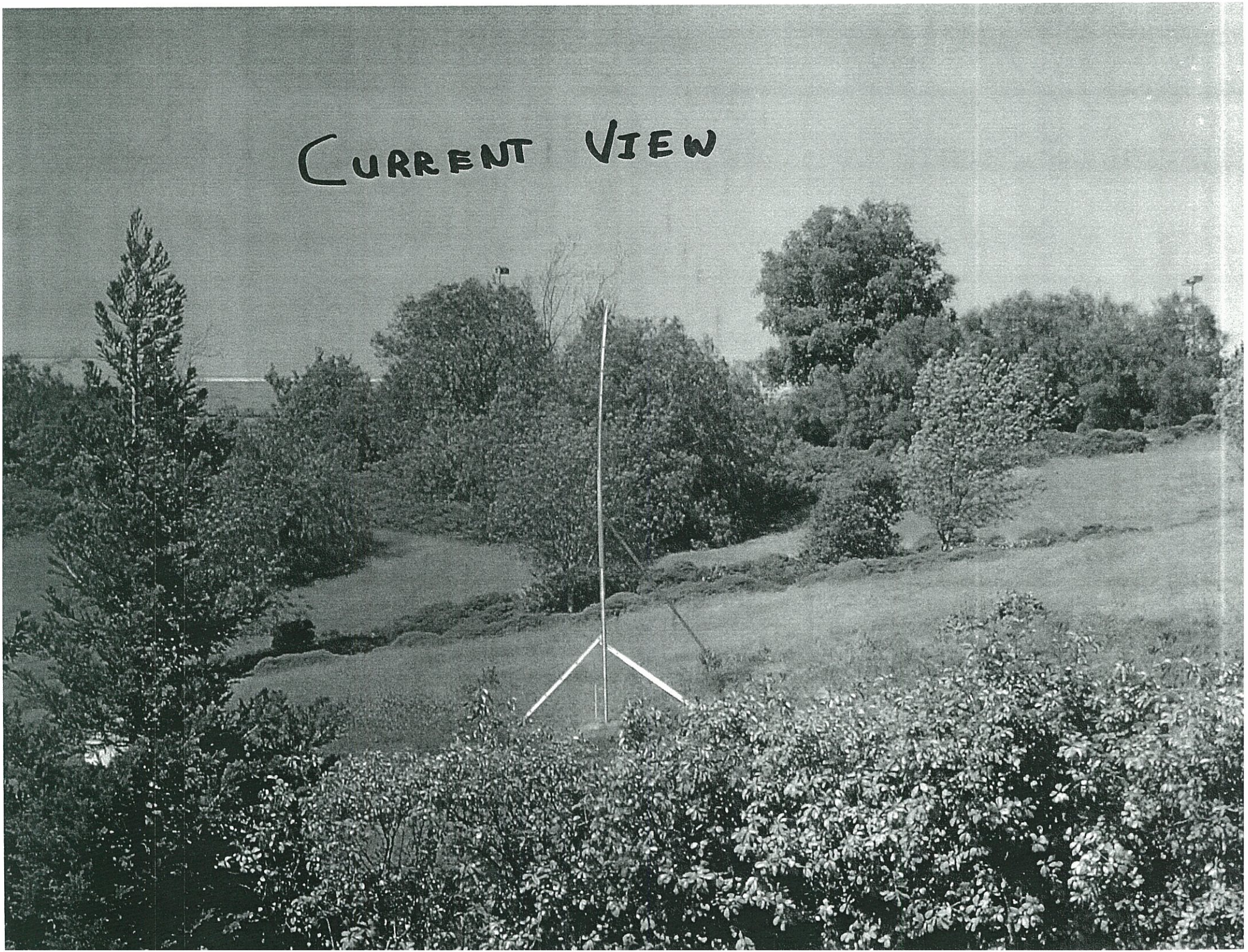
Respectfully,

T. L. Csabai

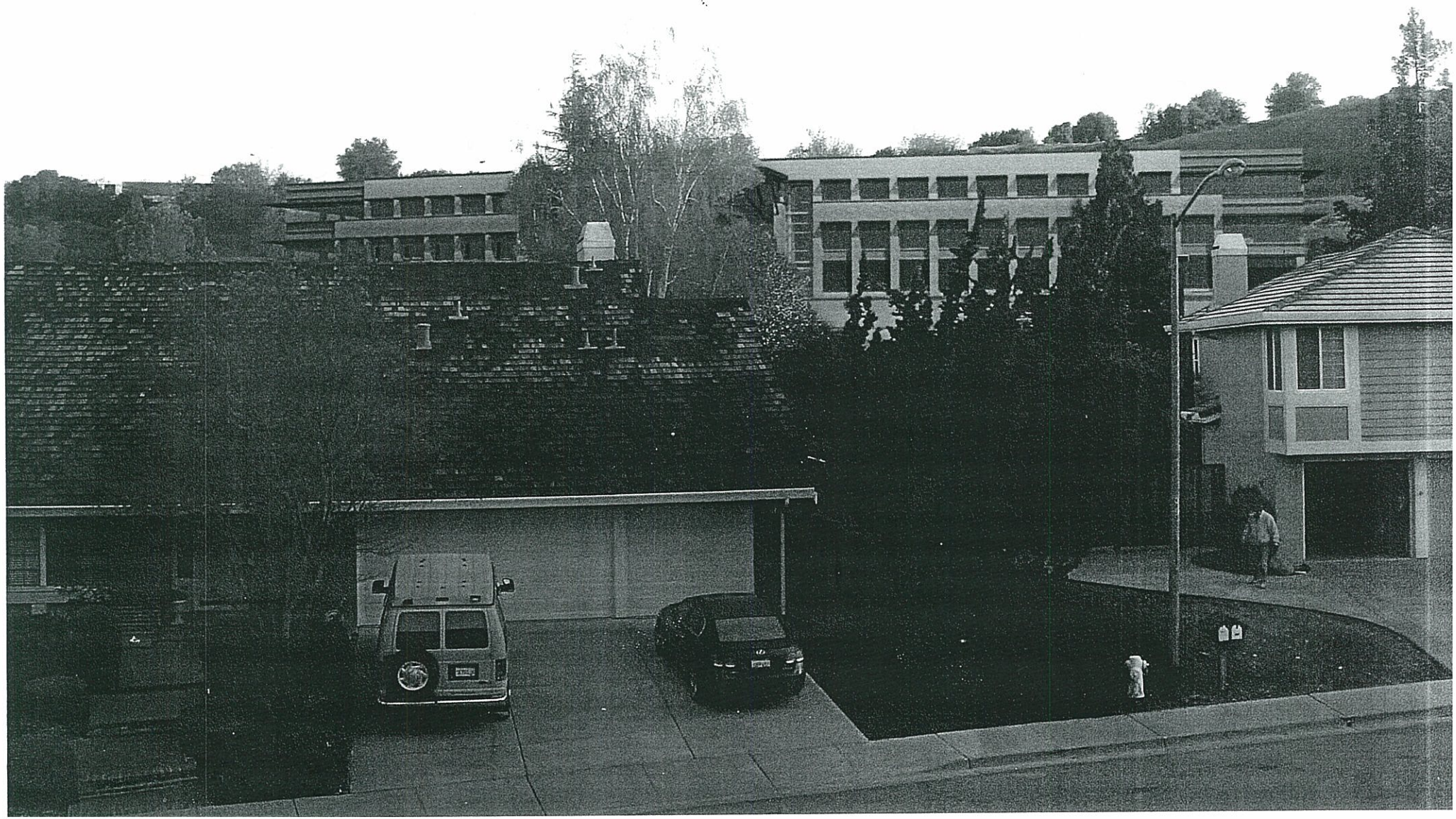
Tib Csabai

Attachments:

cc: Vista San Ramon Homeowners Association – Board of Directors


CURRENT VIEW

PROPOSED VIEW



To: San Ramon City Planning Commission April 7, 2009

We, the undersigned homeowners of Vista San Ramon, object to the proposed development of the Trumark Medical office building, and the Church school and offices.

We object as these buildings are architecturally out of character with this residential neighborhood and are expected to significantly decrease our property values, in some cases by over 20%.

Name	Address
Ann Louise Ouellette	313 Lynnbrook Dr S.R. 94582
Shawn Sires	306 Lynnbrook Dr SR 94582
Annette Burhart	306 Lynnbrook Dr SR 94582
Susan McGrath	11 Leigh Ct. S.R. 94582
RAJ MANICKAM	301 Lynnbrook Dr SR 94583
MARTIN WIBERT	900 WOODLAND DR. SR 94582
Mike Tafr	904 Woodland Dr SR 94582
Monica Dami	920 Woodland Dr. S.R. 94582
Michelle Webber	40 Longwood Ct. S.R.
LLoyd HARRICH	40 LONGWOOD CT SR 94582
Lynne Harrich	40 Longwood Ct, San Ramon 9458
BERNI BAGGERLY	45 LONGWOOD CT San Ramon 94582
TERRY RICH	65 LONGWOOD CT SAN RAMON 94582
AL KELLOGG	57 LONGWOOD, CT SAN RAMON, CA 9458
JILL KELLOGG	57 LONGWOOD CT SAN RAMON CA 94582
JANET BALDASARO	57 LONGWOOD CT S.R. 94582
JON KOERBER	70 LONE PINE CT. S.R. 94582
Marlene Piehl	95 Lone Pine Ct SR 94582
Rena Waterson	91 Lone Pine Ct SR 94582
Don Chmutt	917 Woodland Dr SR 94582

20

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Name	Address
Bill G. Schlicher	913 Woodland Drive
Jamie Schlicher	913 Woodland Dr.
[illegible]	909 Woodland DR.
[illegible]	179 Woodland Drive
[illegible]	175 Woodview Terrace Dr.
Kushin Dave	175 Woodview Terrace Dr.
Stephen Franklin	171 Woodview Terrace DR.
Mary [illegible]	181 Woodview Terrace Dr.
~~[illegible]~~	~~171 Woodview Terrace Dr.~~ The
[illegible]	24 Lynnbrook Ct.
[illegible]	20 Lynnbrook Ct.
[illegible]	24 Lynnbrook Ct.

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We object as these buildings are architecturally out of character with this residential neighborhood and are expected to significantly decrease our property values, in some cases by over 20%.

Name	Address
Ralph & Lisa Gherdny	190 WOODVIEW TERRACE
GM TAYLOR	180 WOODVIEW TERRACE DR.
FRANK UTCHEN	935 WOODLAND DR.
JAN KING	939 Woodland Dr
	35 WOODLAND CT.
	39 Woodland Ct
David Bluestein	191 Woodview Terrace Dr.
Debra Bluestein	191 Woodview Terrace Dr.
Gretchen Bianducci	171 woodview terrace cir.
	168 Woodview Ter.
NESTOR BONIFACIO	112 WOODVIEW CIR
	6 Ridgeview Ct.
	927 Woodland Drive.
	187 Woodview Ter Dr
Tony Kogin	924 Woodland Dr
Micah Duing	195 Woodview Terrace Dr.
	195 Woodview Terrace Dr.
David G. Zeledoff	179 Woodview Terrace Dr.
Robert Dod	175 Woodview Terrace Dr.
	18 Woodview Ter Dr.

21

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Name	Address
Teb Csabai	194 Woodview Tr. Dr.
Marta Csabai	194 Woodview Tr. Dr.
Paul Alejandrino	18 Ridgeview Ct.
Melody Lundy	1009 OVERLOOK DR
Rachid Allaton	1007 Overlook Dr.
[illegible]	1004 Overlook Dr
Karen Dudley	58 Lansford CT
Paul Henning	1001 Overlook Dr.
PHIL OTIS	133 WOODVIEW CIR
Kari Blanford	131 Woodview Cir.
[illegible]	115 Woodview Cir
Beth Dyerson	116 Woodview Cir.
Tamara Battuni	199 Woodview Ter. Dr.
Aldo Battuni	199 Woodview Ter. Dr.
Esther Hubbell	110 Woodview Circle

EAST BAY
MUNICIPAL UTILITY DISTRICT

RECEIVED
MAR 9 - 2009
CITY OF SAN RAMON
PLANNING SERVICES

March 9, 2009

RECEIVED
MAR 9 - 2009
CITY OF SAN RAMON
PLANNING SERVICES

Lauren Barr, Senior Planner
City of San Ramon
2226 Camino Ramon
San Ramon, CA 94583

Re: Notice of Intent to Adopt a Mitigated Negative Declaration - Trumark Medical Office Building and Church of the Nazarene Expansion, San Ramon

Dear Ms. Barr:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration for the Trumark Medical Office Building and the Church of Nazarene Expansion in San Ramon. EBMUD has the following comments.

WATER SERVICE

EBMUD's Amador Pressure Zone, with a service elevation between 340 and 540 feet, serves the existing parcel. If additional water service is needed, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine the costs and conditions for providing additional water service to the proposed development. Engineering and installation of water services requires substantial lead-time, which should be provided for in the project sponsor's development schedule.

EBMUD owns and operates a 24-inch transmission pipeline in an EBMUD right of way (R/W 3732) located adjacent to the northerly boundary of the subject property. Water service (i.e. meter connections) is not available from this transmission pipeline. The integrity of this pipeline needs to be maintained at all times and any proposed construction activity within the right of way would need to be coordinated with EBMUD. No buildings or structures shall be constructed in EBMUD's right of way unless specific approval is given by EBMUD. Water service will be delivered from an existing main in Alcosta Boulevard.

ATTACHMENT 5

Recycled Paper

If you have any questions concerning this response, please contact David J. Rehnstrom, Senior Civil Engineer, Water Service Planning at (510) 287-1365.

Sincerely,

Bill Maggio for WRK 3/9/09

William R. Kirkpatrick
Manager of Water Distribution Planning

WRK:ELE:sb

sb09_046.doc

Randy R. & Jo-Lynn Mull
183 Woodview Terrace Dr.
San Ramon, CA 94582-2321

RECEIVED
FEB 18 2009
CITY OF SAN RAMON
PLANNING SERVICES

22 July 2008

Mr. Lauren Barr
Senior Planner
City of San Ramon
2222 Camino Ramon
San Ramon, CA 94583

Subject: Trumark Medical Building, DP 08-300-001 and Church Expansion, DPA 07-310-007

Dear Mr. Barr:

We live in Vista San Ramon (VSR) subdivision at 183 Woodview Terrace Dr. Vista San Ramon and San Ramon have been our home for 21 years. We understand that there is a proposed Trumark Medical Building and Church Expansion planned for the area directly to the North of our subdivision. We are writing to express our our concerns that the Trumark Medical building and Church expansion will negatively impact our home value and quality of life. We hereby request that the city consider the following when review this application. We also request that we be advised of future updates as this project moves forward.

Our concerns follow, in no specific order:

Size of the Buildings

Our understanding is that the project consists of a 3 story structure (2 levels of office space built over a parking structure), built multistory to maximize the amount of office space on the site, and situated high on the property to maximize the view. Both of those decisions increase the project impact to our community. We request the project be scaled to minimize the impact to our neighborhood, and the building be situated to minimize the appearance of the building towering over our neighborhood. We also understand that the parking will not meet minimum city standards. We request that all city standards be followed in construction of this project.

Building Location

Per the General Plan 2020 map, it appears that zoning at all areas around the hospital would accept this structure. Relocating the structure, or reducing the height and distributing the structure would minimize the impact to our residents. We would request that the planning department take this into consideration when reviewing this project.

Road Traffic

The access road leading past the church to the hospital was originally intended to be a secondary access, and that primary access to the hospital was to occur over the road at the north side. We were told this was to be for emergency traffic only. This project will greatly increase traffic on this road. We request this issue be studied and mitigation alternatives be proposed to limit impact to our neighborhood.

Lighting from the project

We understand that the parking lot will be positioned in front of the office building, directly against the back fences of several of my neighbors. We are concerned with light from automotive traffic shining into our neighborhood, the impact of parking lot lighting, and office window lighting (especially during nighttime). We would prefer that the parking be oriented away from the neighborhood fence line. Due to the size of the proposed structure, it seems unlikely the building can be recessed to minimize light glare into our neighborhood. We would like to see the windows be oriented away from the neighborhood

Glare/Reflections

The proposed orientation of the building will produce glare into the neighborhood during the afternoon. We would prefer the façade be redesigned to break up any potential for glare toward our neighborhood. We request that the City require a reflection study be completed to ensure that reflections from the glass on the buildings do not impact the homes within VSR.

Noise

Our concerns regarding noise are for both immediate and long term considerations. We would request that any construction activities be limited to normal business hours (8 AM to 5 PM Mon-Fri). We request that vibration be mitigated to avoid affecting our neighborhood. Longterm concerns include, but are not limited, to building mechanical equipment, landscape maintenance, nightly cleaning, vehicle traffic from patients, delivery trucks, and garbage collection. We request operating hours be limited to normal business hours, landscape maintenance and garbage collection be performed during normal business hours, and cleaning be completed before 8 pm during normal business days (Mon-Fri). Other mitigation items we request be considered include soft-start equipment on any fan or compressor to minimize noise, locating the mechanical equipment on the ground directly behind the building, locating the emergency generator so the noise does not impact the neighborhood and locating garbage bins behind the building.

Shadow

We would like to ensure the structure will not shade our development. We request a shadow study be performed to demonstrate shading does not occur.

Wind

Being familiar with the winds in San Ramon, we ask the city require a complete wind study. This study should focus on the primary afternoon hours between 3 PM and 10 PM to confirm this project will not further exacerbate the impact of the winds on our neighborhood and the surrounding area.

Building Orientation:

We request that the developer and the city investigate alternative building orientations that will reduce the visual impact on VSR.

Geotechnical Considerations

We are aware that the proposed office site slumped some years ago. We understand that mitigation steps were taken to prevent future ground movement. With the water reservoir located above the project site, we would request a full geotechnical study and presentation of abatement plans prior to any construction occurring on the hill side above the neighborhood.

Hazardous Materials

We understand that the proposed office building is for medical purposes. We request disclosure around any biological hazards or waste that could be stored within or on the property of the new building and disclosure of any expected hazardous materials that could be stored there.

Utility Systems

We are unsure as to where Utility services will be provided for the new building. We request that engineering studies verify that services provided for the project do not reduce the existing sanitary sewer, potable water, electrical, and gas services to Vista San Ramon.

Landscaping

The landscaping that has been shown to a few of the residents on the site plans is shown as mature landscaping whereas the notes indicate very small plant types. We request the initial size of the landscaping be increased to a minimum of 36" x 36" boxed trees to provide adequate shielding from our neighborhood. We also request that the continued care and maintenance of this landscaping be made a continuing requirement so as to not lose the shielding later in the life of the facility when it "impedes" the view.

For the past 21 years we have lived in VSR and enjoyed the view of the hillside with the active wildlife. It appears this is about to all change and we would ask that the city seriously consider the impact of this development on our neighborhood, our home and our quality of life when reviewing this project.

Sincerely

Randy R. Mull, PE, NSPE

Jo-Lynn Mull, AIA, NCARB