

# CURRENT PROJECT LIST

City of San Ramon  
Planning Services Division

November 2015



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

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
<b>Commercial</b>						
<b>Texaco / Restaurant Drive-Thru ( 1 )</b> 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	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	Under Review
<b>PG&amp;E SCADA Control &amp; Antenna ( 2 )</b> Bollinger Canyon Rd & (Old) Dougherty	City of San Ramon - Owner PG&E - Applicant	MUP 15-501-022	Request for a Minor Use Permit to allow the construction of a new wireless telecommunication facility in the public right-of-way. The facility would include a 3.5 ft. tall equipment cabinet and a 14 ft. tall, 2 inch diameter antenna pole.	Ryan Driscoll	11/16/2015	Under Review
<b>PG&amp;E SCADA Control &amp; Antenna ( 3 )</b> Albion Rd (Behind Allanmere Dr.)	City of San Ramon - Owner PG&E - Applicant	MUP 15-501-023	Request for a Minor Use Permit to allow the construction of a new wireless telecommunication facility in the public right-of-way. The facility would include a 3.5 ft. tall equipment cabinet and a 14 ft. tall, 2 inch diameter antenna pole.	Ryan Driscoll	11/16/2015	Under Review
<b>Residential</b>						
<b>El Nido ( 4 )</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 PC 12/15/15
<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>ROEM - SRVB Apartments ( 5 )</b> 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
<b>Amarante Gale Ranch IV</b> Dougherty Valley	D.R. Horton	AR 13-200-041	Request to revise exterior elevations to a previously reviewed 105-unit subdivision in Gale Ranch	Ryan Driscoll	11/13/2015	Under Review

( ) Indicates Map Location

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

Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
<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>Faria Preserve ( 6 )</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>Walgreens ( 7 )</b> 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
<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>City Center ( 8 )</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 Demo Permit Under Review

( ) Indicates Map Location

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

<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>Retail Development-Revised 2014 Plans ( 9 )</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 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
<b>Wendy's ( 10 )</b> 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
<b>Hydrogen Fuel Station ( 11 )</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 station	Lauren Barr	11/17/2014	Approved Application resubmittal on 5/27/15  ARB on 7/9/15 PC 11/3/15 Reso No. 13-15
<b>Summit Senior Care Facility ( 12 )</b> 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		Lauren Barr	6/11/2015	PC Approved Reso No. 09-15 ARB 7/9/15 PC 8/18/15
<b>Sunset Business Park Uses ( 13 )</b> 12945 Alcosta Blvd	Nearon Sunset LLC - Owner & Applicant	LUP 15-500-003 MX 15-350-003	Request for approval of a Land Use Permit to allow an SAT test prep tutoring center with 6,405 Sq. Ft. space and a religious use within a 5,611 Sq. Ft. space.	Ryan Driscoll	6/18/2015	Approved PC Reso No. 12-15
<b>Home Depot Fuel Cell ( 14 )</b> 2750 Crow Canyon Rd	Craig D'Arcy - Owner Richard Dole - Applicant	DPA 15-310-001 LUP 15-500-004	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
<b>B Tiger Tae Kwon Do ( 15 )</b> 500 Bollinger Canyon Rd Suite A9	Kyoung Wook Cho - Applicant  Milestone (Thomas Jajeh) - Owner	MUP 15-501-021	Request for a Minor Use Permit to relocate and expand a "studio" land use for a martial arts training use within a 2,500 Sq. Ft tenant space (Suite A-9)	Ryan Driscoll	9/3/2015	Approved ZA Order No. 24-15
<b>Venkatesan Large Family Day Care ( 16 )</b> 9942 Windsor Way	Ponni Venkatesan	MUP 15-501-020	Request to establish a large family day care facility	Shinei Tsukamoto	9/2/2015	Approved 11/19/15 ZA Order No. 23-15

**( ) Indicates Map Location**

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

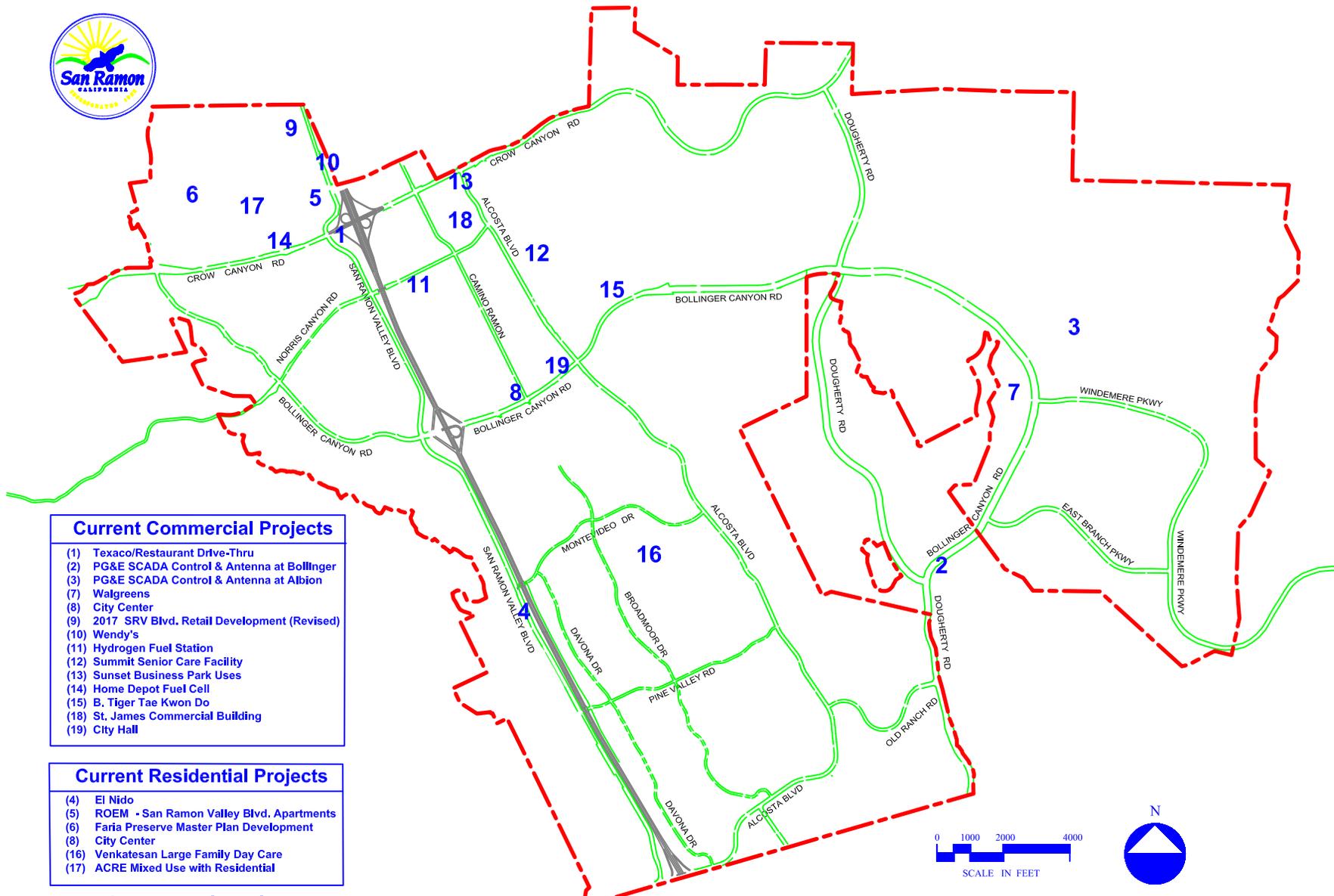
Project Name / Address	Applicant	Application Number(s)	Description	Planner	Date Filed	Status
<b>Approved - Under Construction</b>						
<b>2257 San Ramon Valley Blvd. Retail Space</b> 2257 San Ramon Valley Blvd.	Simon Lin 1110 Architect & Associates	DP 12-300-001 VAR 12-320-001 VAR 12-320-002 AR 12-200-001 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>Gomez Residence</b> 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
<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 Foundation Permits Issued Model Home
<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 Permits Issued
<b>Bishop Ranch Parking Structure</b> 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
<b>General Plan Amendments/Zoning Text Amendments</b>						
2015 Zoning Ordinance Update	City of San Ramon	ZTA 15-410-001	Update Zoning Ordinance		9/3/2015	Under Review

( ) Indicates Map Location

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

<u>APPLICATION TYPE</u>	<u>No. of Applications in 2014</u>	<u>No. of Applications Processed in November 2015</u>	<u>No. of Apps. (cumulative) in 2015 (as of 11/30/15)</u>	<u>No. of Applications In Review (as of 11/30/15)</u>	<u>Y-T-D FY 15-16</u>
Annexation (100):	0	0	0	0	0
Architectural Review (200):	78	4	61	3	31
Development Plan (300):	9	0	6	3	0
Development Plan Amendment (310):	6	0	1	1	1
General Plan Amendment (400):	0	0	0	0	0
Home Occupation Permit (510):	198	13	172	0	75
Initial Study (250):	4	0	2	1	0
Land Use Permit (500):	6	0	4	2	1
Master Sign Program (700):	2	0	0	0	0
Master Sign Program Amend (710):	3	0	4	0	3
Minor Exception (350):	5	0	4	1	2
Minor Land Use Permit (501):	30	2	23	4	6
Prezoning (610):	1	0	0	0	0
Rezoning (600):	0	0	1	0	0
RV Registration (550):	0	0	1	0	0
Specific Plan (800):	1	0	0	1	0
Subdivision, Major (900):	0	0	0	0	0
Subdivision, Minor (910):	0	0	2	0	0
Portable On Demand Storage (520):	14	0	6	0	3
Temporary Land Use Permit (502):	15	3	19	0	11
Text Amendment (410):	1	0	0	0	0
Variance (320):	1	0	0	0	0
Zoning Clearance (650):	10	5	21	0	14
<b>Total:</b>	<b>384</b>	<b>27</b>	<b>327</b>	<b>16</b>	<b>147</b>

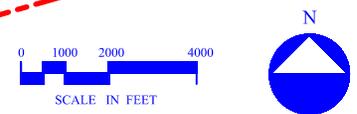
Permits Issued by the Building Division (as of 12/31/14): 2,668 Permits  
 Permits Issued for November 2015: 179  
 Permits Y-T-D Fiscal Year 15/16: 892  
 Bus. Lic. Processed - November 2015: 56



- Current Commercial Projects**
- (1) Texaco/Restaurant Drive-Thru
  - (2) PG&E SCADA Control & Antenna at Bollinger
  - (3) PG&E SCADA Control & Antenna at Albion
  - (7) Walgreens
  - (8) City Center
  - (9) 2017 SRV Blvd. Retail Development (Revised)
  - (10) Wendy's
  - (11) Hydrogen Fuel Station
  - (12) Summit Senior Care Facility
  - (13) Sunset Business Park Uses
  - (14) Home Depot Fuel Cell
  - (15) B. Tiger Tae Kwon Do
  - (18) St. James Commercial Building
  - (19) City Hall

- Current Residential Projects**
- (4) El Nido
  - (5) ROEM - San Ramon Valley Blvd. Apartments
  - (6) Faria Preserve Master Plan Development
  - (8) City Center
  - (16) Venkatesan Large Family Day Care
  - (17) ACRE Mixed Use with Residential

**Current Project List  
November 2015**



CITY OF SAN RAMON  
PLANNING DEPARTMENT