

Draft Hillside, Creek and Ridgeline Ordinance



Open Space Task Force

January 9, 2012



Hillside, Creek and Ridgeline Ordinance

(Subsection of the San Ramon Zoning Ordinance)

The Ordinance balances development and property rights, while preserving open space and resource lands that are important to San Ramon's sense of place and quality of life.

Note: These local land use protections apply only to those lands within the City of San Ramon and not to the surrounding Planning Area (e.g. Westside Hills Tassajara Valley)



Background / Timeline

- ❑ Resource Conservation Overlay District (1988)
- ❑ Ordinance 197 (1990)
- ❑ General Plan 2020 (2002)
- ❑ Measure W (2010)
- ❑ General Plan 2030 (2011)

The adopted GP 2030 reflects expiration of Ordinance 197



General Plan 2030 Guidance

- Policy 8.3-I-14- Develop and adopt regulations for the protection and preservation of hillsides, creeks, and ridgelines.

Amend the Zoning Ordinance to replace the Resource Conservation (-RC) Overlay Zone with regulations that incorporate the protection and preservation of hillsides, creeks, and ridgelines in the Resource Management Division. The amended hillside, creek, and ridgeline regulations of the Resource Management Division shall apply to :

- 1) all property over 500 feet in elevation,*
- 2) property with a natural gradient in excess of 10 percent, or*
- 3) property within 1,000 feet of a major or minor ridgeline.*

The amended hillside, creek, and ridgeline regulations of the Resource Management Division shall not apply to Built Urban Land as shown in Figure 8-3, except for creek setback regulations.

SAN RAMON GENERAL PLAN 2030



Figure 8-3
Resource Management



Zoning Text Amendment (2012)

Unchanged Development Standards:

(from Ord. 197 and the RCOD)

- Density Standards
- Definition of Undevelopable Land
- Height Measurement
- Building Design Standards
- Street/Driveway Grades
- Slope Methodology



Zoning Text Amendment (2012)

- Clarified/Modified Development Standards:
 - **Applicability** - Same as Ord. 197 with exception for Built Urban Land (GP-2030 Figure 8-3).
 - **Height Limit** - Same as Ord. 197 (32 ft) with up to 15% increase for multi-family development projects that incorporate sustainable building practices.



Zoning Text Amendment (2012)

(continued)

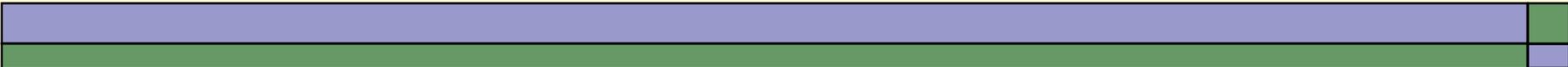
- Clarified/Modified Development Standards:
 - **Ridgeline Setbacks** - Same as Ord. 197, but now requires a Variance to allow exception in "Pocket Areas" to reduce setbacks.
 - **Creek Setback** - No habitable structures within 100 ft. from creek centerline and allow exceptions if special Variance findings can be made.



Zoning Text Amendment (2012)

(continued)

- Clarified/Modified Development Standards:
 - **Viewshed Criteria (New)** - Development must now consider architecture and design to be compatible with the natural hillsides and minimize visual impact.



Next Steps

- January 17, 2012- Planning Commission Workshop to solicit comments
- February 7, 2012 - Planning Commission Public Hearing
- March 13, 2012- City Council Public Hearing
- March 27, 2012- City Council adoption