

RESIDENCE AT SAN RAMON MARKETPLACE

CITY OF SAN RAMON
PLANNING SERVICESProject Description

The Residence at San Ramon Marketplace ("Project") proposes a horizontal mixed-use development composed of residential and commercial components, both of which are located on a 3.64-acre site within the existing Marketplace Shopping Center. The Project's residential component consists of 40 single-family detached condominium units, 4 junior accessory dwelling units ("JADU"s) within these structures, and related improvements located on an approximately 2.92-acre site ("Parcel 1"). The Project's commercial component consists of exterior renovation of an existing coffee shop located on an approximately 0.47-acre site ("Parcel 2") adjacent to Parcel 1. An approximately 0.25-acre area is located on a third parcel and will provide vehicular and pedestrian access to the Project. The Project is consistent with the site's General Plan land use designation (Mixed Use) and zoning designation (MU, Mixed Use).

Existing Land Uses and Major Physical Alterations. The Project is located in a developed urban setting, with the Marketplace Shopping Center to the north, mixed commercial uses to the west and southwest, and medium to high density residential to the southeast. The Marketplace Shopping Center consists of two parcels separated by Montgomery Street. The parcel north of Montgomery Street is not a part of this submittal.

The Project includes processing of a tentative map approved for condominium purposes to subdivide an existing parcel of approximately 12.43 acres into the approximately 2.92-acre Parcel 1, the approximately 0.47-acre Parcel 2, and a third parcel of approximately 9.04 acres ("Parcel 3").

At present, Parcel 1 contains a food and beverage sales retail use in an existing building, a small existing retail shop building, and a parking lot. The existing buildings will be demolished. The total area of physical improvement within Parcel 1 is expected to encompass approximately 2.19 net acres of new residential uses and an estimated 0.73 acres of open space and roadways.

The approximately 0.47-acre Parcel 2 currently contains a 1,869-square foot coffee shop and associated parking lot located northeast of Parcel 1. The Project proposes exterior renovations to the coffee shop in addition to landscaping improvements to the surrounding parking lot area.

Parcel 3 currently contains the remainder of the Marketplace Shopping Center located south of Montgomery Street, and associated parking lots. Parcel 3 will include the approximately 0.25-acre "Drive D Site Area," which is part of the Project. The Drive D Site Area will provide vehicular and pedestrian access to Parcels 1 and 2 following demolition of an existing structure that spans Parcels 1 and 3 and that contains a food and beverage sales retail use. The approximately 8.79-acre portion of Parcel 3 outside the Drive D Site Area is not part of the Project, and no alterations are contemplated on this portion of Parcel 3.

The total site area where physical alterations may occur is approximately 3.64 acres, the combined acreage of Parcel 1, Parcel 2, and the Drive D Site Area located on Parcel 3. The Project will not result in development of any new uses outside of Parcel 1, nor does it contemplate any physical alterations to the Marketplace Shopping Center outside of Parcel 1, Parcel 2, and the Drive D Site Area.

The Project will not result in the demolition of any existing residential units.

Proposed Land Uses. The Project includes 40 single-family detached residential units and 4 JADUs, for a total of 44 units and approximately 83,653 square feet of “mixed use project residential component” uses under the Zoning Ordinance. As shown in the Site Plan, the Project includes 6 residential unit plan types. These plan types correspond with the front elevations proposed for each residence, as shown on the Schematic Designs:

- Residential “Plan 1A” provides for 10 detached units of approximately 2,057 square feet each, for a total of 20,570 square feet of “Plan 1A” residential area.
- “Plan 1B” provides for 11 detached units of approximately 2,057 square feet each, for a total of 22,627 square feet of “Plan 1B” residential area.
- “Plan 2A” provides for 8 detached units of approximately 2,112 square feet each, for a total of 16,896 square feet of “Plan 2A” residential area.
- “Plan 2B” provides for 7 detached units of approximately 2,112 square feet each, for a total of 14,784 square feet of “Plan 2B” residential area.
- Finally, “Plan 2AX” and “Plan 2BX” provide for a combined total of 4 detached units of approximately 1,917 square feet each and 4 JADUs, included within each Plan 2AX and Plan 2BX structure, of approximately 277 square feet each. Each Plan 2AX and Plan 2BX structure, therefore, contains approximately 2,194 total square feet of residential space, totaling a combined 8,776 square feet for the 4 structures. (Plan 2AX and 2BX structures correspond with Front Elevations 2A and 2B, respectively, on the Schematic Design.)

The total residential density of the Project will be an estimated 18.3 dwelling units per net acre.

The Project includes a total of 1,869 square feet of “eating and drinking establishment” uses, including the renovated coffee shop, resulting in a commercial FAR of 0.09 on Parcel 2. The Project includes no new square footage of commercial uses and is consistent with the allowable Mixed Use residential density range under the General Plan of 14 to 30 dwelling units per acre at intensities of up to 0.70 FAR.

Below-Market-Rate Units / Density Bonus Law / Affordable Housing. At present, the Project does not include any below-market-rate units, though at a future date, the applicant may elect to set aside the JADUs as deed-restricted affordable housing. The Project does not include any bonus units under the Density Bonus Law, Government Code section 65915. At present, the Project does not include any requests for incentives, concessions, waivers or reductions of development standards, or parking reductions under the Density Bonus Law, but the applicant reserves its rights to make any such requests at a later date.

Pursuant to Section C4-177 of the Municipal Code, the Project will provide in-lieu fees to satisfy the City’s Inclusionary Housing Ordinance requirement. The Municipal Code provides that a “single-family detached residential project can opt to pay an affordable housing fee equivalent to 10 percent of the development’s total new residential livable square footage (excluding garages) multiplied by the city’s cost per square foot rate as set forth in the city’s fee resolution.” (Code Section C4-177(A)(3)). According to Resolution No. 2021-058, the cost per square foot rate applicable to single-family detached residential projects is \$15.00 per gross livable square foot.

The Project will include approximately 83,653 square feet of livable residential area. The Project, therefore, is anticipated to owe an estimated \$125,480 in affordable housing fees (0.10 x 83,653 x \$15.00).

Parking. The Project proposes a total of 86 parking spaces for residential uses and 34 parking spaces for commercial uses. Each of the Project's 40 detached residential units includes a garage with 2 covered parking spaces. Additionally, the Project provides for 6 guest parking spaces located near the main entry to the Project. The Project also includes 34 existing parking spaces for use by patrons of the renovated coffee shop.

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