4

Land Use

The City of San Ramon is committed to an orderly land use development pattern that emphasizes the needs of the community and balances land use, housing needs, economics, transportation, environmental preservation safety, and quality of life goals. This element of the General Plan contains a background discussion of the evolution of land uses in the City's nine planning subareas. Central to the Land Use Element is the General Plan Land Use Diagram and land use classification system. This organizational framework provides the foundation by which the guiding and implementing policies will shape land use and development decisions to maintain a strong community identity and character for the next 20 years.

4.1 EVOLUTION OF THE CITY

In the early 1800s, land in present-day San Ramon was part of the Mission San Jose and was used primarily for cattle and sheep grazing. American settlers came to the area in the 1850s and during the next two decades, ranchers west of San Ramon Valley Boulevard built the homes that now are the only visible evidence of San Ramon's early years. With the arrival of the Southern Pacific Railroad tracks in 1891, San Ramon became the permanent name of the prosperous village at the end of the branch line. Little changed in the San Ramon Valley between 1890 and 1950. In 1958, the Contra Costa County General Plan largely determined the community's future form when it designated 464 acres as "controlled manufacturing." These acres ultimately became the Bishop Ranch Business Park.

Growth in the 1960s was facilitated by the extension of Interstate 580 through the Livermore Valley and I-680 from Walnut Creek to I-580. In the 1970s, the arrival of Beckman Instruments, Toyota, Chevron, and Pacific Bell at Bishop Ranch transformed the I-680 corridor into the high-prestige alternative location to San Francisco and Oakland that it is today. Approximately 9 million square feet of office space now exists in Bishop Ranch[1] with an additional 17.8 million square located in the Tri-Valley area[2]. During the 1980s and 1990s, residential construction continued in tandem with office construction, along with the addition of new shopping centers throughout the City. As development has extended to the City limits, San Ramon accommodated further growth by annexing new areas, such as Henry and Thomas Ranches in the Westside, Faria Preserve in the Northwest and Windemere and portions of Gale Ranch in Dougherty Valley. Today San Ramon offers a full complement of jobs, housing, transit options and community services and facilities.

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[1] Bishop Ranch Website: http://www.bishopranch.com/bishop_ranch/history.shtml.

[2] NCRSP Focused Market Study, KMA 2009.

Table 4-1: San Ramon/Contra Costa County Population Comparison 2000-2014

	San Ramon (Jurisdiction)		*% Change*	*Contra Costa County*		*% Change*
Year	2000	2014	–	2000	2014	–
Population	44,720	77,270	72.8%	948,816	1,087,008	14.6%
Residential Units (Occupied)	16,944	26,508	56.4%	344,129	380,562	10.6%
Vacancy Rate	3.46%	3.6%	3.9%	2.95%	6.2%	110.2%
Persons Per Household	2.68	2.91	8.58%	2.72	2.83	4.04%

Since 2000, San Ramon has grown at a healthy pace. The population for the City San Ramon jurisdictional boundary has increased by 72.8 percent since 2000, which is well above the countywide averages of 14.6 percent. Table 4-1 provides a comparison of growth in San Ramon and Contra Costa County.

The corresponding job growth in the Planning Area has gone from 40,030 jobs in 2000 to 45,994 jobs in 2014 or an increase of 14.9% since 2000. The estimated job growth percentage is approximately 20% that of the estimated population growth for the same period. These trends reflect the past City growth that has been heavily weighted toward housing (population) as a result of Dougherty Valley development and the subsequent annexations. Eventually, when the remaining unincorporated portions of Dougherty Valley are developed, they too will be annexed and added to the list of new areas within the City.

With little vacant land remaining for new development within the City limits, San Ramon has two basic philosophies to accommodate future growth. The first is through the continued annexation of adjacent unincorporated areas within the Urban Growth Boundary (UGB) into the City to accommodate any future housing needs, support the regional employment base, and meet the demand for municipal services. These areas include the balance of the Dougherty Valley Specific Plan, and several undeveloped parcels in the Westside and Northwest Specific Plans currently identified as housing opportunity sites. The second philosophy is to focus new growth inward through the intensification of land use density by encouraging infill and redevelopment projects within the existing urban areas defined by the UGB, which include the North Camino Ramon Specific Plan, Crow Canyon Specific Plan and City Center Project. The previous General Plan 2020 embraced this smart growth philosophy through the creation of mixed-use districts to accommodate both commercial and residential uses as well as a continuing commitment to regional initiatives such as Plan Bay Area, the Bay Area's Sustainable Community Strategy. Plan Bay Area is a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area. Through Plan Bay Area, regional agencies will support local governments' commitment to fostering complete, livable communities that focus development in areas served by transit and provide natural open space areas by working to direct existing and future incentives to Priority Development Areas and Priority

Conservation Areas. In San Ramon, Priority Development Areas (PDAs) have been established for both the City Center project area, and the North Camino Ramon Specific Plan area (2013).

4.2 PLANNING SUBAREAS IN SAN RAMON

San Ramon is divided into nine planning subareas, as shown in Figure 4-1. Although all subareas include a variety of land uses, each is generally dominated by one use type that defines its own identity. The following includes a brief description of each subarea and a look at how land use is distributed across these subareas.

Table 4-2: Planning Subareas by Size

Planning Subarea[1]	*Acres*	*Square Miles*	*Proportion of Planning Area*[2]
Bishop Ranch	643	1.00	2.8%
Bollinger Canyon	2,962	4.63	12.7%
Crow Canyon	625	0.98	2.7%
Dougherty Hills	1,677	2.62	7.2%
Dougherty Valley	6,530	10.20	28.0%
Southern San Ramon	2,170	3.39	9.3%
Tassajara Valley	3,741	5.84	16.0%
Twin Creeks	1,486	2.32	6.4%
Westside	3,487	5.45	15.0%
Total	23,323	36.44	100.0%

Notes:

[1] The General Plan planning areas include land in subareas that is outside the city limit and UGB, but would likely have a direct impact on the ultimate City development at General Plan Buildout.

[2] Due to independent rounding, detail may not sum to total.

BISHOP RANCH

The Bishop Ranch subarea has established San Ramon a major employment center of the San Francisco Bay Area. The subarea consists primarily of Office uses with a retail and commercial services component and totals approximately 9 million square feet of floor space. This area accounts for roughly 50 percent of the non-residential floor space in the San Ramon Planning Area and provides an estimated 30,000 jobs[3]. Since 1995, more than 2.8 million square feet of space has been added in the Bishop Ranch subarea including Bishop Ranch 1 (728,000

[3] Bishop Ranch Website: http://www.bishopranch.com/bishop_ranch/history.shtml.

square feet) Bishop Ranch 3 (965,808 square feet) Bishop Ranch 15 (750,400 square feet) and the Shops at Bishop Ranch (346,000 square feet).

The Central Park, San Ramon Community Center, Iron Horse Middle School, and the San Ramon Public Library have been added to the Bishop Ranch subarea since the City was incorporated in July 1983. In 2007, the City approved entitlement for the construction of the City Center Mixed Use Project at the intersection of Bollinger Canyon Road and Camino Ramon, adjacent to the Iron Horse Trail, Central Park, and Community Center.

The City Center project reflects the City's desire for a downtown and was supported under the previous General Plan 2020, Zoning Ordinance, and Economic Development Strategic Plan. The approved project consists of 2,076,884 square feet of pedestrian/bicycle friendly, mixed-use, transit-oriented development. The major components include residential (487 units); a lifestyle retail center with an arts cinema; restaurants (635,042 square feet); a premium hotel (169 rooms); three Bishop Ranch office buildings[4] (590,665 square feet); and a new city hall with council chamber, library, with a regional transit center (110,500 square feet).

The project approvals came at the start of the economic downturn and there was uncertainty regarding the timing of the project moving forward as envisioned by the development agreements. As such, the project remained on hold pending a better economic climate.

On October 8, 2013, the City of San Ramon entered into a Memorandum of Understanding with Sunset Development, the City's private sector partner on the City Center Project, to design and construct a new City Hall. Under the terms of the MOU the location of the proposed City Hall will move from the approved location in the City Center Project to a new location at the southwest corner of Central Park. Sunset Development will retain ownership and development rights for the former City Hall site (Parcel 1B) subject to the terms of the MOU and Development Agreements.

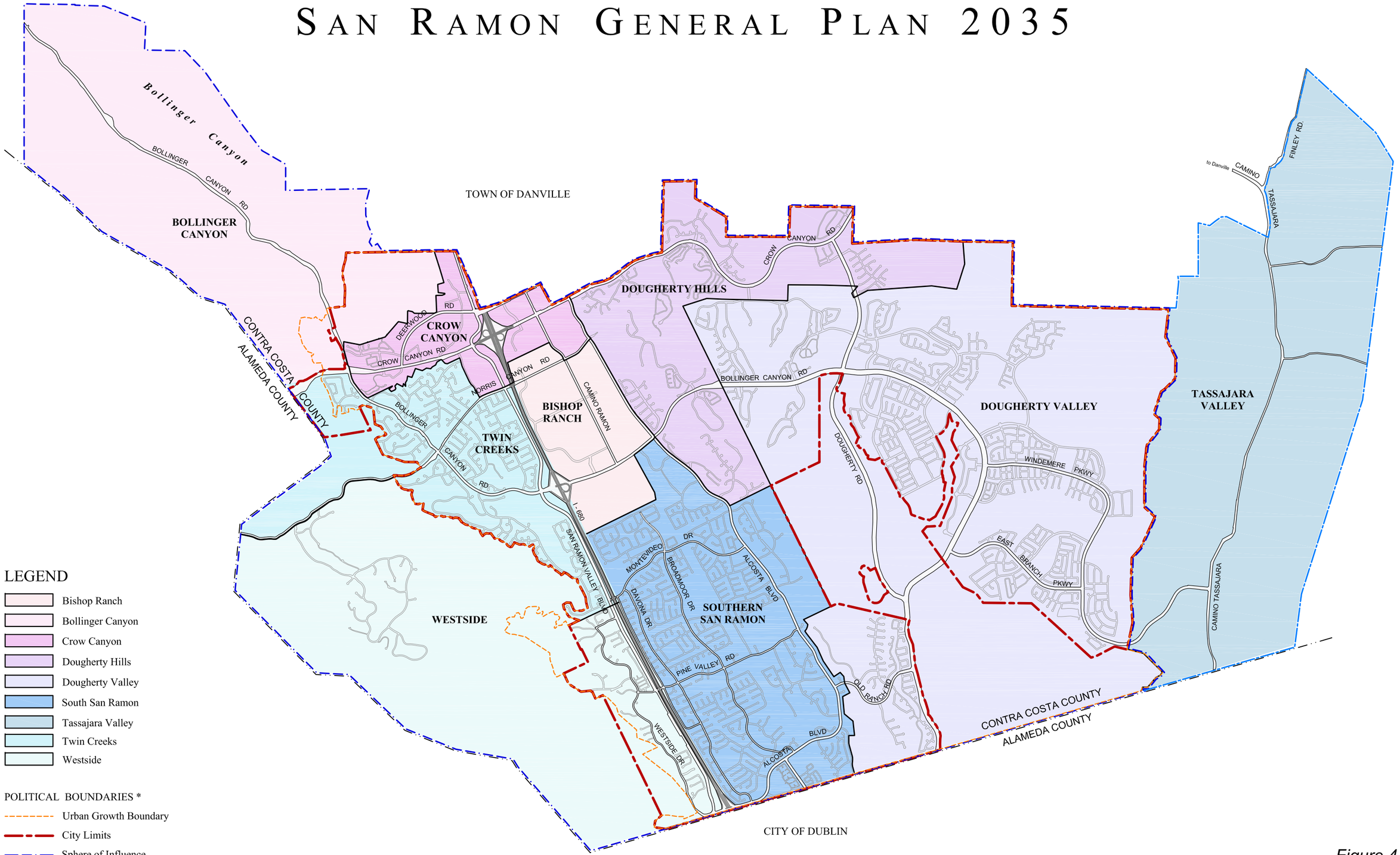
On May 20, 2014, the City approved the plans for the design of the new City Hall and construction began in late 2014. Additionally, on June 10, 2014 Sunset Development presented a revised vision and development concept for phase-one of the City Center Plaza District. This first phase is comprised of the retail and theater portion of the previously approved Project. Construction of phase one of the Project began in 2015 and is anticipated to open in the Fall of 2018.

NORTH CAMINO RAMON SPECIFIC PLAN AREA

In 2008, the City initiated preliminary planning and feasibility studies for the development of the North Camino Ramon Specific Plan. The North Camino Ramon Specific Plan (NCRSP) area consists of approximately 295 acres located in both the Bishop Ranch and Crow Canyon Subareas (see Figure 4-1).

[4] Square footages adjusted based on the City Center Settlement Agreement.

SAN RAMON GENERAL PLAN 2035



LEGEND

- Bishop Ranch
- Bollinger Canyon
- Crow Canyon
- Dougherty Hills
- Dougherty Valley
- South San Ramon
- Tassajara Valley
- Twin Creeks
- Westside

POLITICAL BOUNDARIES *

- Urban Growth Boundary
- City Limits
- Sphere of Influence
- Planning Area Boundary
- County Boundary

* The locations of political boundaries are shown adjacent to each other for ease of identification. Actual political boundaries are coterminous when shown as contiguous, parallel, or overlap.

40 acres
10 acres

0 1/2 1 2
MILES

Figure 4-1

Planning Subareas

(Updated on October 21, 2019)

The NCRSP is a long-range plan that embodies the smart growth principles for a live-work, transit-oriented, pedestrian- and bicycle-friendly neighborhood with a sense of identity, and that will meet the future needs of San Ramon residents and complement the City Center Project.

The vision of this Mixed-Use Plan is for a blend of retail, commercial services, and housing that can provide stimulus for economic development to address the community's unmet commercial and retail needs while balancing quality of life for San Ramon residents. The Specific Plan will encourage redevelopment of the Plan Area toward a coordinated vision over time through individual land use changes based on property owner goals and market forces. The Specific Plan does not dislocate any existing businesses; rather, the Plan responds to future property redevelopment opportunities through market-driven forces and other development incentives. The Specific Plan allows property owners to determine when is the right time to consider changes or a redevelopment proposal. The Specific Plan will support these future changes by providing land use flexibility, encouraging innovative design, and providing certainty about the future planning process and vision for this area. The NCRSP was adopted by the City Council on July 24, 2012. In late 2008, as part of the Association of Bay Area Governments' regional planning initiative called "FOCUS," the project area received a "Potential Priority Development Area" designation in advance of the Specific Plan development. In 2013, following completion of the Specific Plan, the Priority Development Area was updated from "Potential" to "Planned" thereby making projects within the plan area eligible for capital infrastructure funds, in addition to planning, and technical assistance grants.

The first residential units in the Specific Plan area began construction in 2013. The Park Central project, consisting of 115 residential units, is located in the Multifamily Mixed Use District of the NCRSP and is anticipated to be occupied in 2014/2015. The addition of residential units in proximity to existing and future office and retail development is expected to provide vitality to the area and support the smart growth and pedestrian oriented development concepts of the General Plan and NCRSP.

BOLLINGER CANYON

The Bollinger Canyon subarea follows both sides of Bollinger Canyon Road north from Crow Canyon Road and terminates about 4.5 miles to the northwest, within Las Trampas Regional Wilderness boundaries. The Bollinger Canyon Subarea is primarily outside City limits; however, it is within the City's Sphere of Influence (SOI). Bollinger Canyon Road is paralleled on both sides by steep slopes and high ridges along its length. Bollinger Canyon is notable for its rugged natural beauty as well as its geologic instability.

At present, there are approximately 114 residential units in this subarea. The Emeritus senior living facility (Merrill Gardens), located within the City limits, accounts for 81 units (99 beds total). The remaining areas of Bollinger Canyon Subarea outside the NWSP are rural in character and subject to Rural Conservation designation. There are approximately 33 additional units, almost all of which are on parcels of an acre or more and many of which have equestrian facilities. These properties are located in unincorporated County, but within the City's Planning Area.

On November 28, 2006, the City of San Ramon approved the Northwest Specific Plan (NWSP), which establishes land use goals and policies for approximately 354 acres located immediately northwest of the City limits and within the Bollinger Canyon subarea. The NWSP consists of two primary areas The Faria Preserve Community and The Chang/Panetta properties. The Faria

Preserve Community is approximately 290 acres (Neighborhoods A to D) and is located east of Bollinger Canyon Road. The land use plan consists of a mix of residential and community facilities consisting of 786 residential units, a community park, a house of worship site, and a site for an educational facility. The Chang/Panetta properties represent the balance of NWSP at approximately 64 acres (Neighborhood E), are located west of Bollinger Canyon Road, and are anticipated to consist of up to 44 larger residential properties.

In October 2012, a vesting tentative map, development plan amendment, architectural review and environmental review applications were submitted for development of a revised 786-unit subdivision Faria Preserve Project. Through the development review process the unit count was reduced to 740 units with 213 (28.8%) of the total units identified as affordable. The Planning Commission approved the revised Faria Preserve project on May 6, 2014, and that approval was subsequently upheld by the City Council on September 23, 2014.

In 2016, the voter-sponsored "Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative" ("Initiative") was adopted to allow a reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by reducing the maximum number of dwelling units within Neighborhood V of the NWSP from 302 to a maximum of 180 (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by changing the housing type within Neighborhood V from higher density rental apartment units to lower density, market-rate, age-targeted, for-sale units. The option for that reduction in density is available at the developer's election so long as the developer contributes into a fund established by the City for the purpose of facilitating affordable housing in San Ramon.

CROW CANYON

The Crow Canyon subarea extends along both sides of Interstate 680 and along Crow Canyon Road easterly from Bollinger Canyon Road to Alcosta Boulevard and northward to the City limits. The earliest commercial development in San Ramon is located in this area. Since incorporation, a variety of new retail and office developments have been completed, and this subarea now includes three major retail centers Home Depot Center, Diablo Plaza and Courtyard Center as well as several office buildings. At present, there are roughly 4.9 million square feet of nonresidential uses in this area, 1.37 million square feet of which has been added since 1995, including Home Depot (1995), Saf Keep Storage (1999), Extended Stay Hotel (2000), Fostoria Self Storage (2001) Sierra Suites Hotel (2002) and several smaller commercial buildings.

Portions of this subarea are characterized by a variety of commercial uses and diverse architectural styles. Many of the buildings are in need of upgrade and are considered underutilized by the City. In 1986, the City created the Downtown Specific Plan within this subarea, which was an early effort to create a downtown for the City, which ultimately led to the vision of the current City Center along Bollinger Canyon Road. In addition, in 1986, City designated the majority of this subarea as a redevelopment project area to create financial incentives for existing businesses, facilitate new development, and reinvigorate the local economy. In 1991, the City adopted the Conservation and Enhancement Program for the Crow Canyon Redevelopment Area, whose strategy is to conserve and reinforce existing uses, encourage infill development, and enhance the area's assets.

In 2006, the City adopted the Crow Canyon Specific Plan as a tool to build on previous enhancement efforts and create a new vision for the approximately 128-acre office and service commercial area. The Crow Canyon Specific Plan vision leveraged the existing redevelopment area designation as a tool to create a new pedestrian-oriented, mixed-use community with concentrated commercial and residential uses, while maintaining viable light industrial and service commercial uses wishing to remain. The residential development (735 units) is envisioned to contribute to the economic revitalization of the area and is making the Crow Canyon subarea a place to live as well as work.

The Crow Canyon Specific Plan relied on the RDA as an implementation tool to assemble land and provide tax increment funding necessary to the successful implementation of the Specific Plan In 2011, as part of the California Budget Act, the Legislature approved the dissolution of the state's 400 plus Redevelopment Agencies (RDAs). After a period of litigation, the RDAs were officially dissolved as of February 1, 2012, including San Ramon's RDA. The elimination of the RDA as a tool for implementation results in additional challenges for implementation of the plan and financing of infrastructure. As such, Policy 4.7-I-2 continues to call for the implementation of the Specific Plan, but now suggests that the City and stakeholders in the area should consider opportunities in the evaluate the components and applicability of the Specific Plan based on current conditions and needs.

In 2013, the Planning Commission and City Council approved the construction of the Acre Project on Ryan Industrial Court. The project is an infill mixed use concept consisting of 42 townhomes and 6 live work units on the site of 2 aging commercial office buildings. Construction began in late 2014 and will continue through 2015. Elsewhere in the Crow Canyon Subarea there are approximately 1,847 existing residential units and approximately 1,904 additional units programmed and identified housing opportunity sites within the Housing Element. Total Crow Canyon Subarea buildout is anticipated to be approximately 3,751 units.

DOUGHERTY HILLS

The Dougherty Hills subarea extends from the Crow Canyon Road/Dougherty Road area to the southern boundary of the Canyon Lakes subdivision. The primary land use in this subarea is residential with 4,915 homes. The largest residential community within the subarea is Canyon Lakes, which was constructed during the 1980s under the jurisdiction of Contra Costa County. Canyon Lakes includes residential neighborhoods, a golf course open to the public, a small retail shopping area and health club. The Dougherty Hills area offers diverse housing choices, with large homes on quarter-acre lots at Royal Ridge, Deer Ridge, and West Branch to luxury condominiums such as Sienna Hills, Copper Ridge and East Ridge developments. The Dougherty Hills subarea is essentially built out with minimal potential for infill development.

DOUGHERTY VALLEY

The Dougherty Valley subarea extends from the southern border of the Dougherty Hills subarea, east to the Tassajara Valley Subarea, West to approximately Alcosta Blvd. and south to the Alameda County line.

The Dougherty Valley Specific Plan project area is envisioned primarily as residential neighborhoods organized around schools, parks, civic, public facilities, and natural features and consists of Gale Ranch (2,740 acres), Windemere Ranch (2,360 acres), and the U.S. Army

Camp Parks (910 acres).[5] In 1992, Contra Costa County approved a specific plan that would allow the development of 11,000 residential units clustered throughout Dougherty Valley east of the San Ramon City limits. Approval of this development by Contra Costa County created concerns regarding traffic impacts on neighboring cities such as San Ramon, Danville, Dublin, and Walnut Creek. In response, the City of San Ramon and Town of Danville in a coordinated effort filed suit against Contra Costa County over the proposed Dougherty Valley Development impacts. In 1994, San Ramon and Danville settled the lawsuit with Contra Costa County through a multi-party settlement agreement (Settlement Agreement) subject to specific terms. The Settlement Agreement allowed for an initial development of up to 8,500 residential units in the Dougherty Valley, and provided for a maximum of 11,000 residential units based on further traffic analysis and acceptable level of service on local roadways. The Settlement Agreement itself established a methodology for monitoring traffic and correcting problems if traffic levels of service objectives are not met during buildout of the project. In addition, the Settlement Agreement contained provisions for the Dougherty Valley developments to be annexed into the City of San Ramon as each phase is complete.

South of the Dougherty Valley Specific Plan developments, the subarea contains an additional 710 residential units not contained within the Specific Plan area. During the mid-1990s Bent Creek (452 units plus 1 unit in 2006), Old Ranch Estates (189 units, 1994) subdivisions were constructed and in 2008 Old Ranch Summit (54 units, plus 14 second units) was completed.

SOUTHERN SAN RAMON

Residential development began in the Southern San Ramon subarea during the mid-1960s. During the 1970s and the early 1980s, residential neighborhoods were constructed northward from the County line area to Montevideo Drive. Today, with approximately 7,374 dwelling units, Southern San Ramon is characteristic of a suburban community of primarily single-family homes on parcels of 6,500 to 10,000 square feet that feature mature landscaping.

Several projects have been constructed since 1995, including Easthampton (124 units, in 1996), Ponderosa Village (117 Units, 1996), Country Faire (40 units in 2001) and Villa San Ramon (40 additional units in 2003). Non-residential development since 1995, including Country Club Village, All Aboard Mini-Storage, and the Country Faire commercial center resulting in a net total of approximately 186,000 square feet.

Recreational facilities in the subarea include Athan Downs and Boone Acres parks, San Ramon Golf Club, the Alcosta Senior and Community Center, Park and Gardens, aquatics and tennis facilities at California High School, five joint-use playgrounds at Pine Valley Middle School, and four local elementary schools. The Iron Horse Trail provides Southern San Ramon residents with bicycle and pedestrian access to the Bishop Ranch Business Park as well as to the proposed City Center and North Camino Ramon Specific Plan areas.

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[5] While there are no immediate plans to decommission Camp Parks, it is possible that this land will become available in the future.

TWIN CREEKS

Development in the Twin Creeks subarea began in 1969 and spread southward from Crow Canyon Road. Starting in the late 1970s, new homes have been built in successive stages moving south and southwest of Norris Canyon Road. For the most part, the Twin Creeks subarea is fully developed.

Residential neighborhoods in the Twin Creeks subarea are well established and attractive, yet diverse with respect to type of housing, densities, and lot sizes. There are approximately 3,200 dwelling units, of which 77 percent are detached single-family homes on lots ranging from 5,000 to 10,000 square feet. The remaining 23 percent is comprised of townhouses, condominiums, and apartments. Two new neighborhood parks have been programmed for this subarea. Memorial Park (Alta Mesa) was constructed in 2002 and San Catanio Creek Park (the Woodlot) has a master plan scheduled for future development. Since 1995, the only residential activity within the Twin Creeks subarea was the Thomas Ranch project (140 single-family homes, 2000). With respect to commercial development, Twin Creeks subarea has approximately 38,800 square feet neighborhood serving commercial space associated with Applebee's restaurant, Bollinger Crossing, and Homestead Village projects.

WESTSIDE

The Westside subarea encompasses 3,300 acres of largely unincorporated open hillsides bounded by Norris Canyon Road on the north and San Ramon Valley Boulevard to the east, and by the Contra Costa/Alameda County line to the south and the west. This subarea slopes upward to the west in a series of hills and ridges to the highest ridgeline at the County line. This ridgeline frames the western side of the City.

In 1989, the City adopted a specific plan for the Westside, which was updated in 1997. The Westside Specific Plan encompasses three discrete areas: 1) The area immediately adjacent to San Ramon Valley Boulevard; 2) The area south of Norris Canyon Road; and 3) the remaining open space.

The area along San Ramon Valley Boulevard is designated primarily for residential development, with a neighborhood shopping center (Gateway Centre) at the corner of Alcosta Boulevard and San Ramon Valley Boulevard. In all, 1348 units are anticipated in the Westside. Approximately 962 units have been constructed in the Westside, including approximately 258 of the 371 large lot homes approved by Contra Costa County in Norris Canyon Estates (a portion of the Wiedemann Ranch property south of Norris Canyon Road). An additional 386 residential units are programmed in associated with the Geldermann, Gateway Center, and Laborer's properties in addition to buildout of Norris Canyon Estates. The balance of land in the Westside Specific Plan Area consists of open space lands with recreational and fire trails connecting the open space and the existing developed areas.

TASSAJARA VALLEY

The Tassajara Valley Planning Subarea is located in an unincorporated part of south central Contra Costa County, southeast of the Town of Danville and is the easternmost planning subarea of the City of San Ramon. This subarea comprises approximately 3,759 acres located outside the City's Urban Growth Boundary (UGB) and SOI. Much of the land in the Valley is in agricultural use, such as spring pasture and livestock grazing, with a few orchards, small horse

ranches, and two to five-acre ranchettes. Residential development consists of approximately 210 rural residential units, most of which are clustered along Camino Tassajara and side roads. The majority of the land area is in private ownership, and over the years, there have been several development projects proposed.

In 1997, the Tassajara Valley Property Owners Association (TVPOA), representing 18 landowners controlling about 2,140 acres, made a major development proposal for the Valley, calling for creation of a mixed-use community encompassing 4,490 acres. At buildout, the development would have included 5,950 dwelling units, 300,000 square feet of commercial/office space and 2,645 acres for parks and open space.[6] The processing of the project ceased when Contra Costa County declared its intent to update its own General Plan and evaluate whether the Tassajara Valley should be inside or outside the County's Urban Limit Line (ULL). In July 2000, the County approved a ULL that excluded the majority of the Tassajara Valley from development until at least 2010.

In 2002, the County approved the Alamo Creek Project, which consisted of approximately 923 single-family, townhomes and senior residential units on roughly 609 acres within the County ULL. The voters approved Measure "L" in 2006, which subsequently extended the County ULL horizon until the year 2026, with opportunities for periodic reviews beginning in 2011 and a mandatory review in 2016 to demonstrate countywide land supply necessary to satisfy the jobs housing balance for the next 20 years (in accordance with Measure L).

Since the Tassajara Valley is not currently within the City's SOI, the County is the approval authority for all project applications within the subarea. In 2005, the County received a development proposal for a large cemetery project, and in 2009, there was an additional proposal for a mixed-use project including Agricultural/Rural Residential uses (New Farm). Pursuant to General Plan 2020 Policy 4.6-I-3 and in an effort to provide San Ramon greater certainty regarding the future planning process in the Tassajara Valley, the City of San Ramon placed a UGB amendment on the ballot for voter consideration. The amendment sought to add approximately 1,626 acres into the City's UGB in the Tassajara Valley as well as an additional 603 acres on the westside of the City, and to provide the City the ability to minimize future impact to San Ramon facilities and services. In November 2010, the San Ramon residents voted to maintain the UGB in its current configuration and rejected the proposed UGB modifications. While still part of the City's Planning Area, the Tassajara Valley remains outside the City's UGB and SOI and under the jurisdiction of the County for land use decisions.

In 2014, Contra Costa County is considering two significant development applications within the Tassajara Valley Planning Subarea. The Creekside Memorial Park Cemetery project (originally proposed in 2005) as well as Tassajara Parks (a housing project) at the northern end of the valley. The proposed cemetery would occupy 58.7 acres of a 221.66-acre site, while the Tassajara Parks is proposed as 152 single-family homes on 30 acres. Both projects are outside the Contra Costa County Urban Limit Line (ULL); however, the Tassajara Parks project will require an adjustment to the County ULL.

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[6] Contra Costa County. Draft Environmental Impact Report for the Tassajara Project. March 1997.

4.3 DISTRIBUTION OF EXISTING USES

The land use pattern in San Ramon is reflective of the City's history as a local- and region-serving suburban office center with surrounding residential neighborhoods and supporting businesses and services. The City's commercial focus has traditionally been the suburban-scaled, campus-style office developments of Bishop Ranch, anchored to the north and south by the commercial services and retail activities at the I-680 interchanges with Crow Canyon Road and Bollinger Canyon Road.

Residential development in San Ramon is generally suburban with a loop-style network of curving streets and cul-de-sacs. Higher density residential neighborhoods are generally located close to commercial uses along arterial streets. As a result, San Ramon is largely comprised of auto-oriented single-use areas. Consistent with the previous General Plan 2020 policies, many of the existing commercial centers have been designated mixed use, thus creating the potential for live work opportunities and higher residential densities.

Through implementation of the previous General Plan 2020, the land use profile of the City has continued to evolve and be refined. Since 2003, the City has annexed 3,786 acres of land. Of the approximately 11,917 acres within the existing City Limits, Residential designations accounts for approximately 46% of the land area, while commercial services mixed use, and public semipublic combine for approximately 13% of the land area. Parks and Recreation and Open Space account for approximately 41% of the total land area within the City. Table 4-3 provides a breakdown of the land use types within the City limits based on General Plan designations and their relative acres.

Table 4-3: Land Use Designations (City Limits)

Land Use Designation	*Total Acreage*[2]	*Percent Land Area*
Residential	5,207.83	46.60%
Commercial	358.31	3.21%
Mixed Use[1]	644.82	5.77%
Park & Recreation	988.72	8.85%
Open Space	3,516.27	31.47%
Public/Semipublic	459.19	4.11%
Total All Classifications[2]	11,175.15	100.00%

Notes:

[1] Includes light industrial to mixed use as part of the NCRSP.

[2] Total acres for land uses do not include roadways. Planning areas not within the City limits have not been included.

Source: City of San Ramon.

Employment centers such as Bishop Ranch Business Park and other commercial district in the City account for about 10%, while Parks and open space (41%) and residential classifications (47%) account for the vast majority total land area in the City. This dense commercial office

core coupled with the residential and open space densities has been the determining factors in the development of the historic land use pattern and defining San Ramon's urban form to date.

4.4 GENERAL PLAN LAND USE DIAGRAM AND CLASSIFICATIONS

GENERAL PLAN LAND USE FRAMEWORK

General Plan Diagram

The General Plan 2035 land use framework is illustrated in the General Plan Diagram (Figure 4-2) and is a graphic representation of the City's future vision and policies. The General Plan Land Use Diagram (Diagram) designates, in general terms, the proposed location, distribution, and extent of land uses through anticipated General Plan buildout in the year 2035. The land use classifications, shown as color/graphic patterns, letter designations, or labels on the Diagram, specify a range for housing density and building intensity for each type of designated land use. These density/intensity standards allow circulation and public facility needs to be determined. They also reflect the environmental carrying-capacity limitations established by other elements of the General Plan.

The Diagram is to be used and interpreted only in conjunction with the narrative text, policies, and other figures contained in the General Plan. The legend of the General Plan Land Use Diagram abbreviates the land use classifications described below, which represent an adopted part of the General Plan.

The General Plan is not parcel-specific and uses on sites less than one acre in size are generally not depicted on the Diagram. The interpretation of consistency with the General Plan on sites less than one acre in size will be done through the General Plan/Zoning Ordinance consistency matrix (see Table 4-5).

Land Use Framework Guiding Principles

The General Plan Land Use Diagram embodies several land use ideas and principles. These include:

- *Urban Growth Boundary.* The General Plan delineates an Urban Growth Boundary (UGB), in direct response to Measure G, approved in 1999, to preserve open space and discourage urban sprawl. The UGB was not changed as a result of the 2010 voter review and may be subject to additional review again in 2022 pursuant to Policy 4.6-I-3 should future revisions be proposed.
- *Compact Urban Form.* All urban growth is located within the UGB and urban densities are increased to achieve growth targets while ensuring efficient provision of services. These smart growth principles are part of the fundamental philosophy of the General Plan 2035, which has been further reinforced by the City's pursuit of Priority Development Areas (PDAs) under Plan Bay Area. By design, PDAs require the inclusion of smart growth principles promoting compact growth patterns, pedestrian oriented development with transit connections. The PDA program serves as a tool to focus resources and the existing General Plan smart growth policies to specific planning areas such as the City Center PDA and North Camino Ramon Specific Plan Potential PDA area.

SAN RAMON GENERAL PLAN 2035

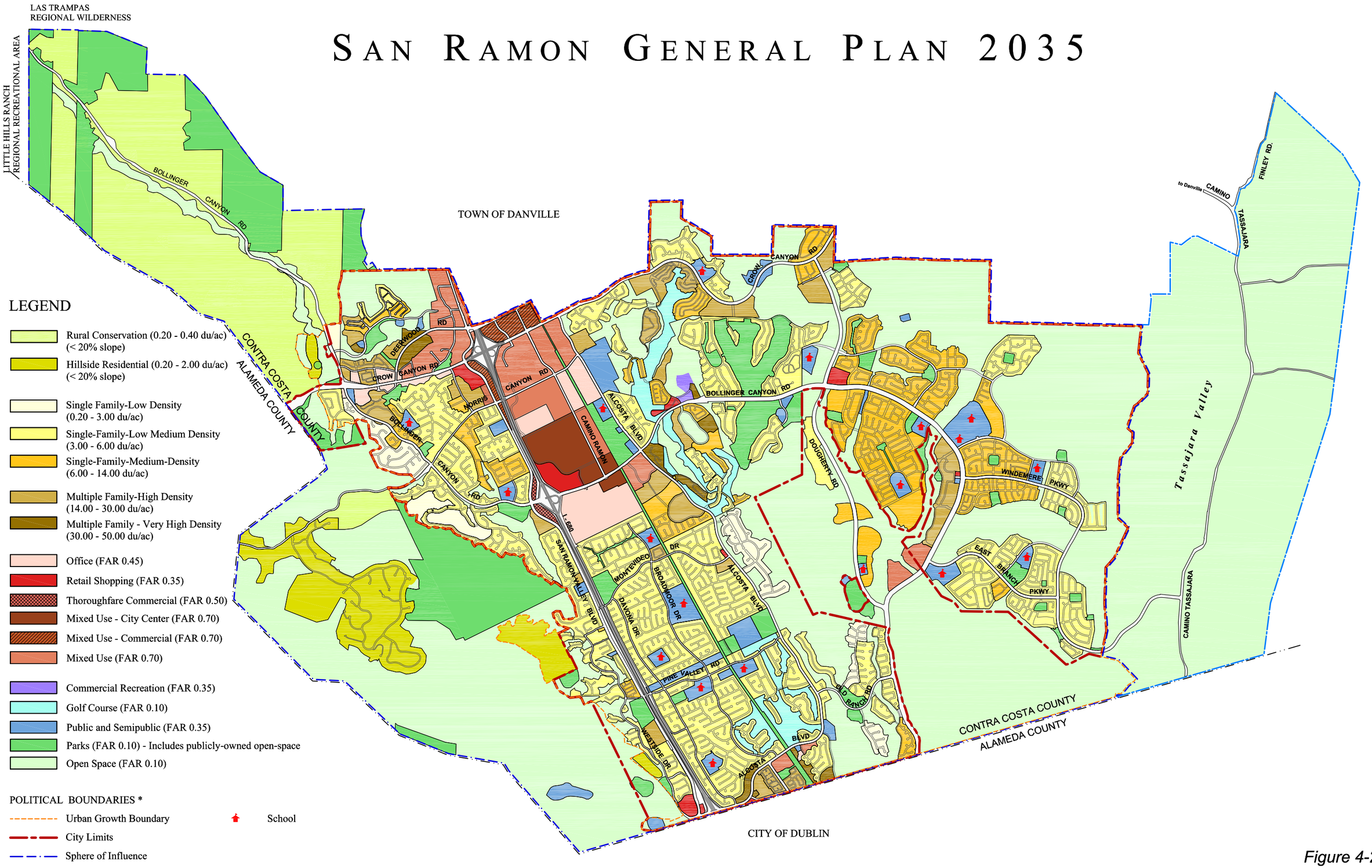


Figure 4-2

Land Use Diagram

(Updated on October 21, 2019)

- *Mixed Use Centers.* Some existing retail shopping centers are designated mixed use to provide opportunities for office, retail, service, and housing development in the neighborhoods where they are located. *Hillside, Ridgeline, and Natural Features Protection.* New urban and rural residential designations mandate hillside, ridgeline, and natural features protection and require a high degree of open space preservation. Habitat protection programs and Clustered Development are mechanisms for protecting these resources. In addition, in 2008 the City obtained Priority Conservation Area (PCA) designation for the "Big Canyon" area located within the City's Westside as part of the Association of Bay Area Government's FOCUS program. The PCA provides opportunities to obtain grant funding to assist in the preserve of this area.
- *Workforce Housing.* While the General Plan provides for a full range of housing types, affordability remains a major concern that is addressed by higher density residential and mixed-use designations that will yield smaller, more affordable units.
- *Specific Plan Areas.* Given the progressive policies and long-range vision for smart growth expressed by Measure G (1999) and contained in the previous General Plan 2020, there is an increased emphasis on the specific plan process as a land use planning tool. The General Plan 2035 acknowledges existing specific plans (Figure 4-3) as an effective way to focus study on how best to implement General Plan policies in light of the range of land use issues specific to these areas. The General Plan 2035 policies provide specific direction for the preparation and maintenance of these detailed land use plans.

Urban Growth Boundary (UGB)

Adoption of a Voter approved Urban Growth Boundary (UGB) reflects one of the most significant aspects of the previous General Plan 2020 adopted in 2002 and is a guiding principle that has been carried forward in the General Plan 2030 and 2035. The UGB concept responds specifically to Measure G (1999), which also states that smart growth should be pursued within the UGB to discourage urban sprawl and preserve open space.

The primary purpose of the UGB is to limit the extent to which urban development and services are provided and to serve as a tool to protect scenic and natural resources, preserve open space, encourage infill development, and encourage the efficient development of municipal services such as sewer and water for a specific period of time. Land beyond the UGB is intended to remain rural in nature until such time as the UGB is reevaluated to assess the City's future needs for housing and employment. The previous voter approved General Plan 2020 included policies that requires periodic UGB assessment and any future expansion of the UGB larger than 25 acres is subject to voter review. General Plan 2035 Policy 4.6-I-1 continues to allow minor adjustment of the UGB up to 25 acres with a 4/5th vote by the City Council and is more restrictive than the County ULL provisions approved under Measure "L."

DENSITY/INTENSITY STANDARDS

The General Plan establishes density/intensity standards for each land use classification. In the residential designations, residential density is expressed as housing units per net acre, exclusive of public streets, other rights-of-way, drainage easements other non-exclusive easements, and other unbuildable lands.

To promote dedication of permanent open space on Rural Conservation and Hillside Residential sites; an increase in density for clustered development on suitable sites may be provided in direct proportion to the amount of permanent open space provided by a development. Permanent open space dedication may include undevelopable lands as those identified in Resource Management Map (Figure 8-3), including lands subject to hillside (slopes over 20 percent) and creek and ridgeline development restrictions.

Density of development is calculated from only the remaining acres of the buildable land for a project site after the open space dedication has been factored out. As the open space dedication percentage increases, the buildable land may decrease; however, the density on the remaining land increases. Table 4-4 shows the potential average residential density for the remaining buildable areas in relation to percent of permanently preserved open space in the Rural Conservation and Hillside Residential Designations.

Table 4-4: Open Space/Density Provisions for Rural Conservation and Hillside Residential Land Use

Percent of Site Permanently Preserved as Open Space (Gross)	*For Rural Conservation (RC)Land Use Designations*	*For Hillside Residential (HR) Land Use Designation*
	Maximum Density[1]	*Maximum Density*[1]
Up to 49.9 percent	1 unit per 5 acres (0.2 units per net acre)	1 unit per net 5 acres (0.2 units per net acre[2])
50 to 59.9 percent	0.25 units per net acre[2]	1 unit per 2.5 net acre[2]
60 to 69.9 percent	0.3 units per net acre[2]	1 unit per 1.25 net acre[2]
70 to 79.9 percent	0.35 units per net acre[2]	1 unit per net 0.5 acre[2] (Above 70 percent)
80 percent or more	0.4 units per net acre[2]	

Notes:

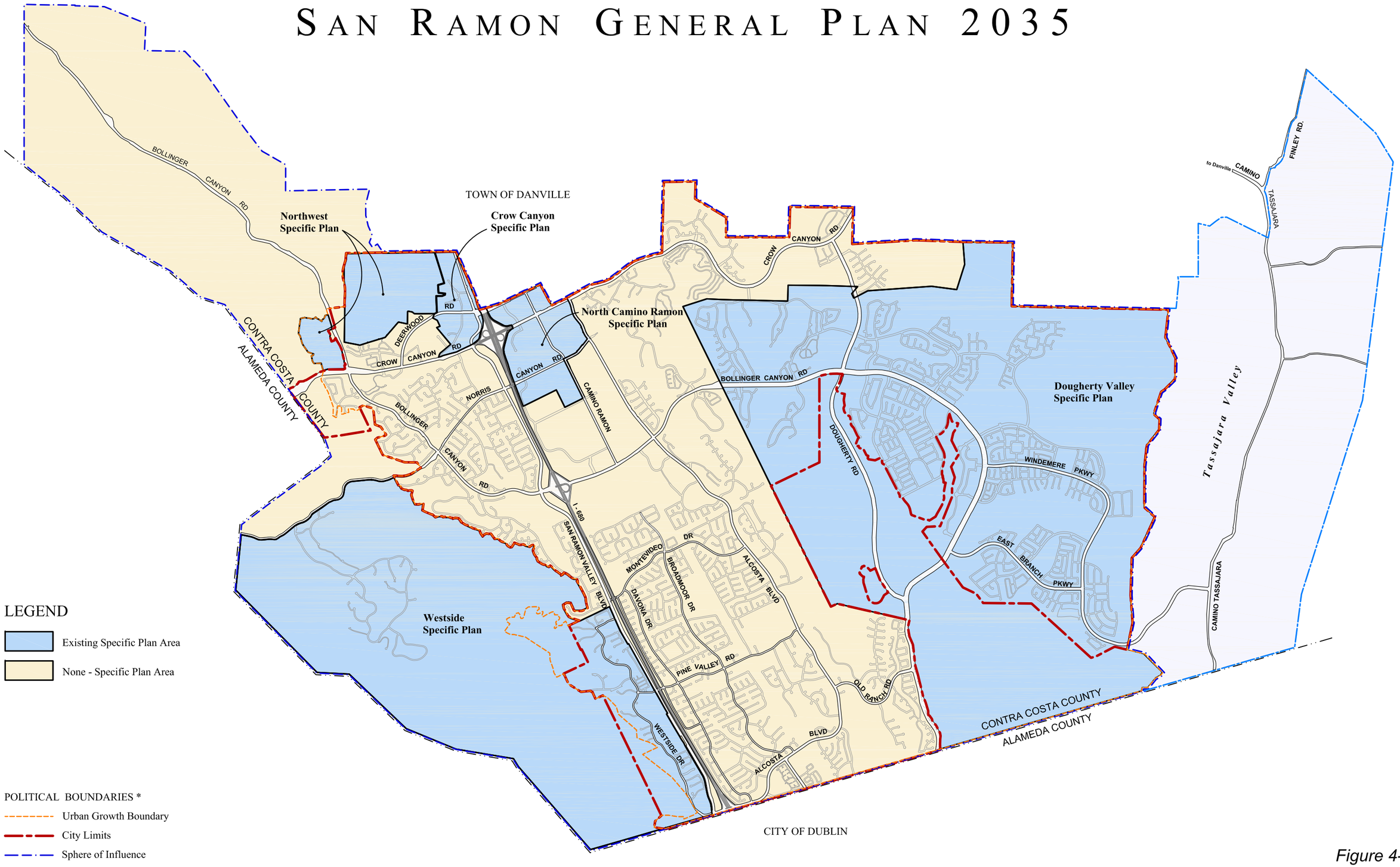
[1] Density may be lower, based on the hillside, creek, and ridgeline development restrictions

[2] Clustered Development required for 4 or more units

Gross open space dedication includes all land considered unbuildable plus any additional buildable area dedicated as open space in exchange for additional density excluding roadways and similar project-specific elements.

For non-residential uses, density is expressed as a maximum permitted Floor Area Ratio (FAR). The FAR is the net floor area for all structures on a lot/site to gross area of that lot/site. FAR is a broad measure of building bulk that controls both visual prominence and traffic generation. It can be clearly translated to a limit on building bulk in the Zoning Ordinance and is independent of the use occupying the building. No averaging of FAR is permitted such that the maximum FAR would be exceeded for a project as a whole. The Zoning Ordinance provides specific exceptions to the FAR limitations for uses with low employment densities, and provides for bonuses in FAR in return for the provision of amenities for public benefit, such as workforce housing units or public amenities. In addition to density/intensity standards, some land use classifications also stipulate allowable building types, such as single-family residential.

SAN RAMON GENERAL PLAN 2035



LEGEND

- Existing Specific Plan Area
- None - Specific Plan Area

POLITICAL BOUNDARIES *

- Urban Growth Boundary
- City Limits
- Sphere of Influence
- Planning Area Boundary
- County Boundary

* The locations of political boundaries are shown adjacent to each other for ease of identification. Actual political boundaries are coterminous when shown as contiguous, parallel, or overlap.

40 acres
10 acres

0 1/2 1 2
MILES

Figure 4-3

Specific Plan Areas

(Updated on October 21, 2019)

The density/intensity standards do not imply that development projects will be approved at the maximum density or intensity specified for each use. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential within the stated ranges based on specific project site conditions.

CLASSIFICATION SYSTEM

The classifications in this section are meant to be broad enough to give the City flexibility in implementing City policy, but clear enough to provide sufficient direction to carry out the General Plan. The City's Zoning Ordinance contains more detailed provisions and standards. More than one zoning district may be consistent with a single General Plan land use classification (see the General Plan/Zoning Ordinance consistency matrix in Table 4-5).

Residential

Seven residential land use classifications are established to provide for development of a full range of housing types (Mixed Use and Planned Development classifications permitting residential uses are described later in this section). Densities are stated as the number of housing units per net acre of developable land. Development is required within the density range (both maximum and minimum) as stipulated. Hillside, creek, and ridgeline development restrictions established in the Zoning Ordinance (Resource Management Chapter) may limit attainment of maximum densities.

Second units permitted by local regulation and State-mandated density bonuses for provision of workforce housing are in addition to densities otherwise permitted. Assumed average densities listed are used to calculate probable housing unit and population holding capacity. Neither the averages nor the totals constitute General Plan policy.

- *Rural Conservation.* This designation provides for rural single-family residential development of up to 1 unit per 5 acres of buildable land in un-serviced areas with clustered development encouraged to permit suitable development sites of less than 20 percent slope and to achieve an open space preservation target of 90 percent. Density increases of up to 1 unit per 2.5 acres of buildable land may be permitted with mandatory clustered development and open space dedication of over 80% of the gross area. A summary of the density ranges for the Rural Conservation designation has been provided in Table 4-3 above. The Resource Management Chapter of the Zoning Ordinance may set additional requirements, for those properties identified in Figure 8-3 of the Open Space and Conservation Element. A habitat protection plan may be required where sensitive species or habitat could be affected.
- *Hillside Residential.* This designation provides for a base density of up to 1 unit per 5 acres of buildable land for single-family residential development in serviced areas. Developments of four or more units must utilize clustered development techniques on suitable development sites with slopes of less than 20 percent. Density increases of up to 2 units per acre of buildable land in utility served areas may be permitted to achieve an open space preservation target of 70 percent. A summary of the Hillside Residential designation density ranges has been provided in Table 4-3 above. The Resource Management Chapter of the Zoning Ordinance may set additional requirements for those properties identified in Figure 8-3 of the Open Space and Conservation Element.

A habitat protection plan may be required where sensitive species or habitat could be affected.

- *Single Family Residential-Low Density.* Single-family residential development at densities of between 0.2-3 units per acre. Typical lot sizes range from 10,000 to 15,000 square feet. This designation reflects existing low-density neighborhoods, such as *Twin Creeks Hills* and *Royal Ridge*.
- *Single Family Residential-Low Medium Density.* Single-family residential development at densities of between 3-6 units per acre with a maximum lot size of 10,000 square feet. *The Oaks* in the Westside is an example of this designation.
- *Single Family-Medium Density.* Single-family residential development at densities of between 6-14 units per acre with typical lot sizes of approximately 3,500 square feet and including detached units, zero lot line units, garden patio homes, and townhomes. New residential development in *Country Faire* is typical of this designation.
- *Multiple Family-High Density.* Multiple-family residential development at densities of between 14-30 units per acre. Such development should reflect high quality design with integrated open space and recreational and/or cultural amenities, and opportunities for workforce housing. Structure parking would be necessary at the higher end of the range. Promontory View in the Crow Canyon Redevelopment area is an example of this designation.
- *Multiple Family-Very High Density.* This new designation provides for the highest density multiple-family residential development at densities of between 30-50 units per acre. Such development units should reflect high quality design with integrated open space and recreational and/or cultural amenities, and opportunities for workforce housing. Structure parking would be necessary.

Non-Residential

Nine non-residential land use classifications are established to provide for development of employment and other uses in San Ramon. The development intensity of these land uses is expressed as a FAR as stipulated. Development standards established in the Zoning Ordinance may limit attainment of maximum FAR.

- *Office*. Business, professional, and public offices at intensities of up to 0.45 FAR, including retail uses and restaurants in mixed-use buildings and supporting commercial services at appropriate locations.
- *Retail Shopping*. Includes sites for retail shopping and services at intensities of up to 0.35 FAR, including restaurants, commercial recreation facilities, and personal, business and financial services.
- *Thoroughfare Commercial*. Travel-oriented commercial uses at intensities of up to 0.50 FAR, including hotels, motels, service stations, restaurants, etc., located on major arterial streets and intersections.
- *Mixed Use* Integrated mix of residential and non-residential uses—retail, service, office—at intensities of up to 0.70 FAR with residential densities in the range of 14-30 dwelling units per acre. Such development should reflect high quality design with integrated open space and recreational and/or cultural amenities, and opportunities for

workforce housing. Structure parking may be necessary. Additional FAR may be allowed for projects that provide more than the 25 percent of total units as workforce housing. Types of mixed use development should consider both vertical and horizontal opportunities to provide a compatible mix of land uses consistent with the policies of the General Plan. Vertical mixed use is characterized as multi-story buildings with uses such as residential or office uses over more active ground floor pedestrian-oriented commercial, service or retail uses. Horizontal mixed use includes the same diversity of uses, but may not be constructed in a vertical configuration. Under a horizontal mixed use configuration, a project may have a commercial street frontage with other residential or office uses set to the back of the project site while still maintaining the overall mix of compatible uses. The use of either vertical or horizontal mixed use concepts should be based on the site context and surrounding land uses as well as the physical site conditions and limitations such as lot size, slope, easements, access, height, available parking, etc. Live-work units, as a mixed use option, should also be considered based on the site conditions, location, and viability of the site for more traditional retail and commercial options.

- *City Center Mixed Use* – This designation applies to City Center Bishop Ranch and the adjacent BR-2600 property in the core area of San Ramon. It is intended to foster a vibrant, integrated and cohesive mix of civic, retail, office, residential and open space uses and promote a walkable, bikable environment at the physical center of the city. The CCMU designation is also intended to create a vital, attractive destination for people from other parts of the city and the region. Development intensities of up to 0.70 FAR are permitted, with additional FAR, up to a maximum of 1.35, allowed for projects that include such elements as affordable housing; significant public benefits and/or amenities such as public art and plazas, public facilities; and/or a transit facility nearby or in close proximity. The allowable residential density range is 22 dwelling units per acre up to 50 dwelling units per acre. Development should reflect high quality design, with integrated open space and recreational and/or cultural amenities, as well as opportunities for workforce housing. Structured parking may be required.
- *Mixed Use – Commercial.* Integrated mix of non-residential uses—retail, service, office— at intensities of up to 0.70 FAR. This designation applies in locations where residential development is not appropriate, such as areas immediately adjacent to I-680. Development in Mixed Use - Commercial areas should reflect high quality design with integrated open space and/or cultural amenities. Structured parking may be necessary.
- *Golf Courses*. Golf courses and accessory facilities and uses at intensities of up to 0.10 FAR.
- *Commercial Recreation*. Sports and fitness clubs, horse stables, and amusement parks at intensities of up to 0.35 FAR.
- *Public and Semipublic*. Schools, hospitals and related medical offices, religious institutions, utilities, and quasi-public uses at intensities of up to 0.35 FAR.
- *Parks*. Public and private recreation sites and facilities at intensities of up to 0.10 FAR.
- Open Space. Land protected from development and primarily held in its natural vegetative state, with some land privately owned and used for agricultural purposes.

The maximum FAR for non-residential structures is 0.10, and the residential density is limited to 1 unit per 20 acres, which may be reduced with Clustered Development and creek and ridgeline protection standards may apply.

San Ramon will implement many General Plan policies through the City's Zoning Ordinance and specific plans. Zoning must be consistent with the General Plan if the City's land use, housing, and open space policies are to be realized. A fundamental link between the General Plan and zoning is land use/zoning consistency. Table 4-5 shows how zoning districts in San Ramon are consistent with the land use designations of this General Plan.

Table 4-5: Consistency Between the General Plan and the Zoning Ordinance

General Plan Land Use Designations	*Consistent Base Zoning Districts*
Residential	
Rural Conservation	RC
Hillside Residential	HR
Single Family-Low Density	RE-A, RE-B, RS-12, RS-10
Single Family-Low Medium Density	RS-10, RS-7, RS-6
Single Family-Medium Density	RS-6, RS-D
Multiple Family-High Density	RM, RMH
Multiple Family-Very High Density	RH, RVH
Office, Commercial, Industrial	
Office	OL, OA, M-1, M-2
Retail Shopping	CC
Thoroughfare Commercial	CT
Mixed Use	
Mixed Use	CC, MU,
Mixed Use – Commercial	CC, MU-C
City Center Mixed Use	CCMU
Community Facilities/Open Space	
Commercial Recreation	CR, P
Golf Course	GC
Public and Semipublic	PS, CR, M-1, M-2,
Parks	P,
Open Space	OS-1, OS-2, AG, RC

Note:
A specific plan can also implement any of the General Plan land use designations.

4.5 GENERAL PLAN BUILDOUT

BUILDOUT

Incremental development under the General Plan is referred to as "buildout." It should be noted that when buildout of the development projected through 2035 will actually occur is not specified or anticipated by the Plan, and designation of a site for a certain use does not necessarily mean that the site will be built/redeveloped with the designated use in the next 20 years, the horizon of the Plan. General Plan 2035 buildout development levels assume average densities and intensities for the various land use classifications identified in the General Plan Land Use Diagram.

Residential

As of January 1, 2014, an estimated 27,993 residential units exist within the San Ramon Planning Area, which includes an estimated 501 units outside the City limits, but still within the Planning Area. The General Plan will result in a projected 7,198 additional units, based on identified housing opportunity sites, for an estimated General Plan 2035 buildout total of 35,385 residential units for the Planning Area. The majority of these units are associated with the buildout of the Dougherty Valley Specific Plan. Northwest Specific Plan, North Camino Ramon Specific Plan, City Center Project, and Crow Canyon Specific Plan. Table 4-6 shows the estimated current and projected residential units for the San Ramon City Limits and Planning Area.

Table 4-6: San Ramon Planning Area Residential Units

Estimated Current Residential Units 2014		*Additional Residential Units Under General Plan Buildout*		*Estimated Buildout of Residential Units 2035*	
City limits	**Planning Area**	**City limits**	**Planning Area**	**City limits**	**Planning Area**
27,492	27,993	7,198	7,392	34,690	35,385

Note:

Estimate of Planning Area residential units extrapolated from California Department of Finance Jurisdictional projections 01-01-2014. City of San Ramon.

Non-Residential

As of 2014, approximately 16.4 million square feet of non-residential floor area currently exist in the San Ramon Planning Area, which includes retail, commercial, office, light industrial, and public space. Approximately another 5 million square feet of space is approved, underway, or programmed with City Center project, buildout of the approved Specific Plans and the additional square footage contemplated as part of the North Camino Ramon Specific Plan. In total, General Plan buildout in 2035 is estimated to result in approximately 21.6 million square feet of non-residential floor area in the San Ramon Planning Area. Table 4-7 shows the estimated current and projected non-residential square footage for the San Ramon Planning Area.

Table 4-7: San Ramon Planning Area Non-Residential Square Footage

Estimated Current Non-Residential Square feet 2014	*Additional Non-Residential Square feet General Plan Buildout*	*Estimated Buildout of Non-Residential Square feet 2030*
16,465,691	5,165,039	21,630,730

Note:
Estimate of Planning Area Non-residential square footage based on GP 2020 background data and project specific projections. City of San Ramon.

BUILDOUT POPULATION AND EMPLOYMENT

Approximately 90 percent of the buildout population and employment either already exists or will occur with approved or programmed developments.

Population

At the General Plan 2035 buildout, the San Ramon Planning Area is estimated to accommodate a population of approximately 96,174 people, an increase of about 18 percent over the current population estimate of approximately 78,820 people for the Planning Area (77,270 City). The majority of these new residents will result from the development of housing units already anticipated by the General Plan. This additional population reflects an estimated annual growth rate of about 1.0 percent per year over the next 20 years, which is considerably less than the projected 2.77 percent annual growth rate experienced by the City from 2000-2014. Table 4-8 shows the estimated current and projected populations for the City and San Ramon Planning Area.

Table 4-8: San Ramon Planning Area Buildout Population

Estimated Current Population 2014		*Additional Population Under General Plan Buildout*		*Estimated Buildout Population 2035*	
City limits	**Planning Area**	**City limits**	**Planning Area**	**City limits**	**Planning Area**
77,270	78,820	16,754	17,354	94,024	96,174

Note:
Estimate of Planning Area population extrapolated California Department of Finance Jurisdictional Projections 01-01-2014.Projections are based on an estimated average of 2.91 persons per household. Multifamily and single family of persons per household are estimated at 2.11 and 3.21 respectively based on 5 yr. ACS data (2012). City of San Ramon.

Employment

San Ramon Plan Area will accommodate approximately 57,667jobs at buildout, for an increase of about 25 percent over the current estimated employment of 45,994. The additional employment accommodated by this General Plan is about 11,673jobs. This reflects an overall annual job growth rate of about 1.08 percent over the next 21 years. This projected job growth is anticipated to be steady, but more active than that experienced in the 2000's culminating in

the economic downturn in 2007-2008. A significant part of this new employment growth is anticipated by the completion of the City Center project and implementation of the North Camino Ramon Specific Plan. The General Plan 2035 Economic Element provides addition information of existing and future employment trends specific to the City. Table 4-9 shows the current estimated and projected employment for San Ramon.

Table 4-9: San Ramon Planning Area Buildout Employment

	Estimated Employment 2014	*Additional Jobs Under General Plan Buildout*	*Estimated total Buildout Employment (2035)*
Total	45,994	11,673	57,667

Note:

Estimate of Planning Area employment is extrapolated from ABAG 2010 Jurisdictional Projections (P2013) based on the average growth rate from 2000-10, plus project specific NCRSP PDA employment information. City of San Ramon.

Jobs to Employed Resident Ratio

A city's jobs/employed resident ratio would be 1:1 if the number of jobs in the city equaled the number of employed residents. In theory, such a balance would eliminate the need for commuting and signifies a balanced community. A ratio greater than 1.0 indicates a net in-commute (jobs rich); less than 1.0 indicates a net out-commute (housing rich). As shown in Table 4-10, the current jobs/ employed resident ratio in San Ramon is 1.26, which means that the number of jobs in the City exceeds the number of employed residents by about 26 percent. The addition of significantly more residential units (and by implication employed residents) as compared to the relatively flat growth rate in jobs has resulted in a reduction in the jobs/ employed resident ratio from 1.51 to 1.26 since 2000. As the pace of future residential development decreases with buildout of General Plan 2035, the growth in employed residents will likely also slow, absent a change in the existing household employment profile. As such, if the job growth remains constant or slows, the jobs/employed resident balance will also remain flat as the City approaches buildout in 2035.

Table 4-10: San Ramon Planning Area Jobs – Employed Resident Ratio

	Estimated Jobs/Employment	*Estimated Employed Residents*	*Estimated Jobs/Housing Ratio*
2000	40,030	26,561	1.51
2010	44,350	32,820	1.35
2014	45,994	36,630	1.26
2035	57,667	47,164	1.22

Note:

Estimate of Planning Area employment and employed residents extrapolated from ABAG Jurisdictional Projections (P2013) and 5 yr. ACS data (2012). City of San Ramon.

Buildout under the General Plan is expected to add proportionately more population than jobs. As a result, the jobs/housing balance is expected to fall to 1.22 resulting in only a 22 percent differential from a 1:1 balanced ratio. It should be noted that it is important to work toward jobs/housing balance not just on a jurisdictional level, but also on a regional or corridor level to reduce regional traffic patterns by allowing residents the opportunity to work close to their homes and thereby reducing vehicle miles traveled and commute times.

4.6 LAND USE POLICIES

GUIDING POLICY

4.6-G-1 Foster a pattern of development that enhances the existing character of the City, and encourages land use concepts that contribute to the design of the community.

IMPLEMENTING POLICIES

Urban Growth Boundaries

4.6-I-1 Establish an Urban Growth Boundary (UGB) to the year 2035, as shown on the General Plan Diagram that limits the extent of urban development and services within the San Ramon Planning Area. Amendments to the Urban Growth Boundary greater than 25 acres require City voter approval.

As called for by Measure G (1999), the UGB represents a defined edge of urban development in San Ramon, beyond which development would be expected remain rural in nature and without urban services for the Plan horizon. This policy is not intended to limit extension of services to existing rural uses, nor deny existing rural property owners the option of requesting annexation. The minor adjustment of the UGB up to 25 acres is more restrictive than the County ULL provisions approved under Measure "L" subject to certain restrictions and requires a 4/5th vote by the City Council.

4.6-I-2 Petition the Local Agency Formation Commission (LAFCo) to extend the City's Sphere of Influence (SOI) if the County's Urban Limit Line (ULL) is amended.

4.6-I-3 Assess the City's future needs for housing and employment along with any development proposals and if changes are necessary, provide an opportunity for voter review of the Urban Growth Boundary in the year 2022.

The review of the UGB in 2022 is intended to provide an opportunity to review the effectiveness of the UGB in maintaining the necessary housing and employment balance for the planning horizon. The 2022 assessment date is intended to correspond to the next Housing Element cycle when the City is revisiting its housing needs. An UGB update would be by means of a City voter review to consider the maintenance or amendment of the UGB (over 25 acres pursuant to policy 4.6-I-1) or related policies.

4.6-I-4 Allow for minor technical adjustments to the Urban Growth Boundary, to be approved by the City Council with a four-fifths vote, to accommodate contiguous development on developable sites not to exceed 25 acres, only where:

- No prior adjustment has been approved and the contiguous development is not part of a larger project;
- Hillside, creek, and ridgeline standards of the Resource Management Chapter of the Zoning Ordinance will be met.

For purposes of this policy, contiguous development must abut existing or approved development, be separated only by a public right-of-way, or be within 1,000 feet of the City limits existing at the time the adjustment is being considered.

4.6-I-5 Encourage the amendment of the Sphere of Influence and/or annexation of land to the City prior to filing a development application.

To be coordinated with Policy 3.1-I-7 in the Growth Management Element.

Rural Conservation Development

4.6-I-6 Ensure that any residential development in the Rural Conservation designation mitigates impacts to natural features, sensitive habitat, and agricultural resources as required by local Ordinance or habitat protection plan.

4.6-I-7 As part of the development review process, create a habitat protection plan to mitigate any potential impacts caused by proposed development that could potentially affect sensitive habitat areas, sensitive species habitats, migratory patterns, and riparian corridors identified in the General Plan,

A habitat protection plan is designed to provide habitat protection for endangered species and sensitive habitats in the planning area, particularly in Bollinger Canyon, Westside, and Tassajara Valley Areas. A habitat protection plan would include the identification of habitats within a rural development area and preparation of a program to mitigate the impacts of development on them. It may have to include species-specific measures where specified habitat would be affected. Loss of potentially sensitive habitat would have to be mitigated, and adaptive management, as the term is used in habitat conservation planning, would be required as a balance to development impacts. In addition, conservation plans could be shared between related projects or other projects within close proximity. Participation in a structured Natural Communities Conservation Plan (NCCP) should be considered and evaluated based on the scale of any proposed development in relation to potential impact to sensitive species and ecosystems.

The requirements for mitigation, monitoring, and reporting within the habitat protection plan area would be the responsibility of the property owners directly benefiting from the adoption of the protection plan and associated development. The Open Space Advisory Committee may also be called upon by the City Council to assist in developing habitat protection plans for any new developments.

4.6-I-8 Continue to pursue interagency coordination with the County to:

- Require that development applications for projects within the City's Sphere of Influence conform to the hillside, creek, and ridgeline standards of the Resource Management Chapter of the Zoning Ordinance, where applicable; and

- Notify the City regarding County development applications within the City's Sphere of Influence, and
- Allow the City up to 180 days or until environmental review is completed, whichever occurs later, to negotiate the protection of land outside the City limits designated as priority open space.

This policy is intended to create a mechanism to provide input and reduce the potential adverse impacts that may result from development that occurs outside the City limits and potentially protect the ridgelines, hillsides, and creeks that form the backdrop for the City.

Residential Development

4.6-I-9 Require residential development to employ creative site design and architectural quality that blends with the characteristics of each specific location and its surroundings, while incorporating 360-degree design principles.

The City encourages high quality residential development that is harmonious with the proximate neighborhood through its specific plans and the review process, which includes an evaluation by the Architectural Review Board and approval by the Planning Commission. The 360-degree design principles are intended to ensure that an adequate level of architectural design development and detail is applied to all building elevations of a proposed project to achieve a high quality outcome. The City's Architectural Review Guidelines provide the baseline principles for new development and are reviewed periodically to ensure that they continue to encourage creative design and consistency with the City vision.

The City will continue to refine the development review standards for new residential developments to promote creative and superior design concepts and encourage the development of public amenities through increased density incentives. The Zoning Ordinance development standards may consider a tiered density standard within the established General Plan density range for specific zones. This concept could encourage public amenities and creative and superior design concepts by developers in order to obtain approvals at the higher end of the density range.

4.6-I-10 Provide a wide range of housing opportunities for current and future residents.

The City offers developers incentives, such as density bonuses, which encourage a broad spectrum of housing types to meet the needs of the entire community, including people who work in San Ramon, but cannot afford to live here.

4.6-I-11 Provide high quality public facilities, services, and other amenities within close proximity to residents.

The City requires contributions from residential developers to provide for community facilities and programs relating to recreation, education, child care, culture, transportation, and safety.

4.6-I-12 Except as precluded by the California Density Bonus Law or other applicable laws and regulations, ensure that all residential development provide adequate parking without the use of on--street parking to meet residential parking requirements.

4.6-I-13 Consider shared parking or other alternative parking proposals for residential development based on project-specific parking studies that analyze project need in light of the Zoning Ordinance alternative parking provisions.

The adequacy of parking provided in new development, particularly in high-density residential projects, has always been a concern in San Ramon. The Parking Ordinance should be reviewed to ensure that developments are required to provide sufficient onsite parking for projects. Alternatives parking proposals and shared parking concepts may be considered based parking studies considering the project specific parking standards and consistency with the Zoning Ordinance alternative parking provisions. The use of on-street parking to meet residential parking requirements should be avoided. See also the discussion of shared parking below under Mixed Use Development and in the Circulation Element.

Hillside Residential Development

4.6-I-14 Require Clustered Development for four or more units that will maximize preservation of visible open space and encourage preservation of open space by allowing density to increase based on the percentage of the gross area permanently preserved as open space.

The discussion of Hillside Residential Designation in section 4.4 of this General Plan provides greater detail; of the density incentives in exchange for permanently preserved open space. Additional policies in the Open Space Element and requirements for a habitat protection plan may result in additional limitations on development.

4.6-I-15 Continue to develop and refine the residential hillside development standards that address:

- Location of hillside residential units, including maximum elevation limits based on water pressure zones and hillside viewshed analysis,
- Clustered Development provisions with limitations on cluster size to preserve open character,
- Building development and design in a clustered format, including standards for building height and massing,
- Bonus provisions for clustered development, including amount of bonus, alternate development forms, common recreational facilities, phasing, etc.,
- Requirements for deeding of natural areas as conservation lots with ownership and maintenance by homeowners' association, non-profit land trusts, or other City approved public agency.

Retail and Commercial Service Development

4.6-I-16 Strengthen the role of central Bollinger Canyon Road as the City's premier retail corridor.

As a major east-west arterial with some of the highest traffic volumes in San Ramon, the stretch of Bollinger Canyon Road between Alcosta and I-680 represents one of the strongest locations for specialty and commodity retail in the city.

4.6-I-17 Foster vibrant neighborhood and community shopping centers of sizes and at locations that provide daily convenience for San Ramon residents and employees, minimize the need for longer/multiple automobile trips, and sustain a strong retail base for the City.

The overall economic development and economic needs of the City shall be considered in determining the number and location of such commercial projects.

4.6-I-18 Recognize the value that non-retail uses such as tutoring centers or hobby/recreational businesses provide to local residents but continue to limit these uses to no more than 25 percent of the total FAR of a neighborhood or community shopping center and adopt clear economic findings that must be made before approving non-retail uses that exceed the limit.

4.6-I-19 Ensure that neighborhood retail centers and commercial service buildings are compatible with the surrounding neighborhood while incorporating 360-degree design principles.

The 360-degree design principles are intended to ensure that an adequate level of architectural design development and detail is applied to all building elevations of a proposed project to achieve a high quality outcome. All developers are required to present their proposals to the City's Architectural Review Board. In conjunction with staff, Planning Commission and neighborhood reviews, the Board's review helps ensure that retail development is consistent with the Architectural Review Guidelines, community's values and compatible with surrounding properties.

4.6-I-20 Provide sufficient sites in optimal locations to meet the need for commercial services that can be supported by local residents, businesses, and workers.

Retail businesses have the best chance of success if they are located in areas with high traffic volumes and good visibility, such as along arterial roadways.

4.6-I-21 Encourage the provision of amenities and events that promote San Ramon's neighborhood and community shopping centers as community gathering places.

4.6-I-22 Amend the Zoning Ordinance, to establish a Temporary Flexible Use Zone (zoning overlay) where events can be held or pop-up retail located without the need for a conditional use permit. The overlay shall set parameters and conditions for live entertainment, amplified music, and food/beverages at events.

The Temporary Flexible Use Zone is a tool intended to facilitate regularly occurring intermittent events such as farmers markets, pop-up retail, or festivals, streamlining

the permitting process for uses that contribute to the vitality *of the local retail sector. The overlay can be applied in appropriate locations throughout the city, such as in shopping centers to enhance the retail experience and help strengthen these venues as focal points of the community*.

Mixed Use Development

4.6-I-23 Promote redevelopment with a mix of residential, retail and other compatible non-retail uses in existing retail shopping centers identified as Mixed Use on the General Plan Land Use Diagram.

It is important to recognize that not all types of mixed use development will work on all mixed use designated sites. Absent a Specific Plan, the site conditions (lot size, easements access, height, available parking, adjacent uses, etc.) and economic viability should inform the design of mixed use sites. Horizontal mixed use configurations that take advantage of existing and adjacent land uses and infrastructure to provide a compatible and vital mix of land use and can be just as effective in furthering the goals of the General Plan.

When looking at horizontal mixed use sites, it is not necessary that the project site be a single parcel under single ownership, but rather that the proposed development complement and further the mixed use zoning concept by providing compatible uses. For existing and proposed uses under separate ownership and control to be considered as a horizontal mixed use concept there must be a master plan of how the proposal will further the goals of the mixed use district and the parcels or site must be contiguous and integrated to allow circulation between the land use components which may include public right of way.

4.6-I-24 Continue to refine design standards for mixed use development that will result in a high-quality pedestrian-scaled environment, with one-to-four story buildings, integrated parking, streetfront windows, and entries, and public and private open space or as provided under a separate Specific Plan process.

Some mixed-use designations may fall within specific plan areas that have specialized design or aesthetics goals for implementation. In those situations, the form, function, and land uses of the mixed-use project should be tailored to implement the purpose and goals of the specific plan in a manner consistent with mixed uses designation. In areas outside Specific Plans, the City will continue to refine the mixed use development standards in the Zoning Ordinance to provide flexibility for individual development projects based on site conditions, while ensuring that City goals for a compatible mix of uses can be accomplished.

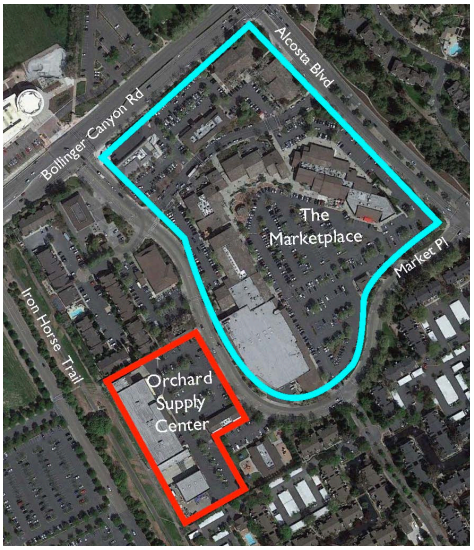
Additionally, the City will continue to refine the development review standards for new mixed use developments to promote creative and superior design concepts and encourage the development of public amenities through increase residential density and FAR incentives. The Zoning Ordinance development standards may consider a minimum nonresidential and minimum residential component including ground floor restrictions, for mixed use development. Additionally, a tiered density/FAR standard within the established General Plan density and FAR ranges for the specific zones

may be considered. This concept could encourage public amenities and creative and superior design concepts by developers in order to obtain approvals at the higher end of the density range.

4.6-I-25 Promote incentives that will provide for density and FAR bonuses for mixed-use development that includes amenities for public benefit, such as workforce housing, pedestrian-oriented facilities (outdoor seating, plazas, weather protection, transit waiting areas), historic preservation, cultural facilities, public art and water features, and open space preservation. Inclusionary housing requirements would apply.

4.6-I-26 Encourage the joint redevelopment of the Marketplace and Orchard Supply Center sites via the applicant's preparation of a master plan (a "Master Plan") where made feasible by common or separate ownerships. Any such Master Plan should focus on facilitating improved circulation, access, and visibility, as well as encouraging a broader mix of uses, including residential. Additionally, in the event of any redevelopment or reconfiguration of either site that involves the net addition of 10,000 square feet or more of rentable space and/or the introduction of any residential use, a Master Plan would be required that would contain an analysis of additional features intended to improve circulation, access, and visibility, encourage a broader mix of uses, and/or convert existing uses to residential.

The Marketplace was built at a time when having a large amount of smaller in-line shop space was a standard practice, and as a result, this center has significantly more shop space than would likely be built today. The adjacent Orchard Supply Center site effectively functions as an extension of the Marketplace Shopping Center. The center has good access and adequate parking, although visibility is poor due to its location and distance from the major roadway and, as such, tenants for this project are limited to those like Sports Basement, a destination retailer.



The Marketplace and Orchard Supply Center

As both sites are currently operated, however, there is currently little incentive for either property owner to redevelop in the short-term; however, in the future if key tenants decide to leave and there is an opportunity for substantial redevelopment or reconfiguration, the intent of this policy is to require preparation of a coordinated Master Plan for the area to facilitate improved circulation, access, and visibility and to broaden the mix of uses on one or both sites in a way that better supports successful retail at one or both sites.

This policy also recognizes that as of the date of its adoption, the two sites are not under common ownership, which would make a Master Plan difficult. This policy would thus not apply in the case of tenant improvements or other minor modifications

(including, but not limited to, façade modifications), or any relocation or replacement of existing rentable square footage for substantially the same retail purposes, which relocation or replacement does not add 10,000 square feet or more of rentable space or residential use to either site.

4.6-I-27 Require a peak parking demand study to substantiate a request for reduced parking requirement in new mixed use development.

Office Development

4.6-I-28 Allow for the revitalization and intensification of infill sites within the Bishop Ranch Business Park, consistent with FAR limitations.

4.6-I-29 Permit a diverse mix of complementary uses within Bishop Ranch to better meet the daily needs of workers and to reduce the need to travel by automobile. Complementary uses shall be consistent with site zoning, compatible with the primary use and shall not adversely affect the traffic-carrying capacity of adjacent streets.

Complementary uses and services are defined as Accessory Uses and Accessory Retail, such as day care centers, food courts, dry cleaners, ATMs, etc. and are limited to the ground floor of existing and new buildings. In Bishop Ranch, it is the intent that these complementary uses would be internal and integrated into Bishop Ranch developments and that such uses would be accessory to the primary use.

4.6-I-30 Promote office uses, including co-working and small multi-tenant spaces east of San Ramon Valley Boulevard in the Mixed Use - Commercial District.

Camp Parks

4.6-I-31 Ensure that development and land use activities in the Dougherty Valley and Tassajara Valley are compatible with Camp Parks.

4.7 SPECIFIC PLAN AREA POLICIES

The development of a specific plan is intended to reflect specific land use needs and conditions of a geographic area and be a cooperative venture with area landowners, the City, resource agencies, and local service providers to ensure that specific plan goal and objectives are achieved. Specific plans are typically long-term plans that are implemented over many years (often 20 years or more). Current land uses and market trends may serve as an impetus for specific plan development; however, as part of a long-range planning process, specific plans are typically intended to address the future needs of the community. As such, a specific plan is able to provide focused guidance and achieve a coordinated vision as individual properties propose changes over time.

Figure 4-3 illustrates the specific plan areas in San Ramon. In addition to the existing specific plans established under the previous General Plan 2020, the North Camino Ramon Plan Area is the newest planning area in the City and has been included in the General Plan 2035 planning horizon. Land use designations within specific plan areas on the General Plan Diagram are illustrative and the final land use plan for these areas incorporated into the specific plan

may deviate from the Diagram, provided it is faithful to representations of land use relationships and meets the underlying criteria and standards of the specific plan policies. Minor adjustments to Specific Plan boundaries may be made to protect resources or accommodate infrastructure improvements or specific development configurations. These boundary adjustments do not require a General Plan amendment when they have no impact on the overall level of development established by the General Plan.

The City's Planned Development (PD) District may be used in lieu of a specific plan where a property is under single ownership or all owners consent to a PD Plan and an application for PD zoning. If a Planned Development is proposed within a planned specific plan area, the proposed development shall address any applicable specific plan policy goals.

GUIDING POLICY

4.7-G-1 Consider the use of Specific Plans, and other area plans to develop land use programs that reflect specific area conditions and land use needs.

IMPLEMENTING POLICIES

Northwest Specific Plan Area

4.7-I-1 Ensure new development within the Plan Area is consistent with the adopted Northwest Specific Plan.

4.7-I-1A Ensure new development within Neighborhood V of the Plan Area is developed in accordance with the Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative.

Crow Canyon Specific Plan Area

4.7-I-2 Ensure new development within the Plan Area is consistent with the adopted Crow Canyon Specific Plan and pursue future opportunities to update the Plan as needed to address the changing market opportunities and land use, infrastructure, and finance needs based on post RDA conditions.

The elimination of the RDA as a tool for implementation has resulted in additional challenges for implementation of the Specific Plan and financing of infrastructure. While the core vision for the Plan Area remains largely intact, the City and/ or development community should consider opportunities in the future to evaluate the components of the Specific Plan. Any future study of the Plan Area should assess market conditions and development capacity; identify contemporary needs of the City (housing opportunity sites, retail and commercial service needs, economic development, etc.), include input from property owners/stakeholders as well as the assess the scope of infrastructure investment needed to accomplish the goals and objectives of the Specific Plan. This effort could include public–private partnerships and consist of targeted revisions to the existing Specific Plan based on supplemental studies or a comprehensive reworking of the Plan through an extended Specific Plan visioning process.

North Camino Ramon Specific Plan

4.7-I-3 Prior to approving projects involving more than 10,000 square feet of new construction in the North Camino Ramon Specific Plan (NCRSP) Area, amend the NCRSP to focus specialty and commercial retail along major arterial corridors with good freeway access and raise the base FAR to 0.9 for sites at the interior of the TCMU zone in order to improve the feasibility of redevelopment within the established density range for sites that can support it. The base FAR is not intended as a minimum requirement but rather as an incentive for development consistent with the General Plan and NCRSP vision for the area where site characteristics allow. Additionally, amend the NCRSP to allow for shared parking in appropriate locations and establish minimum daily parking requirements, based on the mix of uses and time periods when they would be needed. The update shall establish parameters for shared parking to be implemented either through shared parking agreements among adjacent properties or on a district scale in order to provide clarity for property owners and developers. Outreach to business owners shall be an integral part of the update.

The original concept in the North Camino Ramon Specific Plan (NCRSP) of The Commons as a destination retail center. Retail market analysis completed by BAE Urban Economics in 2017 indicates there would be little market support for a second 'city center' and little developer interest in an interior site with no exposure to high traffic arterials. Instead, The Commons area represents an opportunity to support the success of retail at City Center and San Ramon's other existing shopping centers by promoting residential mixed use development at the interior of the NCRSP area, with access from Norris Canyon Road.

Title D3-30 of the San Ramon Zoning Code allows for shared collective parking agreements among two or more adjacent property owners when adjacent uses have distinct and differing peak parking usage periods. As buildout of the core area of the city proceeds, there may be opportunities to implement shared parking among uses on a district scale in order to provide property owners and developers with more flexibility to provide onsite amenities and space for pop up retail and other events that contribute to the experience in San Ramon's retail shopping centers.

Westside Specific Plan Area

4.7-I-4 Prior to new development consistent with the General Plan, amend the Westside Specific Plan as necessary to ensure consistency with the General Plan by establishing a 1,348-unit limit on housing.

All new development must conform to the policies of the Westside Specific Plan as they relate to land use, circulation, open space and conservation, community design, public services and utilities, hydrology, and safety

Other Area Plans

In addition to the identified Specific Plan areas, it is necessary to continue to evaluate existing development for opportunities for redevelopment. Land use planning efforts for subareas should be regularly evaluated for effectiveness and planning boundaries and if necessary new planning efforts should be initiated to reflect land use and economic trends.

4.7-I-5 Continue to pursue the development and implementation of the City Center Project as a cohesive mix of civic, office compatible retail, and public space with an arts, entertainment, and lifestyle focus.

On October 8, 2013, the City of San Ramon entered into a Memorandum of Understanding with Sunset Development, the City's private sector partner on the City Center Project, to design and construct a new City Hall on the southwest corner of Central Park. On June 10, 2014, Sunset Development presented a revised vision and development concept for phase one of the City Center Plaza District. The Plaza District retail phase of development is primarily comprised of the retail, restaurant, and theater portion of the previously approved Project. Construction of Plaza District retail phase began in 2015 and is anticipated to open in the Fall of 2018.

4.7-I-6 Implement the City Center project to comply with the CCMU zoning designation and the intent of the City Center Settlement Agreement. The project and any future revisions will continue to be required to meet the sun access plane requirements adjacent to City parks.

Tassajara Valley Area

4.7-I-7 Continue to monitor development activities is the Tassajara Valley Area.

The Tassajara Valley is not within the City's Sphere of Influence and the Contra Costa County is the approval authority for all land use applications within the subarea. As an adjacent community, San Ramon has a vested interest in any new land use activity within this subarea because of the potential impacts on the City and City services including, but not limited to roads, parks and open space and emergency response.

4.8 COMMUNITY IMAGE

San Ramon is a contemporary city that is distinguished by attractive natural and physical features. These features are the result of community values, decisions about development as well as preservation of open space. Quality urban design is an important component of the community image and an essential in creating the City image and sense of place. Quality design preserves and enhances the City's natural setting and coupled with programs for public art, signage and landscaping contribute to a unique, pleasing, and desirable environment for San Ramon residents.

For new development, the Art in Public Places Program is intended to promote the acquisition, construction, installation, restoration, and maintenance of public art pieces in San Ramon that will foster creativity, freedom of expression, cultural awareness, civic pride, and a strong sense of community. Public Art is defined as original visual works of art, which are accessible to the public. The artwork may be placed on private land within public view or access, or in public places such as City property, the exterior of any City owned facility, public areas, lobbies, or public assembly areas. This incremental approach to adding public art adds to uniqueness of the City and enhances the community image.

In a larger context the hillsides on both the east and west, silhouette the City and bestow a panoramic sense of openness to the people living in the valley. The San Ramon community has invested substantial resources to establish a special place whose identity strengthens and

enhances its visual image. There are distinctive amenities that define San Ramon, such as Central Park and the Community Center, its varied residential neighborhoods, and Bishop Ranch Business Park.

One of the challenges facing San Ramon is to continue building a strong, positive image that reflects the vision of its people and the quality of its environment. Such an image can be enhanced by defining and visually emphasizing the City's gateways, preserving its scenic views of surrounding hills, and encouraging well-designed, innovative architecture and landscape.

GUIDING POLICY

4.8-G-1 Maintain and enhance San Ramon's identity.

IMPLEMENTING POLICIES

4.8-I-1 Continue to develop and refine community design documents such as the San Ramon Beautification Plan, the Creek Corridor Plan, Street Beautification Plan, Street Beautification Guidelines, Architectural Review guidelines and other guidance documents to provide comprehensive design guidelines for beautification, of streetscapes creek corridors, City signs, public art, and community entries in San Ramon.

4.8-I-2 Ensure that the design, location, and size of new development blends with the environment and a site's natural features.

The design and location of new buildings can either enhance or detract from the surrounding environment. Buildings should be positioned so that trees, creekside vegetation, scenic views, and other natural resources are preserved.

4.8-I-3 Continue to refine citywide lighting standards to ensure appropriate illumination levels for residential, commercial, and industrial land uses, and that lighting is of a consistent character and quality while reducing light pollution.

Parking lot lighting standards in the City's Zoning Ordinance can help protect residential neighborhoods from glare by shielding and filtering light sources along with maximum illumination levels to reduce unnecessary illumination on adjacent properties and conserve energy.

4.8-I-4 Ensure that parking facilities adequately address the community image, aesthetics and functional needs of the City.

Depending on size, residential, commercial, and office development often must provide parking spaces to accommodate the needs of their residents and users. The City shall encourage architectural integration of parking structures into developments, landscape, and architectural screening and the construction of underground parking wherever feasible to minimize impervious surfaces at ground level.

4.8-I-5 Encourage the linkage and integration of new development with existing neighborhoods by means of Complete Streets networks, open space areas, parks, and pathways as a means of enhancing pedestrian and bicycle connections.

Assembly Bill 1358 (AB 1358), the California Complete Streets Act, requires the General Plan to contain provisions for a balanced, multimodal transportation network that meets the needs of all users. Complete Streets concepts are intended to provide safe and convenient travel for all user groups in a manner that is suitable and based on local conditions. Additional discussion and policies related to Complete Streets concepts can be found in Section 5.3 of the Traffic and Circulation Element.

4.8-I-6 Seek to assure maximum public access to the Iron Horse Trail through land acquisition, licensing agreements with Contra Costa County, and incentives for dedication and improvement of land for trailhead parks and walkways.

4.8-I-7 Require new commercial and office development to provide plazas, courtyards, seating areas and other similar outdoor passive recreation areas.

4.8-I-8 Use the development review process to ensure that new development minimizes impacts and preserves and/or enhances significant views of the natural landscape.

The City's most prominent visual resources are the hills to the west and Mt. Diablo and its foothills. Other natural visual amenities include San Ramon Creek within the Crow Canyon subarea, San Catanio Creek along Norris Canyon Road, and the Dougherty Hills ridgeline. Views of the natural landscape can be emphasized and preserved through the design and placement of streets, buildings, and outdoor spaces. Open Space Policy 8.4-I-13 provides for the development of viewshed criteria that will inform the design review process.

4.8-I-9 Continue to implement landscaping guidelines for public roadways that improve their visual character.

The City's "Beautification Plan" and "Streetscape Beautification Guidelines" outline landscaping concepts for many of the arterials, gateways, and key intersections. Implementation of these concepts will result in a distinct, unified image for San Ramon that reflects the indigenous and historic character of the San Ramon Valley. Landscaping standards should be reviewed regularly to ensure that there is no conflict with pedestrian safety and access, vehicle visibility at intersections, and fire hazard control as landscaping matures. Safety issues related to site lines and security are addressed in the Zoning Ordinance.

4.8-I-10 Continue to implement gateway treatments for City entries that help residents and visitors know they have arrived in San Ramon.

The "Streetscape Beautification Guidelines" provide landscaping designs for both major entries at the freeway interchanges and secondary entries where streets enter San Ramon from its neighbors, Danville and Dublin. Implementation of these entry designs will make positive and meaningful visual statements about San Ramon.

4.8-I-11 Require new office and commercial development to provide outdoor art that is clearly visible to the public or contribute to a citywide public art program though the development of an in lieu fee program.

Outdoor art, such as sculptures and fountains, can reflect the social and cultural history of San Ramon, which in turn can contribute to a stronger sense of place.

4.8-I-12 Encourage attractive, drought-tolerant landscaping on private property that is suitable for San Ramon's climate.

Although San Ramon is located in an area of mild temperatures and average rainfall, drought-like conditions have prevailed in the past for years at a time. The City has established guidelines to promote water-conserving landscapes by limiting turf area and requiring drought tolerant shrubbery. The City's Climate Action Plan (CAP) promotes a 20% reduction in water use for new development, the application of the State Model efficient Landscape Ordinance (MWELO) as well as the development and use of dual water systems utilizing reclaimed water for irrigation purposes.

4.8-I-13 Require appropriate landscape treatment for public rights-of-way in all new residential, office, and commercial development.

Street trees and landscaping help unify neighborhoods and give them identity. They also reduce the impact of uninterrupted street pavement and provide shade for pedestrians.

4.8-I-14 Ensure that businesses provide signs that are attractive and consistent with neighboring commercial uses, minimize visual clutter from roadways and other public areas, and, where possible, cannot be seen from residential neighborhoods.

San Ramon requires developers to submit a "Master Sign Program" for most commercial and multi-family residential projects to ensure that signs are compatible with the above-stated goals. The City also provides design guidelines and location criteria for a variety of on- and offsite signs, all of which are subject to Architectural Review Board and/or Planning Commission review and approval.

4.8-I-15 Maintain attractive and distinctive street identification signs for all areas of the City.

Specially designed signs identifying all streets in San Ramon will provide a unifying and visually appealing element throughout the City. When a design is developed, existing signs will be replaced on an as-needed basis.

4.8-I-16 Continue to refine urban design standards in the Zoning Ordinance as needed for large-scale office development to promote smart growth principles while minimizing negative impacts on adjacent properties.

4.8-I-17 Implement the City Zoning Ordinance sun access plane requirements and provide provisions for encroachments into the sun access plane to allow architectural flexibility.

Sun access plane encroachments may be done by allowing, for example, a 15-foot vertical projection above the sun access plane for up to 25 percent of the length of the lot line opposite a City park. The Iron Horse Trail corridor is not subject to sun access plane standards. Currently deviations to the sun access plane requirements are processed through the minor exception or variance process.

4.8-I-18 As part of development proposals, encourage public access to creeks as scenic visual and passive recreational amenities in a manner consistent with need of applicable resource agencies to provide creek and habitat protection.

South San Ramon, Watson Canyon, Oak, Norris, San Catanio, and San Ramon Creeks provide open space amenities within an urbanized setting. While large portions of these creeks are culverts or are tightly constrained between private development, opportunities potentially exist to provide pedestrian access to these amenities via walkways and bridges, and visual access via scenic corridors and building setbacks. It is the City's goal to ensure that creekside settings remain accessible and open for everyone, as they provide visual relief and opportunities for outdoor recreation. The City will work closely with regulatory agencies to achieve this goal.

4.8-I-19 Continue to provide park and recreational amenities that combine well-designed buildings, recreational equipment and playing fields, and complementary landscaping at key locations throughout the City.

San Ramon residents take pride in their parks, which offer activities from children's play areas at all the facilities, to adult classes at the Community Center. San Ramon's parks are designed to blend with adjacent neighborhoods, capture significant views of the hillsides, and soften the urban environment.

4.8-I-20 Require all walls and fences to be designed to minimize visual monotony.

Walls shall be designed to provide an attractive streetscape with varied building orientations, landscaping and berm materials, and any other techniques that will provide visual relief.

4.9 ADMINISTRATION OF LAND USE REGULATIONS

Any landowner should have an opportunity to demonstrate that the new General Plan policies and implementing zoning regulations results in the denial of all economically beneficial use of their land. If it were found that there is, in fact, a denial of all economically beneficial use, as the term is defined in applicable State and federal law, then the City would be required to modify the land use regulations as they apply to that property to allow for an economically beneficial use.

IMPLEMENTING POLICIES

4.9-I-1 Establish provisions for making beneficial use determinations and providing administrative relief from Plan policies and zoning regulations that have the potential for deprivation of property rights.