

**RESOLUTION NO. 2020-113**

**A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF SAN RAMON APPROVING AN UPDATE TO THE CROW  
CANYON SPECIFIC PLAN (SPA 20-800-001) AND AN ADDENDUM TO THE CROW  
CANYON SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (SCH#2003122087)  
(IS 20-250-001)), COLLECTIVELY REFERRED TO AS THE CROW CANYON  
SPECIFIC PLAN UPDATE.**

**INITIATED BY THE CITY OF SAN RAMON**

**CROW CANYON SPECIFIC PLAN UPDATE**

**Specific Plan Initiation**

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

**WHEREAS**, the Crow Canyon Specific Plan (CCSP) and Crow Canyon Specific Plan Environmental Impact Report were adopted in 2006 to guide the evolution of a 128-acre office and service commercial area west of Interstate 680 and north of Crow Canyon Road in the City of San Ramon; and

**WHEREAS**, in September 2017, the City updated the CCSP to reduce the maximum residential density for any individual project within the Crow Canyon Specific Plan (CCSP) area from 22-50 dwelling units per acre to 22-35 dwelling units per acre; and

**WHEREAS**, Policy 4.7-I-2 of the City's General Plan 2035 calls for implementation of the CCSP while also acknowledging the loss of San Ramon's Redevelopment Agency and directs that the City update the Specific Plan as needed in the context of existing and future needs based on post-Redevelopment conditions; and

**WHEREAS**, on October 24, 2017, the City Council and Planning Commission held a joint workshop to discuss potential revisions to the CCSP and provided policy direction on the land use plan and development standards; and

**WHEREAS**, on January 24, 2018, the City of San Ramon initiated an update to the CCSP for certain properties within the Crow Canyon area, an underutilized 128-acre office and service commercial area of San Ramon, to revisit the vision and implementing strategies as a result of the elimination of redevelopment funding sources and recent community development; and

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

**WHEREAS**, on August 28, 2018, the City Council and the Planning Commission held a joint study session to provide guidance for the CCSP Update and confirm that the CCSP Update focus on identifying the appropriate land use mix, clarifying standards for building character, and improving connectivity within the area;

**WHEREAS**, on October 2, 2018, a community workshop was held to review existing conditions information relevant to the Plan Area today and to receive input from local area residents, property owners and the Planning Commission regarding different options and alternatives for land use, connectivity and urban design; and

**WHEREAS**, on December 4, 2018, a community workshop was held where participants completed a map-based small group activity to build their own "preferred alternative," combining elements from multiple alternatives to best address the key opportunities and challenges within the Plan Area; and

**WHEREAS**, on February 5, July 16 and August 20, 2019, the Planning Commission held Study Sessions on the Draft Preferred Alternative Land Use Plan for the update to the CCSP and recommended to the City Council approval of the Draft Preferred Alternative; and

**WHEREAS**, on September 10, 2019, the City Council held a Study Session to review the Draft Preferred Alternative Land Use Plan and approved moving forward with the Draft Preferred Alternative; and

**WHEREAS**, on September 17, 2019 and November 19, 2019, and February 4, 2020, the Planning Commission held Study Sessions on the proposed policy and draft objective standards for the CCSP update prior to the release of the Public Review Draft; and

**WHEREAS**, on May 13, 2020 the City released the CCSP Public Review Draft; and

### **Regarding the California Environmental Quality Act:**

**WHEREAS**, the CCSP Update is covered under the 2006 Certified Crow Canyon Final Environmental Impact Report (State Clearinghouse No. 2003122087) prepared in accordance with the California Environmental Quality Act of 1970; and

**WHEREAS**, CEQA Guidelines Section 15164(a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified Environmental Impact Report if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred; and

**WHEREAS**, the proposed CCSP Update does not include substantial changes which will require major revisions of the previous 2006 Certified CCSP EIR; and

**WHEREAS**, CEQA Guidelines Section 15382 defines “significant effect on the environment” as “substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance”; and

**WHEREAS**, the City has prepared an Addendum (Exhibit B) to the 2006 CCSP EIR; and

**WHEREAS**, the City prepared a supplemental memorandum to the Addendum evaluating the proposed reintroduction of the Residential Overlay to the CCSP (Exhibit B) and concluded that the re-implementation of the Residential Overlay would be consistent with the 2006 CCSP and would not result in any new or more severe impacts than what is already evaluated and disclosed in the 2020 Addendum; and

**WHEREAS**, based on the information in the Addendum and supplemental memorandum, no substantial changes have resulted from the CCSP Update (SP 20-800-001) or result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

**WHEREAS**, an Addendum need not be circulated for public review, but can be included in or attached to the Final EIR; and

**WHEREAS**, the conclusions of the Addendum and supplemental memorandum, as supported by the project specific analysis, can rely on the CCSP EIR for purpose of environmental assessment; and

**WHEREAS**, the Addendum has been provided as part of the September 22, 2020 staff report and the supplemental memorandum has been provided as part of the November 10, 2020 staff report and the City Council has considered the Addendum to the Final EIR and supplemental memorandum prior to making a decision on the CCSP Update (SP 20-800-001); and

**Specific Plan Consideration:**

**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**, the CCSP Update will serve as the Land Use and Zoning Designation for the Crow Canyon Specific Plan area; and

**WHEREAS**, the boundary of the CCSP was extended by approximately six acres to 134-acres total by adding four properties along Ryan Industrial Court in order to allow opportunities for new housing and create a more cohesive Plan Area; and

**WHEREAS**, on October 27, 2020, the City Council directed staff to update the Public Review Draft to restore the Residential Overlay north of Faria Preserve Parkway which will allow for a 735 residential unit capacity in the Plan Area; and

**WHEREAS**, the CCSP contemplates a residential capacity of 735 units to provide flexibility with the location of existing and future Housing Opportunity Sites; and

**WHEREAS**, preservation of viable Service Commercial uses that wish to remain in the area was established as a priority early in the Specific Plan process; and

**WHEREAS**, the CCSP update includes provision for the continuation of Service Commercial uses within certain portions of the Specific Plan and are integrated into the land use table of the Plan; and

**WHEREAS**, the CCSP update includes the creation of two new land use designations: a Business Mixed Use (BMU) designation and a Production, Distribution and Repair (PDR) designation to allow for greater land use flexibility; and

**WHEREAS**, the CCSP update includes new objective standards and design guidelines that clearly illustrate the aspects of building form and design which contribute to the desired character of development and can streamline the development review process and ensure that projects are in keeping with Specific Plan expectations; and

**WHEREAS**, on July 7, 2020 the Commission discussed the long-term land use of 2810 Crow Canyon Road (APN: 208-290-028) and recommended that in a future General Plan update, the parcel be re-designated from a Park land use to a Commercial land use due to the creek separating this parcel from the Park parcels north of the creek, making the site inaccessible; and

**WHEREAS**, the Planning Commission held five (5) duly noticed public hearings on May 19, 2020; June 2, 2020; June 16, 2020; July 7, 2020; and August 18, 2020; on the subject of the CCSP Update, where the staff report, plans, other pertinent documents, the staff's presentation, and public testimony were heard; and

**WHEREAS**, on August 18, 2020 the Planning Commission recommended modifying the May 13, 2020 CCSP Update as described in Exhibit A (errata sheet); and

**WHEREAS**, on August 18, 2020 the Planning Commission after independent consideration and independently exercising its judgment in evaluating all of the aforesaid material and testimony, approved the application and subsequently adopted Resolution Number 12-20 recommending City Council certification of the Addendum to the CCSP EIR and adoption of the CCSP Update; and

**WHEREAS**, on September 22, 2020, October 13, 2020, October 27, 2020, November 10, 2020 and November 24, 2020, the City Council held duly noticed public hearings which collectively satisfied the three public hearings requirement of Measure G; and

**WHEREAS**, on October 27, 2020, the City Council directed the Public Review Draft to be revised to bring the residential capacity of the Plan Area back to 735 units; and

**WHEREAS**, on November 10, 2020 after consideration of the revised Public Review Draft, the City Council referred the revisions to the Public Review Draft to the Planning Commission for report and recommendation in accordance with Government Code Section 65857; and

**WHEREAS**, on November 17, 2020, the Planning Commission, after reviewing the errata summary table of refinements and clarifications to the Crow Canyon Specific Plan Update dated November 2, 2020 and supplemental memorandum to the 2020 Addendum, recommended the City Council adopt the Addendum to the CCSP EIR and CCSP Update; 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 Addendum.

**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 after independent consideration and independently exercising its judgment in evaluating all of the aforesaid materials, facts and testimony does hereby make the following findings associated with the Crow Canyon Specific Plan Update:

1. That the CCSP is internally consistent and consistent with the General Plan; and
2. That the CCSP satisfies the specific plan requirements of Section 65451 of the California Government Code; and
3. That the CCSP furthers the housing policies and is consistent with the goals and policies established by the General Plan, as well as the regulations contained in the Zoning Ordinance; and
4. That the CCSP update will not be detrimental to the health, safety and welfare of persons residing or working in the plan area or vicinity and will not be injurious or detrimental to property or improvements in the plan area or vicinity because potential implications to health, safety and welfare have been analyzed and addressed in the associated environmental impact report, including its addendum.

**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 xx-(next in line) approving the Crow Canyon Specific Plan Update (SP 20-800-001).

*Signatures on following page*



**PASSED, APPROVED AND ADOPTED** on this 24<sup>th</sup> day of November 2020, by the following vote:

**AYES:** *Cm. Hudson, O'Loane, Perkins, Zafar, and Mayor Clarkson*


**NOES:**

**ABSTAIN:**

**ABSENT:**

  
Bill Clarkson, Mayor

**ATTEST:**

  
Christina Franco, City Clerk

Attachments:

Exhibit A: Errata Summary Table of Refinements and Clarifications to the Crow Canyon Specific Plan Update, dated November 2, 2020

Exhibit B: Addendum to the 2006 CCSP EIR, dated June 24, 2020 and Supplemental Memorandum dated November 3, 2020