

Chapter 2

SUMMARY OF EXISTING CONDITIONS

The North Camino Ramon Specific Plan described in this document builds on the unique opportunities of the area's location, land ownership patterns, and nearby development characteristics. This chapter summarizes existing conditions and important influences that have been considered in the preparation of the Specific Plan and will influence decision making as part of the Specific Plan Implementation.

THE CITY OF SAN RAMON GENERAL PLAN 2030

The San Ramon Planning Area totals 36.4 square miles (23,297 acres) with 18.4 square miles (11,973 acres) within the current City limits. The General Plan 2030 anticipates a build-out population of 92,031 in comparison to San Ramon's 2010 Census population projection of 72,148. Much of this population and employment growth will be accommodated by development that has already been programmed or approved for the San Ramon Planning Area as part of the General Plan 2030 and through Specific Plans including build-out of the Dougherty Valley, Crow Canyon Specific Plan, Northwest Specific Plan, the City Center Project and ultimately the North Camino Ramon Specific Plan.

Residential Development: The General Plan 2030 estimates that approximately 24,781 dwelling units exist in the San Ramon Planning Area (2009). The projections anticipate that there will be 34,340 dwelling units within the Planning Area by 2030. Of the 9,559 new residential units anticipated, approximately 1,500 of those units are expected to be located in the Plan Area.

Non-Residential Development: Approximately 16.4 million square feet of non-residential floor area is estimated to exist in the San Ramon Planning Area (2009), which includes retail, commercial, office, industrial, and public facilities. In total, General Plan build-out is estimated to result in approximately 21.5 million square feet of non-residential floor area Citywide. Of the approximately 5.1 million new non-residential square footage anticipated by the General Plan 2030, approximately 1.68 million square feet of that new floor area is expected to be located in the approximately 295 acre Plan Area. Full build out of the Specific Plan Area represents an approximately 168,000 square foot increase over the programmed development potential already in the General Plan. Build out of the Specific Plan will ultimately reconfigure much of the exiting development potential in the General Plan to achieve the Specific Plan Goals, Objectives and Vision.

Employment: The 2008 San Ramon Planning Area estimate for employment was 40,112. The General Plan 2030 build-out is expected to result in a total of 58,769 jobs. As with the other development estimates, the majority of new jobs will result from non-residential development already approved, underway, or programmed. Of the 18,657 new jobs anticipated, approximately 3,042 of those jobs are anticipated to be associated with development in the Plan Area.

LAND USE REGULATORY FRAMEWORK

The General Plan Designation for the Plan Area is Mixed Use which creates additional flexibility in implementing the Specific Plan. The zoning classifications prior to adoption of the Specific Plan are shown in Figure 2.1 and illustrate the range of land use classifications

historically associated with this area. Upon adoption of the Specific Plan land use and site specific development standards will be governed by the Specific Plan.

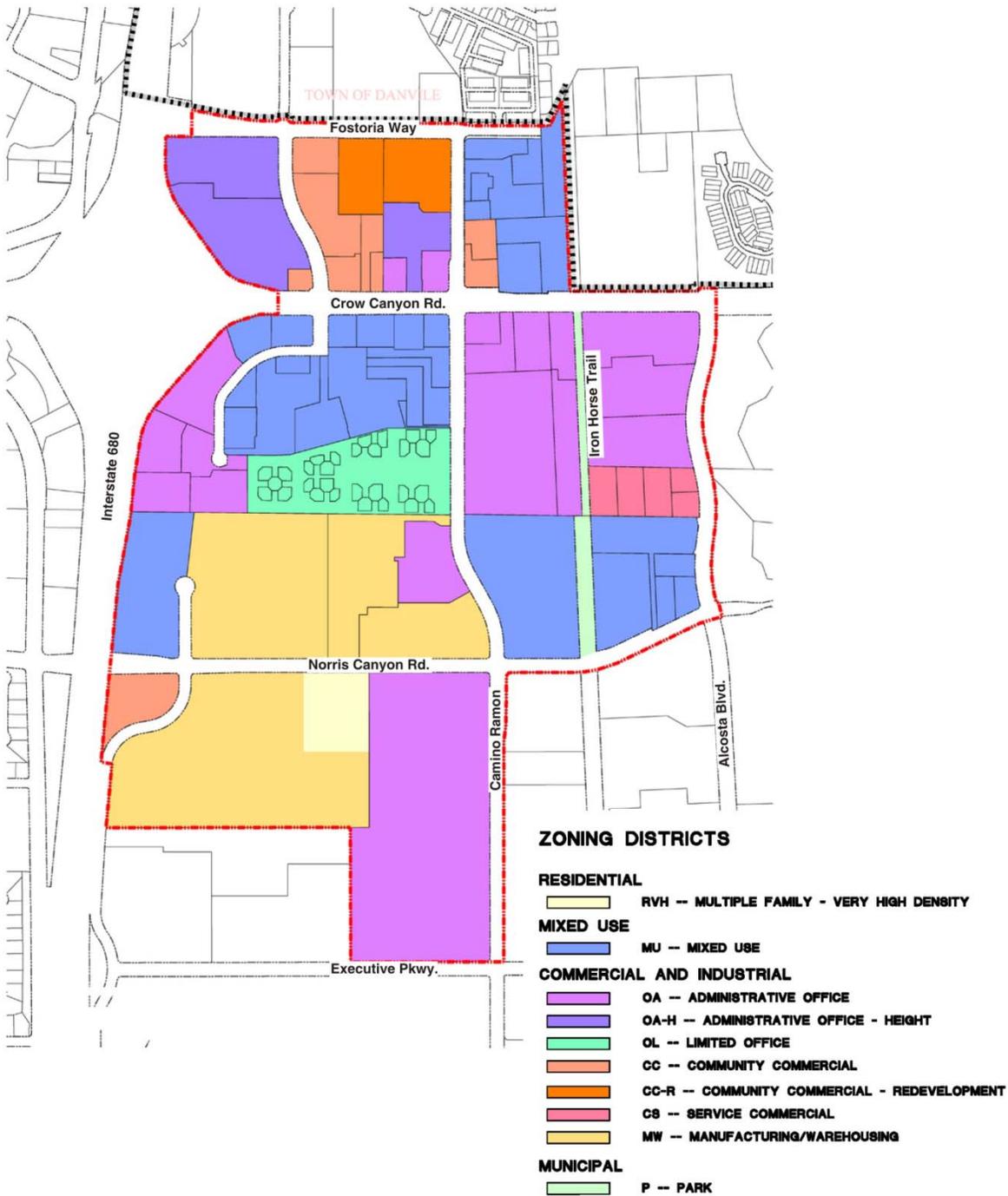


Figure 2.1 Existing Zoning

SPECIFIC PLAN SUB AREAS: EXISTING CONDITIONS

The North Camino Ramon Specific Plan Area is currently fully built out with primarily one- and two-story structures. The majority of the Plan Area is contained within contiguous parcels of two-acres or more (Figure 2.2). For purposes of identification and description, the Plan Area has been divided into development blocks as shown in Figure 2.3. Figure 2.6 provides an overview of the general distribution of existing land uses within the entire Plan Area and each development block is described in more detail in the sections that follow.

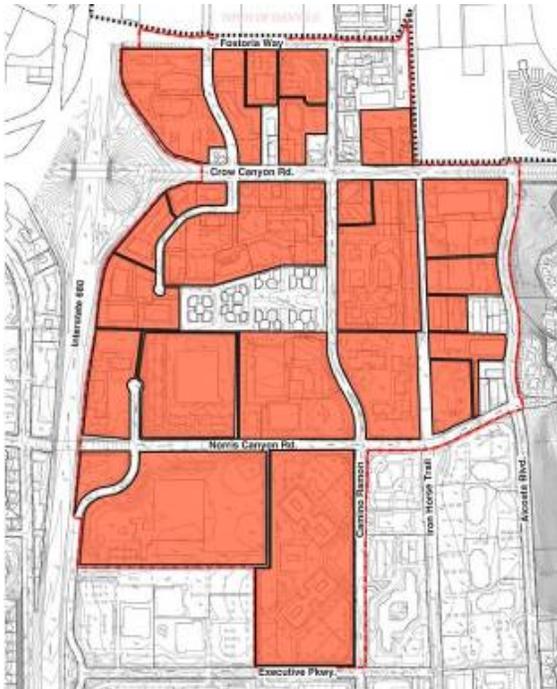


Figure 2.2: Contiguous single-owner land area

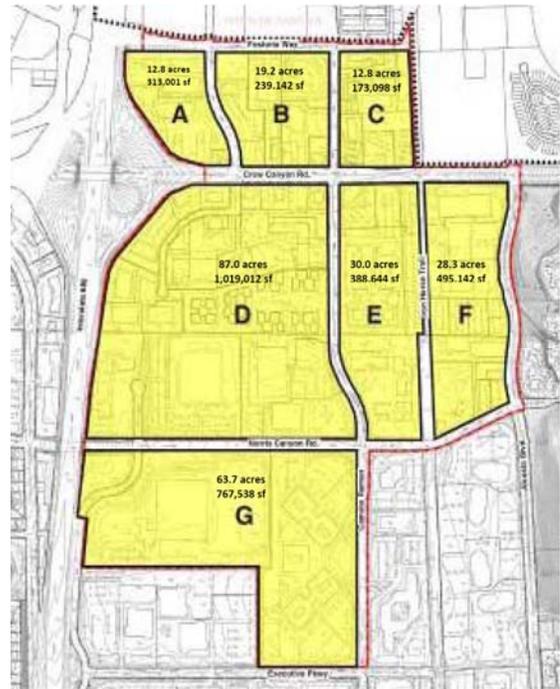


Figure 2.3: Existing conditions block key

Block A

This area contains two parcels. The smaller parcel houses a gas station at the corner of Crow Canyon Road and Crow Canyon Place, while the larger parcel contains two four-story office buildings, centrally located on the site and surrounded by parking.

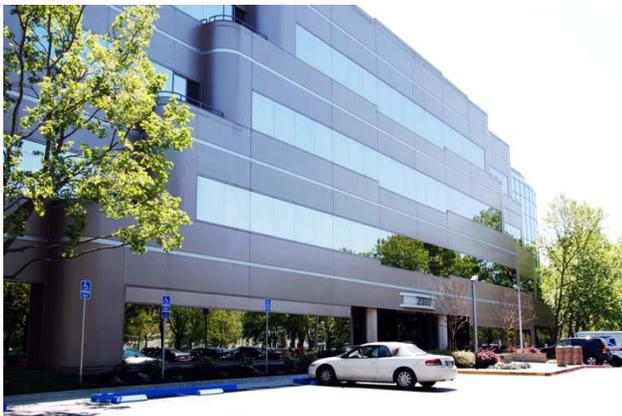


Figure 2.4: Block A: Office building



Figure 2.5: Block A: Gas station



Figure 2.4: Specific Plan Area

Block B

Block B consists of several parcels varying greatly in size and shape. Land uses include retail shops, offices, a bank, a sit-down restaurant, a hotel, and a national chain office supply store. The small size and awkward shape of some of the parcels may make them more difficult to redevelop on an individual basis.



Block B: Hotel



Block B: Office and service commercial uses



Block B: Shopping center



Block B: Retail (mid-size floorplate)

Block C

This Block contains a wide range of development projects, both older and newer, including several automotive and service commercial uses. The largest parcel in this development Block is owned by the San Ramon Valley Unified School District and used for a training center and a corporation yard.



Block C: Automotive uses



Block C: School District site

Block D

This very large central Block contains a wide range of uses and building sizes with access divided among Crow Canyon Road, Camino Ramon, and Norris Canyon Road. Crow Canyon Place provides access from Crow Canyon Road to some interior parcels, but does not connect through to Annabel Lane or Norris Canyon Road to the south.

Uses in this central Block include the Crow Canyon Commons Shopping Center, buildings on standalone commercial pads, office uses, small commercial condominiums, warehouse space, a health club, UPS distribution center, and the current City Hall.



Block D: Crow Canyon Commons (in-line shops)



Block D: Crow Canyon Commons (anchor grocery)



Block D: Office condominiums



Block D: UPS and 24 Hour Fitness

Block E

Bounded by three major streets and the Iron Horse Trail, this Block is devoted to Class A office space and the PG&E Conference Center.



Block E: Iron Horse Trail crossing at Crow Canyon Road



Block E: PG&E Conference Facility



Block E: Professional office uses



Block E: Bishop Ranch 11 office uses

Block F

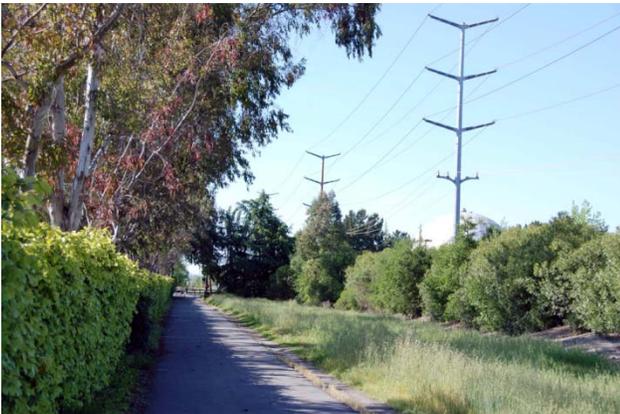
Also bounded by three major streets and the Iron Horse Trail, Block F contains a great variety of parcels of varying size and shape. The area contains a mix of commercial uses and the U.S. Post Office for San Ramon. PG&E has a significant tenant presence in the area adjacent to Crow Canyon Road. In 2009, the St. James project was approved in the southern portion of the development Block adjacent to Norris Canyon Road and the Iron Horse Trail. The approved development plan is for 116 residential condominiums with 9 live-work units. These are the first residential units proposed in the Plan Area and are consistent with the overall Plan Vision.



Block F: PG&E offices



Block F: Housing site- St. James development



Block F: Iron Horse Trail



Block F: US Post Office

Block G

Block G contains one small parcel adjacent to Interstate 680 and two large parcels occupied by the Toyota Parts Distribution Center and Bishop Ranch 6 office complex. A portion of the Toyota parcel is currently undeveloped.



***Block G: Vacant portion of Toyota parcel-
Toyota***



Block G: Toyota warehouse and offices



Block G: Bishop Ranch 6 offices



Block G: Bishop Ranch Pet Clinic

EXISTING DEVELOPMENT INTENSITY

The development intensity of the North Camino Ramon Specific Plan Area is relatively low, indicative of the period over which much of the development occurred. The average Floor Area Ratio (FAR) is 0.31. Floor Area Ratio is the net floor for all structures on a lot/site divided by the gross area of the lot/site. The allowed FAR under the conventional Zoning ranges from 0.35 for Retail Shopping, 0.50 for other commercial and office uses, and 0.70 for areas already zoned for Mixed Use. Figure 2.25 shows the current Floor Area Ratios for the seven major development Blocks described previously.



Figure 2.5: Building coverage and current floor area ratios

Another common measure of development intensity is building coverage (Figure 2.5). By this measure, the Plan Area has low development intensity because of the large amount of surface parking and landscape area surrounding the buildings. Low building coverage and large amounts of surface parking discourage a pedestrian friendly environment where one may park once and walk between destinations (e.g., between one’s office and the health club).

OTHER PLANNING INFLUENCES

In addition to the existing retail presence and employment based in and adjacent to Bishop Ranch, there are a number of additional factors that contribute to the land use opportunities in the Plan Area:

Freeway Access and Exposure:

The Plan Area’s location immediately adjacent to the I-680 freeway corridor and the premium placed on that exposure by large retailers and major office tenants offers a unique opportunity to attract high quality businesses that are not currently represented in San Ramon.

City Center and Crow Canyon Specific Plan:

The approved City Center project is envisioned as a focal point for the City, and featuring a mixed-use blend of retail, office, entertainment, and residential structures along with a new City Hall, Library and Transit Center. The Crow Canyon Specific Plan Area is planned as a mix of uses to include commercial buildings, residential units and hotel rooms. Located geographically between the two, the North Camino Ramon Specific Plan is intended to provide additional redevelopment opportunities to complement, these two other community visions.

Central Park and Iron Horse Trail:

Central Park, a primary City resource, is located within a 10 minute walk from the Plan Area and offers recreational opportunities for future employees and residents of the Plan Area. The Iron Horse Trail (IHT), is the primary bicycle and pedestrian trail within the City, provides an easy and direct connection between the Plan Area, Central Park and the City Center project area. The IHT extends approximately 18.5 miles from the Alameda County line north toward Concord and provides north-south, non-motorized connection to destinations within the City and surrounding communities.

HOV Ramps:

The Contra Costa Measure J Transportation Sales Tax Expenditure Plan identifies transit corridor improvements for the Tri Valley area. Among those corridor improvements projects are proposed HOV (High Occupancy Vehicle) on and off ramps at Interstate 680 and Norris Canyon Road which is currently being studied. The future addition of the HOV ramps coupled with transit centers in the Plan Area and the City Center project will provide additional opportunities for transit-oriented development, Transportation Demand Programs which will improve traffic conditions in and around the Plan Area.

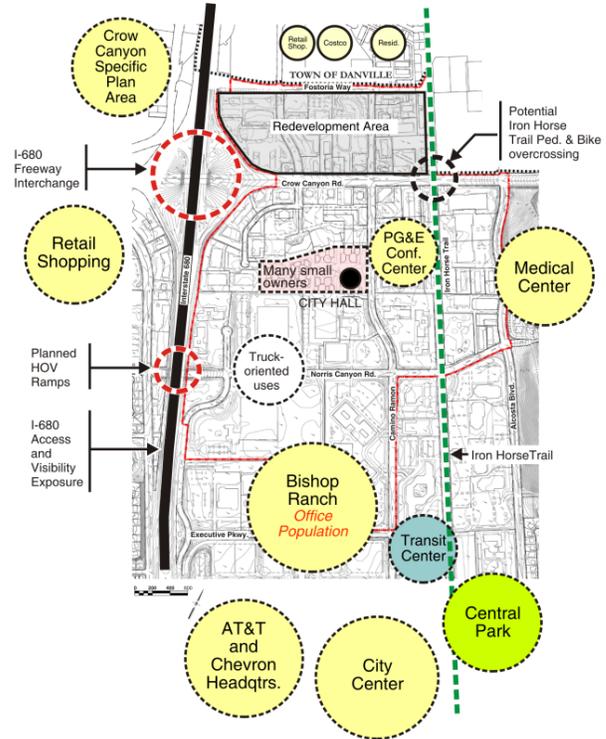


Figure 2.6: Planning Influences

MARKET OVERVIEW

The specific plan area will benefit from the following foundations for future growth, which will create development opportunities:

- A 44,000 employee job engine already exists in or near the Specific Plan Area.
- Employment surrounding the area includes Bishop Ranch and neighboring office and retail properties. Major employers include Chevron, AT&T, PG&E, and the San Ramon Regional Medical Center.
- Bishop Ranch, with 30,000 employees and approximately 8 million square feet of Class A office space, is a premier office park in the Bay Area.

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- Sunset Development Company within Bishop Ranch controls approximately 4.5 million square feet of premier Class A office space, and will be a potential source of growth internally as well as attracting important office users region-wide.
- The City Center project is planned as a premium, high-density mixed use development with up to approximately 680,000 office gross square feet, 169 hotel rooms, 635,000 retail square feet, and 487 residential units.
- San Ramon demographics are becoming stronger, with high household incomes and education levels.
- The presence of successful retailers and hotels in or near the Specific Plan area, including Target, Whole Foods, Homegoods, BevMo and the San Ramon Marriott.
- Existence of many large undivided parcels in the Specific Plan Area.

Retail Potential:

A San Ramon Retail analysis estimated local retail demand of up to 1 million square feet of regional-serving retail in San Ramon. Region-serving, fashion-oriented retail demand will likely be met by the planned City Center which is expected to have an emphasis on fashion-oriented, high-end department stores and specialty retailers supported by food and entertainment uses.

Opportunities exist in the Specific Plan Area for larger format retailers in the range of 20,000 to 50,000 square feet. These retailers seek strong sites that have freeway identity or close proximity to established major retailers such as Costco, which is located just outside the northern edge of the Specific Plan Area in the Town of Danville. Additionally, there is also a potential opportunity for a large home improvement center on the order of magnitude of 100,000 square feet.

A concentration of restaurants is another opportunity that might be attracted to the pedestrian/bicycle-oriented environment envisioned for the Plan Area. There are over 40,000 employees working nearby whom could support restaurants during the weekday while the residential population would provide additional support on nights and weekends.

Potential new housing units in the Plan Area could also support neighborhood-serving retail. Neighborhood-serving retail typically has a street emphasis and tends to be more focused on neighborhood services, food establishments, and groceries.

Office Potential:

San Ramon is an office center among the Tri-Valley cities, with an inventory of 9.3 million square feet of office space, or 35% of the region's total. This position is driven by the presence of one of the Bay Area's premier office parks, Bishop Ranch, which contains 8 million square feet of Class A space, including headquarters for Chevron and AT&T. In addition, PG&E has a substantial presence in the specific plan area, and demand for medical center office space is growing in proximity to the San Ramon Regional Medical Center.

A strong office base now exists within San Ramon, and demand for additional office space is expected to continue. Based on ABAG employment projections, over the next decade or so, there will be an estimated demand for another 1.6 million square feet of office space in San Ramon. Office product in the specific plan area is expected to consist of higher density

development with structured parking. Sunset Development is planning to build up to 680,000 gross square feet of Class A space at City Center in the mid-term, which will limit such opportunities in the specific plan area. However, after the Bishop Ranch space has been added, major office development could occur in the specific plan area. Until then, office development is expected to be limited to small scale infill space in mixed use developments.

Residential Potential:

There are opportunities for large-scale mixed use projects in the Plan Area. In addition to latent strong housing demand in the Tri-Valley and its diverse economic base, there are other market factors contributing to the strength of San Ramon's future housing market despite the 2008-09 national recession. The City's office market is expected to continue to attract employment growth both internally and from the region, and employees are increasingly interested in living near work. The popularity of the lifestyle created by living close to jobs is influenced by benefits including reduced travel times, increased use of transit, decreased traffic congestion, and improved health. Neighboring Bishop Ranch, the existing PG&E facilities, and the San Ramon Regional Medical Center, all within easy walking distance of the Plan Area via the Iron Horse Trail, offer a substantial number of potential buyers and renters for residential units constructed in the Specific Plan Area.

See Appendix C for an expanded market overview summary.

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