

CITY OF SAN RAMON



COMMUNITY DEVELOPMENT

CITYWALK MASTER PLAN

(CITY CENTER MIXED USE)

January 7, 2020

CITY GOALS



- i Prioritize housing growth in the City Core (City Council Annual Priorities 2018)
- i Support City Center as the “heart” of San Ramon as a central gathering place, as a lively mixed-use environment with retail and entertainment options. (Economic Development Strategic Plan 2019).
- i Encourage additional residential uses in the City Center Priority Development Area (PDA). (Economic Development Strategic Plan 2019).
- i Support General Plan land use, housing and economic development goals by providing more diverse housing options, housing in proximity to retail, and provide opportunities to improve jobs/housing balance.
- i City initiated rezone from Office to City Center Mixed Use (CCMU).

PRESENTATION OVERVIEW



- i Development Applications
- i Project Area Information
- i Master Plan Overview and Planning Commission Role
- i SB 330 Housing Crisis Act 2019
- i General Plan Consistency
- i Project Density
- i Development Standards
- i Affordable Housing
- i Parkland Compliance
- i Public Schools
- i Environmental Impact Report (EIR)
- i Next Steps

DEVELOPMENT APPLICATIONS



- § Development Plan (DP 19-300-002) and Architectural Review (AR 19-200-056): To develop up to 4,500 dwelling units, a 169-key hotel, up to 166,000 square feet of retail uses, several new parking structures, and associated site improvements within a 138.12 acre planning area.
- § Major Subdivision (MJ 19-900-001): To create individual parcels that will become the smaller neighborhoods, allow for phased implementation of the Master Plan, and assist with project financing.
- § Land Use Permit (UP 19-500-003): To allow shared parking reduction for the proposed hotel, certain office uses and blended parking ratio for multi-family development and guest parking.
- § Land Use Permit (UP 19-500-004): To allow the community buildings, privately-owned parks, amphitheater, lodging uses, conference/convention and similar uses anticipated by the Master Plan.

PROJECT AREA



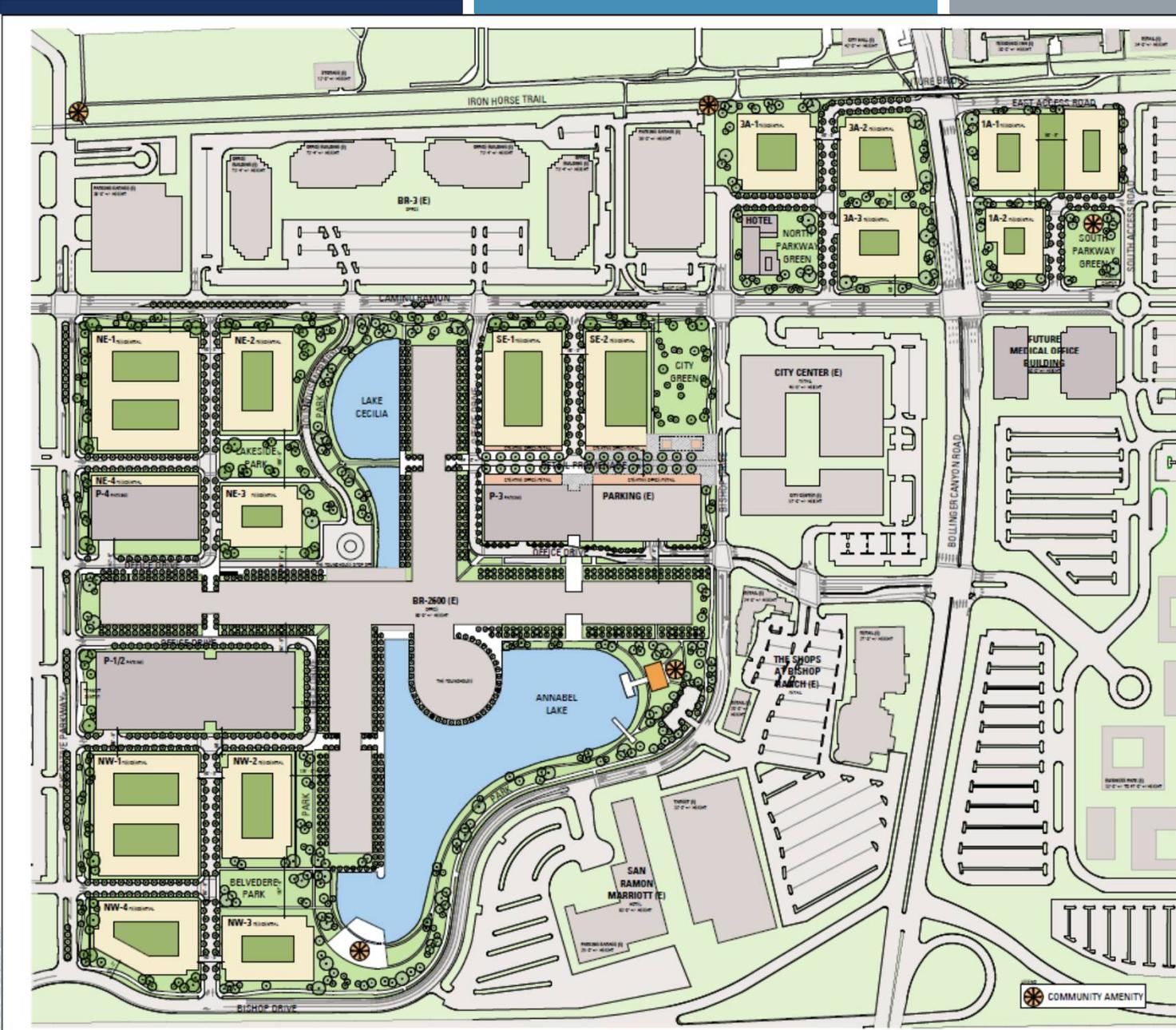
Master Plan Project Area (138.12 acres)
encompasses the following sites:

- **BR 1A:** 9.87 acres – Undeveloped
- **BR 3A:** 10.43 acres – Undeveloped
- **BR 2600:** 100.10 acres – 1.75 million square feet office, parking, two water features

Existing Development/Approvals:

- **City Center Bishop Ranch:** 14.57 acres – 286,976 square feet retail
- **BR 1B:** 3.15 acres – 118,400 square feet medical office building





12.2 San Ramon City Center (E) (12.2) - 12.2 San Ramon City Center (E) (12.2) - 12.2 San Ramon City Center (E) (12.2)

MASTER PLAN



- i A Master Plan is used for larger scale projects that are to be developed in phases over a number of years.
- i The Master Plan guides project review on a more general (“big picture”) scale. **Each phase will require an additional Development Plan and Architectural Review at a site specific level** of detail to ensure consistency with the Master Plan framework, design guidelines, and applicable Zoning Ordinance requirements prior to construction.

MASTER PLAN OVERVIEW



The Master Plan guides uses and development over a 25-year period

Use	Characteristics
Residential	4,500 dwelling units
Retail	166,000 square feet
Hotel	169 keys
Park / Open Space / Amenities	36 acres
Parking Structures	6,750 spaces – Residential 1,125 spaces – Visitor 5,800 spaces – Office (Existing) 708 spaces - Retail

MASTER PLAN – PLANNING COMMISSION ROLE



- i The Planning Commission will review and take action regarding the Master Plan.
- i Planning Commission determinations are based on objective standards identified in adopted City documents.
- i The scope of Planning Commission review for the Master Plan is limited to land uses, objective development standards, circulation, and basic improvements/infrastructure.
- i The Planning Commission will consider the certification of the EIR prepared for the Master Plan (currently in process), and provide recommendation to City Council on any Development Agreement that might be sought by the Applicant.

SB 330 SKINNER. HOUSING CRISIS ACT OF 2019



- i SB 330 was signed by the Governor in October 2019
- i The Bill limits cities' and counties' ability to regulate residential and mixed use housing developments, including limiting project evaluation to objective design standards.
- i SB 330 modifies the Permit Streamlining Act requirements for projects subject to the Bill; among other things, it prohibits a jurisdiction from conducting more than five public hearings, including continuances, once the application is deemed complete.
- i The City is required to comply with the requirements of SB 330 for the Master Plan review and approval. As such, the City is limited in the number of public meetings and review opportunities associated with this project moving forward.

GENERAL PLAN CONSISTENCY



- i The Master Plan is required to be consistent with the General Plan.
- i Consistent with the General Plan, the Master Plan supports land use, housing and economic development goals by providing increased housing options, housing in proximity to retail, and provides opportunities to improve jobs/housing balance.
- i A draft overview of some of the project's key elements consistency with the applicable goals of the General Plan is provided.
- i The project EIR is being prepared at this time and will provide more detail regarding General Plan and Zoning consistency.

PROJECT DENSITY



- i The entire Master Plan area would be 138.12 acres and, at buildout, include up to 4,500 dwelling units.
- i The maximum density calculation for the project is based on the total project area, and would be approximately 33 dwelling units per acre consistent with the CCMU General Plan designation.

TABLE 2: PROJECT FLOOR AREA RATIO AND DENSITY



	BUILDING W/O PARKING (GSF)	BLOCK AREA (SF)	LAND AREA (ACRES)	FAR	RESIDENTIAL UNITS (NOTE 1)	AVE. DENSITY (Units/Acre)
BR 2600 TOTAL:	4,939,175	4,360,356	100.10		3,057	31
BR3A TOTAL: (Including hotel):	1,073,490	454,505	10.43		791	76
BR1A TOTAL:	723,695	429,937	9.87		651	66
BR1B TOTAL:	118,400	137,214	3.15		0	
Br2/CCBR TOTAL (Note 3)	286,976	634,856	14.57		0	
AGGREGATE RESIDENTIAL DENSITY						33
OVERALL TOTAL	7,141,736	6,016,868	138.12	1.20-1.35	4,500	33
				(Note 4)	(Note 2)	

DEVELOPMENT STANDARDS



Development Feature	City Standard (CCMU)	Proposed Project
Minimum lot size	Determined through subdivision process	138.12 ac
Residential density	22-50 du/ac	33 du/ac
Setbacks	Determined through project review and approval	Varies
FAR	Max 0.70. Additional up to 1.35 may be permitted if project incorporates workforce housing and significant public benefits/amenities	1.20 – 1.35
Maximum height	None, except as limited by Daylight Plane Requirements (D2-15.A) and Section D3-6 (Height Limits and Exceptions)	Max 85 feet proposed
Landscaping	Min. 15% lot- Site level landscape review required	37% open space for Master Plan
Parking	Varies based on land use and development mix. Shared Parking concept proposed	See Attachment C in the Staff Report for Parking Counts

Source: City of San Ramon Zoning Ordinance D2-14. March 28, 2018.

AFFORDABLE HOUSING



- i Fifteen percent of the 4,500 (675) units would be deed-restricted affordable to low and very low income households per the City's inclusionary requirements.
- i These dedicated affordable housing units would contribute to fulfilling the City's current Regional Housing Needs Allocation (RHNA),
- i These units will be phased in over the 25-year life of the project and will ultimately be constructed in multiple housing cycles.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)



Income Level	RHNA Allocation	Total Units constructed 2015-2018	Total Remaining RHNA
Very Low	516	20	496
Low	279	82	197
Moderate	282	164	118
Above Moderate	340	1,467	0
Total Units	1,417	1,733	811

PARKLAND COMPLIANCE



- i Only the payment of Park and Recreation Facility Impact Fees are required by City Ordinance.
- i The City is obligated to ensure that park and recreation standards are satisfied in accordance with the General Plan.
- i Discussion of the park component is limited at this time. Fulfillment of park requirements may be addressed by a Development Agreement.

PUBLIC SCHOOLS – POTENTIAL IMPACTS



- i San Ramon Valley Unified School District (SRVUSD) is the responsible agency for determining if adequate school resources exist, or if a project could lead to an “overcrowding” condition in accordance with California Government Code Title 7, Division 1, Chapter 4.7, “School Facilities” (Section 65970 - 65981).
- i SRVUSD has provided comment that enrollments have been declining in recent years, and that they monitor City growth and have the ability to modify campus enrollment boundaries to distribute growth impacts

ENVIRONMENTAL IMPACT REPORT – (EIR)



- i Aesthetics, Light, and Glare
- i Air Quality
- i Biological Resources
- i Cultural and Tribal Cultural Resources
- i Energy
- i Geology, Soils, and Seismicity
- i Greenhouse Gas Emissions
- i Hazards and Hazardous Materials
- i Hydrology and Water Quality
- i Land Use
- i Noise
- i Population and Housing
- i Public Services and Recreation
- i Transportation
- i Utilities and Service Systems

NEXT STEPS



- i Staff will continue review of the proposed Master Plan and development project and complete preparation of the Draft EIR.
- i Additional Public Hearings with the Planning Commission and, if necessary, the City Council, consistent with SB 330, will be scheduled as needed.



Thank You