

**Minutes of the  
City of San Ramon  
City Council Special Meeting  
April 7, 2026**

**1. Call to Order/Roll Call**

The meeting was called to order at 7:00 PM.

**Present:**

Mayor Mark Armstrong  
Vice Mayor Marisol Rubio  
Councilmember Richard Adler  
Councilmember Robert Jweinat  
Councilmember Sridhar Verose

Also in attendance: City Manager Steven Spedowfski, City Attorney Martin Lysons, Planning Division Manager Cindy Yee, and City Clerk Joan Snashall.

**2. New Business**

- 2.1. **Public Hearing:** Appeal of Planning Commission Resolution No. 02-26 approving the Orchards Development Project (MJ 2024-0004, DP 2024-0006, DP 2024-0008, AR 2024-0013, TRP 2024-0009, and ENVR 2025-0003); located at 6001 Bollinger Canyon Road

Recommendation: Receive the staff report, receive testimony from the Applicant and the Appellant, open public comment, receive public testimony, close public comment and public hearing, discuss and deliberate, and adopt Resolution No. 2026-040 denying the appeal filed by Brian Swanson; and approving the Orchards Development Project MJ 2024-0004, DP 2024-0006, DP 2024-0008, AR 2024-0013, TRP 2024-0009, and ENVR 2025-0003; located at 6001 Bollinger Canyon Road, subject to the Project Findings and Conditions of Approval.

*Staff Report by Cindy Yee, Planning Division Manager*

A presentation was given by Planning Division Manager Cindy Yee and Senior Vice President of Environmental Services at First Carbon Solutions Mary Bean.

A presentation was given by the Appellant Brian Swanson.

A presentation was given by the Applicant Stephanie Hill c/o Sunset Development.

The City Council went to recess at 9:29 p.m. and reconvened at 9:37 p.m.

Vice Mayor Rubio's motion to open the public hearing was seconded by Councilmember Verose. The motion Passed 5-0-0-0.

<b>Result:</b>	<b>Passed [ 5-0-0-0 ]</b>
<b>Mover:</b>	Vice Mayor Marisol Rubio
<b>Second:</b>	Councilmember Sridhar Verose
<b>Ayes:</b>	Mark Armstrong, Sridhar Verose, Richard Adler, Marisol Rubio, Robert Jweinat
<b>Nays:</b>	None
<b>Abstentions:</b>	None

Public comment was received from Gregory Carr, Kirsten Dunatov, Susan Clayton, Jim Blickenstaff, Susie Ferris-Inderkum and Shreyes Bhagavatla. Written public comments were received from Deb Briggs, James Lloyd of California Housing Defense Fund, Matthew Gelfand of Californians for Homeownership, and Sherrie Sivaraman. Supplemental information was received from the Appellant Brian Swanson.

Vice Mayor Rubio's motion to close the public hearing was seconded by Councilmember Adler. The motion Passed 5-0-0-0.

<b>Result:</b>	<b>Passed [ 5-0-0-0 ]</b>
<b>Mover:</b>	Vice Mayor Marisol Rubio
<b>Second:</b>	Councilmember Richard Adler
<b>Ayes:</b>	Mark Armstrong, Sridhar Verose, Richard Adler, Marisol Rubio, Robert Jweinat
<b>Nays:</b>	None
<b>Abstentions:</b>	None

Appellant rebuttal remarks were given by Brian Swanson.

Following discussion and consideration of all pertinent information, the City Council proceeded to make a motion.

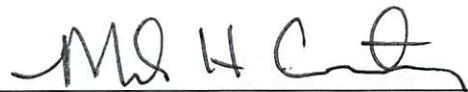
Councilmember Jweinat's motion to Adopt Resolution No. 2026-040 denying the appeal filed by Brian Swanson; and approving the Orchards Development Project MJ 2024-0004, DP 2024-0006, DP 2024-0008, AR 2024-0013, TRP 2024-0009, and ENVR 2025-0003; located at 6001 Bollinger Canyon Road was seconded by Councilmember Adler. The motion Passed 5-0-0-0.

<b>Result:</b>	<b>Passed [ 5-0-0-0 ]</b>
<b>Mover:</b>	Councilmember Robert Jweinat
<b>Second:</b>	Councilmember Richard Adler

**Ayes:** Mark Armstrong, Sridhar Verose, Richard Adler, Marisol Rubio, Robert Jweinat  
**Nays:** None  
**Abstentions:** None

**3. Adjournment**

The meeting was adjourned at 10:26 p.m.

  
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Mark Armstrong, Mayor

**Attest:**

  
\_\_\_\_\_  
Joan Snashall, City Clerk