



Gary Alpert, Chair
Betty Avila, Vice Chair
Santhosh Kanjula, Commissioner
Jean Kuznik, Commissioner

City of San Ramon Planning Commission Agenda

**San Ramon City Hall
Council Chamber
7000 Bollinger Canyon Road**

**July 7, 2026
6:00 PM
Regular Meeting**

Agenda Questions: Please Call the Planning Services Division at
(925) 973-2560 or planning@sanramon.ca.gov

This agenda is posted in accordance with Government Code Section 54954.2(a).

Planning Commission Public Hearing Guidelines

Welcome to the Planning Commission meeting.

No new items will start 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.

At any item designated as a Public Hearing, any audience member may request to speak; the Chair will recognize you during the proceedings and set a time limit based on how many people wish to comment and the time available. Hearings proceed in this order: staff presentation, applicant presentation, public testimony, applicant rebuttal, and then the hearing closes for Commission discussion and action. Once the hearing is closed, no further audience comments are permitted unless the Commission expressly invites them.

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 representative fails to attend the Public Hearing concerning their 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/Roll Call

2. Pledge of Allegiance

3. Announcements

3.1. Changes and Additions to the Agenda

4. Public Comment

Members of the audience are encouraged to address the Planning Commission on any non-agenda item relating to the business of the Planning Commission. Comments are limited to 3 minutes per speaker, and time cannot be transferred. All remarks shall be addressed to the Planning Commission. You can also submit written comments by email to cityclerk@sanramon.ca.gov. Emails will not be read aloud; however, they will be forwarded to the Planning Commission for their consideration. No action can be taken on issues raised during public comment period. During public comment, members of the public are permitted to address the Planning Commission on:

- Items that are on the **Consent Calendar**, including requests to pull an item from the consent calendar **and the reason why** you wish to pull the item or items. Please note that the decision to remove the item from the Consent Calendar is strictly at the discretion of the Planning Commission.
- Items that are **not** on the agenda and are within the Planning Commission's jurisdiction.

5. Consent Calendar

5.1. Minutes of the Planning Commission Regular Meeting - June 2, 2026

Recommendation: Accept Minutes

6. Unfinished Business

7. New Business

7.1. Public Hearing: Time Extension for Windflower Fields Townhome Development (VTM 9572) (DP 21-300-003, MJ 21-900-003); 2701 Hooper Dr.

Recommendation: Staff recommends that the Commission consider the staff report and attachments, open the public hearing, take public testimony, close the public hearing, discuss and deliberate, and adopt draft Planning Commission Resolution No. 03-26 approving an 18-month time extension, until December 7, 2027 for the Project development entitlements with revised Conditions of Approval for the Extension Request.

CEQA: The approved Project entitlement with Resolution No. 07-21, determined the Project is categorically exempt pursuant to Section 15332 (In-Fill Development Projects) of the Guidelines for the California Environmental Quality Act (CEQA) of 1970, as amended.

Location: 2701 Hooper Drive (APN: 208-250-091)

Staff Report by: Ryan Driscoll, Senior Planner

8. Commissioner Reports and Staff Updates

8.1. Study Session: Olive + Oak Vesting Tentative Map (MJ 2026-001) and Olive + Oak Housing Development (AR 2026-0003, TRP 2026-003); 3150 – 3180 Crow Canyon Place

Recommendation: Staff recommends the Commission receives the staff report, take public comment, and provide feedback to the Applicant and Staff on the proposed project.

Location: 3150 – 3180 Crow Canyon Place (APNs: 213-010-046, 213-010-047, 213-010-059, 213-010-060)

Staff Report by: Ryan Driscoll, Senior Planner and Katelyn Snodgrass, Associate Planner

8.2. Year in Review

Presentation by: Lucas Haase, Assistant Planner

9. Adjournment

How to View or Participate in the Meeting

In Person:

Members of the public can provide in-person comments at the meeting. To make a request for disability-related accommodation to participate in the meeting, please contact the City Clerk's Office 48 hours in advance of the meeting.

Written Communication by Email:

Email public comments to cityclerk@sanramon.ca.gov. Comments received up to **two hours before** the meeting will be emailed to the Commission, placed in the red binder at the back of the meeting room, and posted online at <https://sanramonca.portal.civicclerk.com> under the meeting date, within Public Comment. Public comment will also be made available for public inspection at San Ramon City Hall, 7000 Bollinger Canyon Road, San Ramon, CA during normal business hours. Comments received after the cutoff will be provided to the Commission the following day and also posted online as noted above. Please include **"Public Comment"** in the subject line and your **name** and **agenda item** in the body. Written comments will not be read aloud.

To View or Listen Only:

As a courtesy and technology permitting, the public will have the opportunity to view the meeting via one-way feed. The City cannot guarantee that the public's remote access will be uninterrupted, and technical difficulties may occur. As long as the public may still attend the meeting in person, the meeting will continue. Members of the public desiring to provide comments as a part of the meeting are encouraged to submit written comments prior to the meeting or to attend the meeting in person.

Join Zoom: <https://cityofsanramon.zoom.us/j/98162934983> ID: 981 6293 4983

Zoom Phone Number: +1 (669) 900-6833

View on YouTube: www.sanramon.ca.gov/YouTube

Attendee Conduct:

There will be zero tolerance for any person addressing the Commission making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

- a. No profanity or obscenity.
- b. Refrain from personal threats or attacks.
- c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
- d. Respect all people that are present or watching.

At the discretion of the Chair, a speaker may forfeit speaking time for any of the following reasons:

- a. Exceeding the allotted time to speak;
- b. Yelling, screaming, or other behavior that renders this Commission unable to continue the meeting;
- c. Excessive profanity or slander;
- d. Specific threats or "fighting words" that incite violence; or
- e. Speech that is outside the subject matter jurisdiction of the Commission or the specific agenda item in which you are speaking.

While the City of San Ramon ensures the First Amendment rights of its citizens, we do not accept nor endorse any offensive or hateful comments made during our meetings. The City of San Ramon celebrates the diversity of our community, and we strive to be a welcoming and open community for all.