

# CURRENT PROJECT LIST

City of San Ramon  
Planning Services Division

March 2015



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

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
<b>Commercial</b>						
<b>Walgreens ( 1 )</b> 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.
<b>Retail Development-Revised 2014 Plans ( 2 )</b> 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 tp 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
<b>Hydrogen Fuel Station ( 3 )</b> 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
<b>Best Brains ( 4 )</b> 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	Approved ZA Or. No. 07-15
<b>Brilliant Minds Academy ( 5 )</b> 2217 San Ramon Valley Blvd	Mohsin Ali SRS Investors L.P.	TUP 15-502-001	Request for a Minor Use Permit to establish a "studio" use for a tutoring business within a 1,200 Sq. Ft. tenant space for up to 22 students at any one time		2/27/2015	Under Review
<b>CMG Plaza</b> 3160 Crow Canyon Rd	Eric Jorgensen	MSPA 15-710-001	Request for an amendment to an existing Master Sign Program for the office building	Shinei Tsukamoto	3/5/2015	Under Review
<b>Wendy's ( 6 )</b> 3160 Crow Canyon Rd	John Dodson - Architect Phass LLC/Amar Sindhu - Owner	DP 15-300-003 AR 15-200-009 LUP 15-500-001 MS 15-910-001		Cindy	3/16/2015	Under Review
<b>Verizon Wireless ( 7 )</b> 2001 Crow Canyon Rd	Ridge Communications Hayden Piper	MUP 15-501-005	Request for a Minor Use Permit to co-locate a new wireless facility on the roof top of an existing office building.		3/20/2015	Under Review

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<b>School of Rock ( 8 )</b> 460 Montgomery St	TRC MM LLC/ Gold Fellow Tenant - Owner  John Baker - Applicant	MUP 15-501-006	Request for a Minor Use Permit to establish a "studio" use for a music instruction business within a 2,395 Sq. Ft. tenant space for up to 20 students at any one time.	Ryan Driscoll	3/25/2015	Under Review
<b>Residential</b>						
<b>Faria Preserve ( 9 )</b>	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
<b>El Nido ( 10 )</b> 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
<b>Senior Housing Concept</b> 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
<b>Chang Property ( 11 )</b> 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
<b>Dorris Eaton School ( 12 )</b> 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	Approved Planning Commission on 3/17/15 Reso No. 04-15
<b>Panetta Property ( 13 )</b> 18897 Bollinger Canyon Rd	Jim Parsons Joe Panetta (Owner)	DP 15-300-001	Concept review for 48-multi-family residential units and 3 single-family residential units on 2.5 acres.	Cindy Yee	1/28/2015	PC/CC Study Session Completed 2/17/15
<b>ROEM - SRVB Apartments ( 14 )</b> 2251 San Ramon Valley Blvd	Mark Pilarceyk	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

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<b>Moore Residence Patio Cover</b> 2275 Rosemount Ln	Walter Moore - Owner Matt Clawson - Applicant	MX 15-350-001	Request for a Minor Exception application to allow an 11-ft. tall attached accessory structure where 10-ft. is allowed.	Ryan Driscoll	3/31/2015	Under Review
<b>Approved - Waiting for Building Permits or Business License</b>						
<b>Church on the Hill - Modification</b> 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
<b>Church of the Nazarene</b> 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
<b>Trumark Medical Office</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 Extension Approved to 3-12-16
<b>Gomez Residence</b> 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
<b>AT&amp;T New Cell Site</b> 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
<b>Sprint PCS Upgrade</b> 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

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<b>Crow Canyon Commons Trash Enclosure</b> 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
<b>City Center ( 15 )</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 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
<b>Sprint Telecom</b> 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
<b>Osh Outdoor Garden Sales &amp; Arch. Modifications</b> 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
<b>PG&amp;E Landscape Renovation</b> 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
<b>JEI Learning Center</b> 3170 Crow Canyon Pl #110	Seema Shah Cranbrook Group Inc (Owner)	MUP 15-501-003 ZC 15-650-003	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	Approved ZA Or. No. 06-15 on 3/5/15

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<b>Approved - Under Construction</b>						
<b>Park Central ( 16 )</b> 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
<b>2257 San Ramon Valley Blvd. Retail Space</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 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
<b>ACRE Mixed Use Project (Residential and Live/Work Units) ( 17 )</b> 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
<b>St James Place Commercial Building ( 18 )</b> 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
<b>City Hall - Central Park ( 19 )</b> 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 PC Reso. No. 04-14 Under Construction
<b>Bishop Ranch Parking Structure</b> 2600 Camino Ramon	Sunset Development	AR 14-200-012 DPA 14-310-002	5 level parking structure	Lauren Barr	3/21/2014	Approved ZA Order No. 14-14 Permits Issued Under Construction
<b>Canyon Corporate Park</b> 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 Under Construction

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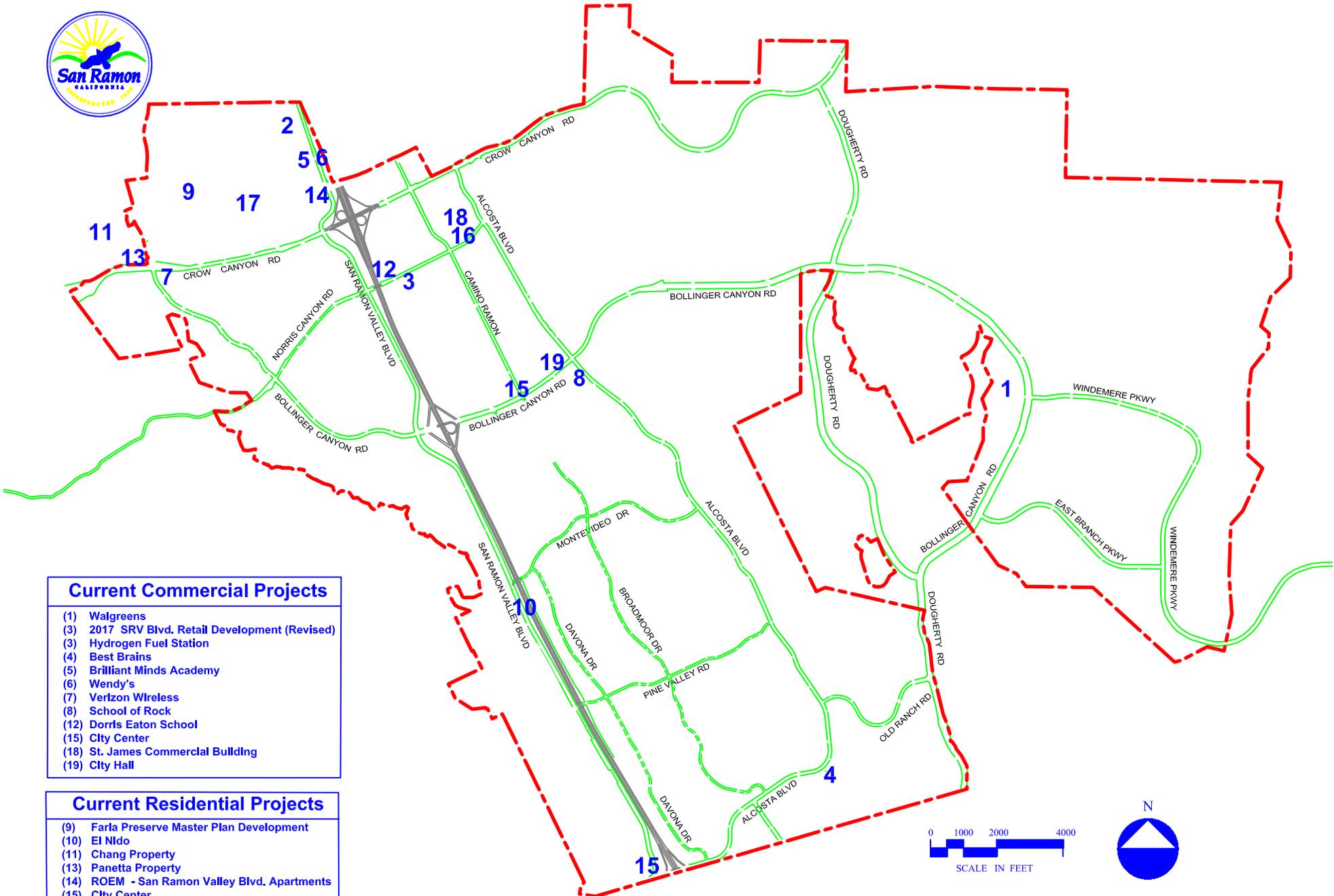
<b>Project Name / Address</b>	<b>Applicant</b>	<b>Application Number(s)</b>	<b>Description</b>	<b>Planner</b>	<b>Date Filed</b>	<b>Status</b>
<b>General Plan Amendments/Zoning Text Amendments</b>						
General Plan 2035 & Housing Element	City of San Ramon	GP 14-400-001	Update of General Plan and Housing 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

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City of San Ramon  
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 Development Applications  
 March 2015

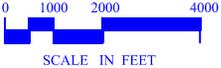
<u>APPLICATION TYPE</u>	<u>No. of Applications in 2014</u>	<u>No. of Applications Processed in March 2015</u>	<u>No. of Apps. (cumulative) in 2015 (as of 3/31/15)</u>	<u>No. of Applications In Review (as of 3/31/15)</u>	<u>Y-T-D FY 14-15</u>
Annexation (100):	0	0	0	0	0
Architectural Review (200):	78	2	10	5	35
Development Plan (300):	9	1	3	9	8
Development Plan Amendment (310):	6	0	0	1	3
General Plan Amendment (400):	0	0	0	1	0
Home Occupation Permit (510):	198	20	52	0	140
Initial Study (250):	4	0	0	2	3
Land Use Permit (500):	6	1	1	4	5
Master Sign Program (700):	2	0	0	1	2
Master Sign Program Amend (710):	3	1	1	1	2
Minor Exception (350):	5	1	1	2	4
Minor Land Use Permit (501):	30	2	6	5	26
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	1	1	1	1
Portable On Demand Storage (520):	14	0	0	0	10
Temporary Land Use Permit (502):	15	0	1	1	9
Text Amendment (410):	1	0	0	1	1
Variance (320):	1	0	0	1	1
Zoning Clearance (650):	10	2	4	1	10
<b>Total:</b>	<b>384</b>	<b>31</b>	<b>80</b>	<b>37</b>	<b>260</b>

Permits Issued by the Building Division (as of 12/31/14): 2,668 Permits  
 Permits Issued for March 2015: 290  
 Permits Y-T-D Fiscal Year 14/15: 2,018  
 Bus. Lic. Processed - March 2015: 79



Current Commercial Projects	
(1)	Walgreens
(3)	2017 SRV Blvd. Retail Development (Revised)
(3)	Hydrogen Fuel Station
(4)	Best Brains
(5)	Brilliant Minds Academy
(6)	Wendy's
(7)	Verizon Wireless
(8)	School of Rock
(12)	Dorrfs Eaton School
(15)	City Center
(18)	St. James Commercial Building
(19)	City Hall

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



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PLANNING DEPARTMENT

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