

# CURRENT PROJECT LIST

City of San Ramon  
Planning Services Division

February 2012



**City of San Ramon Current Project List  
Planning Services Division  
February 2012**

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
<b>Commercial</b>						
<b>Chevron Development Plan Amendment</b> 6001 Bollinger Canyon Road	Ruth Stanton - Chevron	DPA 08-310-002 MUP 11-501-035	Amendment to current development plan to permit up to four parking structures and eliminate an alternative energy facility.	Cindy Yee	3/27/2008	Under review - Application Incomplete ARB Review PC Review
<b>Crow Canyon Commons MSP Amendment</b> 3100-3211 Crow Canyon Place	Federal Realty Investment Trust	MSPA 11-710-003	Request to modify the existing master sign program for new designs for in-line tenants	Ryan Driscoll	7/8/2011	Approved
<b>Growing Room Expansion (1)</b> 5025 Canyon Crest Drive	Jim Larson	MUP 11-501-041	Request to expand the child day care center at Golden View Elementary. Further details have not been provided.	Shinei Tsukamoto	11/18/2011	Incomplete
<b>Firehouse No. 37</b> 250 Market Place	Dan Hawkins	MUP 11-501-047	Request to operate an eating & drinking establishment with full alcoholic beverage service and up to 72 outdoor seats.	Ryan Driscoll	12/12/2011	Approved ZA Order No. 13-12
<b>Golden State Fleet</b> 500 Deerwood Road	Alex Gorshen	MUP 11-501-050	Request for approval to operate an outdoor vehicle storage and towing use.	Cindy Yee	12/19/2011	Application Complete
<b>2257 San Ramon Valley Blvd. Retail Space (2)</b> 2257 San Ramon Valley Blvd.	Simon Lin 1110 Architect & Associates	DP 12-300-001 VAR 12-320-001 VAR 12-320-002 AR 12-200-001	A proposal to demolish the existing 1,200 sf building and construct a new 2-story 6,200 sf building for a restaurant use, retail use, and office use. The proposal would share a driveway and parking lot with the adjacent property at 2259 San Ramon Valley Blvd.	Ryan Driscoll	1/11/2012	Under Review Application Incomplete
<b>San Ramon School of Music</b> 2092 Omega Road, Suite C	Jane Brody	MUP 12-501-004	Request for approval to establish a "Personal Improvement Service" for one-on-one music instruction business within a 406 sq. ft. space.	Ryan Driscoll	2/2/2012	Under Review Application Complete
<b>Goldfellow</b> 420 Montgomery Street	Richard Zitter	MUP 12-501-007	Request to establish a 1,300 sq. ft. "second hand store" that buys precious metals such as gold, silver, platinum, and diamonds	Ryan Driscoll	2/9/2012	Under Review Application Complete

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<b>Residential</b>						
<b>Iron Gate Ranch (3)</b> 1001 Westside Drive	Tracy Roshangah	AR 11-200-001 IS 11-250-001 DP 11-300-001 SP 11-800-001 MJ 11-900-001	Request to construct 21 single family residential units.	Cindy Yee	1/7/2011	Application Incomplete Under Review
<b>Pietroforte Residence 2nd-Unit/Lot Line Adjmt. (4)</b> 619 Rock Rose Lane	Michael Radu	AR 11-200-059 DPA 11-310-005	Request for a 1,100 sq. ft. addition and a 680 sq. ft. 2nd unit addition to an existing residence on an adjacent 4,500 sq. ft. property.	Ryan Driscoll	11/3/2011	Under Review Application Incomplete
<b>The Bridges Apartments Leasing Office</b> Springfield Drive	Christopher Clayton	AR 11-200-060 DPA 11-310-006	Request for constructing a new leasing office.	Shinei Tsukamoto	11/3/2011	Application Incomplete
<b>Gaur Large Family Day Care (5)</b> 2377 Avalon Way	Divya & Anurag Gaur	MUP 11-501-053	Request to operate a large family day care facility for up to 14 children.	Ryan Driscoll	12/22/2011	Under Review Application Complete
<b>Phongsa Large Family Day Care (6)</b> 367 Adelaide Hills Court	Yunli Phongsa	MUP 12-501-001	Request to operate a large family day care facility for up to 14 children.	Shinei Tsukamoto	1/9/2012	Approved 2/20/12 ZA Order No. 11-12
<b>Bruere Large Family Day Care (7)</b> 2432 Talavera Drive	Bertha Bruere	MUP 12-501-002	Request to operate a large family day care facility for up to 14 children.	Shinei Tsukamoto	1/13/2012	Approved 2/20/12 ZA Order No. 12-12
<b>Jayakumar Large Family Day Care (8)</b> 3358 Ensenada Drive	Poonkodi Jayakumar	MUP 12-501-003	Request to operate a large family day care facility for up to 14 children.	Shinei Tsukamoto	2/1/2012	Application Complete ZA Meeting 4/12/12 Public Hearing Requested
<b>Siddique Large Family Day Care (9)</b> 5018 Westside Drive	Affif & Afshan Siddique	MUP 12-501-005	Request to operate a large family day care facility for up to 14 children.	Shinei Tsukamoto	2/6/2012	Application Complete Public Notice Posted

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<b>Jimenez Large Family Day Care (10)</b> 2765 Marsh Drive	Karina Jimenez	MUP 12/501-006	Request to operate a large family day care facility for up to 14 children.	Shinei Tsukamoto	2/6/2012	Application Complete Public Notice Posted
<b>Gomez Residence (11)</b> 3250 Bollinger Canyon Road	Stephanie Chong Habitec Architecture	AR 12-200-009	A request for conceptual review of a proposal to construct a 3,788 sq. ft. single-family residence with an attached 3-car garage and lanai, on a vacant 0.61 acre parcel.	Ryan Driscoll	2/24/2012	Under Review
<b>Approved - Waiting for Building Permits or Business License</b>						
<b>Faria Preserve Master Planned Dev. (12)</b> North of Claremont Crest Dr. West of Purdue Rd. & East of Bollinger Canyon Rd.	Art Lorenzini Claremont Homes (925) 831-8016	DP 05-300-001 RZ 05-600-001 AR 05-200-001 MS 04-900-001 ANN 08-100-001	Master plan for 400 single family units, 84 town homes, 216 multi-family condos, 86 multi-family/senior units, and a religious assembly parcel.	Cindy Yee	9/1/2004	Approved PC Resolution 25-06
<b>City Center (13)</b> Intersection of Bollinger Canyon Rd. and Camino Ramon	Sunset Development (925) 866-0100	DP 07-300-001 DP 07-300-002 AR 07-200-050 AR 07-200-051 DPA 07-310-002 MJ 07-900-001	A request to develop 2.1 million sq. ft. for a mixed use center on 39 acres. Approximately 489 residential housing units would be above ground floor retail. Subdivision Assoc. with City Center Mixed Use.	Lauren Barr	2/23/2007	Approved City Council Reso No. 2007-206 & 2007-207
<b>Church on the Hill - Modification (14)</b> 20801 San Ramon Valley Blvd.	Roger Gaitner (925) 892-5577	VTM 8364 DPA 07-310-007 VAR 08-320-010	Amendment to DP 99-003 increasing the church facility building size.	Shinei Tsukamoto	12/21/2007	Approved PC Reso No. 14-08
<b>Trumark Medical Office (15)</b> 12700 Alcosta Blvd.	Jessica Roseman Trumark	DP 08-300-018 LUP 08-500-018 AR 08-200-040 MS 08-910-001 IS 08-250-008 VAR 09-320-003	46,000 sq. ft. Medical Office Building and Shared Parking Agreement.	Lauren Barr	5/2/2008	PC Approved 03/02/10 Reso No. 04-10 Second Extension Approved to 3-12-13
<b>Church of the Nazarene (16)</b> 12700 Alcosta Blvd.	Jessica Roseman	AR 08-200-039 DPA 08-310-004 LUP 08-500-044 IS 08-250-008	30,000 sq. ft. Church Expansion.	Lauren Barr	5/2/2008	PC Approved 03/02/10 Reso No. 05-10 Second Extension Approved to 3-12-13

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<b>San Ramon Plaza (17)</b> 2017 San Ramon Valley Blvd.	Galen Grant Flynn, Craig + Grant Architects	IS 09-250-002 DP 09-300-001 MSP 09-700-002 VAR 10-320-001 VAR 10-320-002 VAR 10-320-003	Request to relocate the existing Budget Rental building and construct a new 15,000+ square foot retail building on the corner of Hooper Drive and San Ramon Valley Blvd.	Ryan Driscoll	6/10/2009	Approved PC Resolution No. 11-10
<b>St. James Place (18)</b> 4600 Norris Canyon Road	Dan Boatwright Sanorris Investments	DP 09-300-002 IS 09-250-004 AR 09-200-041	Request to construct a 116-unit condo complex and 9 live/work units.	Cindy Yee	8/21/2009	Approved PC Reso No. 05-11 PC Reso No. 06-11
<b>San Ramon Auto Plaza Master Sign Program</b> 2131 San Ramon Valley Boulevard	Veridian, LP Stuart Gray	MS 10-700-002	Master Sign Program including 2 monuments and tenant wall signs.	Lauren Barr	10/15/2010	Approved 9/15/11
<b>AT&amp;T Mobility</b> 125 Ryan Industrial Court	Lisa Elliott	LUP 11-500-002	Request to establish a new wireless facility on the rooftop of an existing building	Shinei Tsukamoto	2/1/2011	Building Permit Plan Check in Progress
<b>Boelsteri Single Family Residence (19)</b> 33 Yale Court	Chris Boelsteri	AR 11-200-063	Architectural Review request to build a new single-family residence at 33 Yale Court	Lauren Barr	11/23/2011	Approved 2-16-12
<b>Medical Forefronts</b> 100 Park Place	David Gould	MUP 11-501-042 MX 11-350-002	Request to allow for existing 50,000 sq. ft. buildings for 7,014 sq. ft. medical services - clinic use; 26,909 sq. ft. medical services - doctor use; and 9,422 sq. ft. office-professional use.	Ryan Driscoll	11/28/2011	Approved ZA Order No. 04-12
<b>T-Mobile Upgrade</b> 9783 Broadmoor Drive	Adam Tokevich	MUP 11-501-048	Upgrading the existing facility by adding a small utility box to provide cable connection.	Shinei Tsukamoto	12/14/2011	Approved ZA Order No. 05-12
<b>T-Mobile Upgrade</b> 9885 Alcosta Blvd.	Adam Tokevich	MUP 11-501-049	Upgrading the existing facility by adding a small utility box to provide cable connection.	Shinei Tsukamoto	12/14/2011	Application Incomplete

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Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
<b>Approved - Under Construction</b>						
<b>San Ramon Kingdom Hall (20)</b> 19453 San Ramon Valley Boulevard	Jehovah's Witness Mark Capriotti	DP 08-300-005 VAR 08-320-009 IS 09-250-001 MUP 09-501-001 AR 08-200-053	Construction of a 5,000 sq. ft. religious assembly hall.	Shinei Tsukamoto	8/1/2008	Approved PC 5/5/09
<b>ABC Pet Clinic (21)</b> 2259 San Ramon Valley Blvd.	Tom Kubo William Wood Architects	AR 11-200-024 DP 11-300-002 MUP 11-501-009	Request to demolish the existing building and site improvements and construct a new 2-story 2,960 s.f. building and parking lot for a veterinarian.	Ryan Driscoll	3/16/2011	Approved PC Reso No. 10-11
<b>Anagnos Residence</b> 9768 Tareyton Avenue	James Anagnos	AR 11-200-028 VAR 11-320-004	Construction of a new 2,400 sq. ft. single story residential structure.	Shinei Tsukamoto	4/1/2011	ARB Approved 5/12/11 VAR Approved 5/14/11 ZA Order No. 13-11 Building Permit Issued
<b>AT&amp;T Minor Modification</b> 2001 Omega Road	Jonathan Fong	MUP 11-501-013	Upgrading an existing wireless facility by adding two new LTE antennas.	Shinei Tsukamoto	4/8/2011	Building Permit Plan Check in Progress
<b>Diablo Motors</b> 2085 San Ramon Valley Blvd.	Greg Meier	ZC 11-650-005 MUP 11-501-023	Auto sales outdoor display	Lauren Barr	6/21/2011	Approved 7/29/11 ZA Order #27-11 Building Permit Issued
<b>AT&amp;T Fuel Cell Cogeneration</b> 2600 Camino Ramon	John Dughman	DPA 11-310-003 LUP 11-500-005	Installing a one megawatt fuel cell powered cogeneration facility	Shinei Tsukamoto	7/1/2011	Approved 9/20/11 PC Reso No. 13-11
<b>Clearwire</b> 2600 Camino Ramon	James Elgee	MUP 11-501-033	Request to allow a new wireless facility on the rooftop of an existing building.	Shinei Tsukamoto	9/15/2011	Approved 11/16/11 ZA Order No. 37-11

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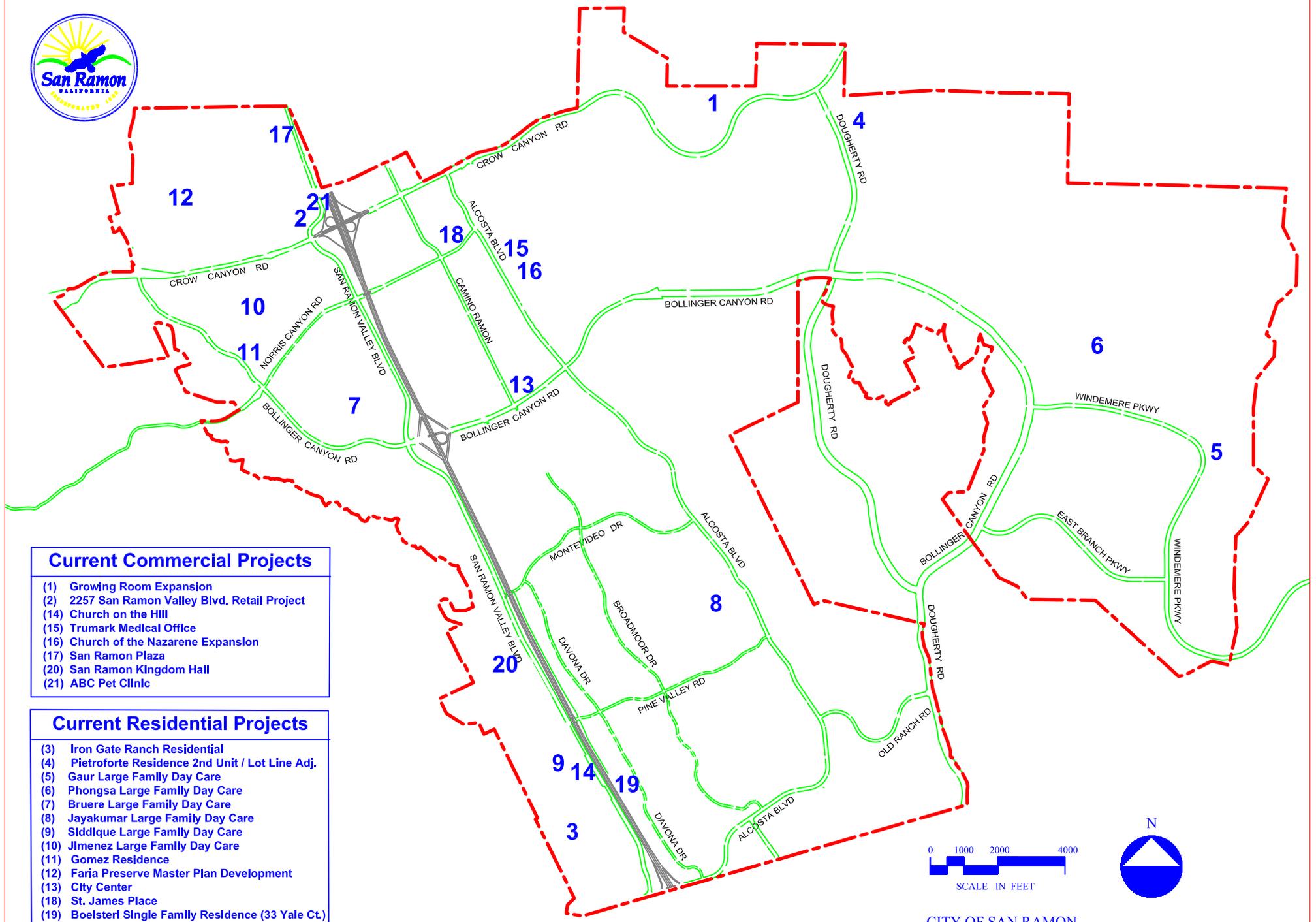
<b>Project Name / Address</b>	<b>Applicant</b>	<b>Application Number(s)</b>	<b>Description</b>	<b>Planner</b>	<b>Date Filed</b>	<b>Status</b>
<b>Sprint Cell Site Modifications</b> 2600 Camino Ramon	Alex Orner	MUP 11-501-040	Requesting to upgrade an existing facility to install two (2) cabinets and three (3) antennas.	Shinei Tsukamoto	11/7/2011	Approved ZA Order No. 10-12
<b>AT&amp;T Modification</b> 6001 Bollinger Canyon Road	Melissa Tauber	MUP 11-501-043	Installing one new microwave dish to upgrade the existing facility.	Shine Tsukamoto	12/2/2011	Approved ZA Order No. 03-12
<b>ThinkTank Learning</b> 11040 Bollinger Canyon Road Suite F	Norman Ng	MUP 11-501-051	Request for approval to operate a "studio" use to provide college admission counseling services.	Shinei Tsukamoto	12/22/2011	Approved ZA Order No. 07-12
<b>ThinkTank Learning</b> 11030 Bollinger Canyon Road, Suite 150	Norman Ng	MUP 11-501-052	Request for approval to operate a "studio" use to provide college admission counseling services.	Shinei Tsukamoto	12/22/2011	Approved ZA Order No. 08-12
<b>General Plan Amendments/Zoning Text Amendments</b>						
<b>Zoning Ordinance Update 2012</b> Citywide	City of San Ramon	TA 10-410-001 IS 12-250-001	Request to update the Z.O. to incorporate text amendments as identified in the newly adopted Housing Element.	Cindy Yee	8/12/2010	Under Review PC/CC Review

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City of San Ramon  
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 Development Applications  
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<u>APPLICATION TYPE</u>	<u>No. of Applications in 2011</u>	<u>No. of Applications Processed in Feb. 2012</u>	<u>No. of Apps. (cumulative) in 2012 (as of 2/29/12)</u>	<u>No. of Applications In Review (as of 2/29/12)</u>	<u>Y-T-D FY 11-12</u>
Annexation (100):	0	0	0	0	0
Architectural Review (200):	67	7	11	8	43
Development Plan (300):	2	0	0	1	1
Development Plan Amendment (310):	6	0	0	0	4
General Plan Amendment (400):	0	0	0	0	0
Home Occupation Permit (510):	275	24	42	5	147
Initial Study (250):	2	0	0	1	1
Land Use Permit (500):	8	0	1	2	6
Master Sign Program (700):	0	0	0	1	1
Master Sign Program Amend (710):	6	0	1	0	4
Minor Exception (350):	2	0	1	0	2
Minor Land Use Permit (501):	52	5	16	37	35
Prezoning (610):	1	0	0	0	0
Rezoning (600):	0	0	0	0	0
RV Registration (550):	0	0	0	0	0
Specific Plan (800):	1	0	0	0	0
Subdivision, Major (900):	0	0	0	0	0
Subdivision, Minor (910):	0	0	0	0	0
Temporary Land Use Permit (502):	21	4	5	5	19
Text Amendment (410):	0	0	0	0	0
Variance (320):	6	0	0	2	5
Zoning Clearance (650):	11	1	2	2	8
<b>Total:</b>	<b>460</b>	<b>41</b>	<b>79</b>	<b>64</b>	<b>276</b>

Permits Issued by the Building Division (as of 12/22/11): 2,130 Permits  
 Permits Issues for the Month of January 2012: 310  
 Permits Y-T-D Fiscal Year 11/12: 1,493



**Current Commercial Projects**

- (1) Growing Room Expansion
- (2) 2257 San Ramon Valley Blvd. Retail Project
- (14) Church on the Hill
- (15) Trumark Medical Office
- (16) Church of the Nazarene Expansion
- (17) San Ramon Plaza
- (20) San Ramon Kingdom Hall
- (21) ABC Pet Clinic

**Current Residential Projects**

- (3) Iron Gate Ranch Residential
- (4) Pietroforte Residence 2nd Unit / Lot Line Adj.
- (5) Gaur Large Family Day Care
- (6) Phongsu Large Family Day Care
- (7) Bruere Large Family Day Care
- (8) Jayakumar Large Family Day Care
- (9) Siddique Large Family Day Care
- (10) Jimenez Large Family Day Care
- (11) Gomez Residence
- (12) Faria Preserve Master Plan Development
- (13) City Center
- (18) St. James Place
- (19) Boelsterl Single Family Residence (33 Yale Ct.)

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CITY OF SAN RAMON  
PLANNING DEPARTMENT