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# PLANNING COMMISSION AGENDA

**December 4, 2018**

WE PROVIDE EFFICIENT DELIVERY OF QUALITY PUBLIC SERVICES THAT ARE  
ESSENTIAL TO THOSE WHO LIVE AND WORK IN SAN RAMON

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Jeanne Benedetti, Chairperson • Gary Alpert, Vice Chairperson  
Victoria Harris, Planning Commissioner • Rick Marks, Planning Commissioner  
Eric Wallis, Planning Commissioner

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**City Hall - EOC Meeting Room  
7000 Bollinger Canyon Road**

**Regular Meeting – 7:00 PM**

*Agenda Questions: Please Call the Planning Services Division (925) 973-2560*

*Documents received after publication of this Agenda and considered by the Planning Services Division in its deliberation will be available for inspection in the Planning Services Division office at 2401 Crow Canyon Road, San Ramon during normal business hours and in the red binder at the Planning Commission meeting.*

*To assist you in preparing your testimony, please review the Planning Commission's guidelines*

[Suggestions for Providing Effective Testimony at a Planning Commission Public Hearing.](#)

*Welcome to the Planning Commission meeting.*

*No new matter will commence after 11:00 p.m. and meetings will be adjourned at 12:00 a.m. unless the Commission votes to extend the meetings for 30-minute increments.*

*Members of the audience may request to speak if the subject is listed as a PUBLIC HEARING. Please fill out a speaker card (from the table in the rear of the Council Chamber) and hand it to the Recording Secretary at the beginning of the meeting. The Recording Secretary will advise the Chairperson when requests to speak are in hand. The Chairperson will recognize you during the course of the hearing and may specify the number of minutes you will be allotted to speak. Such limitation will take into account the number of persons wishing to speak and the time available. The procedure for the hearing is to have staff make a presentation, the applicant present the proposal and then the persons for and against the item may speak. Finally, the applicant has time for rebuttal. The hearing is then closed and brought to the Commission for discussion and action. There is no further comment permitted from the audience unless invited by the Planning Commission.*

*Public hearings may be continued from time to time. Notice of the continuance will be provided following the conclusion of each item no additional notification will be provided unless there is a change in the meeting date, time or location.*

*If the applicant or his/her representative fails to attend the Public Hearing concerning his/her application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.*

*If you challenge in Court any zoning or planning actions taken by the Planning Commission, you may be limited to raising only those issues you or someone else raised at the public hearing conducted herein or in written correspondence delivered to the Planning Commission at or prior to the public hearing.*

*Decisions of the Planning Commission may be appealed within 10 (ten) calendar days of decision by filing a letter stating the grounds for the appeal along with the appropriate filing fee in the City Clerk's office.*

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENTS OR WRITTEN COMMUNICATION**

*At this time, those in the audience are encouraged to address the Planning Commission on any item not already included in tonight's agenda. If possible, comments should not exceed five (5) minutes.*

5. **ADDITIONS AND REVISIONS**

*The Planning Commission Chair, by majority consent of the members, may introduce agenized items out of the regular agenda order of business*

6. **CONSENT CALENDAR**

7. **APPROVAL OF MINUTES**

7.1 Planning Commission - Regular Meeting - Nov 20, 2018 7:00 PM

8. **CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING**

9. **CONTINUED ITEMS - OPEN PUBLIC HEARING**

10. **PUBLIC HEARING - NEW ITEMS**

11. **NON-PUBLIC HEARING ACTION ITEMS**

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

12.1 Crow Canyon Specific Plan Update -- Alternatives Workshop

Recommendation: Staff Recommends that the Planning Commission Receive the Staff Report; Open the Workshop and Receive Public Comments; and Provide Feedback to Staff on the Alternatives and Direction for a Preferred Alternative for the Crow Canyon Specific Plan Update.

Staff Report by: Cindy Yee; Senior Planner

12.2 Public Workshop #1 Summary Memo

12.3 Workshop - PowerPoint Presentation

13. **ADJOURNMENT**

*I hereby certify that the attached Planning Commission Agenda was posted 72 hours before the noted meeting:*



Christina Franco, City Clerk

*Dated: November 29, 2018*

**MINUTES OF THE  
CITY OF SAN RAMON – PLANNING COMMISSION  
November 20, 2018**

**1. CALL TO ORDER**

**2. ROLL CALL**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Jeanne Benedetti	Commissioner	Present	7:00 PM
Gary Alpert	Commissioner	Present	7:00 PM
Eric Wallis	Commissioner	Present	7:00 PM
Rick Marks	Commissioner	Present	7:00 PM
Victoria Harris	Commissioner	Present	7:00 PM

**3. PLEDGE OF ALLEGIANCE**

**4. PUBLIC COMMENTS OR WRITTEN COMMUNICATION**

**5. ADDITIONS AND REVISIONS**

**6. CONSENT CALENDAR**

**7. APPROVAL OF MINUTES**

7.1 Planning Commission - Regular Meeting - Oct 16, 2018 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [4 TO 0]</b>
<b>MOVER:</b>	Gary Alpert, Commissioner
<b>SECONDER:</b>	Rick Marks, Commissioner
<b>AYES:</b>	Benedetti, Alpert, Wallis, Marks
<b>ABSTAIN:</b>	Harris

**8. CONTINUED ITEMS AFTER CLOSING OF PUBLIC HEARING**

**9. CONTINUED ITEMS - OPEN PUBLIC HEARING**

**10. PUBLIC HEARING - NEW ITEMS**

10.1 Public Hearing: Church of the Valley Memory Care and Education Facilities

Recommendation: Staff Recommends the Planning Commission Receive the Staff Report, a Presentation by the Applicant, Open the Public Hearing, Take Public Testimony on the Proposed Project and Draft Mitigated Negative Declarations, Close the Public Testimony, Provide Comments to the Applicant and Staff, and Continue the Item to the December 18, 2018 Planning Commission Meeting.

<b>RESULT:</b>	<b>DISCUSSED [4 TO 0]</b>
<b>MOVER:</b>	Eric Wallis, Commissioner
<b>SECONDER:</b>	Rick Marks, Commissioner
<b>AYES:</b>	Alpert, Wallis, Marks, Harris
<b>RECUSED:</b>	Benedetti

Property Address: 19001 San Ramon Valley blvd. (APN:211-051-014)

Staff Report by: Shinei Tsukamoto, Associate Planner

Shinei Tsukamoto; Associate Planner provided a PowerPoint presentation on the Church of the Valley project proposal and summarized the allowable uses of the subject property.

Joel Redmon Pastor at the Church of the Valley, indicated that he has been a resident and Pastor at the Church of the Valley since 2003. Mr. Redmon stated that the goal for the church is to get an increase use of their property and that there is shortage of memory care facilities and private schools in San Ramon. Mr. Redmon added that the project has no negative impacts to the environment.

Steve Ring with Fulcrum Real Estate Development, the Applicant, gave a PowerPoint presentation. Mr. Ring stated they have addressed concerns and made modifications to the project by minimizing the impacts to the neighborhood.

Pauline Alker Ministry Director of Church of the Valley and a church member since 2004, stated that the education center will provide a high quality and affordable Christian education. The goal is to teach and prepare children how to interact with others and become model citizens. Ms. Alker added that the school hours are set not to interfere with the nearby schools to avoid traffic queuing at San Ramon Valley Blvd.

Ms. Alker added that there would not be any after hour or weekend sporting activities on campus expect for the occasional meetings such as open house or back to school events.

Ms. Alker also added that they are seeing more parents who wish to send their children to Christian schools. Having another school in the area is an asset to the community and will also help to alleviate the overcrowding of schools.

Loren Shook CEO and Co-Founder of Silverado, stated that the purpose of founding Silverado was to provide the quality of life for people who have memory impaired diseases. Silverado is specifically geared to serve the memory impaired on an assistant living level basis. Silverado also provides Hospice and Home Care service. The principal piece of Silverado is to provide memory care services and change the quality of life.

Commissioner Marks asked Deputy City Attorney Alicia Poon whether constructing

driveways, circulation, associated parking and play area within the 100-ft. creek setback is permissible. Deputy City Attorney replied yes.

Commissioner Harris asked that the Deputy City Attorney's response be provided in the next staff report.

Commissioner Wallis asked for clarification on the drainage along Derby Drive and Morgan Drive in association with Norris Creek which runs through the church property. Mr. Tsukamoto explained that portion of Derby and Morgan Drive are within a water shed of Norris Creek and street storm water is discharged upstream of the creek bisecting the church property, and the watershed includes Bishop Ranch Regional Preserve.

Vice Chair Alpert opened the public comment portion of the meeting  
Therese Shaffer, San Ramon resident, stated she is not in favor of the project because the project will cause an increase in traffic and noise. Ms. Shaffer added that the project is being forced on the neighbors and home values will decrease.

Jeannine Sardini, San Ramon resident, stated she is in favor of the project. Ms. Sardini added that the project will benefit the community as young families move into our area.

Toni Hart, San Ramon resident, stated she wanted the record to reflect that the owner of the project does not live in San Ramon. Ms. Hart submitted a petition signed by residents who are opposed the project for the record.

Marc Zibblatt, San Ramon resident, stated he is against the project. Mr. Zibblatt added he has concerns with the creek setbacks and that the Deputy City Attorney response regarding the creek setbacks was incorrect.

Donna Belmore, San Ramon resident, stated she is against the project and has concerns with the creek setbacks. The rear setbacks are not logical and the plan needs to be redesigned. Ms. Belmore added that safety is also a concern with existing traffic on San Ramon Valley Boulevard.

Christie Mangel, San Ramon resident, stated she is against the project. Ms. Mangel added that we should be reducing our carbon footprint and not add large project into our neighborhood.

Ki Siadatan, Senior Community Ambassador for Silverado Belmont Hills, stated he supports the project and added that Silverado will be a good neighbor and an asset to the community.

Laura Wonnacott, San Ramon resident, stated she is against the project and added she has concerns about the residential setbacks and the scale of the building and zoning.

Bob duPont, San Ramon resident, stated that he is against the project. Mr. duPont added that traffic will have a huge impact to the area, and the project is commercial and not residential.

Paula Brotherson, San Ramon resident, stated she supports the project. Ms. Brotherson stated that there is a critical need in San Ramon for memory care facility and Christian education, and having a local specialized facility will be an asset to the community.

Jim Blickenstaff, San Ramon resident, stated he is against the project. Mr. Blickenstaff stated he disagrees with the environmental review document and requested that response to his comments be included in the final environmental review document. He further described the intent of the 100-ft. creek setback and the development standards in the Zoning Ordinance, which are based on Ordinance 197, and submitted a copy to the Planning Commission of the original Initiative Measure Form of 1990 (Ridgeline and Creek Protection Initiative). He concluded by stating that the project could set a wrong precedent for the building and creek setback standards.

Tom Wollenweber, San Ramon resident, did not wish to speak and asked that his letter be submitted into the record. Vice Chair Alpert submitted Mr. Wollenweber letter into the record.

Katrina Grandt, San Ramon resident, stated she is in favor of the project. Ms. Grandt added that during shift changes there are only a few nurses that leave at different times and it is generally quiet. Ms. Grandt added that with some of her patients it makes a big difference to have a facility close to their home to they can see their loved ones.

Norm Higa, San Ramon resident, stated he is against the project. Mr. Higa added the project will bring in additional traffic.

Jesse Gandt, San Ramon resident, stated he is in favor of the project. Mr. Gandt believes that having this facility would be an asset with the growing population in San Ramon.

Canissa Grepo, San Ramon resident, stated she is in favor of the project. As a registered Nurse and Case Manager, Ms. Grepo added that there is a growing aging population who suffer from dementia.

Jeanne Baker, San Ramon resident, stated she against the project. Ms. Baker further stated that she is in favor of a small school but not a two story school. Ms. Baker added that she also had concerns about the traffic safety.

Raymond Arenott, San Ramon resident, stated he is not in favor of the project. Mr. Arenott expressed concerns about the tree roots on the property when grading will

take place.

Teresa Inchauspe, San Ramon resident, stated she is not in favor of the project. Mr. Inchauspe has concerns about the increase in traffic, protection of tree removal, play area size, and wildlife.

Robert Kraft, San Ramon, resident stated that he is not in favor of the project. Mr. Kraft stated that he has concerns that the two story building does not have a play area for the children. Furthermore, the setbacks of the project should be looked at as a commercial project.

Ivan Jimenez, Greenfire Law PC, stated that the mitigated negative document does not comply with the creek setbacks, and it lacks sufficient traffic analysis. Mr. Jimenez stated that the school building and the porte-cochere for the memory care facility as well as the parking lot are within the creek setback. Furthermore, the mitigated negative declaration does not analyze potential impacts to the intersections on San Ramon Valley Blvd at Morgan Drive and Ellingson Way, with impacts to the bike lane.

Connie Del Ponte, San Ramon resident, stated she is against the project. Ms. Del Ponte added that the project will add additional traffic to the neighborhood.

Surendra Swamy, San Ramon resident, stated he is opposed to the project. Mr. Swamy stated that the planning of the project is poor and should not be in a residential area.

Justin Chan, Danville resident, was not present to speak. Vice Chair Alpert read his speaker card into the record that he was in favor of the project.

Christopher Loeza, San Ramon resident, was not present to speak. Vice Chair Alpert read his speaker card into the record that he was in favor of the project.

Cherese Hollard, Administrator of Silverado Belmont Hills. Ms. Hollard stated that Silverado is a company that gives life back to residents that they care for.

With no more speakers, Vice Chair Alpert closed the public comment portion of the meeting and called for a brief recess.

Following the close of the public comment period and recess, the following additional speaker cards were received and read into the record by Vice Chair Alpert:

Pamela Redmon, San Ramon resident, is in favor of the memory care facility.

Charlene Boddy, Livermore resident, is in favor of the education building.

William Boddy, Livermore resident, indicated that the Church of the Valley project is

in the best interest of San Ramon.

Elaine Stoers, Dublin resident, is in favor of the memory care facility.

Meng Wong, San Ramon residents, is in favor of the project.

Lorie Robertson, Concord resident, is in favor of the memory care facility and school.

Priscilla Rose, San Ramon resident, is in favor of the project.

Sue Fromer, Danville resident, is in favor of the project.

Kerry Knoch, Walnut Creek resident, is in favor of the project.

Praveen Muranalla, San Ramon resident, is in favor of the project.

Mary R Bellapu, San Ramon resident, is in favor of the project. The Planning Commissioners stated that they would like to see a legal opinion from the City Attorney office regarding the creek setbacks and a definition on creek embankments.

The Planning Commission asked that pictures of the 7ft fence and wall be submitted. The Planning Commission had concerns about the lack of an outdoor activity play area for children above 1<sup>st</sup> grade, traffic impacts, and commercial uses next to residential.

The Planning Commission asked if the traffic study factored in the 195 students, and how the Administrative Building would be utilized and where the children would be eating lunch.

The Planning Commission also asked that Story Poles be placed for the Educational building's north location and at midpoint and west elevation. The Planning Commission continued the public hearing to December 18, 2018.

11. **NON-PUBLIC HEARING ACTION ITEMS**
12. **STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST ITEMS/STAFF REPORTS**
13. **ADJOURNMENT**
14. **COMMUNICATIONS**
  - A. *Presentation*
    - 14.A.1 Applicant Power Point Presentation
    - 14.A.2 Applicant PowerPoint Presentation

14.A.3 Staff PowerPoint Presentation

**B. Public Comment - Written**

14.B.1 Petition

Minutes Acceptance: Minutes of Nov 20, 2018 7:00 PM (APPROVAL OF MINUTES)

# **PLANNING COMMISSION**

## **Staff Report**



**DATE:** December 4, 2018

**TO:** Planning Commission

**FROM:** Debbie Chamberlain, Community Development Director  
By: Cindy Yee, Senior Planner

**SUBJECT:** Crow Canyon Specific Plan Update -- Alternatives Workshop

### **EXECUTIVE SUMMARY**

The Crow Canyon Specific Plan (CCSP) was adopted in 2006 to guide the evolution of a 128-acre office and service commercial area in San Ramon with the goal of creating a new mixed-use community that includes concentrated commercial and residential uses, while maintaining viable limited/light industrial and service commercial uses. While many aspects of the 2006 vision remain valid today, a number of factors have arisen in recent years that affect the potential build-out of the plan area and its best fit within the larger community. Based on feedback from participants at a public workshop held October 2, three distinct alternatives for land use, connectivity, and urban design have been developed. The purpose of this charrette-style workshop is to explore issues and options and to receive input on a preferred alternative around which to update the CCSP.

### **RECOMMENDED ACTION**

Staff recommends that the Planning Commission receive the staff report; open the workshop and receive public comments; and provide feedback to staff on the alternatives and direction for a preferred alternative for the CCSP update.

### **INTRODUCTION**

#### **Project Description**

The project consists of targeted updates to the CCSP intended to encourage investment and new development within the Plan Area through a coordinated program of public improvements and a clear pattern of land uses that provides property owners with a level of certainty regarding the future form and character of development. As full buildout of the Plan Area will take place incrementally over a period of many years, an overall vision to guide future development is needed in order to avoid piecemeal decisions and missed opportunities. The project will align the CCSP with the changing conditions within the Plan Area and the larger City of San Ramon and regional context, such as the concentration of regional retail in the City Center Bishop Ranch project and the dissolution of Redevelopment. The CCSP Update is expected to be an 18-month

process involving outreach to the community, property owners, and advisory bodies with active involvement of the Planning Commission and City Council. A public review draft of the CCSP is expected to be released in Spring 2019, and adoption of the CCSP Update anticipated in Fall 2019.

### **Public Outreach/Notification**

While this workshop does not require a specific public notice and no decision will be rendered at this meeting, on November 21, 2018, a courtesy notice for the Planning Commission workshop for December 4, 2018, was mailed to all property owners within the Crow Canyon Specific Plan and within 300 ft. of the Specific Plan boundaries. Additionally, since the October 2, 2018 public workshop, City staff has engaged with property owners in the area in person, by email, and by phone to inform them of the process and invite them to share input to inform the CCSP Update.

### **BACKGROUND**

The CCSP was adopted in 2006 to guide the future development of a 128-acre office and service commercial area. The CCSP envisioned a cohesive, mixed use community of residential, neighborhood-serving, and commercial uses while maintaining the existing limited/light industrial and service commercial uses. While aspects of the 2006 vision remain valid today, a number of factors such as the evolving retail landscape; changes in housing law; and loss of Redevelopment funds affect the potential build-out of the Plan Area. In recognition of these factors, the City Council directed staff to proceed with a comprehensive update to the CCSP. The purpose of the update is to refine the CCSP so that it guides the future of this area in a way that will encourage coordinated development that responds to neighborhood considerations and citywide objectives.

Given the factors listed above and that the full potential of the Plan Area remains to be realized, the City has initiated an update to the CCSP in order to refine the vision and the implementing strategies of the Plan. The City Council and Planning Commission conducted two joint workshops (October 24, 2017 and September 18, 2018) to discuss potential revisions to the CCSP. A workshop was held on October 2, 2018 with the Planning Commission and members of the public to discuss the overall vision for the future of the CCSP area. Verbal comments were received at the workshops in addition to two letters addressed to the Mayor and Planning Director from Mr. Sharifi, the property owner of 2701 Hooper Drive (Attachment B).

### **ENVIRONMENTAL REVIEW**

An Addendum to the Crow Canyon Specific Plan Environmental Impact Report (EIR) will be prepared in accordance with the requirements of the California Environmental Quality Act of 1970 (CEQA), as amended.

### **DISCUSSION/ANALYSIS**

The meeting will be conducted as a charrette-style workshop with the Planning Commission and community members. After an opening presentation from the consultant team to introduce the alternatives, participants will work in small groups to complete a map-based activity and evaluate three alternatives for land use, connectivity, and urban design developed on the basis of

input received at the October 2 workshop (see Attachment A). The three alternatives have gathered the various ideas and opinions provided by the public and decision-makers and are designed to provoke thought and discussion on concepts that can be incorporated into the Plan. Each alternative presents a distinct vision for the CCSP Area in order to highlight opportunities and trade-offs and inform the discussion of a preferred alternative around which to update the CCSP. The preferred alternative may be one of the three, or it may be a hybrid that combines features of two or more alternatives. Following the workshop, input from participants will be synthesized into a Draft Preferred Alternative for review by the Planning Commission and the City Council in early 2019.

### **FISCAL ANALYSIS**

The cost for preparation of the CCSP update is funded by the Planning Cost Recovery Fund, with environmental review and project management consulting services under the supervision of the Planning Services Division.

### **NEXT STEPS**

1. Community input from the workshop will be synthesized to create a Draft Preferred Alternative for land use, connectivity and urban design in the CCSP Area.
2. The Planning Commission and City Council will review the Draft Preferred Alternative in January and February 2019.
3. Once the preferred alternative is selected, policies, guidelines, and standards in the CCSP will be updated to implement the vision it describes.
4. A Draft CCSP Update is expected to be released for public review in Summer 2019.

### **ATTACHMENT:**

A: Alternatives Package

B: Letters from Mr. Sharifi, dated October 11 & 23, 2018

# ALTERNATIVE 1: BOULEVARD RETAIL

This Alternative focuses near-term improvements along San Ramon Valley Boulevard, particularly at the intersection of Purdue and San Ramon Valley Boulevard, which will be a principal access point to the Faria Preserve subdivision now under construction. A node of new mixed use retail development is envisioned at this key intersection to create a gateway and sense of entry into San Ramon. Mixed use within the node could be in either a vertical or a horizontal configuration. Buildings would greet the street and parking would be located in the rear. Bicycle and pedestrian improvements, including specially designed crosswalks, street furniture, corner bulb-outs, and widened sidewalks, would be focused along Purdue to foster connectivity with commercial development on the east side of San Ramon Valley Boulevard and with planned residential areas north of Purdue. Bicycle connectivity would also be provided through the new retail area along Omega Road, with striped lanes wherever right-of-way width allows.

Housing would be developed along Omega north of Purdue and along Deerwood, with pedestrian and bicycle easements running parallel to Purdue providing connections between the residential areas to the west and retail/commercial uses on San Ramon Valley Boulevard. In these

locations, residential is envisioned to be single-use, with a new pocket park north of Purdue and a neighborhood park east of Old Crow Canyon Road in the southern portion of the CCSP Area.

Under this Alternative, residential density would be capped at 35 dwelling units per acre and housing would be spread throughout the area, generally at 25-35 dwelling units per acre on average. Buildings would typically be 2-3 stories or up to 40 feet high. Overall, this alternative would result in 850 new residential units over the life of the plan, including 520 in the near-to mid-term.

Alternative 1: Residential Development Potential	
Total Housing Units	850
Average Residential Density	27 du/ac
Maximum Residential Density	35 du/ac
Maximum Building Height	40 ft



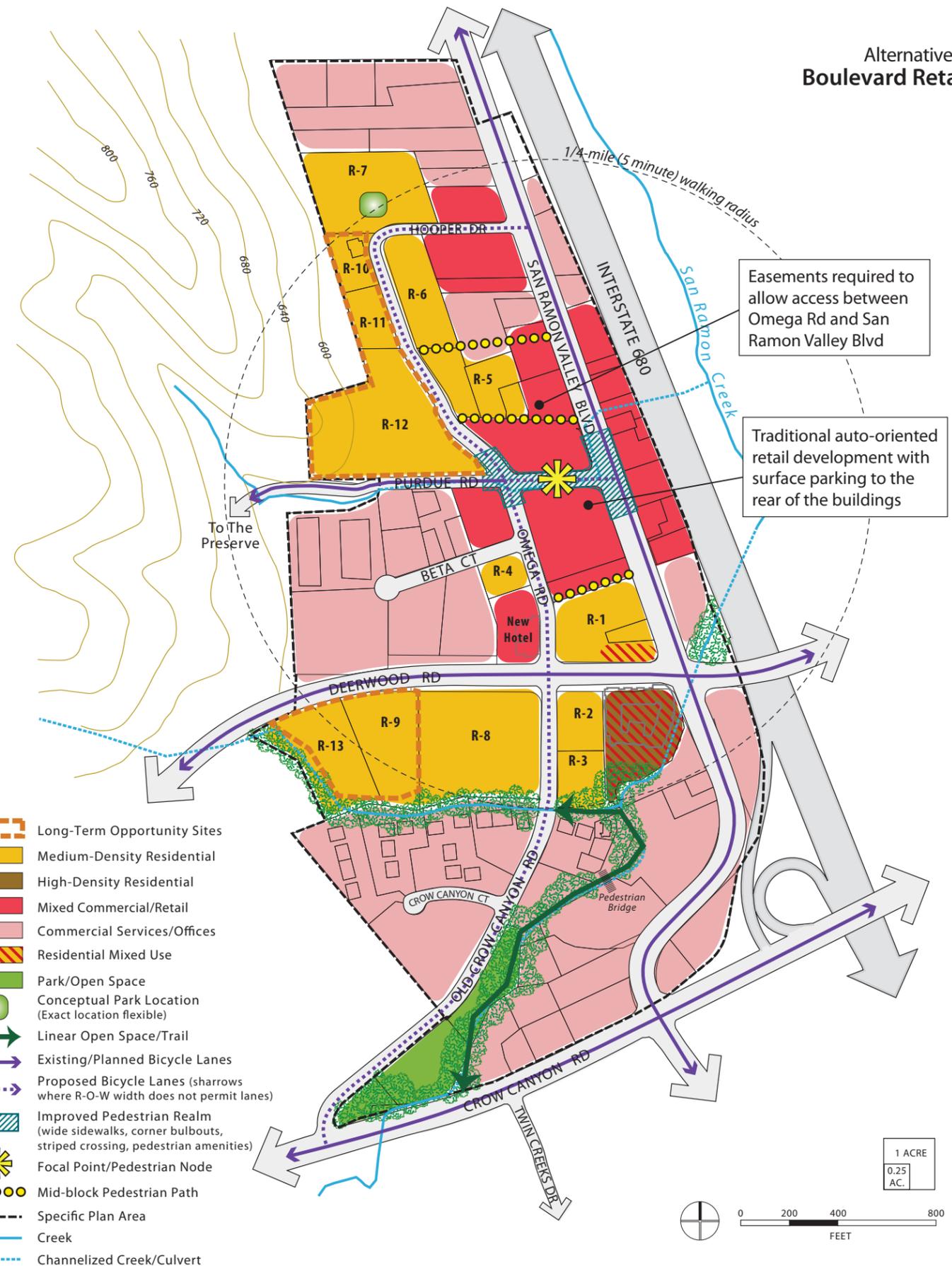
Representative Residential Mixed-Use Project  
7600 Monterey, Gilroy



Representative Mixed Commercial/Retail Project  
Village Oaks Commercial, San Jose



Representative Single-Use Housing Project  
Magnolia Row, Oakland



Attachment A: Alternatives Package (2148 : Crow Canyon Specific Plan Update -- Alternatives Workshop)

# ALTERNATIVE 2: VILLAGE MIXED-USE

This Alternative would focus new mixed use development at the intersection of Deerwood, Old Crow Canyon and Omega, building on the energy from the proposed hotel at this location and the ROEM project now under construction further to the east on Deerwood. This intersection would be transformed into a village-style node with vertical mixed use development featuring active commercial uses on the ground floor and residential uses on floors above. At this key location, building heights of up to 60 feet and residential densities of up to 50 dwelling units per acre would be permitted in order to promote walkability and support successful retail. Building heights and residential densities would decrease further from the village node and would not exceed 35 units per acre elsewhere in the plan area.

This alternative seeks to capitalize on the Village node's accessibility and visibility as well as on the proximity of San Ramon Creek. Omega Road and Old Crow Canyon Road north of the creek would serve as a primary pedestrian and bicycle route, eventually lined with active uses and new residential units. Wider sidewalks, pedestrian amenities, and street lighting would be provided along the length of Omega/Old Crow Canyon, connecting the Village node to a creekside park and pedestrian/bicycle trail along the east-west tributary to San Ramon Creek. Design guidelines for residential and mixed use development

would highlight opportunities to incorporate the creek into site designs as an amenity. Mid-block pathways within the village would ensure that the area is walkable and comfortable.

South of the creek, existing office uses would be supported and additional new office uses are envisioned in the future. The City-owned parcel along Old Crow Canyon Road serves as a park amid the surrounding office development. In the northern part of the CCSP area, additional mixed commercial and retail uses are envisioned near Hooper Drive, complementing the recently constructed commercial development in that area. New residential uses are also envisioned along Omega north of the Village node over the long term.

Overall, this alternative would result in 930 new residential units over the life of the plan, including 595 in the near-to mid-term.

Alternative 2: Residential Development Potential	
Total Housing Units	930
Average Residential Density	35-50 du/ac
Maximum Residential Density	50 du/ac
Maximum Building Height	60 ft



Representative Village Node Mixed-Use  
Vio Mixed-Use, San Jose

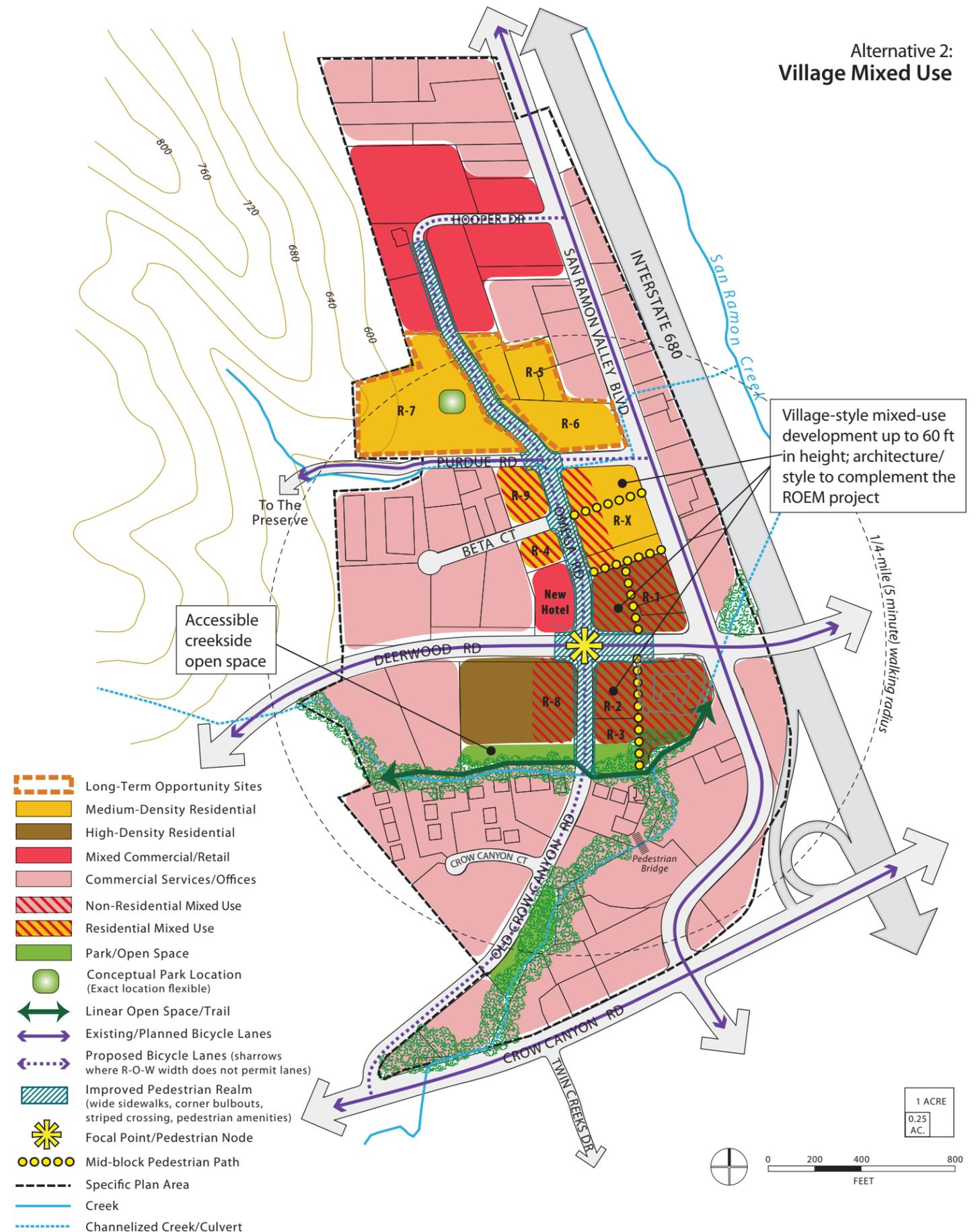


Representative Residential Outside the Village Node  
Mill Spring, Livermore



Representative Creek-Oriented Development  
Ashland Creek, OR

## Alternative 2: Village Mixed Use



Village-style mixed-use development up to 60 ft in height; architecture/style to complement the ROEM project

Accessible creekside open space

1/4-mile (5 minute) walking radius

Attachment A: Alternatives Package (2148 : Crow Canyon Specific Plan Update -- Alternatives Workshop)

# ALTERNATIVE 3: CREEK PARK

This Alternative focuses near-term development in the southern portion of the CCSP Area on either side of the north-south tributary to San Ramon Creek. New residential mixed use development is envisioned at the northwest corner of Crown Canyon and San Ramon Valley Boulevard, with adjacent commercial mixed use that could include retail and restaurant uses that incorporate outdoor patio and balcony spaces or walkways to provide access and/or views of the creek and shade from creekside foliage. On the other side of the creek, residential and residential mixed use development is envisioned to complement the ROEM project. Design guidelines for residential and mixed use development would highlight opportunities to incorporate the creek into site designs as an amenity.

Over the longer term, additional housing is envisioned between Deerwood and Purdue along Omega and a node of mixed commercial/retail development is envisioned at the intersection of Hooper and San Ramon Valley Boulevard. Additionally, the redevelopment of the office condominium complexes along Old Crow Canyon Road with residential uses is envisioned as part of the long-term transformation of this area into a residential neighborhood that takes full advantage of the creeks.

Access and circulation improvements under this Alternative would be focused primarily along Old Crow Canyon Road to foster connections between the new development and the creekside open spaces. A new bicycle/pedestrian bridge would be constructed across the north-south tributary of San Ramon Creek, extending north from Twin Creeks Drive.

Under this Alternative, residential density would be capped at 35 dwelling units per acre. Overall, this alternative would result in 765 new residential units over the life of the plan, including 500 in the near-to mid-term. Building heights would be up to three stories or 35-40 feet.

Alternative 3: Residential Development Potential	
Total Housing Units	765
Average Residential Density	30 du/ac
Maximum Residential Density	35 du/ac
Maximum Building Height	40 ft



Representative Residential  
Evanston Court, Pasadena

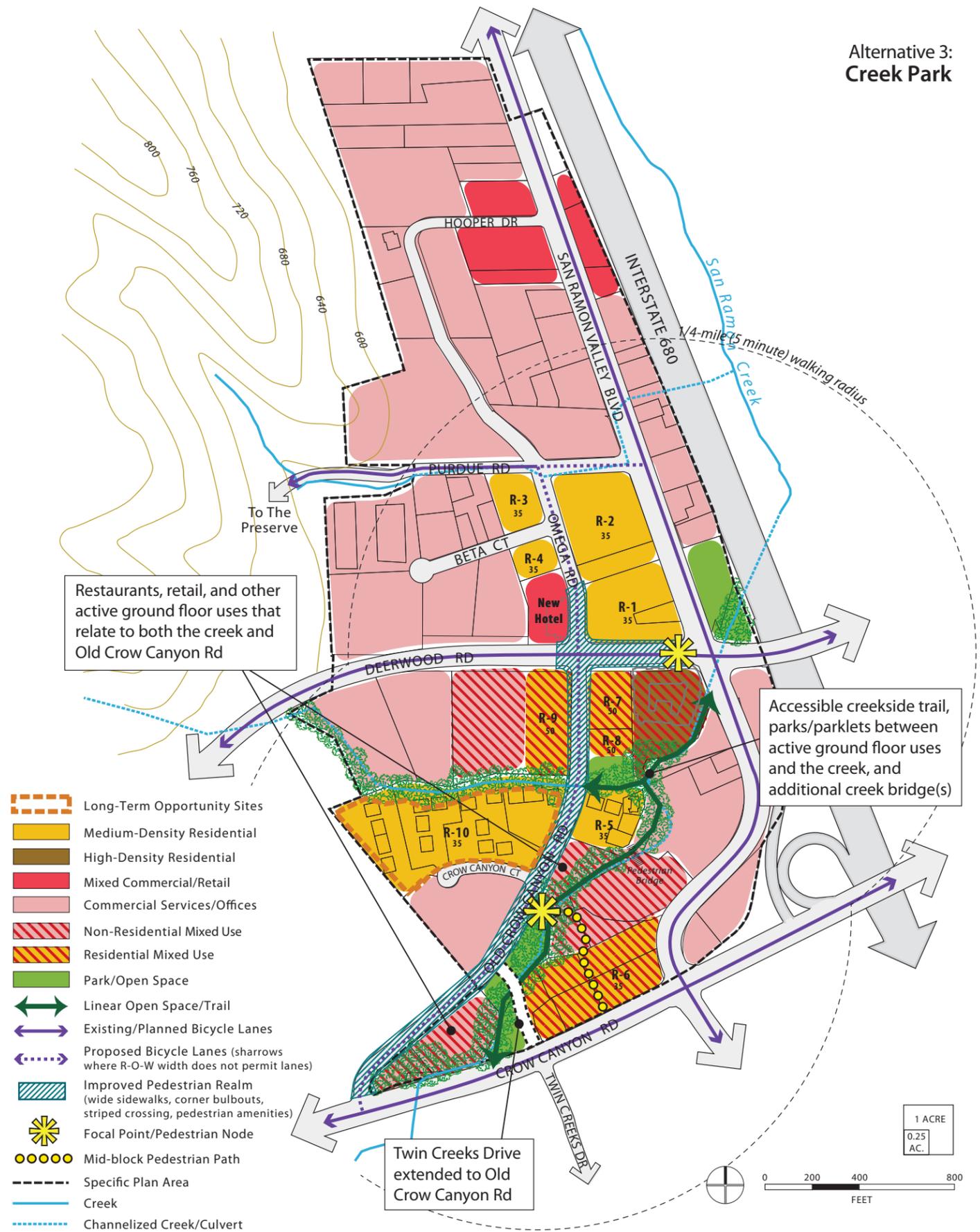


Representative Creekside Open Space  
Cottonwood Creek Park, Encinitas



Representative Creekside Open Space  
San Luis Obispo River Walk

Alternative 3:  
Creek Park



Attachment A: Alternatives Package (2148 : Crow Canyon Specific Plan Update -- Alternatives Workshop)



From the desk of  
Hassan Sharifi, Ph.D

**RECEIVED**

October 11, 2018

OCT 12 2018

Ms. Debbie Chamberlain  
Planning Director  
City of San Ramon

CITY OF SAN RAMON  
PLANNING SERVICES

Dear Debbie,

After reading your staff report dated September 18, 2018, to the joint meeting of Planning Commission and City Council, I felt compelled to write you a letter requesting two actions:

1. Appoint an Advisory Committee similar to the one that created the current CCSP and
2. Provide the minutes of the Advisory meetings and the Planning Commissions that approved the current CCSP plan.

As you know, in 2002 the city hired a consulting firm to assist the planning staff to develop a vision of how to improve the blighted area north of Crow Canyon Road, west of 680 into a cohesive community. They also appointed an Advisory Committee to help the consultants.<sup>1</sup> The consultants later acknowledged, that they as well as the planners who hired them, knew nothing about what it meant to run a business or own a property. The Advisory Committee was composed of business and property owners, members of the Chamber of Commerce, members of the Housing and Economic advisory committees, etc. The committee realized none of the planners or consultants had ever run a business or spent any money to buy, maintain or sell a commercial property. I was a member of that committee. I helped with other committee members create those reports. Many of the business owners and some property owners met with Planning Commissioners and the City Council members in large public meetings after normal business hours.<sup>2</sup>

Now to your meeting of October 2, 2018 and the staff report; it appears that the meeting did not turn out as expected. "The purpose of this charrette- style workshop is to receive input from local area residents, property owners and the Planning Commission with the objective of helping

<sup>1</sup> CCSP P 7.



## THE GOLDEN SKATE

visualize buildout of the Plan Area.” There were 4 members of Planning Commission; 6 or 7 members of your staff, two people from Fremont, the consultant and 10 to 12 residents from the city. ***There are somewhere around 90<sup>3</sup> parcels or perhaps property owners in CCSP. There was no property owner except myself, nor a business owner. Therefore, neither the consultant nor any of the planning staff can really determine what the stakeholders want to do with their respective properties and businesses.***

It appeared that “The charrette-style workshop” became a coloring exercise. There was no discussion of the staff report. After the consultant’s presentation, once we discovered that no stakeholder was in the room, I asked him if he had reached out to any of the property owners, or business owners. As expected, he said “no”! I asked whether the planners had; he said he did not know. (He appeared surprised by my question. It was stunning to me that people are making recommendations that may alter the livelihood of the people in the targeted area without those who will be affected by those decisions.)

1. Please explain in detail the factors that have changed in CCSP that affect the potential build-out of the plan area?<sup>4</sup> I wish to get facts.
2. What is wrong with the current CCSP Plan 2006? It is stated that “*The project will align the CCSP with the changing conditions within the Plan Area*”
3. What are the changing conditions that you have observed within the CCSP area? I am not looking for generalization such as: “*As full buildout of the Plan Area will take place incrementally over a period of many years, a vision is needed to guide future development and redevelopment in order to avoid piecemeal decisions and missed opportunities.*”<sup>5</sup> Provide me with factual data.
4. The staff set up this meeting with an expectation of “*a charrette-style workshop to receive input from local area residents, property owners and the Planning Commission with the objective of helping visualize buildout of the Plan Area.*”<sup>6</sup> (Please explain why the business owners and workers should not be involved in these discussions?)

It is not fathomable that the people who are proposing an update to the plan have not reached out to those whose future is at stake. What a dangerous exercise! How do

<sup>2</sup> CCSP p 8 - 9

<sup>3</sup> Page 19, CCSP

<sup>4</sup> Page 1. Line 5 in Executive Summary

<sup>5</sup> Page 1 Line 6 under Project Description

<sup>6</sup> Page 1 Line 6 under Executive Summary



## GOLDEN SKATE

people who have no idea of what it takes to establish a business or buy/sell properties worth of millions of dollars “provide property owners with a level of certainty regarding the future form and character of development?”<sup>7</sup> I assume that none of the members of the Planning Commission would like uninformed people making financial recommendations for them.

Let me confess that due to my hearing disability, I could not hear and understand the consultant’s instruction to the audience. I did not learn the aim of the coloring exercise, or the responses to it.

5. What is the need for the “project”? Why do we need an update? What do the following<sup>8</sup> sentences mean?

The only major item that I see in the remaining part of the staff report is Item 1 which prominently appears in two places.

1. Consider removing the Housing Overlay north of Hooper Drive. The Housing Overlay provides additional residents to the VCMU but may not be needed to accomplish housing goals. The City may consider moving some of the units out of the Plan Area, if appropriate. (Page 7)
2. Particularly in view of the directive to remove the Residential Overlay north of Purdue Road, there may be a need to add a new land use designation or to refine the current designations to provide additional clarity as to the desired development in various locations within the CCSP area. (Page 8) Can someone explain the statement “directive to remove” etc.?

Someone should have explained why the City Council, and the Planning Commission approved the Golden Skate parcel as RO. The decision makers did not make a flippant choice. They studied the facts.

The rest of the recommendations on Page 7 (Items 2, 4, 5, 6, 7, 8, 9, and 10) are fine, and we did not need to hire a consultant to tell us. Much if not all of the recommendations on page 8 and 9 have been proposed by the Planning Commissioners in several places. All one should do is to listen to the comments of Eric Wallace, Rick

<sup>7</sup> Page 3, Line 3 under project Description: The project consists of targeted updates to the CCSP intended to encourage investment and new development within the Plan Area through a coordinated program of public improvements and a clear pattern of land uses that provides property owners with a level of certainty regarding the future form and character of development.

<sup>8</sup> Page. Line 5 ff under Project Description



## GOLDEN SKATE

Marks and the rest of the commissioners as they comment on projects that come before them.

There is sufficient evidence to show that the current CCSP as approved by the city has been consistently opposed without explaining why. It is all there for anyone to see. If the reports of the old Advisory Committee meetings are provided the public, the decision makers will note the inaccurate information in the various staff reports.

Since the major issues have been raised without any responses or follow up, I ask again that we be provided with the minutes of the Planning Commission and the Advisory Committee of the last months prior to CCSP approval. It will explain to all of us that there were reasons for their decision. Furthermore, the people own properties and work in this area must be involved in the process. We are all smart enough to know that no one person can comment on this issue for 3 or 5 minutes that they have before the City Council or the commission. If my comments above appear direct, it is only because of my frustration in getting answers. This is not directed to anyone person or group. So I apologize for being direct.

Sincerely,



Hassan Sharifi

Commercial Investment Consultant

Mr. Bill Clarkson, Mayor  
 Mr. Phil O'Loane, Vice Mayor  
 Mr. David Hudson, Councilmember  
 Mr. Scott Perkins, Councilmember  
 Mr. Harry Sachs, Councilmember

Ms. Jeanne Benedetti, Chairperson, Planning Commission  
 Mr. Gary Alpert, Vice Chairperson  
 Ms. Victoria Harris, Planning Commissioner  
 Mr. Rick Marks, Planning Commissioner  
 Mr. Eric Wallis, Planning Commissioner

Mr. Joe Gorton, City Manager  
 Renee Beck, City Clerk  
 Ms. Cindy Yee, Senior Planner



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*From the desk of:*  
**Hassan Sharifi, Ph.D.**  
 President

**October 23, 2018**

Dear Mayor Clarkson:

On September 14, 2018, I wrote a letter asking for appointing an Advisory Committee to assist the planners in this major Update of CCSP, as it was done in 2002. My reasoning is that, as in 2002, the planners and their consultants may not have firsthand knowledge of what property and businesses owners can and want to do in CCSP area. I have yet to receive a response from anyone.

As some of you may recall, The Vision for CCSP was to create a community that

- 1) *Provides a destination and gathering place for the community;*
- 2) *Offers a diversity of housing opportunities for San Ramon residents;*
- 3) *Preserves viable businesses as an integral part of the district; and*
- 4) *Promotes a compact and pedestrian friendly townscape.*

However, in 2002 the actual plan was based on removing the business on Beta Court. That could have been accomplished by changing the zoning into RO, allowing investors and owners to build housing on the lots.

The advisory committee which included business owners, property owners, members of Chamber of Commerce and of Planning and the City Council, spent several months on this issue and viewed the change contrary to the best interests of the citizens of San Ramon. Several property owners were not willing to give up their businesses. At times the meetings became contentious. The Council proposed the law reviving their authority of using Eminent Domain.

The planners and their consultants came up with various versions of their proposal, all aimed at allowing housing on Beta Court. None of their ideas were acceptable to the advisory committee. (Please see the discussions of this matter between Councilmen Perkins, Livingstone, Hudson and the mayor in the minutes of the Council in December of 2005.) Eventually the proposals of the consultants and the Planners were rejected.



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## THE GOLDEN SKATE

Then the question before us was: 1. Where to move the displaced business; 2. Where do we build housing if the Residential Overlay is removed from Beta Court. The Advisory Committee studied the available parcels in the area and suggested moving the Residential Overlay north of Purdue and specifically marked the Golden Skate Property as a candidate for housing. (See attached Figures 2-2, 4-3 and Page E-23 "Detailed information On Opportunity Sites...") While the Planners were not happy with the changes, they had to go along with it since the final Advisory Committee's proposal was accepted by the Planning Commission and the City Council. Nevertheless, the Planners have continued to alter that ruling.

They have brought up proposals to the Council under different topics. Please see notes of the December 2014 meeting where Councilmen Sachs and Perkins asked questioned the application of their zoning proposal to The Golden Skate property, and how the Planners replied.

The current proposal by the Planners is going to change the CCSP plan which in turn greatly affect the workforce housing needed in this area. In my letter of October 12, 2018, I asked the Planners to provide you with the detailed notes of the Advisory Committee which I was told (in 2014) are available. I hereby request the release of the information that will help us make the right decision in this matter.

Respectfully,

Hassan Sharifi



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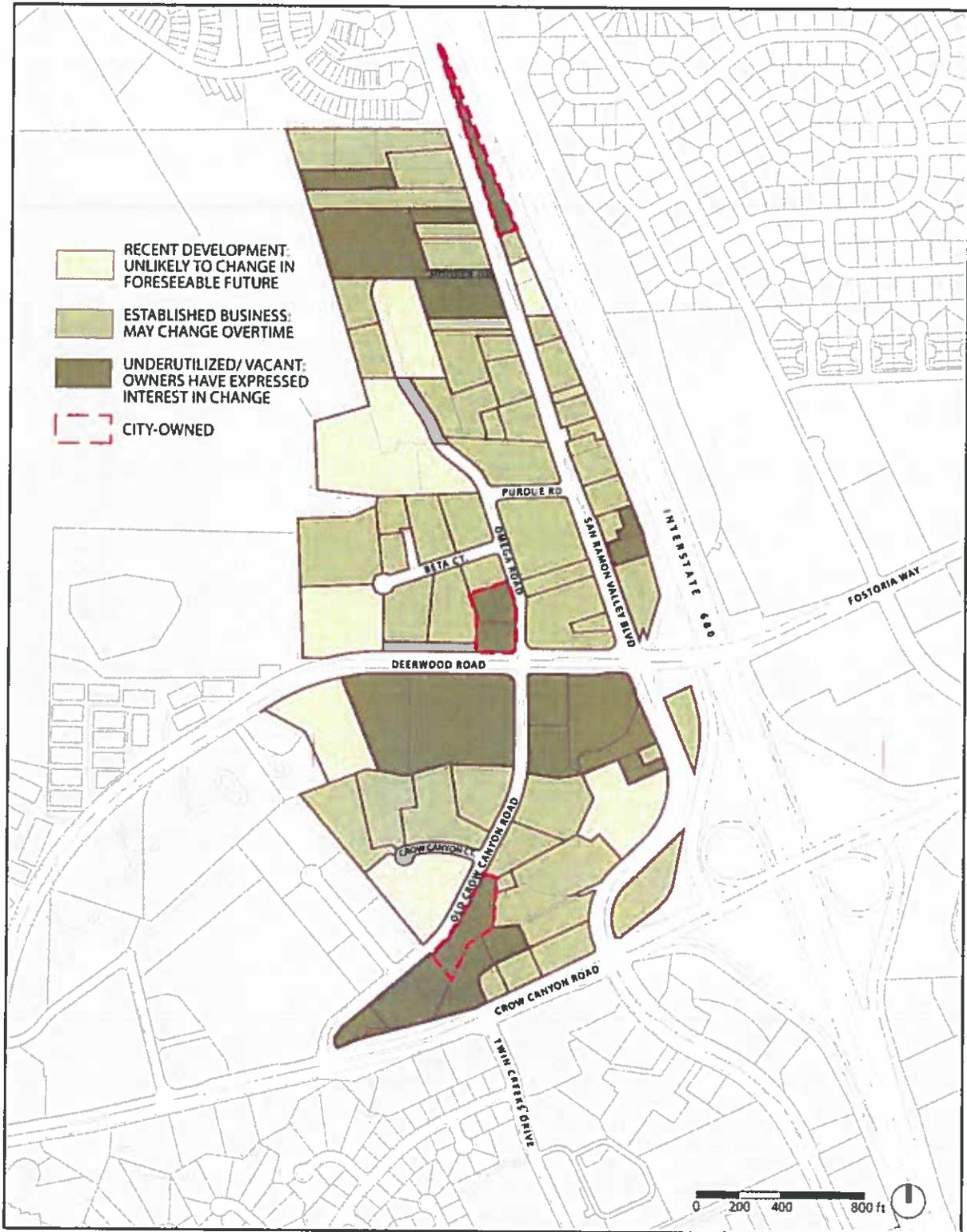


FIGURE 2-2  
OWNERSHIP PATTERN/SUSCEPTIBILITY TO CHANGE

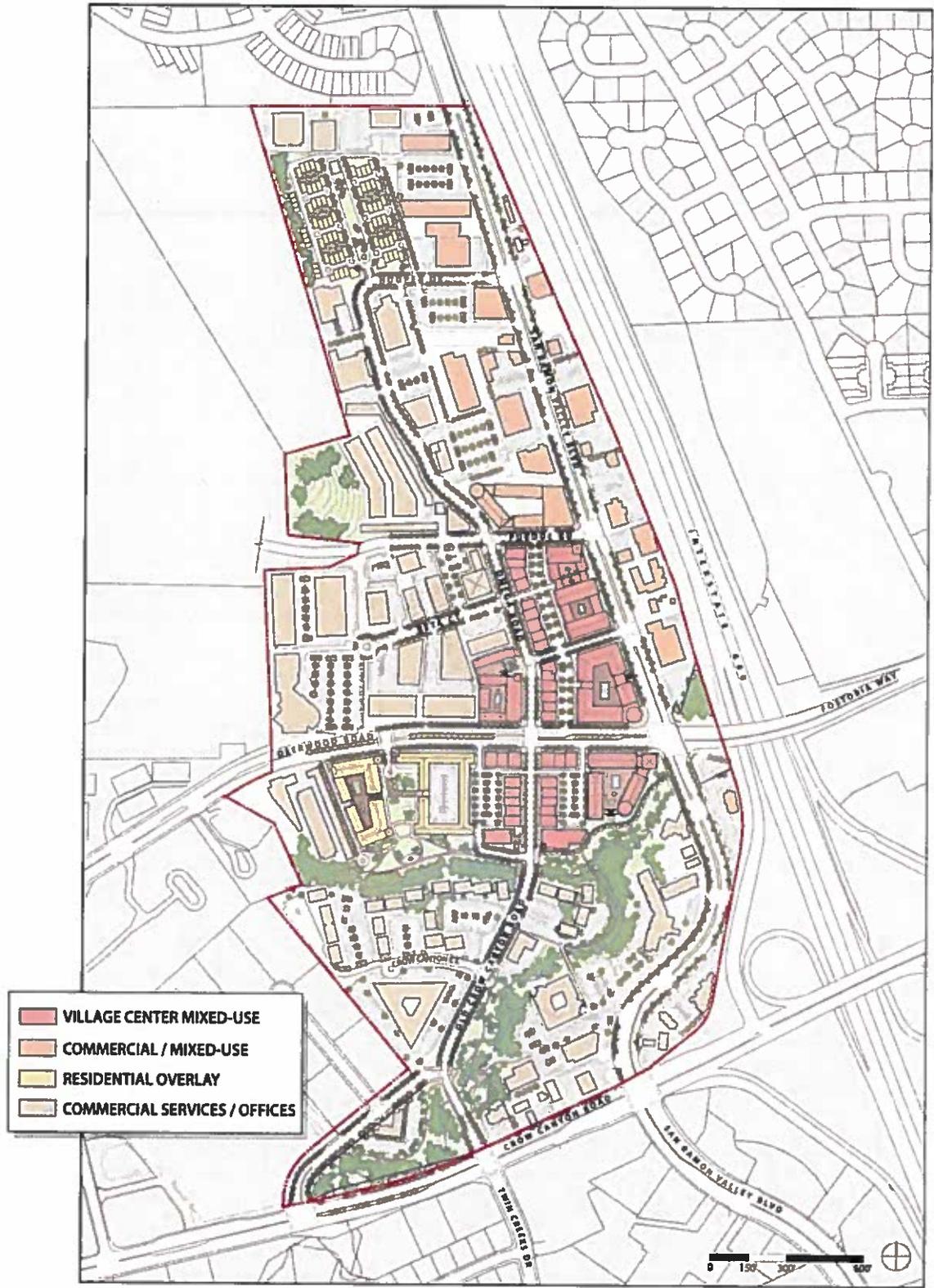


FIGURE 4-3  
**ILLUSTRATIVE PLAN**

*Housing*

**Detailed information on Opportunity Sites' existing uses**

**Non-Vacant Sites**

**Site 1:** All 13 parcels that make up Site 1 are located in the Crow Canyon Specific Plan Area (2006) and are within the City's Redevelopment Area. An extensive analysis of the opportunities within the Crow Canyon Specific Plan area was published in an "Existing Conditions and Constraints" Report (2003) for the Specific Plan. In the Report, it details what the redevelopment potential of Site 1 is and how/why residential would be viable on the site. For more information on the residential opportunities for this site, refer to the Report. Parcel 208-250-041 is the site of an indoor roller-skating rink which was constructed in 1976. The current property owner is interested in redevelopment of the site and has met with the City to discuss the potential for a residential use. The owner believes that due to the proximity to the recently approved Northwest Specific Plan, a residential use on the parcel would make a good transition between the two Specific Plan areas. Parcel 208-250-058 is the site of an auto repair business whose building was constructed in 1994, but has a 13% lot coverage. Parcel 208-250-060, -061, & -062 are all under the same property ownership. The buildings on parcels 208-250-060 & -061 were constructed in 1996 and are used for self-storage businesses. Parcel -062, which was built in 1980, fronts San Ramon Valley Boulevard and is used as a religious assembly facility. The buildings at parcel 208-250-073 & -083 were constructed in 1982/1983 with a variety of office and warehouse businesses. Approximately 0.7 acre of the site is undeveloped. Parcel 208-250-086 is a mini-storage business whose buildings were constructed in 1999. Parcel 208-250-087 is the site is an auto repair business and was constructed in 1997. Parcel 208-250-088 was redeveloped in 2008 and is the office location of a construction contractor business. Parcel 208-260-055 was redeveloped in 2000 as a mini-storage business. The buildings on parcels 208-660-001 & -007 were constructed in 1985 and are used as office buildings. According to some economic development specialists, most strip/small-scale commercial uses have a life span of 15-20 years.

**Site 2:** All 14 parcels that make up this site are located in the Crow Canyon Specific Plan Area (2006) and are within the City's Redevelopment Area. An extensive analysis of the opportunities within the Crow Canyon Specific Plan area was published in an "Existing Conditions and Constraints" Report (2003) for the Specific Plan. In the Report, it details what the redevelopment potential of Site 2 is and how/why residential would be viable on the site. For more information on the residential opportunities for this site, refer to the Report. Parcels 208-260-036 & -052 are the locations of an outdoor landscape contractor's supply center. The building was constructed in 1961, but the current property owners do not foresee relocating in the new future. The building at parcel 208-260-053 was built in 1960 and is used as an auto-repair shop. The parcel is landlocked by the landscape contractor's supply center and would be difficult to redevelopment without the support of the adjacent owner. Parcel 208-260-056 was originally built in the early 1960s and is currently used for warehouse and light industrial businesses. The corner portion of this parcel fronts the core area of the Crow Canyon Specific Plan and is underutilized. Through a meeting with the current property owner, they have expressed an interest in its redevelopment. Parcel 208-271-003 is the location of an old produce stand that does not have a permanent structure on-site. The produce stand has

E-23



# CROW CANYON SPECIFIC PLAN

**Public Workshop #1 Summary Memo**

October 2018

Prepared by:

**DYETT & BHATIA**  
Urban and Regional Planners

with

Urban Field Studio  
BAE Economics

The first public workshop for the Crow Canyon Specific Plan (CCSP) Update was held on Tuesday, October 2, 2018 as part of the regularly scheduled Planning Commission meeting at 7000 Bollinger Canyon Road in the Emergency Operations Center (EOC). The workshop began at 8 p.m. and was attended by 12 members of the public, including residents, business owners, and property owners, in addition to four commissioners. The purpose of this charrette-style workshop was to receive input from local area residents, property owners and the Planning Commission that will inform development of land use, connectivity and urban design options to explore in updating the CCSP. This memo provides a recap of the workshop and a summary of the input received.

## Presentation

At the workshop, Planning Commission members and community members were greeted by the City planning staff and members of the consultant team. Andrew Hill of Dyett & Bhatia Urban and Regional Planners delivered an opening presentation that provided an overview of the 2006 CCSP; an overview of the CCSP Update process; and a recap of the planning area's history and existing conditions. Andrew also introduced the evening's group map-based activity and explained that the objective of the activity was to work in small groups to complete a map-based activity and generate ideas to inform land use and circulation design alternatives. After the presentation, he answered questions about the project and the workshop.



In discussing the CCSP Update process and the group activity, Andrew reported that Planning Commission direction from the previous meeting on September 18, 2018 could broadly be grouped under three topics, which would structure the evening's small group activity:

- **Land use mix:** The planning team was directed to explore the best locations and orientation for the amount of new retail development that the planning area is expected to support over the planning horizon.
- **Building form and character:** The planning team was directed to explore various building development types, configurations, and styles, and make recommendations on types appropriate for the CCSP area.
- **Connectivity and placemaking.** The team was tasked with establishing a framework for open spaces, locating multi-modal pathways/connections, and

devising strategies for using connectivity and open spaces as elements of placemaking.

## Small Group Activity

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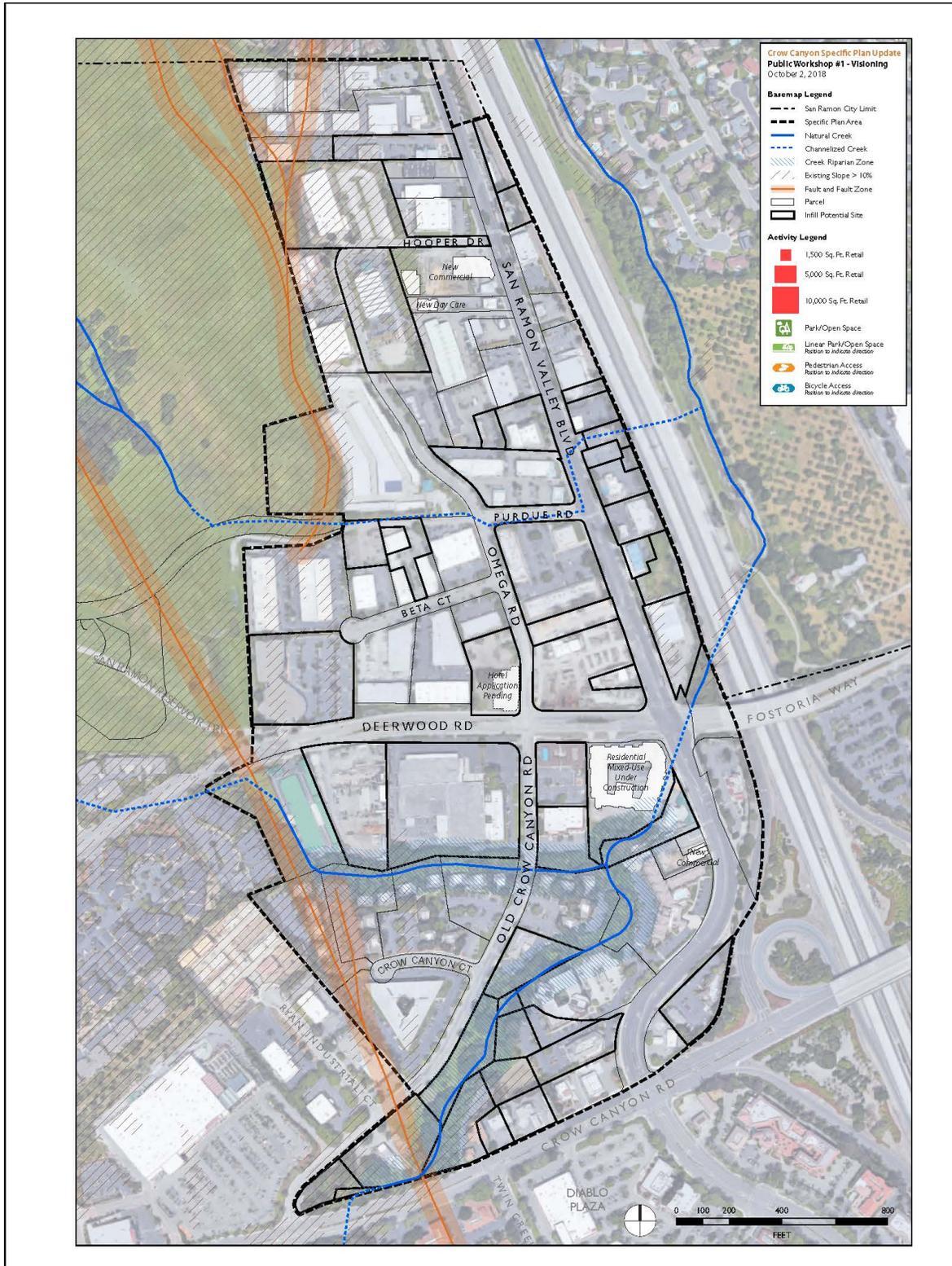
Following the presentation, participants broke into groups of 4 to 5 and moved to tables to complete a map-based activity. The workshop was structured to gain feedback from each individual participant, as well as encourage participants to deliberate with one another to formulate group visions for the future of the CCSP area. Each table was provided with the following materials:

- Two basemaps highlighting environmental constraints and infill potential sites over an aerial photograph, scale 1" = 200' (see Figure 1)
- Scaled "gamepieces" representing 10,000, 5,000, and 1,500 square feet of new retail development (see Figure 1)
- Additional "gamepieces" representing a traditional park, linear park/open space, bicycle access/connectivity, and pedestrian access/connectivity' (see Figure 1)
- A table listing typical footprint sizes of various retail uses (see Figure 2)
- Examples photos of retail, residential/residential mixed-use, creekside and open space development (see Figure 3)

The groups were given a total of 60 minutes to discuss the three topics, move around the gamepieces as part of the group discussion, mark up the maps with markers and pens, and come either to a single group consensus or create two group-led designs. Below are the question prompts for the group discussion:

1. **Land use mix:** What is the right mix and location of uses?
2. **Building form and character:** What type of development would you like to see in the opportunity areas?
3. **Connectivity and placemaking:** What are the issues with connectivity now, and where should connectivity be improved? What kind of connections are needed and where? Where does walkability make sense?

Figure I: Basemap



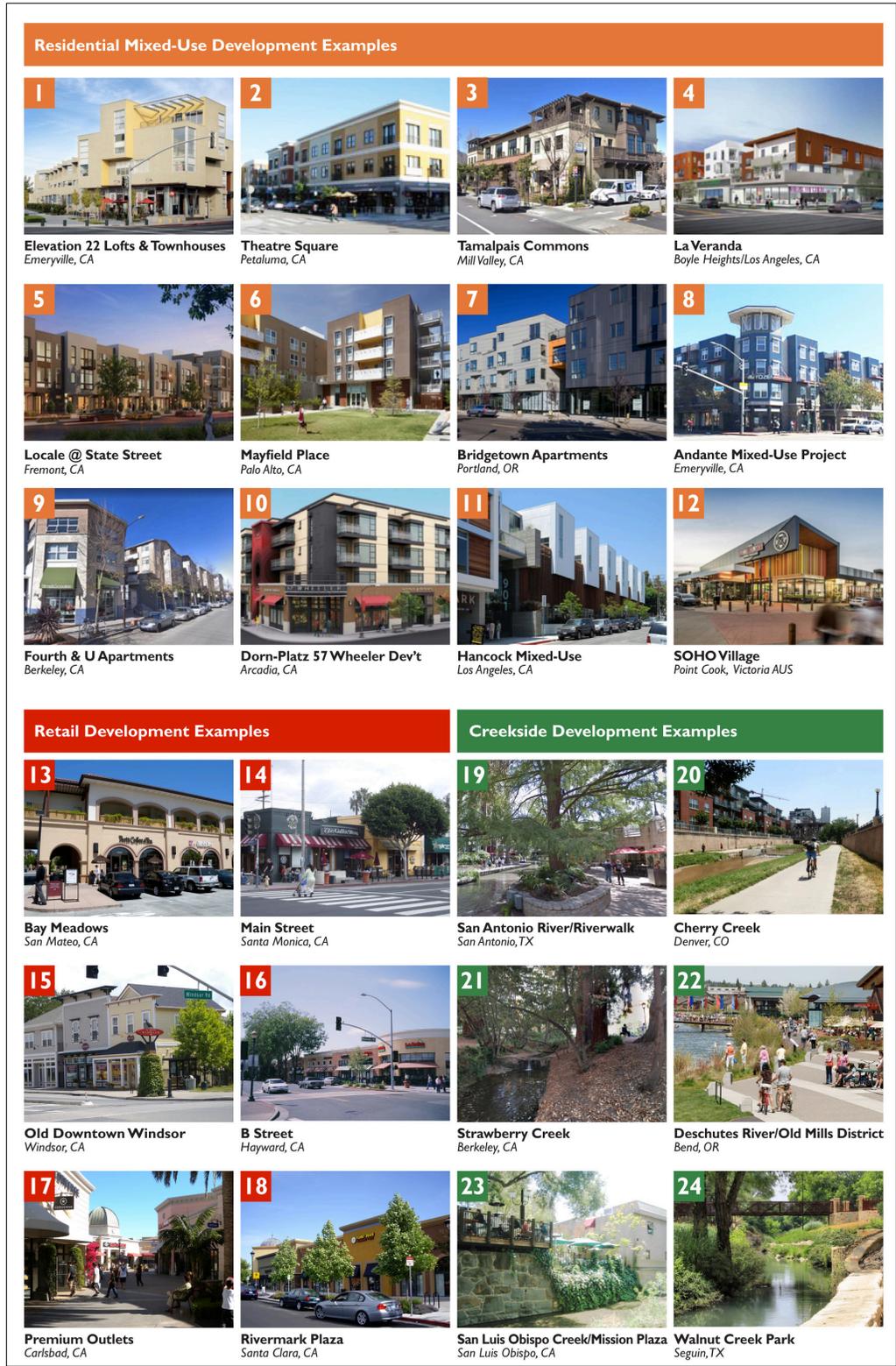
**Figure 2: Typical Retail Footprint Sizes**

**Public Workshop #1 - Visioning**  
**Crow Canyon Specific Plan Update**  
 Tuesday, October 2, 2018 at 7PM  
 7000 Bollinger Canyon Rd., San Ramon, in the Emergency Operations Center (EOC) Room

**Typical Retail Footprint Sizes**

Use	Typical Footprint (Sq. Ft.)
ACE Hardware/True Value Hardware	5,000 - 10,000
AT&T/Comcast/T-Mobile/Verizon Store	1,500 - 5,000
Auto parts store	6,000 - 15,000
Bakery/bagel shop/café	800 - 3,000
Banks	2,000 - 4,000
Bike shop	5,000 - 7,500
Convenience store	2,000 - 4,000
CVS/Walgreens/Rite Aide	12,000 - 17,000
Dry cleaner	1,500 - 4,000
Family Dollar/Dollar General/Dollar Tree	5,000-20,000
Fitness Center	10,000 - 40,000
Frameshop	1,500 - 2,000
Gift shop	800 - 4,000
Hair salon/Barber/Tanning Salon	800 - 2,500
Jeweler/Independent clothing	1,000 - 2,000
Nail salon	1,000 - 3,000
Paint store	4,000 - 5,000
Pet food store	4,000 - 14,000
Restaurant - Beverage Specialty	500 - 3,500
Restaurant - Family Chain	1,500 - 4,000
Restaurant - Fast Food	1,000 - 4,000
Restaurant - with Liquor	2,500 - 8,000
Shoe store	1,000 - 2,000
Video game store	2,000

**Figure 3: Example Development Types**



## Small Group Design

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Below are summaries of each group discussion and designs. Photos of the completed map-based exercises follow in the Appendix.

### GROUP 1

Group 1 identified as the “focus area” of the CCSP a quarter-mile radius circle centered on the intersection of Deerwood and Omega roads. The group envisioned new 5,000-square foot retail establishments on the northeast, southeast, and southwest corners of Deerwood and Omega roads, with smaller-scale retail on the northwest corner as well as farther north along Omega Road. The design located new housing—up to five stories including ground floor retail—on all four corners of the intersection, but nowhere else in the planning area. Building heights were limited to two stories in hillside areas.

Group 1 identified development examples numbers 3, 8, 10, and 23 as appropriate for the CCSP area, indicating an interest in housing above ground floor retail, designed with a high degree of building articulation, interesting roof lines, and an active street-level presence. Desired features included façade transparency, doors and windows that promote comings and goings, awnings, balconies on upper levels, chamfered building corners, and landscaped stoops. The group’s selection of development number 23 also shows an interest in active creekside areas. The group also cited Downtown Campbell and Sierra Court in Dublin as good examples.

In terms of connectivity, Group 1 participants drew a bike lane along San Ramon Valley Boulevard and a safe bike route along Old Crow Canyon Road, Omega Road, and Deerwood Road/Fostoria Way east of Omega Road. They drew wider sidewalks along Omega Road and Old Crow Canyon Road and indicated that Deerwood Road should be walkable, with transit stops built into the future uses and direct connectivity provide to Bishop Ranch.

### GROUP 2

Group 2 developed two visions for the CCSP area. In the first, the focus of new development was the Morgan Masonry site. The group envisioned up to four stores with a variety of retail establishments up to 10,000-square feet in size below housing. In addition, this scheme envisioned some additional new retail along the east side of Old Crow Canyon Road. There was no new retail north of Purdue in this scheme. In the second group-led design, residential mixed-use development with ground-floor retail is located along San Ramon Valley Boulevard north of Purdue Road, on both sides of the boulevard to the extent possible, creating an attractive and active entry into the city and CCSP area from the north.

The group identified development examples 3, 5, 6, 8, 10, 19, and 20 as appropriate for the CCSP area, and examples 12 and 13 were identified as inappropriate for the CCSP area. The group also indicated that any development on the masonry site should be compatible in design with the four-story residential mixed-use ROEM project that is currently under construction across the street.

Group 2 placed open spaces within the masonry block as well as south of the ROEM development between Old Crow Canyon Road and San Ramon Creek, with pedestrian- and bicycle-accessible paths, trails, and seating to make the creek into a usable asset for the planning area.

### **GROUP 3**

Group 3 envisioned new 10,000-square foot retail uses on the block bound by San Ramon Valley boulevard, Purdue Road, Omega Road, and Deerwood Road, noting that existing shopping presents a good opportunity for this area. The group located a mix of uses including smaller-scale retail on the site of the swimming pool recreational facility.

Group 3 articulated several priorities for development types. The group noted that strip malls should be avoided; that there should be no new drive-throughs or fast-food chains in the CCSP area; that there is a need for family-style restaurants; and that indoor/outdoor spaces are needed. In terms of design, group members said that new buildings should not block views of nearby hillsides and that parking should not be visible from the street. Office and residential uses should be set back or hidden from the roadway, but retail should be highly visible. The group identified Santa Row in San Jose and the Village at Northstar in Truckee as good examples for mixed-use pedestrian-friendly and community-oriented village development.

The group focused park and linear open space gamepieces south of Deerwood Road along the creekways, and bicycle and pedestrian connectivity gamepieces along Deerwood Road and along the creekways. A pedestrian bridge was shown connecting the ROEM development to the northeast corner of San Ramon Valley Boulevard and Fostoria Way, and additional creek crossings were indicated across the creekway both east and west of Old Crow Canyon Road. Development types 22, 23 and 24 were circled as desirable creekside development examples.

### **GROUP 4**

Group 4 envisioned the focus of development within the CCSP area to be along Old Crow Canyon Road and Omega Road near Deerwood Road and extending south to the Creek, and also along Deerwood Road between Omega Road and San Ramon Valley Boulevard. Parking for the new uses was located on the west part of the site currently occupied by the swimming pool facility. The Group thought that a small amount of retail could be on Crow Canyon Road north of the intersection of Twin Creeks Drive and Crow Canyon Road, near a new creek bridge for pedestrians and bikes.

The group was supportive of more housing than the 735 dwelling units currently proposed in the CCSP. In addition, the group called for keeping the housing overlay north of Purdue Road. In terms of development examples and style, the group mentioned the restaurants types seen in Danville; Spanish-style architecture; development examples 13, 23, and 24; and a need for local restaurants and workforce housing.

Group 4 also focused on walkability and bikeability within the CCSP area, showing a new bridge for bikes and pedestrians to cross the creek near Ryan Industrial Court and near Twin Creeks Drive at Crow Canyon Road. The Group favored enhanced walkability along Omega Road, Purdue Road leading to the Preserve, and the creekways south of Deerwood Road.

## Conclusions

---

Common themes among all group visions and discussions included:

- New residential mixed-use development focused on the block bound by Deerwood Road, San Ramon Valley Boulevard, Omega Road, Omega Road, and Purdue Road.
- Three-to four story residential mixed-use development where the ground floor is active and the building design is enhanced with landscaping, awnings, balconies, and other design features, as seen in development examples 3 and 10.
- Improved, active creeksides and creek crossings as seen in development examples 23 and 24.
- Village-style mixed-use development on large opportunity sites that incorporates usable public open spaces.
- Enhanced bicycle access along Old Crow Canyon Road, Deerwood Road, and the creek.
- New public parks and other types of usable open spaces focused alongside and near the creek south of Deerwood Road.

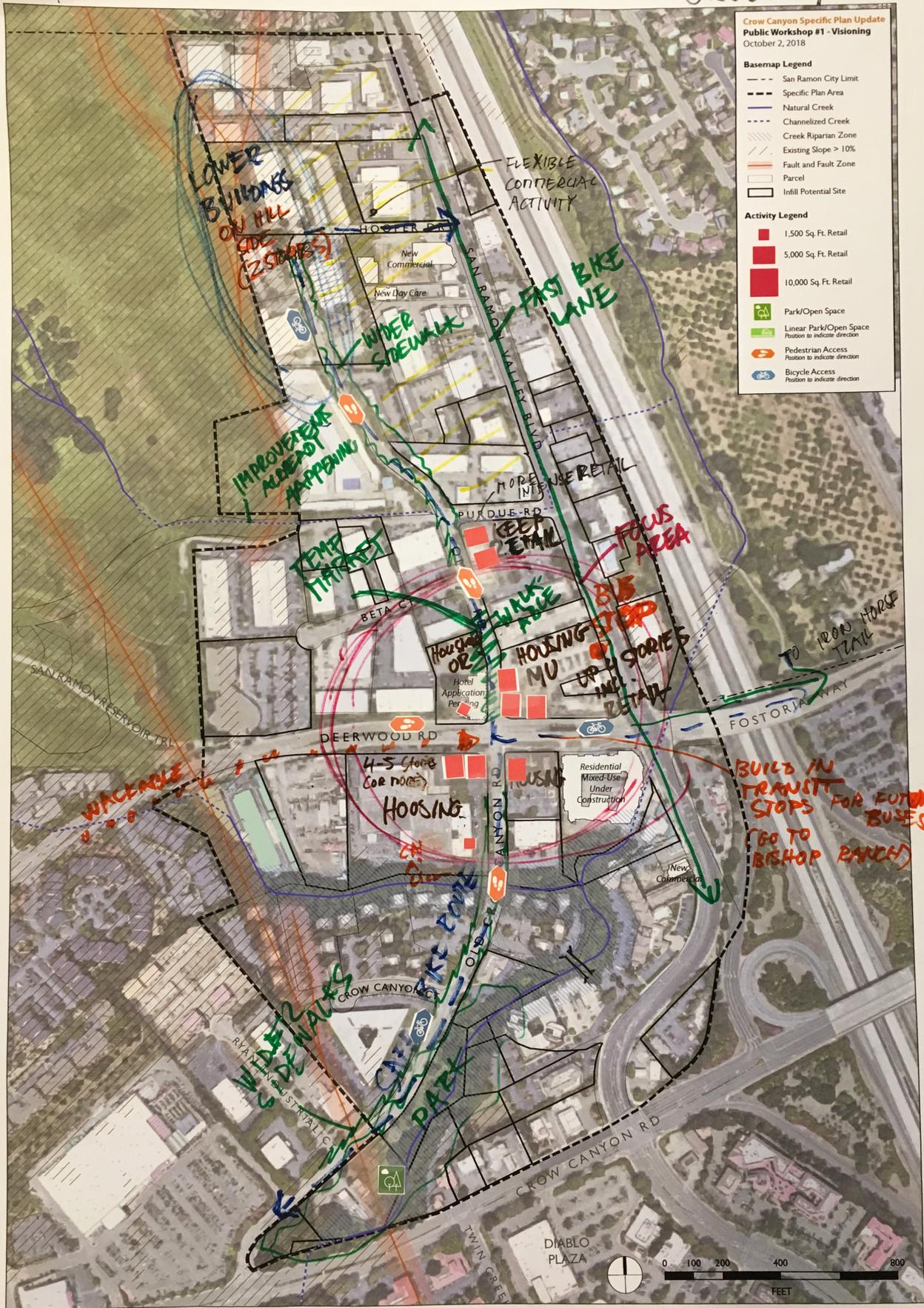
## Appendix: Small Group Maps

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Following are images of the map-based exercised completed by each small group.

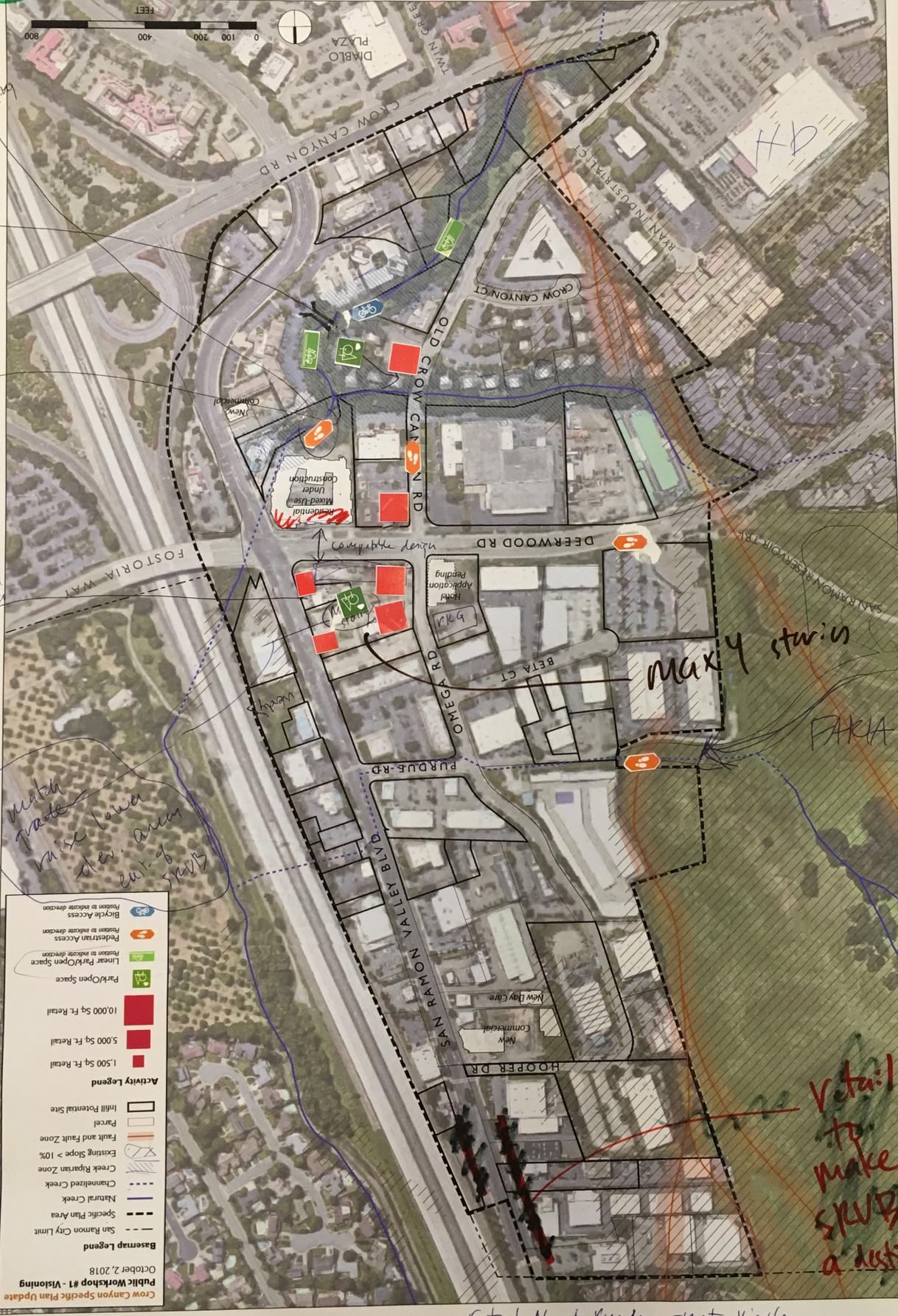
10/2/18

GROUP 1



Communication: Public Workshop #1 Summary Memo (STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST ITEMS/STAFF

2



Seating  
 Parky  
 small  
 retail  
 Make  
 creek  
 into  
 an  
 asset  
 Smaller  
 buildings  
 more  
 visible  
 here  
 Match  
 grade  
 make  
 lower  
 elev. area  
 cut. to  
 SWSB

Compatibility in design

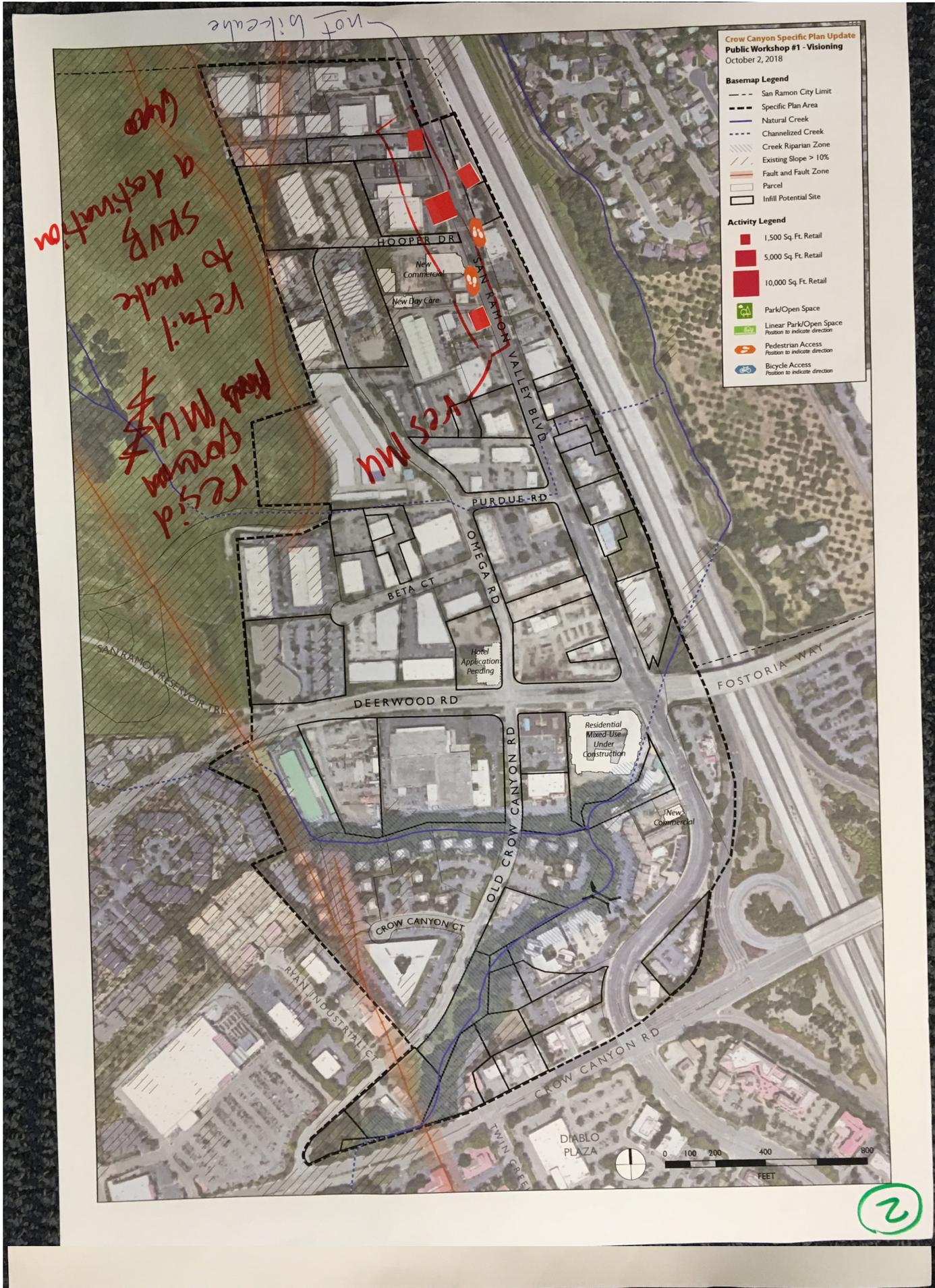
**Crow Canyon Specific Plan Update**  
 Public Workshop #1 - Visioning  
 October 2, 2018

Basemap Legend	
San Ramon City Limit	--- (dashed line)
Specific Plan Area	--- (dashed line)
Natural Creek	--- (dashed line)
Channelized Creek	--- (dashed line)
Creek Riparian Zone	--- (dashed line)
Existing Slope > 10%	--- (dashed line)
Fault and Fault Zone	--- (dashed line)
Parcel	--- (dashed line)
Infill Potential Site	--- (dashed line)
Activity Legend	
1,500 Sq. Ft. Retail	■ (small red square)
5,000 Sq. Ft. Retail	■ (medium red square)
10,000 Sq. Ft. Retail	■ (large red square)
Park/Open Space	■ (green square)
Linear Park/Open Space	■ (green square)
Pedestrian Access	→ (orange arrow)
Bicycle Access	→ (blue arrow)

maxy stairs

retail to make SWSB a destination

retail N-st Purdue - not viable



Communication: Public Workshop #1 Summary Memo (STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST ITEMS/STAFF

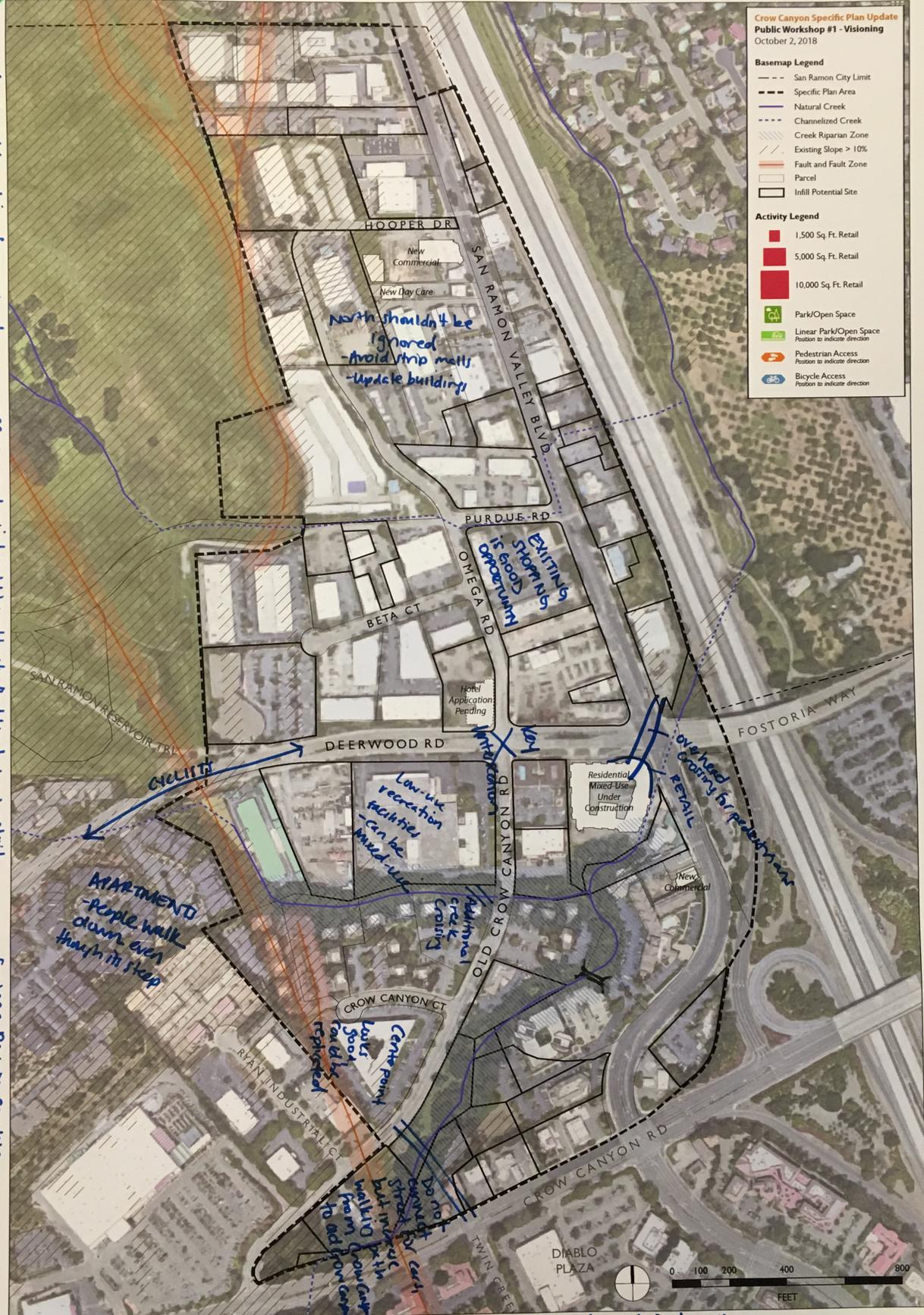
2

Don't want to be a drive through, have people stop + gather

do not have visible parking from street

office + residential could be setback - sudden, but not retail  
→ parking or landscaping

- San Jose Row in San Jose -  
- not boring like city center



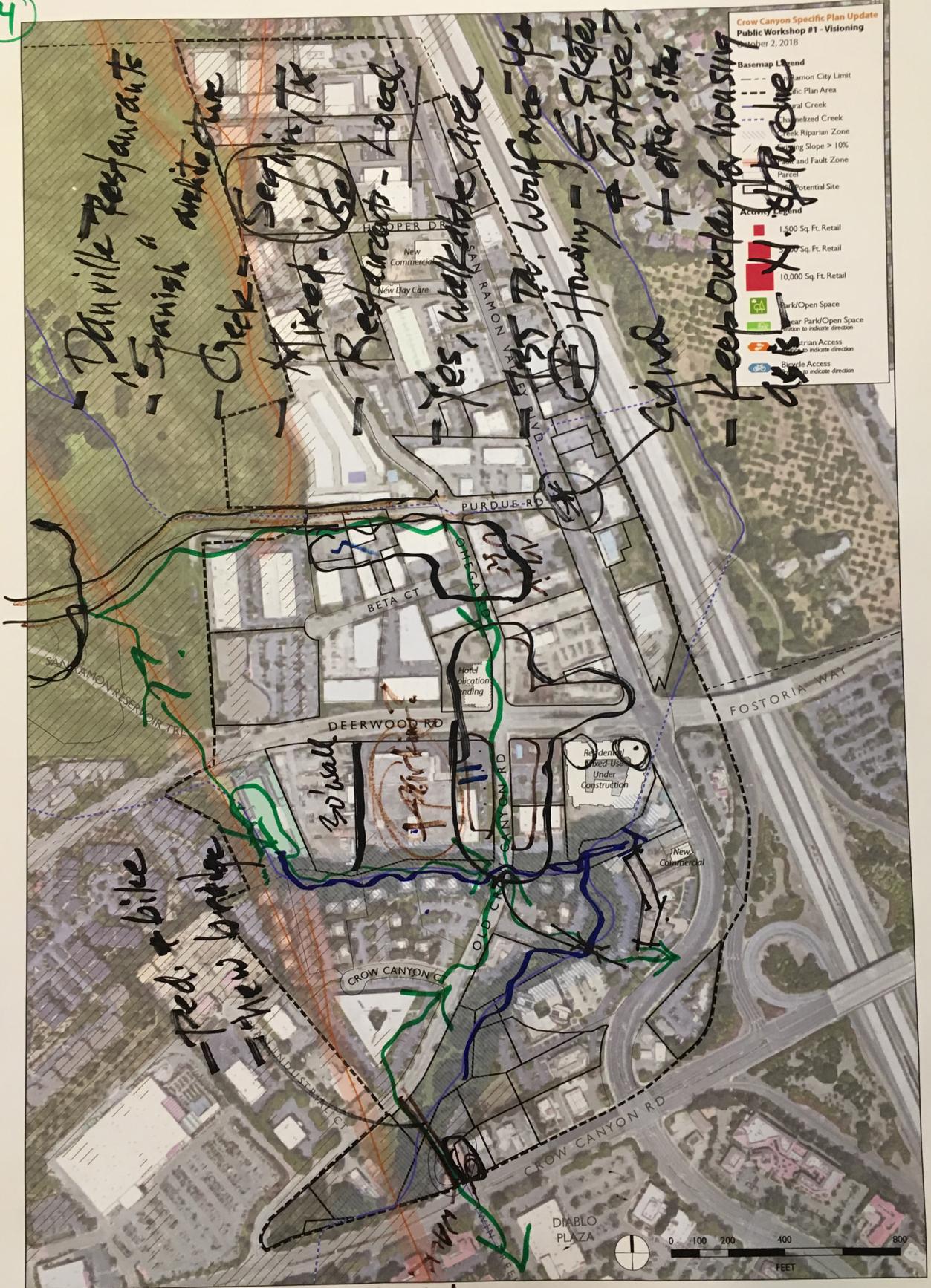
- Attract family-style restaurants - less fast food chains  
 - Open area to have amenities (Northside Village)  
 - Make sure new buildings don't block views → but take into account canyon + conditions  
 - Avoid tunnel feel → village  
 - Indoor/outdoor space  
 - Pedestrian amenities → benches, sidewalks, shade trees

Communication: Public Workshop #1 Summary Memo (STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST ITEMS/STAFF



Communication: Public Workshop #1 Summary Memo (STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST ITEMS/STAFF

4



Communication: Public Workshop #1 Summary Memo (STUDY SESSION/COMMISSIONER LIAISON REPORT AND INTEREST ITEMS/STAFF

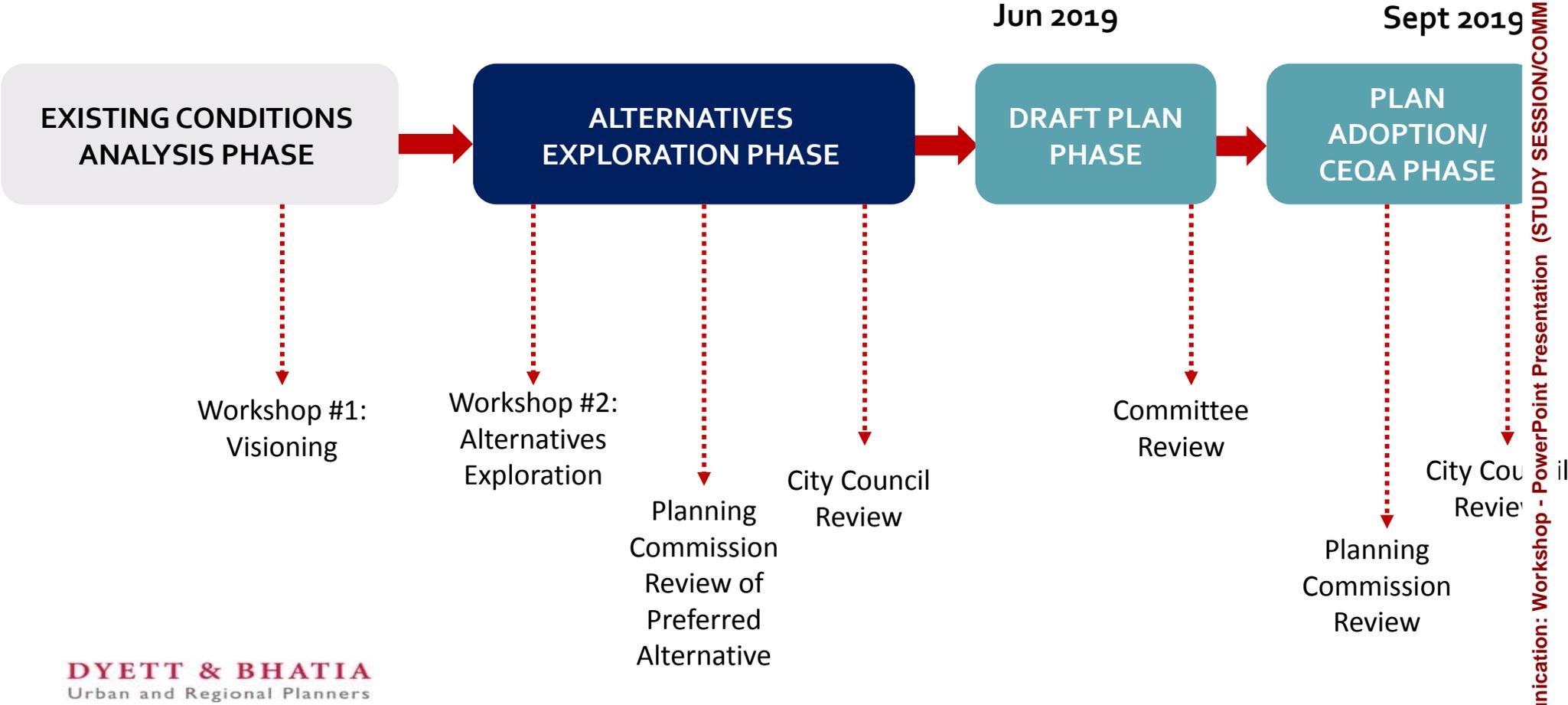


**Crow Canyon Specific Plan Update**  
**Workshop #2 – Alternatives Exploration**  
**December 4, 2018**

# Tonight's Agenda

1. Welcome (5 min)
2. Opening Presentation (15 min)
3. Public Comment (10 min)
4. **Map-Based, Small Group Activity (1 hour)**
5. Report Back (15 min)
6. Wrap up & Next Steps (5 min)

# CCSP Update Process



Communication: Workshop - PowerPoint Presentation (STUDY SESSION/COMMISSIONER LIAISON)

# October 2017 Joint Workshop Policy Considerations

- Remove existing Housing Overlay north of Purdue Rd.
- Refine mix of housing and commercial uses to establishing critical mass of housing needed to support local retail and commercial.
- Remove extension of Twin Creeks Drive from the Plan.
- Rethink Omega Road and Hooper Drive right-of-way widths.
- Integrate biking and walking into the Plan, and emphasize shared parking and connectivity between smaller projects.
- Allow residential on the first floor and the use of horizontal mixed use where appropriate.



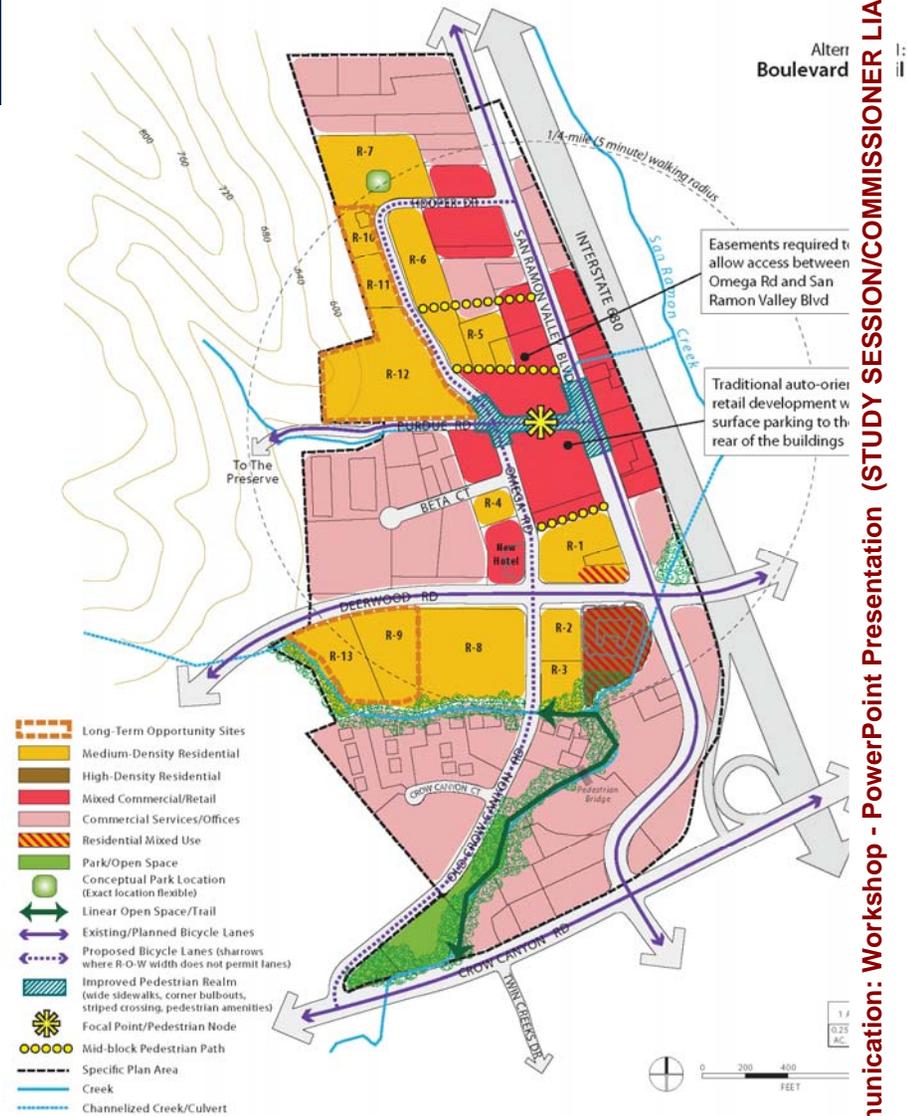
## Purpose of Alternatives

- Range of ideas from the workshop distilled into 3 distinct alternatives for **land use, connectivity and built form**
- Alternatives intended to highlight options and trade offs to start a conversation about which elements to include in a preferred alternative
- Preferred alternative may be one of the three, or a hybrid that combines features of 2 or more alternatives.

# Alternative 1: Boulevard Retail

- Focus near-term improvements at San Ramon Valley Blvd and Purdue, future entry to Faria Preserve
- Node of mixed use retail creates a gateway and sense of entry
- Horizontal or vertical mixed use, parking at rear
- Bike/ped improvements along Purdue
- Parallel easements for better connectivity

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# Alternative 1: Boulevard Retail

Residential Development Potential	
Total Housing Units	850
Avg. Res. Density	27 du/ac
Max Res. Density	35 du/ac
Max Building Height	40 ft



**Strawberry Village Center**  
Mill Valley, CA  
Height: 28 ft



**Ped Connections, Castro St**  
Mountain View, CA



**Tassafaronga Village**  
Oakland, CA  
Height: 34 ft



**Ryland Mews**  
San Jose, CA  
Height: 35 ft



**Bay Meadows**  
San Mateo, CA  
Height: 30 ft



**The Orchards, Walnut Creek**  
Walnut Creek, CA  
Height: 20-30 ft



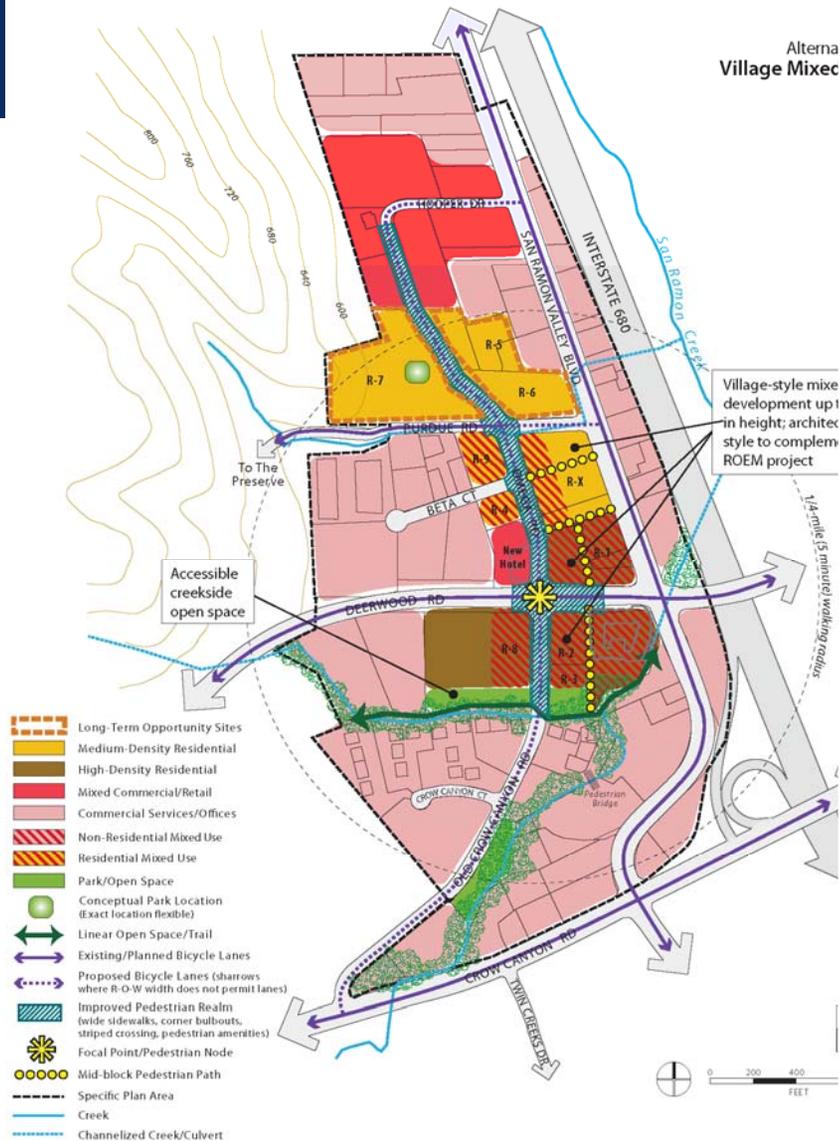
**Village Oaks Commercial**  
San Jose, CA  
Height: 30 ft



**Courier Place**  
Claremont, CA  
Height: 32 ft

# Alternative 2: Village Mixed Use

- Focus near-term improvements at Deerwood, Old Crow Canyon and Omega
- Create a village-style node with vertical mixed use development, active ground floor uses and housing above
- Foster connections to creek, park, and trail
- Encourage new office uses envisioned in south, new commercial uses in north



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# Alternative 2: Village Mixed Use

## Residential Development Potential

Total Housing Units	930
Avg. Res. Density	35-50 du/ac
Max Res. Density	50 du/ac
Max Building Height	60 ft



**Fourth & U Mixed Use**  
Berkeley, CA  
Height: 50 ft



**Tamalpais Commons**  
Mill Valley, CA  
Height: 40 ft



**Pedestrian Connection & Plaza**  
Healdsburg, CA



**Pacific Station**  
Encinitas, CA  
Height: 40 ft



**16<sup>th</sup> and K St Mixed-Use**  
Sacramento, CA  
Height: 50 ft



**One East Mixed-Use**  
San Jose, CA  
Height: 45 ft



**Burlingame Avenue Small Retail**  
Burlingame, CA



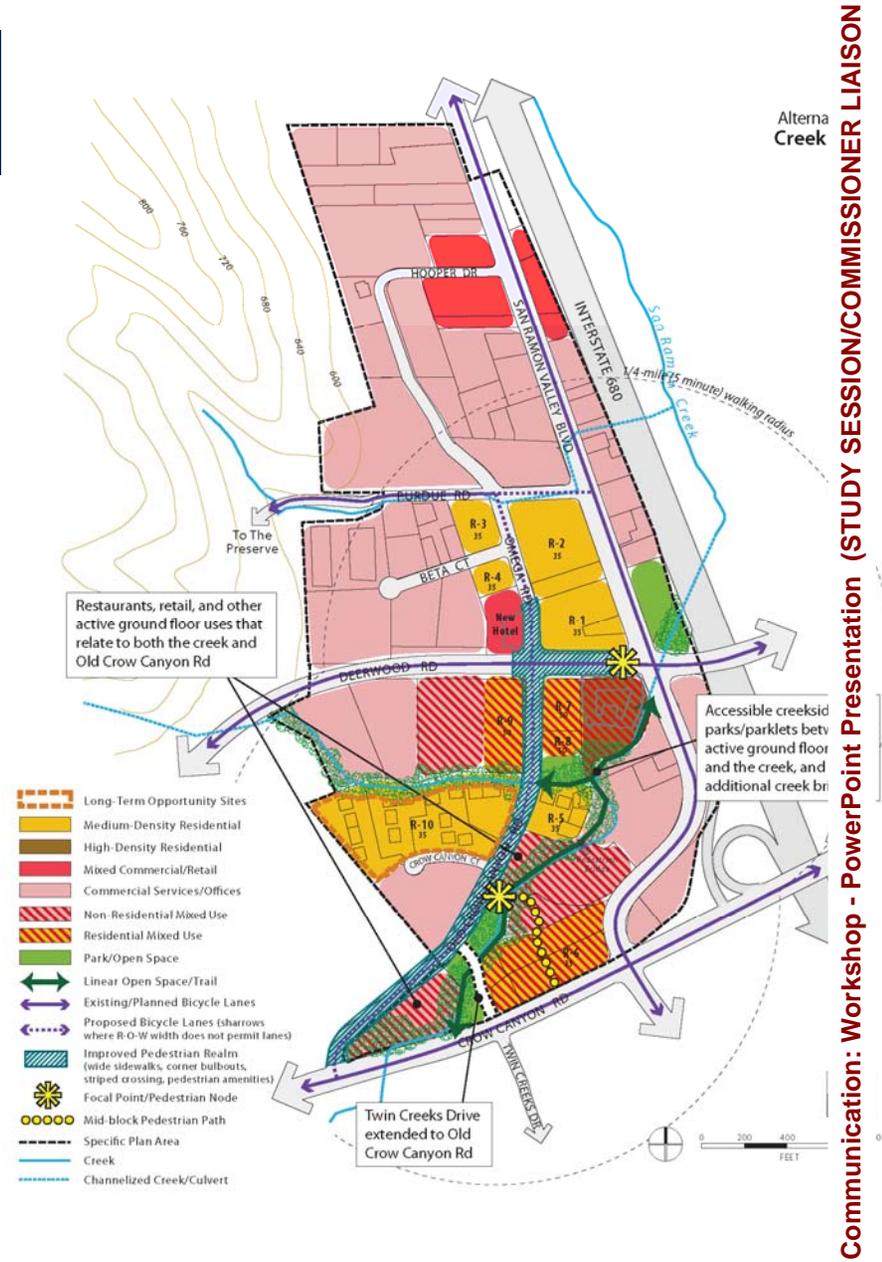
**Ashland Creek**  
Ashland, OR

Communication: Workshop - PowerPoint Presentation (STUDY SESSION/COMMISSIONER LIAISON)

# Alternative 3: Creek Park

- Focus near-term improvements in the south, on either side of creek
- New residential mixed use with creekside restaurant and retail
- Bike/ped improvements along Old Crow Canyon/Omega
- Network of creekside greenspaces
- Long-term redevelopment of existing office uses with residential

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# Alternative 3: Creek Park

## Residential Development Potential

Total Housing Units	765
Avg. Res. Density	30 du/ac
Max Res. Density	35 du/ac
Max Building Height	40 ft



**Evanston Court**  
Pasadena, CA  
Height: 35 ft



**The Famosa**  
San Diego, CA  
Height: 35 ft



**Lafayette Mercantile**  
Lafayette, CA  
Office Mixed-Use



**Willow Glen Town Square**  
Willow Glen, CA  
Height: 45 ft



**Old Downtown Windsor**  
Windsor, CA  
Height: 30 ft



**Deschutes River/  
Old Mills District**  
Bend, OR



**Walnut Creek Park**  
Walnut Creek, CA



**San Luis Obispo Creek**  
San Luis Obispo, CA

## Small Group Activity Guidelines

- Work in small groups, mark up a map, and create your “preferred alternative”
- Select the best elements and combine them to create hybrid



# Key Discussion Points

1. Where should near-term development and improvements be focused? (Next 5 years)
2. What circulation improvements are needed to support that development and foster connectivity?
3. What are the key elements of building form and character (height, massing, architectural detail) for the near-term focal point?  
Elsewhere in the CCSP Area?

# Report Back

- Where did your group locate near-term development?
- What type of development do you envision at the near-term focal point?
- What circulation improvements are needed to support development and promote connectivity?
- What key elements of built form and character did you identify?

## Next Steps

1. Based on input tonight, create a Draft Preferred Alternative  
(December 2018/ January 2019)
2. Review Draft Preferred Alternative with Planning Commission  
(February 2019)
3. Present Draft Preferred Alternative to City Council for approval  
(February 2019)
4. Update CCSP to match Preferred Alternative  
(Spring 2019)
5. Release Draft CCSP Update for Public Review  
(Summer 2019)