

CITY OF SAN RAMON
NORTHWEST SPECIFIC PLAN
TEXT AMENDMENT

BY ORDINANCE NO. 468

EFFECTIVE DATE JULY 1, 2017

Northwest Specific Plan Amendments.

The City of San Ramon Northwest Specific Plan, adopted November 28, 2006, is hereby amended as follows (within each numbered subsection below, the text to be inserted in the Specific Plan is indicated in underline type, while text to be deleted is indicated in ~~strikeout~~). Text in standard type, italics, or bold that currently appears in the Specific Plan is not amended by the Initiative, and is shown for reference purposes only; otherwise the text, figures, maps, or other components of the Specific Plan not being amended by the Initiative are not duplicated below:

A. Chapter 1 of the Northwest Specific Plan, entitled “Introduction,” is hereby amended at pages 1-2, as follows:

PLANNING PROCESS

During the planning process, several community workshops were held, as well as Planning Commission and City Council meetings. Meetings and interviews were also held with interested stakeholders, such as residents of the surrounding neighborhoods and property owners. Additionally, meetings were held with City committees, such as the Housing Advisory Committee and the Open Space Advisory Committee, to incorporate their views on the future patterns of development that they would like to see in the Plan Area.

In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. New Neighborhoods I through V were laid out and other modifications were approved consistent with the policies and vision of the Plan as well as the City’s General Plan. 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 in 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 units to lower density, market-rate, for-sale units. The Initiative provides for that reduction in density so long as the developer elects to contribute into a fund established by the City for the purpose of facilitating affordable housing, instead of constructing affordable housing on-site. The Initiative also provides for the developer of the Neighborhood V site to pay a fee to the City in the amount of Two Million Dollars (\$2M) open space fee for the acquisition, preservation, and maintenance of additional open space on the City’s perimeter consistent with the vision of the NWSP, in the event the developer elects to utilize the alternative workforce housing approach.

B. Chapter 1 of the Northwest Specific Plan, entitled “Introduction,” is hereby amended at page 1-18, as follows:

PROJECT SUMMARY

The Northwest Specific Plan sets forth a development program that incorporates a variety of residential neighborhoods with community open spaces and facilities, and provides for the enhancement of wildlife and riparian habitats. The Specific Plan land use program includes five distinct neighborhoods that are interconnected by a public trails and open space system, and linked to new community and public facilities. These five neighborhoods could accommodate a total of up to 830 housing units, including 238 affordable housing units, meeting the requirements of the City of San Ramon General Plan regarding housing affordability. In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. 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 in Neighborhood V from 302 to 180 units (with a maximum density of 18 units per acre).

A prominent component of the land use program is the provision of several new community amenities in the form of an active community park, a rose garden, a house of worship, an educational site, a public trails system and passive open space areas. The proposed community park includes soccer and softball facilities, basketball courts, picnic and play areas, and parking facilities. The park facilities will be easily accessible by neighboring properties and all neighborhoods via its central location and a public trails system. The educational site is designed to accommodate an educational museum or outreach facility, and will have an adequate parking supply.

Another characteristic of the Plan is linkages with surrounding neighborhoods and uses. The project includes a public trails system which originates from the community park and links to adjoining passive open space areas and to Mill Creek Hollow Park to the south. The proposed public trails system will also establish new connections to existing trails within the vicinity, including the East Bay Regional Park District trail along Bollinger Canyon Road and the Las Trampas Ridge trail. Open space and resource conservation are integral elements of the Plan, with the creation of a riparian and wildlife corridor along a meandering drainage swale containing a series of small wetland habitat areas and connecting ponds. Additionally, as required by the General Plan, at least 75% of the Plan Area must be designated for schools, parks, common and public open spaces uses, ownership and maintenance of public and private open space, and design of open space amenities, such as staging areas, trails, and connections. The Plan Area's open space system is also intended to serve as a visual and noise buffer between the proposed Specific Plan development and existing residential neighborhoods.

In order to achieve the City's desired vision for the Plan Area, a hierarchy of community design elements is proposed. The underlying community design principles focus on creating a distinct community identity through unique design features, such as community and neighborhood gateways, an extensive open space system, pedestrian trails, distinct neighborhoods, and community amenities. These principles are described and illustrated in the Land Use, Parks and Open Space System, and Community Facilities Chapters of this Plan. Additionally, each development application within the Plan Area will be required to submit detailed Design Guidelines, illustrating how future development will incorporate the desired community design goals and vision.

C. Chapter 1 of the Northwest Specific Plan, entitled "Introduction," is hereby amended at page 1-21, as follows:

LAND USES

A variety of land uses are incorporated into the Plan to produce a community with carefully integrated open space, residential neighborhoods, and public areas. The following is a brief description of each land use:

Residential. As required by the City of San Ramon's General Plan, the Plan Area's residential neighborhoods will accommodate a range of households and incomes, including market rate, senior, and affordable housing types. As required by the General Plan, the Northwest Specific Plan contains a workforce housing program, providing which in 2006 provided for 238 units available for households of very-low, low, or moderate income. In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. 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 on the Neighborhood V site from 302 to 180 (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate, for-sale units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into a workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

This reduction in density and unit count in the NWSP such that the total unit count within Neighborhood V decreases from 302 apartment units to a maximum of 180 market-rate, age-targeted, for-sale units would be allowed to occur so long as the developer elects to contribute into a fund established by the City for the purpose of facilitating affordable housing, instead of constructing affordable housing on-site. Specifically, the developer would pay a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer of Neighborhood V is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V.

The City may use the above-referenced funds, in its discretion, to fund a variety of programs intended to facilitate affordable housing. By way of example only, these programs could include, among others, partnering with non-profit developers to transfer and/or construct deed-restricted affordable units; purchase and rehabilitation of existing developments for deed-restricted affordable housing; preservation and replacement options to preserve existing affordable housing stock; purchasing affordability covenants; and/or providing financial support for rental subsidies, down payment assistance, and housing rehabilitation loan services and grant program for eligible households. The foregoing list of potential measures is intended to be illustrative only, and is not intended to constrain the City's discretion in determining the appropriate way to allocate this funding so long as such funding is used for the purpose of facilitating affordable housing.

The allocation of affordable units is detailed in Chapter 7, Implementation.

Five residential neighborhoods (referred to as A, B, C, D, and E as shown in Figure 2-1 in the Land Use Chapter) are included in the Plan Area, consisting of detached single family units, townhomes, attached multi-family units, and large lot homes. Densities will range from 1.5 dwelling units per acre for single-family homes to over 40 dwelling units per acre for senior housing.

Community Park. An approximately 12.7-acre active community park is designated within the Plan Area and includes soccer and softball facilities, basketball courts, picnic areas, playgrounds, open space areas, tennis courts, an amphitheater, an interpretive center, and parking facilities. A rose garden site may also be incorporated into the community park. In the western portion of the Plan Area, a two acre neighborhood park is envisioned to be integrated into Neighborhood E.

D. Chapter 1 of the Northwest Specific Plan, entitled "Introduction," is hereby amended at page 1-22, as follows:

House of Worship. An approximately 6.1-acre site ~~has been~~ was originally provided in the Plan Area to accommodate a house of worship with a day care use and neighborhood serving recreational facilities. Parking will be accommodated onsite. The maximum Floor Area Ratio (FAR) for this facility is .35, and the maximum height is 32 feet (not including a steeple or similar architectural projection). As part of the 2014 Faria Preserve revisions, the house of worship site was reduced and relocated, and this component of the development plan was further refined upon adoption of the voter-sponsored Faria Preserve Development

Reduction, Open Space Protection, and Workforce Housing Endowment Initiative in 2016. The site is approximately 2.0 acres, the maximum Floor Area Ratio (FAR) for this facility is 1.25, and the maximum height is 32 feet (not including a steeple or similar architectural projection). Parking will be accommodated onsite.

E. Chapter 2 of the Northwest Specific Plan, entitled “Land Use,” is hereby amended at page 2-1, as follows:

CHAPTER 2: LAND USE

INTRODUCTION

The Land Use Chapter of the Northwest Specific Plan sets forth the types, locations and intensities of land uses to be accommodated within the Plan Area. The program of land uses proposed for the Plan Area responds to General Plan direction, as well as other adopted City policies, direction provided by City Council, and comments and suggestions offered by the public, the Planning Commission and various City Boards and Committees.

The intent of this Chapter is to define the overall direction for the development of five new residential neighborhoods within the Plan Area, as well as the integration and development of a range of infrastructure and community-serving facilities. Following the vision of the Plan, a community design framework has been prepared to establish land use and community character. The framework described is intended to guide development in a manner that embraces the scenic character of the site, preserves and enhances open space and biological resources, and supports the creation of a variety of residential neighborhoods with a range of densities and housing types.

The development pattern and densities associated with these concepts are shown in the Land Use Plan, illustrated in Figure 2-1. Additionally, the Illustrative Plan for the Plan Area (Figure 2-2), illustrates the overall design concepts, and relationships between residential neighborhoods, community facilities, and circulation facilities. The Implementation Chapter (Chapter 7) of this Plan describes zoning codes, development standards, and other requirements such as Design Guidelines that will be used to establish project-wide theme and character elements.

In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. New proposed Neighborhoods I through V were laid out and other modifications were approved consistent with the policies and vision of the Plan as well as the City’s General Plan.

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 in Neighborhood V of the NWSP from 302 to 180 units (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, market-rate, age-targeted units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

F. Chapter 2 of the Northwest Specific Plan, entitled “Land Use,” is hereby amended at pages 2-11 to 2-12, as follows:

GOAL 1. An attractive residential community comprised of interconnected neighborhoods, offering a range of housing types, community amenities, and open space areas.

Balanced Development Pattern

Objective A: Provide a balanced development pattern that offers a diversity of residential choices, utilizing open space areas and community amenities as organizing and defining elements.

Policies:

1. Establish a buffer between new development within the eastern portion of the Plan Area, and existing single family residences to the south, in accordance with Figure 2-3.
2. Organize neighborhoods in a manner that is pedestrian scaled and walkable, with convenient access to community amenities, open space areas, and the Crow Canyon Redevelopment area.
3. Include a wide range of housing types, densities, sizes, and affordability levels.
4. Create well-defined residential neighborhoods served by a community park, public trails, and related open space amenities.
5. Provide convenient pedestrian, bicycle, and vehicular access to link neighborhoods and connect residents with public facilities.
6. The total number of residential dwelling units within the Plan Area shall not exceed 830, which includes a density bonus for workforce and affordable units. This figure does not include second units designed in accordance with State law.
7. Develop an Inclusionary Housing Program, providing that at least 25% of the total units within the Plan Area are affordable to very-low, low, and moderate income levels. Alternatively, in connection with development of the Faria Preserve, rather than constructing the specified number of affordable units on-site, the developer may instead contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon as follows. Specifically with respect to Neighborhood V, under this alternative approach, the developer would pay a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V. If the developer of the Neighborhood V site elects this alternative, then overall density and maximum number of dwelling units on the Neighborhood V site shall be reduced from 302 to 180 (with a maximum density of 18 units per acre).
8. Encourage the concentration of recreation, education, service, public and community activities as focal points of the community.
 - a) Provide an approximately 12.7-acre site for a community park facility.

- b) Provide ~~up to a 6.0~~ an approximately 2.0-acre site for a house of worship.
- c) Provide an approximately 1.6-acre site for an educational site, such as an educational museum or an outreach facility.
- d) Provide an approximately 0.5-acre rose garden site, which can be accommodated within the community park.
- e) Provide an approximately 2.0-acre site for a neighborhood park facility in the western portion of the Plan Area (exact location to be determined in the future).

G. Chapter 2 of the Northwest Specific Plan, entitled “Land Use,” is hereby amended at page 2-14, as follows:

RESIDENTIAL LAND USES

The overall mix of land uses within the Plan Area is intended to create five distinct neighborhoods offering a variety of densities, housing types, and open space areas. Housing types will range from hillside neighborhoods with homes on large (one-half acre) lots to higher density multi-family housing ~~for seniors~~. In Neighborhood V, this housing will incorporate senior-friendly design elements to allow for aging in place and/or multi-generational living (this is often referred to as age-targeted, which does not restrict the age of those living there but has design features to allow people to continue to live there as they age). Features characteristic of all neighborhoods will include passive open space areas encompassing each neighborhood, pedestrian trail connections to community open spaces and facilities, and varying architectural styles with decorative facades to promote community character.

The proposed land use plan showing the location and distribution of the five neighborhoods within the Plan Area is shown in Figure 2-1. Each neighborhood differs in size, density, and characteristics, but the community design of the Plan is intended to maintain overall continuity and cohesiveness.

Table 2-1, the Residential Land Use Summary, establishes the area and density of each neighborhood illustrated in the Land Use Plan (Figure 2-1). All development projects shall be consistent with the densities established for each neighborhood. In 2014, the City amended the layout of the Plan Area with an updated vesting tentative map and related development plan upon application of the owner of the Faria Preserve. As a result of these changes, a new layout and nomenclature for the Plan Area was implemented, with Neighborhoods I, II, III, IV, and V replacing Neighborhoods A, B, C, and D, and the densities shown in Table 2-1 were shifted accordingly. The proposed developments for Neighborhoods I through IV (approved in 2014) and Neighborhood V (approved in 2016 upon adoption of the voter-sponsored Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative (“Initiative”)), are consistent with the broader vision, development pattern and development standards established in the Northwest Specific Plan including its overall approach to density of development.

H. Chapter 2 of the Northwest Specific Plan, entitled “Land Use,” is hereby amended at page 2-16, as follows:

ALLOCATION OF AFFORDABLE HOUSING UNITS

In accordance with the City’s inclusionary housing policy at the time the Plan was originally adopted in 2006, The the General Plan includes-included quantified objectives for affordable housing in the Plan Area.

~~It requires required that 25% of housing in the Plan Area be affordable to Very-Low, Low, and Moderate Income households. The City’s recently adopted Certified Housing Element (2004)-(2015-2023) assumed the maximum development of the Plan Area (at 830 units), including the assumed development of 25 percent of units therein as affordable to Very-Low, Low, and Moderate Income Households. establishes targets that 20% of this allocation will be affordable to Very Low Income Households, 30% affordable to Low Income Households, and 50% affordable to Moderate Income Households.~~

An Inclusionary Housing Program is required as a condition of approval for any development application within the Plan Area, and includes details of implementation measures for meeting the City’s goals for affordable housing. Alternatively, in connection with development of the Faria Preserve, rather than constructing the specified number of affordable units on-site, the developer may instead contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon as follows. Specifically with respect to Neighborhood V, under this alternative approach, the developer would pay a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V. If the developer of the Neighborhood V site elects this alternative, then overall density and maximum number of dwelling units on the Neighborhood V site shall be reduced from 302 to 180 (with a maximum density of 18 units per acre).

Table 2-2 is a summary of the planned housing units, and allocation of affordable units within the Plan Area, when the Plan was originally adopted in 2006:

Table 2-2: Allocation of Affordable Units

	Total Housing Supply	Total Affordable Units	Allocation of Affordable Units		
			Very Low Income (min 20%)	Low Income (targ. 30)	Moderate Income (targ. 50%)
Faria Property*	786	226	75	82	69
Chang Property	43	12	2	4	6
Panetta Property	1	0	0	0	0
Total Units:	830	238	77	86	75

Note:

In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. 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 in Neighborhood V of the NWSP from 302 to 180 units (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate, units; and (2) instead of constructing affordable housing on-

site, allowing the developer to contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

I. Chapter 2 of the Northwest Specific Plan, entitled “Land Use,” is hereby amended at pages 2-19 to 2-20, as follows:

Neighborhood D

~~Neighborhood D is designed specifically for the creation of up to 86 senior housing units on approximately 1.8 acres, consistent with the General Plan land use designation of Multiple Family Very High Density Residential, at an overall density of approximately 40 dwelling units/acre. It is envisioned that the neighborhood will consist of a large block of senior housing units with ample parking and a connection to the main internal roadway of the Plan Area.~~

~~This neighborhood is located to the west of the House of Worship and Community Pool facility, immediately south of Neighborhood B. As shown in the accompanying graphic, access to the 86 senior housing units will be illustrative design of Neighborhood C 2. Land Use Northwest Specific Plan 2-20 City of San Ramon provided through a driveway extending west from the main internal roadway in the eastern portion of the Plan Area (David Gates and Associates, 2006). Parking for the senior units will be designed with guest spaces located to the east of the building, in a lot which is to be shared with visitors to the Community Pool and House of Worship. Continuing use of this pool of shared parking spaces will be provided for through reciprocal cross easements.~~

~~The Senior Housing community will be located within proximity of a range of recreational and cultural amenities within the heart of the project, including the Community Pool, the House of Worship, the Community Park and the Rose Garden. Neighborhood D residents will be able to walk to these project amenities. Neighborhood D will include a three-story residential structure containing 86 senior apartment units, along with a protected interior open space and plaza. This neighborhood adjoins a large open space area and public trail to the west. The senior apartment units will be buffered from noise along Faria Preserve Parkway by an open space buffer and grade separation. The character of the development will be expressed through decorative features that will be detailed in Design Guidelines, to be reviewed concurrently with the development application. The building design comprising Neighborhood D is proposed to be three stories with a flat roof design, although an alternative pitched roof design has also been submitted for consideration.~~

~~The sanctuary and related House of Worship buildings have been reduced in scale from their original conceptual design in order to accommodate both the 86 Senior Housing units and the Community Pool with its related recreational amenities. The overall developed residential acreage associated with Neighborhood D remains unchanged, although the guest parking facilities for these senior units will be provided in a shared arrangement with the parking allocated to the Community Pool and House of Worship. Similarly, the Educational Use Facility has been relocated to the southeast corner of the site, at the same location originally planned for Neighborhood D. As a result, the Community Park facility has been expanded by approximately 1.6 acres, while the scale of building improvements at House of Worship has been reduced to accommodate the relocated Senior Center and Community Pool shared parking facilities. Overall, these changes do not alter the aggregate land area devoted to residential uses, and the ratio of residential uses to open space and public or quasi-public facilities on-site remains at 75/25.~~

In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. 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 from 302 to 180 (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into a workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

This reduction in density and unit count in the NWSP such that the total unit count within Neighborhood V decreases from 302 apartment units to a maximum of 180 market-rate, age-targeted, for-sale units would be allowed to occur so long as the developer of the Neighborhood V site elects to contribute into a fund established by the City for the purpose of facilitating affordable housing, instead of constructing affordable housing on-site. Specifically, the developer would pay a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer of Neighborhood V is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V.

The City may use the above-referenced funds, in its discretion, to fund a variety of programs intended to facilitate affordable housing. By way of example only, these programs could include, among others, partnering with non-profit developers to transfer and/or construct deed-restricted affordable units; purchase and rehabilitation of existing developments for deed-restricted affordable housing; preservation and replacement options to preserve existing affordable housing stock; purchasing affordability covenants; and/or providing financial support for rental subsidies, down payment assistance, and housing rehabilitation loan services and grant program for eligible households. The foregoing list of potential measures is intended to be illustrative only, and is not intended to constrain the City's discretion in determining the appropriate way to allocate this funding so long as such funding is used for the purpose of facilitating affordable housing.

In addition, in connection with the development of Neighborhood V with a reduced overall density and unit count totally 180 units (and in the event the developer elects to utilize the alternative workforce housing approach described in the Plan), the developer of the Neighborhood V site shall pay an open space fee to the City in the amount of Two Million Dollars (\$2M) for the acquisition, preservation, and maintenance of additional open space on the City's perimeter consistent with the vision of the NWSP. This open space fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V.

- J. Chapter 2 of the Northwest Specific Plan, entitled "Land Use," is hereby amended at page 2-23, as follows:

COMMUNITY FACILITIES

In addition to the residential neighborhoods, public facilities and amenities play an essential role in forming the basis of the community in the Plan Area. The planned community park and house of worship are centrally located in the portion of the Plan Area east of Bollinger Canyon Road (shown in Figure 6-1 of the Community Facilities Chapter). Additionally, a small neighborhood park is envisioned for the western portion of the Plan Area. Detailed descriptions of the community facilities and policies to guide their future development are included in the Community Facilities Chapter of this Plan document.

The When the Plan was originally adopted in 2006, site for the house of worship, up to 6.1 acres, is was located near the Bollinger Canyon Road entrance to the Plan Area, north of the access roadway. It is was

envisioned that the house of worship site ~~will~~ would include a religious assembly facility and related activities, including a day care. The house of worship site ~~is~~ was envisioned to include neighborhood recreational facilities, such as a pool and indoor recreation areas. These facilities ~~will~~ were envisioned to be developed based on a maximum FAR of .35, and ~~will~~ to be served by a combination of surface, below-grade and/or structured parking. As part of the 2014 Faria Preserve revisions, the house of worship site was reduced and relocated, and this component of the development plan was further refined upon adoption of the voter-sponsored Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative in 2016. As refined by the Faria Preserve Initiative, the site is approximately 2.0 acres, the maximum Floor Area Ratio (FAR) for the house of worship is 1.25, and the maximum height is 32 feet (not including a steeple or similar architectural projection). Parking will be accommodated onsite.

The community park is located on the south side of the main access road, across from the house of worship. The park will be designed with ample parking to serve its daily needs. The community park site is approximately 12.7- acres, and will contain ball fields, an amphitheater, play lots, tennis courts, and picnic facilities. A rose garden of .5 acres will also be created adjacent to or within the community park. A well-defined pedestrian crossing will be provided near the southwest corner of the park, to connect the park to nearby residential uses and the house of worship. Additionally, the community park will include a connection to Mill Creek Hollow Park, located directly south of the Plan Area. The community park site will be developed as a turnkey park facility.

The educational site ~~site~~ is approximately 1.6-acres, and is located in the southeastern corner of the Plan Area. The educational use facility is envisioned to accommodate an educational museum, interpretive learning center, or educational outreach use intended to serve the residents of the adjoining neighborhoods in the Plan Area, as well as the greater community. The facility on this site will be two stories, developed at a maximum FAR of .35. The design and landscaping of the educational site will be consistent with the character of the surrounding community.

An approximately 2-acre neighborhood park is planned for the western portion of the plan area, providing recreational facilities such as a tot-lot and picnic tables. The exact location, design, and programming for this park will be determined in the future.

K. Chapter 7 of the Northwest Specific Plan, entitled “Implementation,” is hereby amended at page 7-2, as follows:

Objectives and Policies

Policy 4.7-I-1 states: “Prepare a Northwest Specific Plan for the area delineated on the General Plan Diagram to guide the future development of these lands as compact urban neighborhoods offering a mix of housing types, including workforce housing, public and semi-public uses, and significant park and open space areas.”

The General Plan also identifies a requirement to include the following components in the Specific Plan:

- Land use program, providing for development east of Bollinger Canyon Road of up to 715 housing units, 15-20 acres for a school site (to revert to parkland or open space if a school is not provided)1, community facilities, and a site for a house of worship. 40 units may be developed in the area west of Bollinger Canyon Road;
- When the Plan was adopted in 2006, the General Plan identified a requirement for a A workforce housing program providing at that least 25 percent of all units within the Plan Area are affordable to Very-Low, Low, and Moderate income households. As an additional incentive for workforce

housing, the development limit set in the land use program may be exceeded by up to 10 percent in order to accommodate an additional housing unit for each additional affordable unit provided in excess of the minimum requirement. 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 180 units (with a maximum density of 18 units per acre). In addition, as a result of the Initiative, an alternative approach to satisfying affordable housing obligations may be pursued at the developer’s election. Specifically, under this alternative approach, the developer would pay a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer of Neighborhood V is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V. If the developer of the Neighborhood V site elects this alternative, then overall density and maximum number of dwelling units on the Neighborhood V site shall be reduced from 302 to 180.

- Development standards and design guidelines;
- Vehicular connections to Bollinger Canyon Road in the west and an improved Purdue Road in the east, as well as pedestrian connections with existing neighborhoods along Deerwood Road;
- Infrastructure program;
- Open space protection and trails program, including designation of at least 75 percent of the site for open space and/or public and semipublic uses;
- Hazards program to address unstable slopes, soils, and the Alquist Priolo Earthquake Fault Zoning Act; and,
- Implementation financing and maintenance program.

L. Chapter 7 of the Northwest Specific Plan, entitled “Implementation,” is hereby amended at pages 7-3 to 7-4, as follows:

Consistency with Housing Policies

The Plan’s proposed Land Use program meets the General Plan’s Land Use and Housing Element, with respect to the total number of housing units, the total number of affordable (Very-Low, Low, and Moderate Income) units, and the year 2006 “quantified objectives.”

At the time the Northwest Specific Plan was adopted in 2006, the General Plan includes quantified objectives for affordable housing in the Plan Area. It requires that 25% of housing in the Plan Area be affordable to Very-Low, Low, and Moderate Income households. The City’s ~~recently~~ adopted Certified Housing Element (2004) provides that 20% of this allocation be affordable to Very-Low Income Households, 30% be affordable to Low Income Households, and 50% be affordable to Moderate Income Households. The intent of the above distribution amongst various levels of affordability was to assist in meeting the quantified objectives set forth in the Certified Housing Element as to all levels of affordability. The allocation has resulted in the City exceeding the

number of units affordable to Moderate Income Households while falling short at other levels of affordability. To better implement the Certified Housing Element’s fundamental policies regarding the provision of housing to all identified levels of affordability in at least the amounts identified in the quantified objectives for each level of affordability, the Plan provides for a greater number of units affordable to Very-Low Income Households and Low Income Households than would otherwise be required.

At the time the Northwest Specific Plan was adopted in 2006, it was the Northwest Specific Plan is consistent with the quantified housing objectives as identified in both the Land Use and Housing Elements of the General Plan, and exceeded the 25% requirement by providing over 28% of the total housing supply as affordable units.

Table 7-1 presents a summary of the planned affordable housing units as well as the allocation of those units within the Plan Area based on the 830 total planned residential units, when the Plan was originally adopted in 2006. Developers within the Plan Area will be required, through conditions of approval for development of their properties, to execute agreements with the City implementing this affordable housing program for their respective properties and providing for the recordation of deed restrictions on units designated as affordable units, or in the alternative, the developers within the Faria Preserve may participate in the alternative workforce housing program whereby the developer contributes a specified amount of fees to the City’s workforce housing endowment fund as described more fully herein and below. Consistent with City policy, affordable housing agreements implementing the Specific Plan’s affordable housing program will be recorded at the time that final subdivision maps for development projects within the Plan Area are approved.

Table 7-1: Planned Housing Units and Allocation of Affordable Units

	Total Housing Supply	Total Affordable Units	Allocation of Affordable Units		
			Very Low Income	Low Income	Moderate Income
Faria Property	786	226	75	82	69
Chang Property	43	12	2	4	6
Panetta Property	1	0	0	0	0
Total Units:	830	238	77	86	75

A reduction in the overall maximum number of dwelling units in the Faria Preserve from 740 to 618 (by reducing the maximum number of dwelling units within Neighborhood V site from 302 to 180 units (with a maximum density of 18 units per acre)) would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into a workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

This reduction in density and unit count in the NWSP such that the total unit count within Neighborhood V decreases from 302 apartment units to a maximum of 180 market-rate, age-targeted, for-sale units would be allowed to occur so long as the developer elects to contribute into a fund established by the City for the purpose of facilitating affordable housing, instead of constructing affordable housing on-site. Specifically, the developer would pay a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer of Neighborhood V

is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V.

The City may use the above-referenced funds, in its discretion, to fund a variety of programs intended to facilitate affordable housing. By way of example only, these programs could include, among others, partnering with non-profit developers to transfer and/or construct deed-restricted affordable units; purchase and rehabilitation of existing developments for deed-restricted affordable housing; preservation and replacement options to preserve existing affordable housing stock; purchasing affordability covenants; and/or providing financial support for rental subsidies, down payment assistance, and housing rehabilitation loan services and grant program for eligible households. The foregoing list of potential measures is intended to be illustrative only, and is not intended to constrain the City's discretion in determining the appropriate way to allocate this funding so long as such funding is used for the purpose of facilitating affordable housing.

The Northwest Specific Plan is consistent with the quantified housing objectives as identified in both the Land Use and Housing Elements of the General Plan.

M. Chapter 7 of the Northwest Specific Plan, entitled "Implementation," is hereby amended at page 7-11, as follows:

Specific Plan Zoning Districts

The Plan establishes zoning districts for residential, community facilities, and open space uses within the Plan Area. The Zoning District Diagram is shown in Figure 7-1 is based on the Illustrative Site Plan originally approved in 2006. The Zoning Districts included in this Plan are specific to the Plan Area. The following section includes narrative descriptions, permitted land uses, and development standards for each zoning district within the Plan Area. Table 7-3 at the end of this section includes development standards associated with each zoning district as set forth in the 2006 Plan. Table 7-3a at the end of this section includes development standards associated with the Neighborhood V site. Residential development at lower densities than conceptually outlined in the Plan Area is allowed.

Hillside Residential District (NWSP-HR) The purpose of this zoning district is to provide opportunities for very low density residential development, at the density of approximately 2 units per acre, compatible with the topography and public service capacities. The minimum lot size is 12,500 square feet. This district accommodates single family homes, and custom housing. Detached single family houses are permitted in this district, and parks and public facilities that are compatible with the character of the residential neighborhood environment. This zoning district applies to Neighborhood E within the Plan Area.

Low Density Single Family Residential District (NWSP-LDR). The purpose of this zoning district is to provide opportunities for single-family residential development in neighborhoods at a density of 3 to 6 units per net acre, subject to appropriate standards. The minimum lot size is 5,000 feet. Detached single-family homes are permitted in this district, as are parks and public facilities that are compatible with the character of the residential neighborhood environment. This zoning district applies to Neighborhood A within the Plan Area. The development pattern in this neighborhood will be clustered, as shown in Figure 2-2, in order to preserve open space and major ridgelines in this portion of the Plan Area.

Medium Density Residential District (NWSP-MDR). The purpose of this zoning district is to provide opportunities for a variety of residential uses, including townhouses or clustered single-family detached

housing, at a density of 6-14 units per net acre. This zoning district applies to Neighborhood B within the Plan Area.

High Density Residential District (NWSP-HDR). The purpose of this zoning district is to provide opportunities for apartments, condominiums, and townhouses at a density of approximately 22-30 units per net acre. This zoning district applies to Neighborhood C within the Northwest Specific Plan Area. This zoning district also applies to Neighborhood V, which may be developed up to 18 units per acre.

Very High-Density Residential District (NWSP-VHDR). The purpose of this zoning district is to provide opportunities for an intensive form of residential development, including apartments and townhouses, at a density range of 35-45 units per net acre. This zoning district applies to Neighborhood D within the Plan Area.

Community Park (NWSP-P). The purpose of this zoning district is to ensure adequate parkland and recreational facilities to serve the Plan Area; to conserve and protect public and private parks and recreational facilities from encroachment of incompatible uses; to encourage long-term maintenance and enhancement of park and recreational facilities; and to ensure that parks and recreational uses are compatible with adjacent uses and the character of the area where they are located. Permitted uses in this zoning district are facilities serving the park and recreational facilities.

Public and Semi-Public Community Facilities (NWSP-P/SP). The purpose of this zoning district is to provide opportunities for public and semipublic community facilities, including houses of worship and educational facilities. The intent of this district is to provide for the development of community facilities that are well integrated with and complementary to the character of the Plan Area.

Open Space (NWSP-OS). The purpose of this zoning district is to provide for pristine, open space areas to be set aside in perpetuity in their natural, unaltered state; to provide for the limited use of open space areas for passive recreational and limited agricultural activities; to provide a suitable classification for large public or private sites permanently designated for open-space uses; and to protect public health and safety by limiting lands subject to flooding, landslides, or other hazards to open space use. Any development, structures, improvements, or grading within this district will be restricted and permitted on the basis of minimizing the level of impacts to natural features.

- N. Chapter 7 of the Northwest Specific Plan, entitled “Implementation,” is hereby amended at page 7-15 to amend Table 7-3 entitled “Zoning and Development Standards,” as follows:

Table 7-3: Zoning and Development Standards (Under The 2006 Plan)

Standards	Residential Zoning District					
	A	B	C – Townhse.	C – Apts.	D	E
Neighborhood						
Zoning District	NWSP-LDR	NWSP-MDR	NWSP-HDR	NWSP-HDR	NWSP-VHDR	NWSP-HR
Lots	200 Lots	200 Lots	84 Lots	216 Units	--	44 Units ¹
Description	Detached S.F.	Detached S.F.	Attached S.F.	Air Space	--	Detached S.F.
Lot Area (s.f.)	5,500	2,000	1,150	--	--	
Lot Width (ft.)	52”	24’	21’	--		
Lot Width @	55”	31’	21’	--	--	
Setback (ft.)						
Cul-de-sac	35’	--	--	--	--	

Frontage						
Lot Depth (ft.)	100'	63'	54'	--	--	
Front Yard	20' Garage	3' Porch	5' Garage	15'	15'	
Setback (ft.)	15' Bldg.	8' Bldg.	3' Bldg.			
Rear Yard	15'	3' Bldg.	3'	9'	9'	
Setback (ft.)		5' Garage				
Sidyard	5'	3'	0'	9'	9'	
Setback (ft.)						
Aggregate	10'	8'	0'	19'	20'	
Sidyard						
Minimum	10'	6'	10'	35'	--	
Between Bldgs.						
Corner Sidyard	10'	5'	3,	--	--	
Setback (ft.)						
Maximum	32'	32'	32'	32'	32'	32'
Height (ft.)						
Alt. Max Height (ft) (in event applicant elects to go to vote)	--	--	44'	44'	--	--
F.A.R.	--	--	--	1.2	1	--
Parking						
Offstreet/cov.	2	2	2	1.25		
Offstreet/uncov.	2	0.2	0.3	0.85	1	2
Onstreet				0.15	0.15	2
Notes	All numbers and dimensions refer to minimums.					
	Setbacks do not include architectural projections (fireplaces, bay windows, porches, etc.)					
	On street parking is used to meet parking requirements.					
	50% of parking can be compact parking spaces					
	¹ Total dwelling units will depend on final design.					
Standards	Community Park					
Zoning District	NWSP-P					
Lot Size (ac.)	12.7 acres					
Permitted	Sports Fields and Courts, Community Services/Maintenance Buildings,					
Facilities	Picnic Areas, Tot Lots, Parking Facilities.					
Sport Facilities	All Lighting to be directed downwards, away from adjacent residential					
Lighting	Such that light levels remain less than 1 lux on adjacent properties.					
Standards	Community Facilities					
Zoning District	NWSP-P/SP					
Lot Size (ac.)	Educational Facility: 1.6 acres					
	House of Worship: 6.1 acres					
Setbacks (ft.)	Side and Rear Yard: 20'					
Lighting	Exterior lighting to be directed downward away from adjacent					
	Residential uses.					
F.A.R.	0.35					
Height (ft.)	32'					

- O. Chapter 7 of the Northwest Specific Plan, entitled “Implementation,” is hereby amended at page 7-15 to add a new Table 7-3a, entitled “Zoning and Development Standards for Neighborhood V,” as follows:

Table 7-3a: Zoning and Development Standards for Neighborhood V

Standards	Residential Zoning District
<u>Neighborhood</u>	<u>V</u>
<u>Zoning District</u>	<u>NWSP-HDR</u>
<u>Lots</u>	<u>180 Units</u>
<u>Description</u>	<u>Air Space</u>
<u>Lot Area (s.f.)</u>	<u>--</u>
<u>Lot Width (ft.)</u>	<u>--</u>
<u>Lot Width @</u>	<u>--</u>
<u>Setback (ft.)</u>	
<u>Cul-de-sac</u>	<u>--</u>
<u>Frontage</u>	
<u>Lot Depth (ft.)</u>	<u>--</u>
<u>Front Yard</u>	<u>0'</u>
<u>Setback (ft.)</u>	
<u>Rear Yard</u>	<u>0'</u>
<u>Setback (ft.)</u>	
<u>Sideyard</u>	<u>0'</u>
<u>Setback (ft.)</u>	
<u>Aggregate</u>	<u>0'</u>
<u>Sideyard</u>	
<u>Minimum</u>	<u>--</u>
<u>Between Bldgs.</u>	
<u>Corner Sideyard</u>	<u>--</u>
<u>Setback (ft.)</u>	
<u>Maximum</u>	<u>32'</u>
<u>Height (ft.)</u>	
<u>Alt. Max Height (ft) (in event applicant elects to go to vote)</u>	<u>--</u>
<u>F.A.R.</u>	<u>1.25</u>
<u>Parking</u>	
<u>Offstreet/cov.</u>	<u>2</u>
<u>Offstreet/uncov.</u>	<u>0.45</u>
<u>Onstreet</u>	
<u>Notes</u>	<u>All numbers and dimensions refer to minimums.</u>
	<u>Setbacks do not include architectural projections (fireplaces, bay windows, porches, etc.)</u>
	<u>On street parking is used to meet parking requirements.</u>
	<u>50% of parking can be compact parking spaces</u>
	<u>¹ Total dwelling units will depend on final design.</u>
<u>Standards</u>	<u>House of Worship</u>
<u>Zoning District</u>	<u>NWSP-HDR</u>
<u>Lot Size (ac.)</u>	<u>Approx. 2.0 acres</u>

<u>Setbacks (ft.)</u>	<u>Side and Rear Yard: 20'</u>
<u>Lighting</u>	<u>Exterior lighting to be directed downward away from adjacent</u>
	<u>Residential uses.</u>
<u>F.A.R.</u>	<u>1.25</u>
<u>Height (ft.)</u>	<u>32'</u>