



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

City of San Ramon Planning Commission Agenda

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

**September 1, 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 public are welcome to address the Planning Commission during Public Comment on:

- Any item not on this agenda that is within the Planning Commission authority.
- Consent Calendar items, including requests to remove (pull) an item for separate discussion. If requesting to pull the item from the Consent Calendar, state the reason why you wish to pull the item(s). The decision to pull the item from the Consent Calendar is strictly at the discretion of the Planning Commission.

Please direct all comments to the Planning Commission, not to City staff or the public. Each speaker will have up to 3 minutes to speak. The time limit may be reduced if a large number of speakers are anticipated. Speaking time may not be transferred to another person. State law does not allow the Planning Commission to take action on items that are not listed on the agenda.

5. Consent Calendar

The Consent Calendar includes routine items that are usually approved together with one vote. If you would like the Planning Commission to consider a Consent Calendar item separately, you may request that the item be removed by:

- Speaking during Item 4 – Public Comment, or
- Emailing the City Clerk before the meeting.

The Planning Commission will decide, in its sole discretion, whether to remove the item for separate discussion. The title of each resolution or ordinance will be read aloud, and such reading shall be deemed a waiver of the reading of the complete resolution or ordinance, unless a Planning Commission member requests that the entire document be read aloud.

5.1. Minutes of the Planning Commission Regular Meeting - July 7, 2026

Recommendation: Accept Minutes

6. Unfinished Business

7. New Business

7.1. Study Session: Concept Development Plan (CDP 2026-0002) - The Preserve Parcel Q Residential Concept; 2000 Mateo Miller Cir.

Recommendation: Staff recommends that the Commission consider the staff report, take public comment, and provide comments to the Applicant and Staff on the proposed project concept.

Location: 2000 Mateo Miller Circle (APN: 208-880-027)

Staff Report by: Ryan Driscoll, Senior Planner

7.2. Nomination of 2026-2027 Planning Commission Chair and Vice Chair

7.3. Recognition of Outgoing Chair Alpert

8. Commissioner Reports and Staff Updates

9. Adjournment

How to View or Participate in the Meeting

View the Meeting:

1. In person
2. Livestream on YouTube: www.sanramon.ca.gov/YouTube
3. Livestream on the City's Website: <https://sanramonca.portal.civicclerk.com>
4. Livestream on Zoom: <https://cityofsanramon.zoom.us/j/99842779417> Meeting ID: 998 4277 9417

Provide Public Comment:

1. In person, by submitting a request to speak card to the Meeting Clerk.
2. By Zoom, using the "Raise Hand" feature to request to speak.
3. Dial in by phone 1(669) 900-6833, using *9 to "Raise Hand," and *6 to unmute.
4. By email to cityclerk@sanramon.ca.gov, indicating "Public Comment" and the corresponding "Agenda Item #" in the subject line.

Written comments received up to two hours before the meeting will be provided to the Planning Commission and posted online in advance of the meeting at <https://sanramonca.portal.civicclerk.com> under the meeting date. Comments received after the cutoff will be provided to the Commission the following day and posted online as noted above. Written comments will not be read aloud.

Technology Disruption:

Remote access is not guaranteed; if there is a disruption in technology that prevents remote participation, the meeting will continue as long as in-person attendance is available.

Accommodations:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (925) 973-2539. Notification 48 hours prior to the meeting will enable the City to provide reasonable accommodations.

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 upholds the First Amendment rights of all participants, we do not accept or endorse offensive or hateful comments made during our meetings. We celebrate the diversity of our community and strive to maintain a welcoming and inclusive environment for all.