

**RESOLUTION NO. 2012-078**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAMON  
APPROVING THE NORTH CAMINO RAMON SPECIFIC PLAN (SP 09-800-001)**

**Specific Plan Initiation**

**WHEREAS**, in 2008 as part of the Fiscal Year 2008/2009 City Budget process, discussions began with the City Council regarding the creation of the North Camino Ramon Plan Area; and

**WHEREAS**, following the approval of the City Center project, the City's long range planning efforts, coupled with economic development goals, began to look at future opportunities in the North Camino Ramon Area; and

**WHEREAS**, this planning effort responded to a desire to be proactive and look at ways to guide the future development pattern within the Plan Area to address future community needs and goals while complementing the approved City Center project; and

**WHEREAS**, based on a series of background studies and market analysis it became clear that there is unmet retail demand that could be captured locally and that there are potential opportunities for a more efficient land use pattern within the Plan Area that could be achieved as part of a mixed-use land use concept; and

**WHEREAS**, September 9, 2008, the City Council authorized the submittal of an application to designate the North Camino Ramon Plan Area as a Priority Development Area (PDA) under the FOCUS program, a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area; and

**WHEREAS**, on November 18, 2008; a joint workshops was held between the Planning Commission and Economic Development Advisory Committee to refine the scope of the proposed North Camino Ramon Plan Specific Plan; and

**WHEREAS**, on November 20, 2008, the North Camino Ramon Plan Area was designated as a Potential PDA with full designation pending approval of the Specific Plan; and

**WHEREAS**, in November 2008, the Planning Services Division released a Request for Proposal for the preparation of the North Camino Ramon Specific Plan and related environmental documents, and

**WHEREAS**, a specific plan is a tool for the systematic implementation of the City's General Plan; and

**WHEREAS**, on March 24, 2009 the City of San Ramon initiated the preparation of a Specific Plan for certain properties within the North Camino Ramon Specific Plan Area by retaining Cannon Design Group and Michael Brandman Associates to commence preparation of the North Camino Ramon Specific Plan (NCRSP); and

### **Specific Plan Development and Outreach**

**WHEREAS**, as part of the planning process for the Specific Plan, City staff and consultants met with City Commissions, Committees, community groups, property owners and interested parties to solicit input and provided information about the proposed Specific Plan; and

**WHEREAS**, on May 5, 2009 the Planning Commission held a study session on the economic and retail demand for the North Camino Ramon Specific Plan area; and

**WHEREAS**, on May 27, 2009, and June 5, 2009, interviews were held with the larger property owners' within the North Camino Ramon Plan Area; and

**WHEREAS**, on July 21, 2009, a joint workshop was held between the Planning Commission and Economic Development Advisory Committee on the proposed North Camino Ramon Specific Plan background reports and analysis; and

**WHEREAS**, on August 26, 2009, November 24, 2009 and January 27, 2010; the Economic Development Advisory Committee held meetings to discuss the North Camino Ramon Specific Plan; and

**WHEREAS**, on December 1, 2009 a joint meeting was held between the Planning Commission and the City Council on the proposed North Camino Ramon Plan Specific Plan alternative concepts; and

**WHEREAS**, on January 19, 2010 and August 3, 2011, the Planning Commission held Study Sessions on the proposed North Camino Ramon Plan Specific Plan; and

**WHEREAS**, on September 8, 2010, a meeting was held with the Parks & Community Services Committee on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on September 23, 2010, an Environmental Impact Report Scoping Session public hearing for the North Camino Ramon Specific Plan was held by the Zoning Administrator to solicit comments on the content of the Environmental Impact Report; and

**WHEREAS**, on October 5, 2010, a meeting was held with the Transportation Demand Committee on the North Camino Ramon Plan Area; and

**WHEREAS**, on November 9, 2010 and November 30, 2010, presentation were made to the San Ramon Chamber of Commerce on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on November 16, 2010, a meeting was held with the Teen Council on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on November 18, 2010, a meeting was held with the Transportation Advisory Committee on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on December 9, 2010, a meeting was held with the Housing Advisory Committee on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on January 3, 2011, a meeting was held with the Senior Advisory Committee on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on January 13, 2011, a meeting was held with the Kiwanis Club of San Ramon on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on February 2, 2011, a meeting was held with the Dougherty Valley Rotary on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on February 17, 2011 and August 18, 2011 and February 16, 2012 staff participated in the San Ramon Chamber of Commerce Business Exposition and presented information on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on March 17, 2011, a meeting was held with the San Ramon Valley Rotary on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on May 29 and 30, 2011, the City provided information at the San Ramon Arts and Wind Festival on the proposed North Camino Ramon Specific Plan; and

**WHEREAS**, on August 10, 2011, August 17, 2011 and September 8, 2011, meetings were held with property owners' within the North Camino Ramon Plan Area; and

**WHEREAS**, on January 4, 2011 and April 17, 2012, Joint Study Sessions were held between the Planning Commission and the Housing Advisory Committee, Transportation Advisory Committee, Economic Development Advisory Committee and the Parks & Community Services Committee on the proposed North Camino Ramon Specific Plan; and California Environmental Quality Act

**WHEREAS**, an Environmental Impact Report (SCH# 2010092014) (the "EIR") has been prepared for the proposed North Camino Ramon Specific Plan and all related actions in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq., as amended ("CEQA"); and

**WHEREAS**, the EIR was prepared, published, circulated and reviewed, and completed in accordance with the requirements of CEQA, the CEQA Guidelines and the San Ramon Municipal Code, and constitutes an adequate, accurate, objective and complete EIR in

accordance with the requirements of CEQA, the CEQA Guidelines and the San Ramon Municipal Code; and

**WHEREAS**, the EIR evaluated the potential environmental impacts that could result from the approval of the "Project," as such term is used in the EIR, and in particular focused on potentially significant impacts, alternatives to the Project and mitigation measures that are designed to mitigate or avoid the potentially significant impacts of the Project; and

**WHEREAS**, on March 6, 2012, the City Planning Commission held a public hearing to receive public testimony regarding the accuracy and adequacy of the Draft EIR; and

**WHEREAS**, where applicable, the Specific Plan Policies and identified Mitigation Measures were identified in the EIR to reduce potential impacts to a less-than-significant level or to avoid those impacts, where feasible; and

**WHEREAS**, all impacts have been mitigated to less than significant and therefore a Statement of Overriding Considerations is not required to be adopted; and

**WHEREAS**, on May 15, 2012, the Planning Commission, after consideration of Specific Plan including reductions in Plan Area and various alternative housing options, adopted Resolution No. 06-12 recommending City Council certification of the EIR and adoption of the associated CEQA Findings which are part of the detailed record of decision; and

**WHEREAS**, the City has determined based on substantial evidence in the administrative record that changes to the FEIR or the Project since the DEIR was circulated for public review do not represent significant new information within the meaning of Public Resources Code section 21092.1 and therefore recirculation for public review and comment is not required; and

**WHEREAS**, on July 24, 2012, the City Council adopted Resolution No.2012-(next in line) certifying the FEIR and adopting the associated CEQA Findings which are all part of the detailed record of decision; and Specific Plan Consideration

**WHEREAS**, on April 26, 2011, the City Council adopted a revised General Plan 2030 that addressed the necessary changes as a result of the 2010 Voter review (Measure W); and

**WHEREAS**, Policy 4.7-I-4 of the City's General Plan 2030 requires the preparation of a Specific Plan for the area delineated on the General Plan Figure 4-3 "Specific Plan Areas" to guide the future development of this area as a mixed-use neighborhood integrating multi-family housing with office, retail and service uses at a pedestrian scale, and to implement the Smart Growth mandate of the General Plan; and

**WHEREAS**, the North Camino Ramon Specific Plan will serve as the Land Use and Zoning Designation for the North Camino Ramon Specific Plan area and is adopted by Ordinance; and

**WHEREAS**, based on the direction provided by City Council at its July 10, 2012 meeting, the maximum of 1,500 residential units contemplated by the Specific Plan has been reduced to a maximum of 1,124 for the Plan Area; and

**WHEREAS**, base on City Council comment, additional policies and discussion has been added to the specific plan to reflect the need for continued fiscal analysis and the City's desire that new development provide adequate revenues to offset increased service costs; and

**WHEREAS**, the preservation of Service Commercial uses was established as a priority early in the Specific Plan process; and

**WHEREAS**, The Specific Plan includes provision for the continuation of Service Commercial uses within certain portions of the Specific Plan based on existing land use standards within the Zoning Ordinance; and

**WHEREAS**, without adoption of the Specific Plan, those Service Commercial uses within the Plan Area would have legal-nonconforming status and would, over time, potentially transition to other uses that are consistent with the existing zoning; and

**WHEREAS**, San Ramon is uniquely qualified to make land use decisions about future growth and compatibility with State and regional planning initiatives and requirements; and

**WHEREAS**, the Specific Plan represents San Ramon's vision for the Priority Development Area (PDA) under the FOCUS program that are the underpinnings of the Sustainable Community Strategy (SCS); and

**WHEREAS**, the Specific Plan accomplished many of the goals of the SCS by coordinating land use, transportation and greenhouse gas reduction measures in a way that fits San Ramon's values, quality of life and vision for the future; and

**WHEREAS**, adoption of the Specific Plan is consistent with local Climate Action Plan (CAP) and other greenhouse gas reduction strategies; and

**WHEREAS**, on April 11, 2012 the Economic Development Advisory Committee voted unanimously that the Specific Plan was consistent with the Economic Development Strategic Plan and the Committee supports the process moving forward to consider the Specific Plan as proposed; and

**WHEREAS**, Government Code section 65453 states that a specific plan shall be adopted or amended in the same manner as the General Plan, except that it may be adopted by resolution or ordinance, and

**WHEREAS**, Measure G (1999) requires that subsequent amendments to the General Plan may only be adopted by a 4/5 vote of the City Council after recommendation in favor of such amendment is made by a 4/5 vote of the Planning Commission, and after three public hearings before both the Planning Commission and City Council; and

**WHEREAS**, on February 21, 2012 (Joint meeting with Planning Commission), March 6, 2012, April 3, 2012, May 1, 2012 and May 15, 2012 the Planning Commission held duly noticed public hearings which collectively satisfied the three public hearings requirement of Measure G (1999); and

**WHEREAS**, on May 15, 2012, the Planning Commission adopted Resolution Number 06-12 and Resolution Number 07-12 recommending City Council certification of the Final EIR and adoption of the NCRSP respectively; and

**WHEREAS**, on February 21, 2012, June 12, 2012, and July 10, 2012 the City Council held duly noticed public hearings which collectively satisfied the three public hearings requirement of Measure G (1999); and

**WHEREAS**, on July 10, 2012 the City Council closed the public hearing and directed City staff to prepare resolutions for the Specific Plan and Final Environmental Impact Report to be considered at the July 24, 2012 City Council meeting; and

**WHEREAS**, the evidence in the record of the proceedings includes, but is not limited to, all staff reports, conditions of approval, memoranda, maps, letters, minutes of meetings, testimony, documentary evidence, documents relied upon or prepared by City staff relating to the Project, as well as all correspondence submitted or delivered to the City in connection with the Planning Commission and City Council hearings on this Project and the associated EIR.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council finds that the recitals above are true and correct and are incorporated herein by reference.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council hereby incorporates the Planning Commission's Findings associated with Planning Commission Resolution No. 06-12 and Resolution No 07-12 by reference.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council hereby incorporate the findings associated with Certification of the FEIR and City Council Resolution No. 2012-(next in line) by reference.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council after independent consideration and independently exercising its judgment in evaluating all of the aforesaid material, facts and testimony does hereby make the following findings associated with the North Camino Ramon Specific Plan:

1. That the subject Specific Plan is internally consistent; and

2. That the North Camino Ramon Specific Plan satisfies the specific plan requirements of Section 65451 of the California Government Code; and
3. That subject Specific Plan furthers the housing policies and are consistent with the goals and policies established by the General Plan, Economic Development Strategic Plan as well as the regulations contained in the Zoning Ordinance; and
4. That the Specific Plan will not be detrimental to the health, safety and welfare of persons residing or working in the neighborhood and will not be injurious or detrimental to property or improvements in the neighborhood because the Specific Plan serves as a guide for coordinated future development and unless proposed be property owners there will be no change to the existing land use.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the City Council having considered the Planning Commission and staff recommendations, public testimony, and all of the aforesaid materials and evidence in the record of the proceedings; and based on that evidence hereby adopts City Council Resolution Number 2012-(next in line) approving the North Camino Ramon Specific Plan (SP 09-800-001).

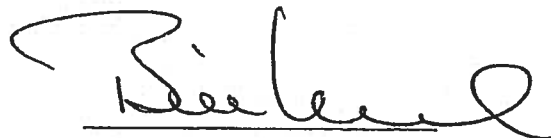
**PASSED, APPROVED AND ADOPTED** on this 24th day of July, 2012 by the following vote:

**AYES:** *Councilmembers Hudson, Livingstone, Perkins, and Mayor Clarkson*

**NOES:**

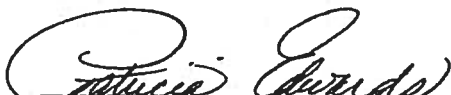
**ABSTAIN:** *Councilmember O'Loane*

**ABSENT:**



Bill Clarkson, Mayor

**ATTEST:**



Patricia Edwards, City Clerk

- Exhibit 1: North Camino Ramon Specific Plan Revisions and Errata dated July 24, 2012  
Exhibit 2: North Camino Ramon Specific Plan Dated February 2012 (by reference)

