

CURRENT PROJECT LIST

City of San Ramon
Planning Services Division

June 2016



**City of San Ramon Current Project List
Planning Services Division
June 2016**

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
Commercial						
Texaco / Restaurant Drive-Thru (1) 2400 San Ramon Valley Blvd	David J Elliott - Applicant Hakam Mission (SSR Inc.) - Owner	MUP 15-501-016 AR 15-200-026 DP 15-300-006 MSP 16-700-001	Request for approval of a Development Plan, Minor Use Permit, and Architectural Review to construct an addition to convert the existing services bays in the existing building to a drive-thru restaurant.	Ryan Driscoll	6/19/2015	Withdrawn by Applicant
San Ramon Valley Blvd Public Art 2017 San Ramon Valley Blvd	John McHugh - Owner Scott Busby - Applicant	AR 16-200-005	Request for an Architectural Review Application to install a public art feature as required by the development approval for a 17,007 Sq. Ft. commercial center.	Ryan Driscoll	2/3/2016	Under Review Comments provided by the Arts Advisory Committee in February 2016, the applicant is revising the plans in response to the comments before review by the Planning Commission
Magnolia Square Tree Removal 2015 Crow Canyon Pl	Arborwell - Applicant	AR 16-200-007	Request for Architectural Review to replace the existing landscape and remove trees on-site.	Ryan Driscoll	2/26/2016	Incomplete Application Deemed Incomplete in March 2016, the applicant has provided no response
Neuron Landscaping Improvements 3401 Crow Canyon Rd - Sunset Business Park		AR 16-200-013			4/29/2016	Under Review
Brar Concept Site Plan (2) 18880 Bollinger Canyon Rd	Brad Brar	DP 16-300-001	Single family home on a vacant lot.	Cindy Yee	5/5/2016	Under Review Preparing Comment Letter analyzing the proposed single-family home design.
Residential						
El Nido (3) 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/ Under Review The application is on hold pending the Applicant's determination regarding the disposition of the El Nido House
ROEM - SRVB Apartments (4) 2251 San Ramon Valley Blvd		DP 15-300-002 AR 15-200-005 IS 15-250-017	A mixed use development. Consists of 169 apartment units with 2,700 Sq. Ft. commercial uses.	Shinei Tsukamoto	2/5/2015	Under Review Application Complete The Planning Commission held public hearing on 4/19/16, and 6/7/16. The public hearing is continued to 7/19/16. CEQA document (MND) needs to be considered by 9/20/16.
Starkweather Lot Split (5) Starkweather Property	Randy Starkweather	MS 15-910-003	Request for a lot line adjustment on 2 parcels	Cindy Yee	12/7/2015	Under Review Application Incomplete, awaiting applicant's resubmittal.

() Indicates Map Location

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Faria Preserve Lot Line Adjustment (6) 18888 Bollinger Canyon Rd	Gardens LLC Merrill - Owner Richard Lafferty - Applicant	MS 16-910-001	Request for a lot line adjustment on two parcels to facilitate the Faria Preserve Development	Cindy Yee	2/23/2016	Incomplete / Under Review
Chang Residential Subdivision (7) Crow Canyon Rd. & Bollinger Canyon Rd.	David Bowlby - Applicant Hsientin Project Inv llc - Owner	MJ 16-900-001 DP 16-300-002	Proposal for a Development Plan and Subdivision application for 43 single-family dwelling units, with a minimum of 12,500 sq. ft. lot size.	Cindy Yee	5/27/2016	Under Review Application incomplete letter sent June 2016; awaiting resubmittal from applicant.
Alita at Gale Ranch 4 (8) Gale Ranch	Toll Brothers	AR 16-200-017	Request for review of an Architectural Review application for 77 single-family residential units within Gale Ranch 4.	Cindy Yee	6/17/2016	Under Review ARB Review 7/7/16 Preparing comment letter for Contra Costa County
Carmela at Gale Ranch 4 (9) Gale Ranch	Toll Brothers	AR 16-200-018		Ryan Driscoll	6/17/2016	Under Review
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 Development Agreement was executed on 8/24/12, which terminates on 8/23/22 (10 year term). A one -time 5 year extension is allowed.
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	Approved PCReso No. 05-10 on 03/02/10 Last Extension Approved to 3-12-17 The Church is now considering a new design in response to their changing needs and the conversion of the Trumark Office Project to a Senior Care Facility.
Faria Preserve (10)	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	Approved Application Complete PC Reso No. Signed May 6, 2014 Grading construction currently underway

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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 PC Reso No. 6-14 on 6/17/14 Application expired on 6/27/16 The applications expired on 6/27/16
City Center (11) 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 Revisions: ZA Ord. 07-14 Revision: ZA Order No. 30-14 BR 2 Demolition Permit Complete The preliminary Grading Permits are under review by the City
Retail Development-Revised 2014 Plans (12) 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	Approved PC Reso. No. 02-15
Wendy's (13) 2222 San Ramon Valley Blvd	John Dodson PHAAS LLC/Amar Sindhu (Owner)	DP 14-300-006 LUP 15-500-001 AR 15-200-009 MS 15-910-001	Request for approval of a 3,200 SQ Ft restaurant	Cindy Yee	9/12/2014	PC Approved 9/15/15 Reso No. 08-15 Applicant evaluating potential redesign of site plan due to site access changes; awaiting formal resubmittal.
Hydrogen Fuel Station (14) 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 station	Lauren Barr	11/17/2014	Approved Reso No. 13-15 Site Development and grading underway Building permits in plan check pending response from the Applicant
Summit Senior Care Facility (15) 12700 Alcosta Blvd	Watermark Retirement Communities - Applicant Church of the Nazarene - Owner	LUP 15-500-002 IS 15-250-002 DP 15-300-005 AR 15-200-023 AR 16-200-002	Construction and operation of a 82 bed Senior Care facility	Lauren Barr	6/11/2015	Approved PC Reso No. 09-15 Design Revisions approved ARB 2/4/16 Construction documents in process, plan check expected late summer

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Synergy Health Center & Urgent Care (16) 2810 Crow Canyon Rd	DG Design/Alina Robin - Pauline Liu - Owner	MUP 16-501-007 LUP 16-500-003	Request for a Land Use Permit to establish a health care service within an existing office building.	Shinei Tsukamoto	2/16/2016	Approved ZA Order No. 07-16 on 5/17/16 Waiting for building permit applications; however, staff has been informed that Synergy Health Center and Urgent Care has withdrawn from this location.
Canyon Lakes Brewery (17) 640 Bollinger Canyon Way	Ashley Reynolds - Applicant Dan Naumann - Owner	DPA 16-310-002 MUP 16-501-004	Request to add a microbrewery to the existing clubhouse	Shinei Tsukamoto	3/25/2016	Approved PC Reso No. 07-16 7-Jun-16
Intelos Education (18) 2000 Crow Canyon Pl 130	Legacy Partners-Owner	LUP 16-500-004 MX 16-350-002	Request to establish a school/specialized education facility for a test prep and tutoring center.	Cindy Yee	5/5/2016	Approved PC Resolution No. 08-16 7-Jun-16
Renata Learning Center (19) 2272 Camino Ramon 300	Sandy Hsi - Applicant Plethora Properties/Ken Madsen - Owner	MUP 16-501-008	Request for a Minor Use Permit to establish a "studio" land use for a tutoring business.	Ryan Driscoll	5/5/2016	Approved ZA Order No. 11-16
McHugh & McCarthy Retaining Wall 2017 & 2023 San Ramon Valley Blvd	Brad McCarthy	DPA 16-310-003	Request for a Development Plan Amendment to include an integrated retaining wall and grading plan.	Ryan Driscoll	5/24/2016	Approved ZA Order No. 12-16
Approved - Under Construction						
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 Under Construction, the applicant is working with PG&E to complete gas and electrical tie-in work before foundation work can begin.
Gomez Residence 3250 Bollinger Canyon Road	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 The residence is under construction.

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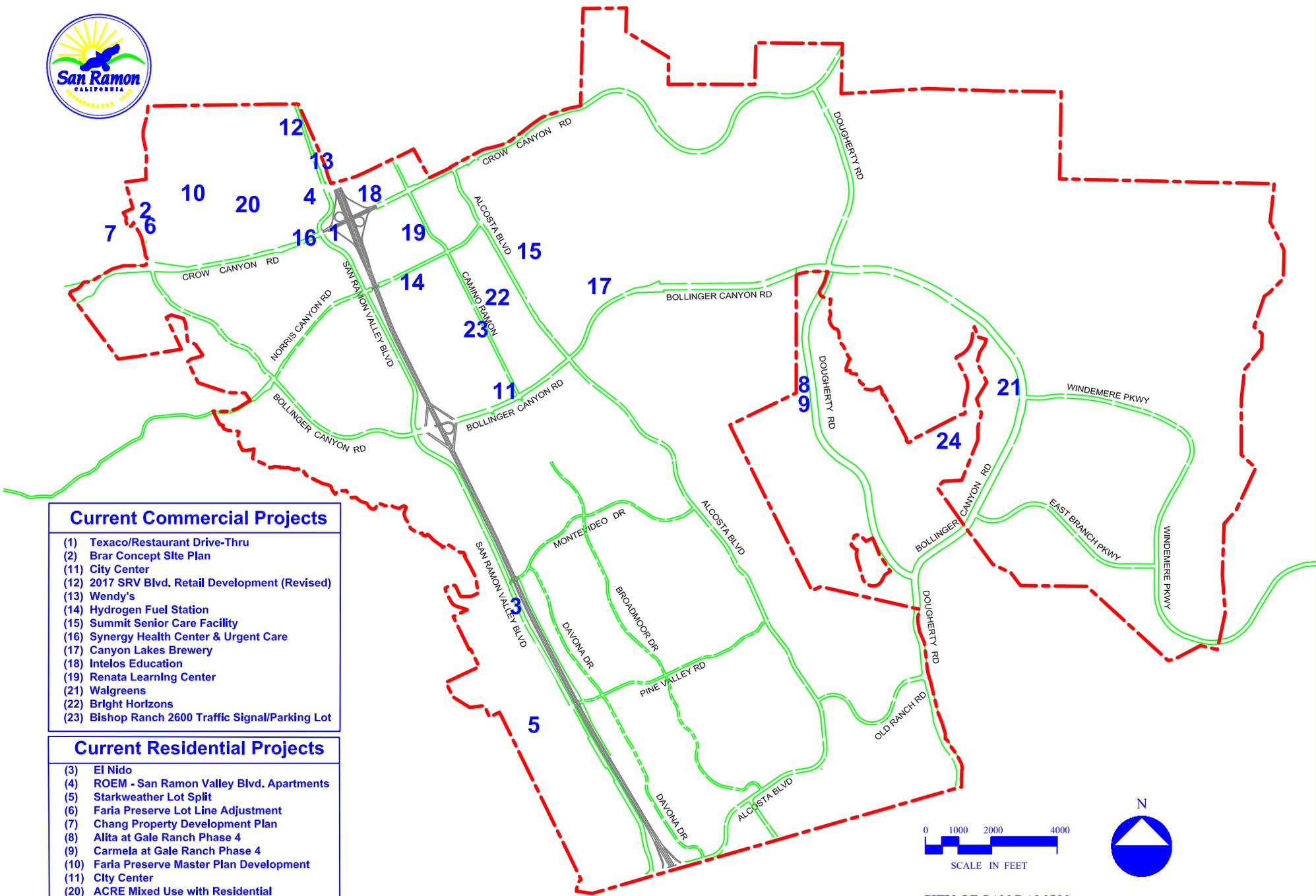
Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
ACRE Mixed Use Project (Residential and Live/Work Units) (20) 125 & 130 Ryan Industrial Court	Taylor Morrison	MUP 13-501-018 VAR 13-320-001 AR 12-200-038 IS 12--250-003 DP 12-300-003 MJ 12-900-001	Request for 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 Under Construction, model homes are complete. Phased occupancy plan under review. Project completion anticipated at the end of 2016
Walgreens (21) 11440 Windemere Pkwy	Aaron Zuzack Browman Development Co, (Owner)	DP 14-300-001 AR 14-200-028 MUP 14-501-011	Request for approval to construct a new 12,600 SQ FT pharmacy	Shinei Tsukamoto	3/18/2014	Public Hearing was held on 9/2/14, 4/21/15 & 6/2/15. The Planning Commission continued the item to 9/1/15 PC Approved on 9/1/15 Reso No. 07-15
Bright Horizons (22) 2603 Camino Ramon	Sunset Development Company- Owner Bright Horizons - Applicant	IS 15-250-003 LUP 15-500-005	Child care center for up to 204 children within the BR3 Office Complex	Lauren Barr	12/3/2015	Approved Reso No. 01-16 Site development underway, tenant improvements are in plan check
Home Depot Fuel Cell 2750 Crow Canyon Rd	Craig D'Arcy - Owner Richard Dole - Applicant	DPA 15-310-001 LUP 15-500-004 MX 16-350-001	Request for a Development Plan Amendment & a Land Use Permit to install a fuel cell generator at the back of the store building.	Shinei Tsukamoto	8/12/2015	PC Approved 11/17/15 PC Reso No. 14-15
Bishop Ranch 2600 - New Traffic Signal /Parking Lot (23) 2600 Camino Ramon	AT&T /Rene Jackson - Owner Sunset Development - Applicant	DPA 16-310-001 IS 16-250-001	Request to install a new traffic signal and parking lot revisions	Lauren Barr	2/5/2016	Approved ZA Order No. 06-16 Site Development Permit pending The construction is moving forward. According to the applicant, the project is slightly behind the schedule due to the
Dougherty Valley Annexation #17 (24) Gale Ranch Phase 4, Neighborhood 6	City of San Ramon	PZ 16-610-001	Request to prezone a 43.97 acre area within Gale Ranch Phase 4, neighborhood 6 in anticipation of annexation into the city	Ryan Driscoll	4/6/2016	Approved Ordinance 467

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General Plan Amendments/Zoning Text Amendments						
2015 Zoning Ordinance Update	City of San Ramon	ZTA 15-410-001	Zoning Ordinance Update	Lauren Barr	9/3/2015	The Working Group has reviewed and is in the process of refining tiered density concepts, short-term rental regulations, lot coverage, accessory structure standards as well as potential changes to signage based on recent litigation. Staff will be continuing discussions on mixed use standards in the weeks to come.

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Current Commercial Projects

- (1) Texaco/Restaurant Drive-Thru
- (2) Brar Concept Site Plan
- (11) City Center
- (12) 2017 SRV Blvd. Retail Development (Revised)
- (13) Wendy's
- (14) Hydrogen Fuel Station
- (15) Summit Senior Care Facility
- (16) Synergy Health Center & Urgent Care
- (17) Canyon Lakes Brewery
- (18) Intelos Education
- (19) Renata Learning Center
- (21) Walgreens
- (22) Brlght Horizons
- (23) Bishop Ranch 2600 Traffic Signal/Parking Lot

Current Residential Projects

- (3) El Nido
- (4) ROEM - San Ramon Valley Blvd. Apartments
- (5) Starkweather Lot Split
- (6) Faria Preserve Lot Line Adjustment
- (7) Chang Property Development Plan
- (8) Alita at Gale Ranch Phase 4
- (9) Carmela at Gale Ranch Phase 4
- (10) Faria Preserve Master Plan Development
- (11) City Center
- (20) ACRE Mixed Use with Residential
- (24) Dougherty Valley Annexatlon No. 17

**Current Project List
June 2016**



CITY OF SAN RAMON
PLANNING DEPARTMENT

City of San Ramon
 Planning Services Division
 Development Applications
 June 2016

<u>APPLICATION TYPE</u>	<u>No. of Applications in 2015</u>	<u>No. of Applications Processed in June 2016</u>	<u>No. of Apps. (cumulative) in 2016 (as of 6/30/16)</u>	<u>No. of Applications In Review (as of 6/30/16)</u>	<u>Y-T-D FY 15-16</u>
Annexation (100):	0	0	0	0	0
Architectural Review (200):	64	4	18	9	52
Development Plan (300):	7	0	2	4	3
Development Plan Amendment (310):	1	0	3	2	4
General Plan Amendment (400):	0	0	0	0	0
Home Occupation Permit (510):	190	18	98	0	191
Initial Study (250):	3	0	1	1	2
Land Use Permit (500):	5	0	4	1	6
Master Sign Program (700):	0	1	1	1	1
Master Sign Program Amend (710):	5	0	0	0	4
Minor Exception (350):	4	0	2	1	4
Minor Land Use Permit (501):	23	0	8	3	14
Prezoning (610):	0	0	1	1	1
Rezoning (600):	1	0	0	0	0
RV Registration (550):	1	0	1	0	1
Specific Plan (800):	0	0	0	1	0
Subdivision, Major (900):	0	0	1	1	1
Subdivision, Minor (910):	3	0	1	2	2
Portable On Demand Storage (520):	6	1	3	0	6
Temporary Land Use Permit (502):	19	1	5	0	16
Text Amendment (410):	0	0	0	1	0
Variance (320):	0	0	0	0	0
Zoning Clearance (650):	26	2	10	0	29
Total:	358	27	159	28	337

Permits Issued by the Building Division (as of 12/31/15): 2,778 Permits
 Permits Issued for June 2016: 306
 Permits Y-T-D Fiscal Year 15/16: 2,812
 Bus. Lic. Processed - June 2016: 103