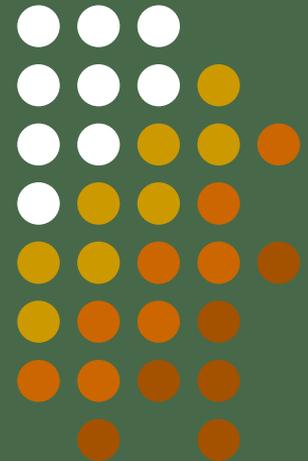


North Camino Ramon Specific Plan



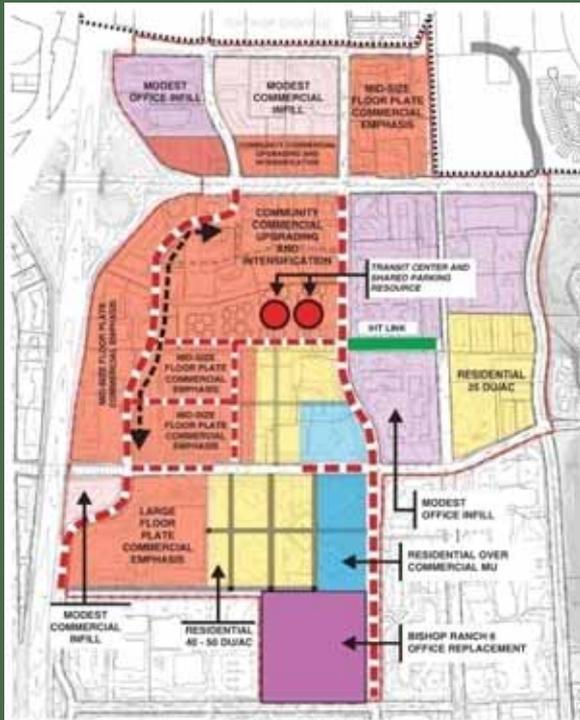
San Ramon Planning Commission
January 19, 2010

Hybrid Land Use Concept



Joint Workshop Comparisons

December 1, 2009



CONCEPT #1



CONCEPT #2



CONCEPT #3

Land Use

Workshop Comments



- Concept #1 with changes.
- Include public space and park elements.
- Modify and simplify the circulation/street framework to allow larger parcels.
- Flexibility for the location of large floor plate retail.
- Residential development consistent with existing General Plan number with senior and workforce housing.
- Maintain opportunities for service commercial uses.
- Location of the Transit Center south of Norris Canyon Road.

Next Steps



- Preferred alternative to EDAC January 27, 2010.
- Development of Specific Plan Administrative Draft.
- Environmental Review.
- Specific Plan Review and Adoption November / December 2010.