

CURRENT PROJECT LIST

City of San Ramon
Planning Services Division

February 2015



**City of San Ramon Current Project List
Planning Services Division
February 2015**

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
Commercial						
Walgreens (1) 11440 Windemere Pkwy	Aaron Zuzack Browman Development Co, (Owner)	DP 14-300-001 AR 14-200-028 MX 14-350-002 MUP 14-501-011 LUP 14-500-004	Request for approval to construct a new 14400 SQ FT pharmacy	Shinei Tsukamoto	3/18/2014	Public Hearing was held on 9/2/14. The Planning Commission continued the item.
AT&T Wireless Upgrade (2) 1120 S Wedgewood Rd	AT&T Wireless	MUP 14-501-008	Request for approval of a minor use permit to upgrade existing wireless facility on a PG&E tower	Shinei Tsukamoto	4/28/2014	Under Review Application Incomplete
Retail Development-Revised 2014 Plans (3) 2017 San Ramon Valley Blvd	Scott Busby John McHugh (Owner) Bruce Ballentine (Architect)	DP 14-300-005 AR 14-200-057 MSP 14-700-001 VAR 14-320-001	Request to revise a 2010 approved retail development. The revised plan includes approx. 17,000 sq. ft. within 2 buildings and 73 on-site parking spaces for retail development.	Ryan Driscoll	8/4/2014	Under Review Planning Commission Public Hearing on March 3, 2015
Wendy's Concept Review 2222 San Ramon Valley Blvd	John Dodson PHAAS LLC/Amar Sindhu (Owner)	DP 14-300-006			9/12/2014	Concept Complete Applications Pending
Hydrogen Fuel Station (4) Norris Canyon Rd at Bishop Dr.	Toyota Motor Sales USA	AR 14-200-068 LUP 14-500-005 IS 14-250-004 DP 14-300-009	Request to install an unattended hydrogen fuel dispenser	Lauren Barr	11/17/2014	Incomplete
Dorris Eaton School (5) 1 Annabel Lane	Dorris Eaton Annabel Investment Company (Owner)	IS 14-250-003 LUP 14-500-006	Request to establish a K-8 private school in an existing office building	Lauren Barr	12/3/2014	Incomplete Planning Commission on 3/17/15
Best Brains (6) 9260 Alcosta Blvd #C17-A	Waseem Mohammed/Kanwal Raja Asia Yung Inc. & W.S. Gan CA Partner(Owner)	MUP 15-501-002	Request for a Minor Use Permit to establish a "studio" use for a tutoring business within a 2,840 sq. ft. tenant space with up to 20-25 students at any one time for 1 hour sessions.	Ryan Driscoll	1/27/2015	Under Review
JEI Learning Center 3170 Crow Canyon Pl #110	Seema Shah Cranbrook Group Inc (Owner)	MUP 15-501-003	Request for a Minor Use Permit to establish a studio use for a tutoring business within an existing 921 sq. ft. tenant space with up to 15 students at any one time.	Shinei Tsukamoto	1/28/2015	Under Review

() Indicates Map Location

**City of San Ramon Current Project List
Planning Services Division
February 2015**

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
Brilliant Minds Academy 2217 San Ramon Valley Blvd	Mohsin Ali SRS Investors L.P.	TUP 15-502-001			2/27/2015	Under Review
Residential						
Faria Preserve (7)	Pat Toohey Lafferty Communities	AR 12-200-046 IS 12-250-004 DPA 12-310-003 MJ 12-900-002	Request for a vesting tentative map, architectural review and development plan amendment for a 740-unit residential subdivision	Cindy Yee	10/4/2012	Application Complete PC Reso No. Signed May 6, 2014
El Nido (8) 19251 San Ramon Valley Blvd	El Nido Trust	SP 14-800-001	Specific plan amendment for El Nido Property - Residential	Lauren Barr	2/13/2014	Incomplete
Senior Housing Concept 9260 Alcosta Blvd	Kyle Masters	DP 14-300-007	Concept Review for a senior housing for-sale residential development on a partially vacant parcel located at 9260 Alcosta Blvd	Ryan Driscoll	9/12/2014	Comments Provided
Chang Property (9) 18895 Bollinger Canyon Rd	Richard Loewke Vicky Chang (Owner)	DP 14-300-008	Concept review for 100-unit residential care for the elderly facility and 50-unit single family residential subdivision on 198 acres.	Cindy Yee	10/31/2014	PC/CC Study Session Completed 2/17/15
Panetta Property (10) 18897 Bollinger Canyon Rd	Jim Parsons Joe Panetta (Owner)	DP 15-300-001	Concept review for 48-multi-family residential units and 34 single-family residential units on 2.5 acres.	Cindy Yee	1/28/2015	PC/CC Study Session Completed 2/17/15
ROEM - SRVB Apartments (11) 2251 San Ramon Valley Blvd		DP 15-300-002 AR 15-200-005	A mixed use development. Consists of 176 apartment units with 2,700 Sq. Ft. commercial uses.	Shinei Tsukamoto	2/5/2015	Under Review Application Incomplete

() Indicates Map Location

**City of San Ramon Current Project List
Planning Services Division
February 2015**

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
Approved - Waiting for Building Permits or Business License						
Church on the Hill - Modification 20801 San Ramon Valley Blvd.	Roger Gaither (925) 892-5577	VTM 8364 DPA 07-310-007 VAR 08-320-010 DPA 12-310-001	Amendment to DP 99-003 increasing the church facility building size.	Shinei Tsukamoto	12/21/2007	Approved PC Reso No. 14-08
Church of the Nazarene 12700 Alcosta Blvd.		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 Extension Approved to 3-12-16
Trumark Medical Office 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 Extension Approved to 3-12-16
Gomez Residence 3250 Bollinger Canyon Road	Stephanie Chong Habitec Architecture	AR 12-200-009 VAR 12-320-003	A request for 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 and to reduce a 100-foot creek setback to 48 feet.	Ryan Driscoll	2/24/2012	Approved 8/28/12 ZA Order No. 31-12
AT&T New Cell Site 115 Ryan Industrial Court	Sequoia Development Services Pete Shubin	AR 13-200-021 DPA 13-310-002 LUP 13-500-002	AT&T new wireless telecommunications facility at an existing church building.	Shinei Tsukamoto	4/17/13	Approved on 6/17/14 PC Reso No. 6-14
Sprint PCS Upgrade 20815 San Ramon Valley Blvd	Dave Burton	MUP 14-501-010	Request for approval of a Minor Use Permit to add 3 new antennas and 3 new remote radio heads to an existing wireless telecommunications facility mounted on a "monopine"	Ryan Driscoll	5/13/2014	Approved ZA Order No/ 31-14
Crow Canyon Commons Trash Enclosure 3141 Crow Canyon Place	Habitec Architecture Federal Realty (owner)	AR 14-200-038 DPA 14-310-003	Request to demolish an existing 260 sq. ft. trash enclosure and construct a new 850 sq. ft. trash enclosure.	Ryan Driscoll	6/12/2014	Approved ZA Order No. 34-14

() Indicates Map Location

**City of San Ramon Current Project List
Planning Services Division
February 2015**

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
City Center (12) 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 DPA 13-310-005 AR 14-200-052 IS 14-250-002 DPA 14-310-004 MUP 14-501-026	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. DPA 13-310-005. Modification to Conditions of Approval consistent with approved MOU. DPA 14-310-004. Plaza District Revision.	Lauren Barr	7/7/2014	Approved City Council Reso No. 2007-206 & 2007-207 DPA - Approved ZA Ord. 07-14 ARB 9/11/14 Revisions Under Review ZA Hearing on 11/20/14 ZA Order No. 30-14 on 11/20/14
Sprint Telecom 1120 S Wedgewood Dr	City of San Ramon (Owner) Alyse Mathis	MUP 14-501-017	Request to replace 3 existing antennas with 3 new antennas and add 3 new remote radio heads, and 4 new batteries to an existing wireless telecom. facility on an existing PG&E tower.	Ryan Driscoll	7/15/2014	Approved ZA Order No. 19-14
Osh Outdoor Garden Sales & Arch. Modifications (13) 3181 Crow Canyon Pl. Suite B	Lowney Architecture (Tony Valadez) Federal Realty Canyon LLC	AR 14-200-069 MUP 14-501-030	Request to allow outdoor retail sales for a garden center, seasonal sales lot and exterior modifications for Orchard Supply Hardware	Ryan Driscoll	11/21/2014	Approved ZA Order No. 03-15
Bishop Ranch Food Trucks 2600 Camino Ramon	Chris Truebridge Sunset Development (Owner)	MUP 14-501-032	Request for a Minor Use Permit to allow up to 4 food trucks in the parking lot of BR 2600 Mon.-Fri. Between 11:00 am to 2:00 pm during an extensive remodel of the existing cafeteria.	Ryan Driscoll	12/18/2014	Approved ZA Order No. 02-15
Basic Family Addition 9910 Mangos Dr	Hasan Basic	AR 14-200-074	Request for Architectural Review approved for a 1,463 Sq. Ft. 2nd story addition to the existing residence.	Ryan Driscoll	12/23/2014	Approved
Bishop Ranch Master Food Truck Permit Bishop Ranch	Chris Truebridge Sunset Development (Owner)	MUP 14-501-033	Request for a minor use permit to allow Bishop Ranch a Master Food Truck Permit for food trucks at 9 locations for up to 120 hours per week in the Bishop Ranch Development.	Ryan Driscoll	12/29/2014	Approved ZA Order No. 04-15
PG&E Landscape Renovation 3301 Crow Canyon Rd	Gates Associates PG&E - Bob Anderson (Owner)	AR 14-200-075	Landscape improvements along Camino Ramon and Crow Canyon Rd	Shinei Tsukamoto	12/30/2014	Approved

() Indicates Map Location

**City of San Ramon Current Project List
Planning Services Division
February 2015**

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
IMX Pilates and Fitness 2410 San Ramon Valley Blvd	Keri Hawkins Madison Park Financial (Owner)	MUP 15-501-001	Request for a Minor Use Permit to establish a "studio" use for a pilates and fitness business within a 2,332 sq. ft. tenant space with up to 10 students at any one time for 1 hour sessions.	Ryan Driscoll	1/16/2015	Approved ZA Order No. 05-15
Approved - Under Construction						
Park Central (14) 4700 Norris Canyon Road	KB Homes	DP 09-300-002 IS 09-250-004 AR 09-200-041	Request to construct a 116-unit condo complex.	Cindy Yee	8/21/2009	Approved PC Reso No. 05-11 PC Reso No. 06-11
2257 San Ramon Valley Blvd. Retail Space 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 IS 12-250-002	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	Approved 8/7/12 PC Reso No. 10-12
ACRE Mixed Use Project (Residential and Live/Work Units) (15) 125 & 130 Ryan Industrial Court	Tom Schulz ACRE Investment Company	MUP 13-501-018 VAR 13-320-001 AR 12-200-038 IS 12--250-003 DP 12-300-003 MJ 12-900-001	Request for a Vesting Tentative Map, Architectural Review, Development Plan Amendment, Minor Use Permit and Variance to construct 42 townhomes and 6 Live/Work units on three (3) acres.	Lauren Barr	5/29/13	Approved PC Order No. 06-13 Approved CC Reso No. 29-13 Final Map Under Review Demo. Permit issued Wall Permits issued
St James Place Commercial Building (16) 12875 Alcosta Blvd	Dan Boatwright Castle Co.	DPA 14-310-001	Request for approval of a development plan amendment to establish a 16,275 SQ. FT commercial use	Cindy Yee	3/13/2014	Approved ZA Order No. 09-14
City Hall - Central Park (17) 7000 Bollinger Canyon Rd	Sunset Development City of San Ramon	AR 14-200-010 LUP 14-500-002	New City Hall in Central Park	Lauren Barr	3/19/2014	Approved PC 5/20
Bishop Ranch Parking Structure 2600 Camino Ramon	Sunset Development	AR 14-200-012 DPA 14-310-002 IS 14-250-001	5 level parking structure	Lauren Barr	3/21/2014	Approved ZA Order No. 14-14 PC Reso No. 04-14 Permits Issued

() Indicates Map Location

**City of San Ramon Current Project List
Planning Services Division
February 2015**

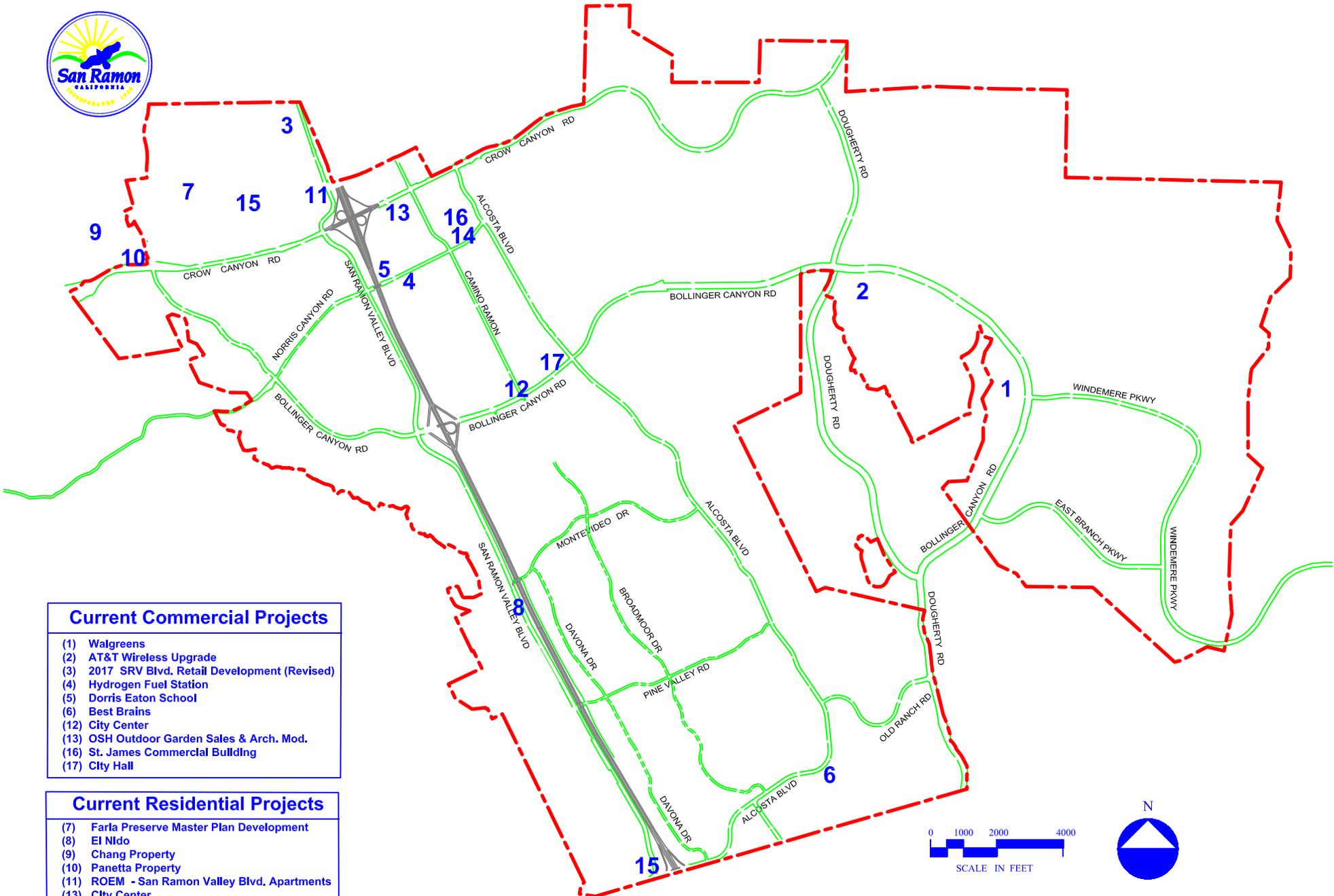
Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
Canyon Corporate Park 4550 & 4600 Norris Canyon Rd	ID Architecture Cannae Partners/Jay Atkinson (Owner)	AR 14-200-059	Elevation/Landscape Revision	Lauren Barr	8/6/2014	Approved Permits Issued
General Plan Amendments/Zoning Text Amendments						
General Plan 2035 & Housing Element	City of San Ramon	GP 14-400-001	Update of General Plan and Housing Element	Cindy Yee	5/29/2014	Under Review Application Complete
Zone Text Amendment	City of San Ramon	ZTA 14-410-001	Update unattended fueling standards for alternative vehicles - city wide	Lauren Barr	12/16/2015	Under Review

() Indicates Map Location

**City of San Ramon
Planning Services Division
Development Applications
February 2015**

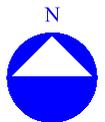
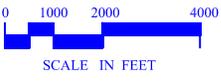
<u>APPLICATION TYPE</u>	<u>No. of Applications in 2014</u>	<u>No. of Applications Processed in February 2015</u>	<u>No. of Apps. (cumulative) in 2015 (as of 2/28/15)</u>	<u>No. of Applications In Review (as of 2/28/15)</u>	<u>Y-T-D FY 14-15</u>
Annexation (100):	0	0	0	0	0
Architectural Review (200):	78	6	8	11	33
Development Plan (300):	9	1	2	8	7
Development Plan Amendment (310):	6	0	0	1	3
General Plan Amendment (400):	0	0	0	1	0
Home Occupation Permit (510):	198	8	32	0	120
Initial Study (250):	4	0	0	2	3
Land Use Permit (500):	6	0	0	3	4
Master Sign Program (700):	2	0	0	1	2
Master Sign Program Amend (710):	3	0	0	0	1
Minor Exception (350):	5	0	0	1	3
Minor Land Use Permit (501):	30	1	4	9	24
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	1	0
Subdivision, Major (900):	0	0	0	0	0
Subdivision, Minor (910):	0	0	0	0	0
Portable On Demand Storage (520):	14	0	0	0	10
Temporary Land Use Permit (502):	15	1	1	1	9
Text Amendment (410):	1	0	0	1	1
Variance (320):	1	0	0	1	1
Zoning Clearance (650):	10	1	2	1	8
Total:	384	18	49	42	229

Permits Issued by the Building Division (as of 12/31/14): 2,668 Permits
 Permits Issued for February 2015: 193
 Permits Y-T-D Fiscal Year 14/15: 1,728
 Bus. Lic. Processed - February 2015: 86



Current Commercial Projects	
(1)	Walgreens
(2)	AT&T Wireless Upgrade
(3)	2017 SRV Blvd. Retail Development (Revised)
(4)	Hydrogen Fuel Station
(5)	Dorris Eaton School
(6)	Best Brains
(12)	City Center
(13)	OSH Outdoor Garden Sales & Arch. Mod.
(16)	St. James Commercial Building
(17)	City Hall

Current Residential Projects	
(7)	Farla Preserve Master Plan Development
(8)	El Nido
(9)	Chang Property
(10)	Panetta Property
(11)	ROEM - San Ramon Valley Blvd. Apartments
(13)	City Center
(14)	Park Central
(15)	ACRE Mixed Use w/ Residential



CITY OF SAN RAMON
PLANNING DEPARTMENT

**Current Project List
February 2015**