

**ORDINANCE 523**

**ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF SAN RAMON  
AMENDING THE SAN RAMON VILLAGE SPECIFIC PLAN DEVELOPMENT  
STANDARDS AND ZONING REGULATIONS FOR THE PLAN AREA  
IMPLEMENTING THE SAN RAMON  
GENERAL PLAN 2040 PROJECT**

**THE CITY COUNCIL OF THE CITY OF SAN RAMON DOES ORDAIN as follows:**

**Section 1.** The City Council of the City of San Ramon has, as the Lead Agency, adopted City Council Resolution Number 2023-132 adopting California Environmental Quality Act (CEQA) Findings and a Statement of Overriding Considerations and certifying the Environmental Impact Report (EIR) (SCH No. 2022060549) (the “EIR”) for the San Ramon General Plan 2040 Project (including a General Plan Amendment (GPA 2023-0002); a Rezone (RZ 2023-0002); a Prezone (PZ 2023-0001); a Specific Plan Amendment (SP 2023-0001); an Environmental Review (ENVR 2023-0003); and repeal of the North Camino Ramon Specific Plan), as being complete and prepared in compliance with the provisions of the Guidelines for CEQA of 1970, as amended.

**Section 2.** The City Council of the City of San Ramon has adopted City Council Resolution Number 2023-133 approving the San Ramon General Plan 2040 Project (including a General Plan Amendment (GPA 2023-0002); a Rezone (RZ 2023-0002); a Prezone (PZ 2023-0001); a Specific Plan Amendment (SP 2023-0001); an Environmental Review (ENVR 2023-0003); and repeal of the North Camino Ramon Specific Plan) (the “Project”) as consistent with the objectives, policies, general land uses, and programs specified, as a whole, in the General Plan 2040 and the adopted and State-certified 2023-2031 Housing Element; and determined that the Project will not be detrimental to the public health, safety, or general welfare of persons residing or working in the proximity of San Ramon, or is materially detrimental or injurious to property or improvements in the City of San Ramon because the Project implements the City’s long-range goals and policies, as well as reflects amendments needed to implement State laws.

**Section 3.** Based on the approval of the Specific Plan Amendment application (SP 2023-0001) with the San Ramon General Plan 2040 Project, the City Council of the City of San Ramon has adopted City Council Resolution Number 2023-133 making findings to amend the San Ramon Village Specific Plan.

**Section 4.** Based on the amendment of the San Ramon Village Specific Plan, the Development Standards and Zoning Regulations for the San Ramon Village Specific Plan shall be amended and shall re-designate the real property located within the San Ramon Village Specific Plan Specific Plan Area depicted in the maps, as set forth in Exhibit 1 (San Ramon Village Specific Plan Amendments), attached hereto and by reference incorporated herein.

**Section 5.** Should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or

by reason of any preemptive legislation, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of the Ordinance if such invalid portion thereof had been deleted.

**Section 6.** The Ordinance shall take effect thirty (30) days from the date of its passage. Before the expiration of fifteen (15) days after its passage, this Ordinance shall be posted in three (3) public places within the City of San Ramon along with the names of the City Council voting for and against the same.

The foregoing Ordinance was introduced at the public hearing of the City Council of the City of San Ramon on November 28, 2023 and was subsequently adopted on December 12, 2023 by the following votes:

**AYES:** *Cm. Armstrong, Perkins, Verose, and Mayor Hudson*

**NOES:**

**ABSENT:** *Cm. Rubio*

**ABSTAIN:**



David E. Hudson, Mayor

**ATTEST:**

  
Christina Franco, City Clerk

Exhibit 1: San Ramon Village Specific Plan Amendments, dated August 9, 2023

# Exhibit 1

## **SAN RAMON VILLAGE SPECIFIC PLAN**

CITY OF SAN RAMON

**November 2020**

Amended 2023

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In 2017, in response to community concerns, the City Council approved a residential density range modification for the area and directed staff to proceed with a more comprehensive update to:

- Remove the Housing Overlay north of Faria Preserve Parkway from the Plan.
- Provide incentives to current property owners to improve their properties.
- Refine the mix of housing and commercial uses to establishing the critical mass of housing needed to support local retail and commercial.
- Remove the extension of Twin Creeks Drive from the Plan.
- Rethink the Omega Road and Hooper Drive right-of-way widths.
- Integrate biking and walking into the Plan, and emphasis on shared parking and connectivity between smaller projects.
- Provide sufficient land for housing development, consistent with the need to meet the City’s State-mandated Regional Housing Need Assessment (RHNA) allocation.
- Rewrite development standards to be specific, detailed and ready to implement given State preemptions and evolving housing policies.
- Allow residential on the first floor and the use of horizontal mixed use where appropriate.
- Integrate the historic aspects of the area in the Plan and Plan name.

In 2018, the City began the process of updating the Plan with the preparation of a series of memos on existing conditions and new State laws with implications for the planning process. Community outreach informed updates to the Plan, including public input gathered at community workshops and study sessions with the Planning Commission and City Council. Through that process, the decision was made to rename the Plan the San Ramon Village Specific Plan, to reflect the role of the area in the City’s history and development.

## SCOPE OF THE SPECIFIC PLAN

The San Ramon Village Specific Plan establishes the location, intensity and character of land uses, the circulation pattern and necessary infrastructure improvements to support development, the location and configuration of parks and community facilities within the area, and the implementation actions required to realize the Plan’s objectives. As such, the Specific Plan provides detailed policy, elaborating on the City’s 2035 General Plan, which is the principal tool that guides growth and development within the City. Because the Specific Plan is also adopted by ordinance, it is the primary land-use regulatory tool for the area, taking precedence over the Zoning Ordinance.

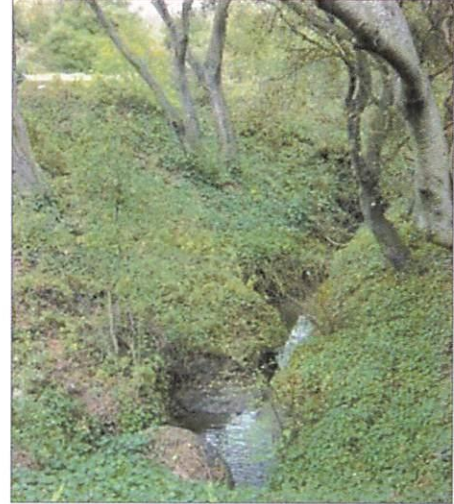


# Summary of Opportunities and Constraints

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Key opportunities for achieving the stated objectives include:

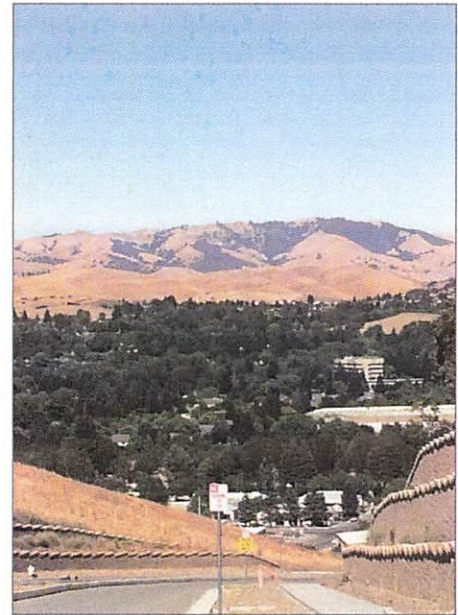
- The City's <sup>2010</sup>2035 General Plan has already established public policy for the intensification of the area as a mixed-use district.
- There are over 30 acres of vacant and underutilized property within the Plan Area that can support infill development and redevelopment. Since 2006, approximately 20,000 square feet of new non-residential uses have been constructed in the Plan Area, and several property owners are interested in redeveloping their properties.
- Current and foreseeable real estate market conditions appear to be supportive of a range of residential developments including townhouses, apartments and condominiums.
- Areas immediately to the west of the Plan Area have already been developed with medium density housing and the Preserve subdivision in the Northwest Specific Plan Area will construct approximately 600 new homes, providing new rooftops to support the retail base desired in the Plan Area.
- San Ramon Creek and its east-west tributary, which wind through the southern portion of the Plan Area, represent a unique natural amenity that could contribute to the identity and quality of life in the area. Undeveloped portions of the channel and banks might be improved with walking and bicycling trails and open spaces, including the City-owned parcel on the south side of Old Crow Canyon Road.
- The Plan Area has other positive characteristics and features that could contribute to the creation of a unique mixed-use district, including:
  - Direct access to both the regional and local transportation networks, with a freeway interchange adjacent to the southeast and San Ramon Valley Boulevard, an important north-south arterial running through the area that provides linkages to destinations in San Ramon and other valley communities from Walnut Creek to Pleasanton;
  - Old Crow Canyon Road which has the potential to be transformed into a pedestrian-friendly village street connecting the Village Center with the Creekside park, offices and residences further to the south;



- Scenic hills that frame the area to the west and impressive views of Mount Diablo from higher terrain in the Plan Area that can contribute to a distinctive sense of place; and
- Established office and service-commercial businesses that can contribute to the economic vitality of the area

There are several challenges that will need to be addressed to accomplish the project objectives:

- Integrating new residential and retail uses into the area while also preserving viable service commercial businesses that are established and wish to remain. This will require strategies for minimizing potential conflicts between uses and creating a cohesive, mixed use district.
- At prominent locations, there are contiguous parcels that are under separate ownership or developable area is constrained by creek setback requirements. Strategies for facilitating lot consolidation will be needed to allow for development at key locations as needed to achieve the vision of the Plan.
- Large blocks and streets sized for the automobile limit connectivity for pedestrians.
- Properties east of San Ramon Valley Boulevard are particularly constrained because of their small area, shallow depth (55 to 185 feet), and location immediately adjacent to I-680.
- Given high construction costs and land values prevalent throughout the Bay Area, affordable housing projects will face financial feasibility constraints.
- Residential redevelopment will have fiscal implications, requiring additional public services and associated costs, and new public open space within the area.
- There is little public land in the area for new open space; the properties designated for open space and parks in the 2035 General Plan are only partially owned by the City, while San Ramon Creek is mostly in private ownership. 2040
- Freeway noise in excess of 70 dB will need to be mitigated to support residential development and to create a comfortable pedestrian environment.
- Any creekside trail or open space improvements adjacent to San Ramon Creek and its east-west tributary will need to avoid significant impacts on habitat and wildlife and comply with regulatory agency requirements.





Whereas the Downtown Specific Plan had envisioned large-scale land clearance and high-intensity development, the Conservation and Enhancement Program favored a market responsive approach focused on business retention. The Program called for the creation of a Redevelopment Overlay District with large lot dimensions intended to encourage the consolidation of sites that would otherwise be developed in unrelated increments. To implement the Conservation and Enhancement Program, the Redevelopment Overlay and a Planned Development district were applied to portions of the Plan Area. For example, the narrow strip between San Ramon Valley Boulevard and I-680 was rezoned Thoroughfare Commercial-Redevelopment Overlay (CT-R) to provide an incentive for lot consolidation in the form of increased floor-area ratio (FAR) and reduced landscaping.

Pursuant to the 2020 General Plan, adopted in 2002, the Crow Canyon Specific Plan was prepared to guide development in the Crow Canyon area, taking advantage of a Redevelopment Agency owned site at the northwest corner of Deerwood and Omega Roads. After the Plan was adopted in 2006, the onset of the Great Recession and then the dissolution of Redevelopment Agencies by the State stymied implementation of the Plan and today much of its vision remains unrealized, although today the area is again attracting the interest of developers.

## LAND USE CONTEXT

2040

variety

The ~~2035~~ General Plan designates the ~~vast majority of the~~ Plan Area as ~~Mixed Use~~, with a ~~range~~ of residential, retail, service, and office uses ~~allowed~~, and envisions a new park in the southern portion of the Plan Area adjacent to San Ramon Creek. The San Ramon Zoning Ordinance defers to the San Ramon Village Specific Plan, which contains specific zoning regulations and design standards applicable in the Plan Area.

### Site Vicinity Land Uses

To the west of the Plan Area lies the Northwest Specific Plan Area, envisioned for development with urban neighborhoods with a variety of housing types, public/semipublic uses and parkland and open space areas. Specific land uses include preservation of open hillside areas and a mix of single-family and multifamily residential uses. Also to the west is the former Crow Canyon Redevelopment Plan/Conservation and Enhancement Program area, where land uses include open space and multifamily residential uses (Pinnacle Crow Canyon, Promontory Pointe, and Stonepine developments) along with commercial retail uses (the Old Mill Commercial Center with a Home Depot and Staples).

To the east of the Plan Area lies I-680 and the Town of Danville (north of Fostoria Way) with residential and office uses. The rest of the eastern surrounding area (south of Deerwood Road) includes other land within the Crow Canyon (AKA San Ramon Village) Planning Subarea containing residential and commercial office/business park-related uses.





The Specific Plan strives to balance multiple, and sometimes conflicting objectives in a way that provides a coherent blueprint for the future. More specifically, the Plan calls for:

**The creation of a Village Center that supports successful neighborhood-serving retail in the area and facilitates improvements to showcase San Ramon Creek and its tributary as a natural amenity for the community.**

Within the heart of the San Ramon Village district, the Plan seeks to focus near-term development and improvements at the prominent intersection of San Ramon Valley Boulevard and Deerwood Road, where traffic volumes are highest, and where retail has the best chance of success. There are several larger underutilized parcels near this location that could support mixed use development, providing workforce housing to help meet community needs as well as potential customers for retail businesses. This location is already attracting interest from the development community and the intent is to use that momentum to create a village-like node of mixed use residential and retail development here that will catalyze positive change in the Plan Area over the long term. Mixed use development at this location would be in either a horizontal or vertical configuration with base residential densities of up to 35 dwelling units per acre and building heights of up to 5 stories. Individual projects that provide a substantial affordable housing component may qualify for additional bonus density under State law.

The Village Center is envisioned as a distinctive, walkable focal point for the San Ramon Village district. The area will feature attractive design, inviting streetscapes, and a vital mix of uses oriented to the daily needs of local residents. Generous sidewalks and pedestrian paseos will provide easy access to shops, restaurants, and San Ramon Creek. Buildings designed with a variety of materials, colors and architectural features will provide visual interest and heighten the pedestrian experience, while amenities like benches, lighting, public art, and landscaping provided in cut out areas along building frontages will activate the public realm.



West of the node, along Deerwood Road, medium density residential development would be encouraged at densities consistent with existing homes further along Deerwood Road outside of the Plan Area to provide additional rooftops to build the tax base and support community-oriented local retail. Residential densities here would be up to 28 dwelling units per acre and building heights would be up to 3 stories so as to protect views of the surrounding hills, given the higher elevation of the terrain. Housing of similar character and scale is also envisioned in the Ryan Industrial Court area to the south of the node. North of the node, a Residential Overlay will provide opportunities for additional housing at a density of 22 to 35 dwelling units per acre.

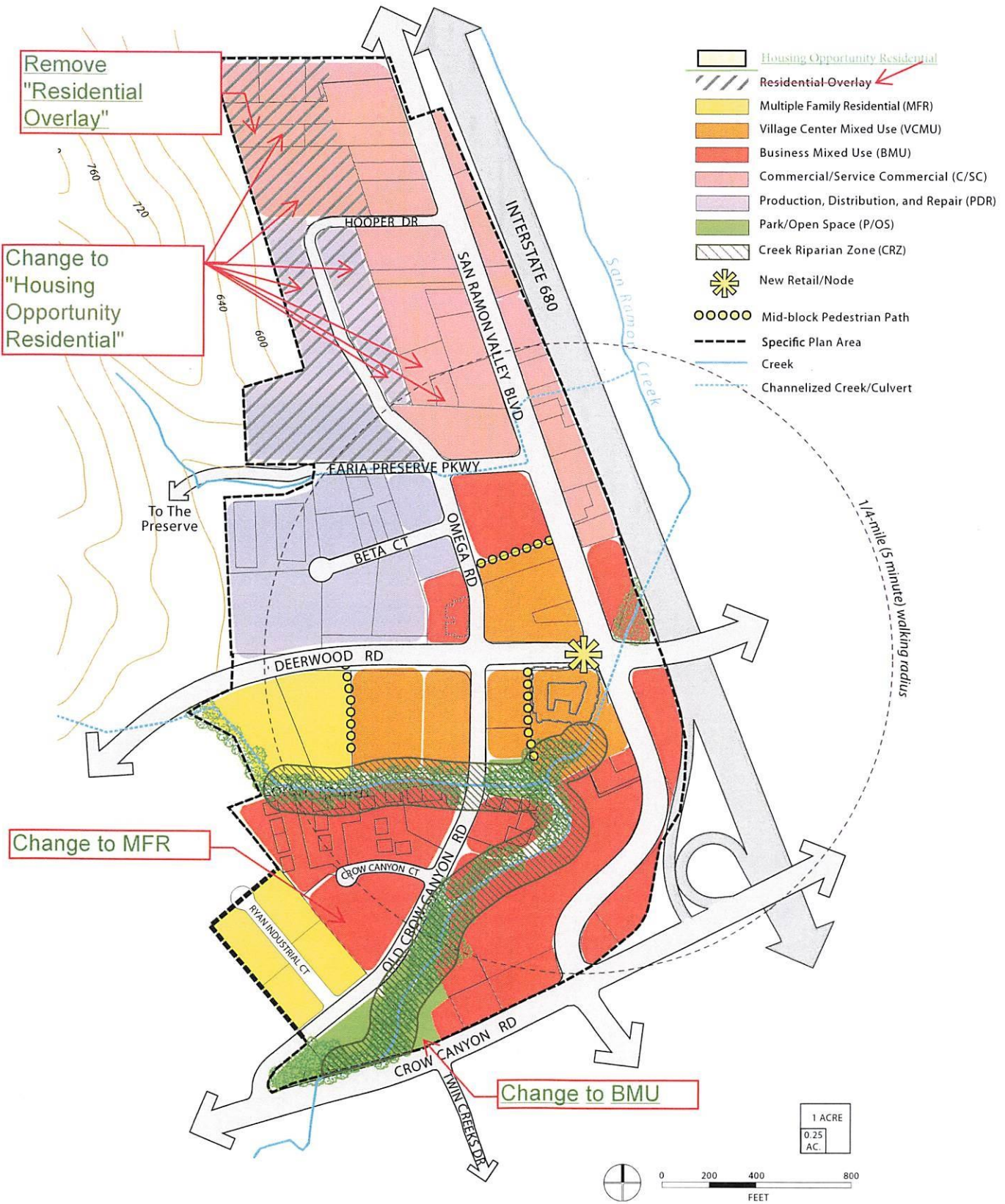
30

→ 28 dwelling units per acre and building heights would be up to 3 stories so as to protect views of the surrounding hills, given the higher elevation of the terrain. Housing of similar character and scale is also envisioned in the Ryan Industrial Court area to the south of the node. North of the node, a Residential Overlay will provide opportunities for additional housing at a density of 22 to 35 dwelling units per acre.

the Housing Opportunity Residential designation




**FIGURE 4-0: LAND USE DIAGRAM**






20 to 30


-  **Multiple Family Residential (MFR).** The MFR designation is intended to provide opportunities to live within walking and biking distance of shops, services and employment. Typical development in this category is apartments or condominiums two to three stories tall. Maintaining a human scale through quality design and landscaping with access to adjacent parks and creeks is a high priority in these areas. Allowable residential density is between 18 and 28 dwelling units per acre.



-  **Village Center Mixed Use (VCMU).** The Village Center Mixed Use designation is intended to foster a vibrant mix of residential and non-residential uses—retail, restaurant, service, office, lodging, and/or cultural amenities—in a pedestrian and bicycle-friendly village center at the core of the SRVSP area. The VCMU designation allows for high-intensity mixed use development with an FAR of between 0.5 and 1.25 for non-residential uses. Minimum residential density is 30 dwelling units per acre and maximum residential density is 35 dwelling units per acre prior to application of any State density bonus. On properties with a developable area of 70,000 square feet or more, a mix of uses is required; on smaller sites, a single use may be permitted. While horizontal mixed use (different uses on the same parcel but not in the same building), is allowed, vertical mixed use with residential or office uses over more active ground floor pedestrian-oriented commercial, service or retail uses is strongly encouraged, as is the provision of workforce housing. Live-work units, as a mixed use option, should be considered based on the site conditions, location, and viability of the site for more traditional retail and commercial options. High quality design that maintains a human scale, orients development to creekside open space, and integrates bicycle and pedestrian infrastructure and amenities is a priority in this designation.



Housing Opportunity Residential

-  **Residential Overlay (RO).** This land use overlay is applied to properties designated as Commercial/Service Commercial (C/SC) and Production, Distribution and Repair (PDR) north of Faria Preserve Parkway. It is intended to allow for future infill and intensification of underutilized properties in a way that minimizes impacts on existing businesses and that can lead to the creation of a cohesive mixed-use district. Within this area, residential development is allowed on assembled sites greater than 1.5 acres, subject to livability conditions intended to mitigate potential conflicts between the new residential development and existing nonresidential uses. Residential development within this designation is limited to a minimum density of 22 dwelling units per acre and a maximum density of 35 dwelling units per acre. Additional ancillary commercial uses are also allowed on the ground floor up to a maximum 0.40 FAR. Buildings are required to be oriented to public or publicly accessible streets to promote a pedestrian-friendly environment.





## 4.2 Density, Intensity and Height Standards

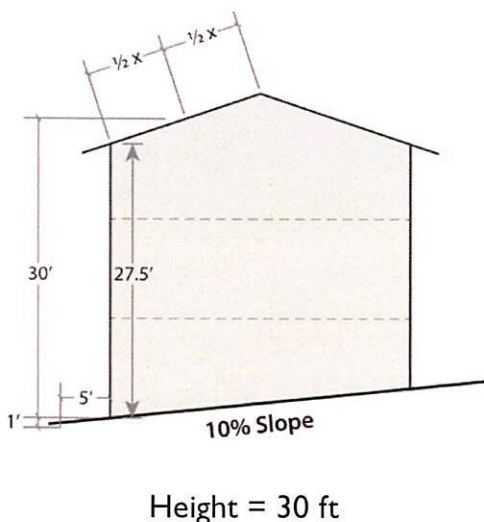
Table 4-0 summarizes the density, intensity, and height standards for each land use designation. For all development, density/FAR is specified as a range within which all development must fall. Maximum intensities shown in Table 4-0 may not be attainable on all sites, as development regulations (e.g., building height limits or development standards) or site conditions may reduce development potential. On all sites throughout the Plan Area, intensities can be averaged over multiple contiguous parcels for an individual project to accommodate areas of high-intensity development, open space, and other amenities.

**Table 4-0: Density, Intensity and Height Standards**

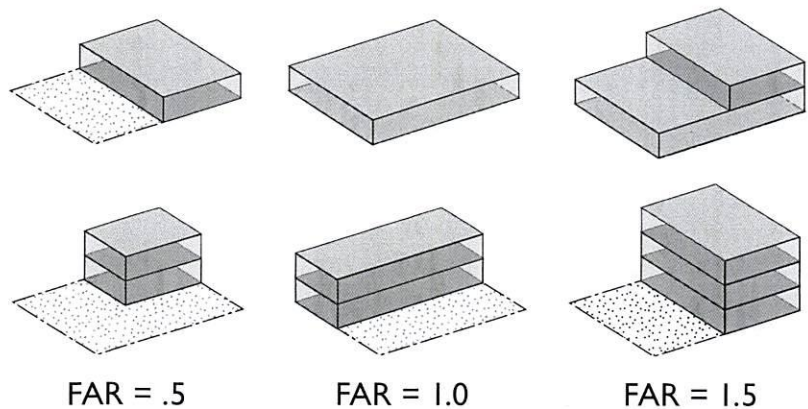
Land Use Designation	Density (du/ac)		Intensity (FAR)		Height (feet)
	Min	Max	Min	Max	Max
Multi-Family Residential	<u>20</u> <del>18</del>	<u>30</u> <del>28</del>	n/a	n/a	45
Village Center Mixed Use	30	35	0.5	1.25	60
Business Mixed Use	n/a	n/a	Up to 1.0		45
Commercial/Service Commercial	n/a	n/a	Up to 0.7		30
Production, Distribution, Repair	n/a	n/a	Up to 0.5		30
Residential-Overlay <u>Housing Opportunity Residential</u>	22	35	Up to 0.4		30
Parks/Open Space	n/a	n/a	Up to 0.1		n/a

Note: Height shall be measured from the lowest point of elevation to the mid-point of the roof in all districts. Refer to Figure 4-1.

**FIGURE 4-1: SLOPE HEIGHT DIAGRAM**



**FIGURE 4-2: FLOOR AREA RATIO (FAR)**



## 4.5 Development Standards

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The San Ramon Village Specific Plan is implemented through policies and development standards listed in this Plan. Tables 4-2 through 4-5 outline the specific development standards for each district within the Plan Area. Figure 4-0 Land Use Diagram shows a map of the districts within the Plan Area. These tables and text elaborate on the key development standards for each district and the following section includes design guidelines for development within the Plan Area. The development standards serve as the zoning for the area and supersede development standards in the San Ramon Zoning Ordinance. The Development Standards applicable to the Multiple Family Residential (MFR) District shall apply to any residential development proposed to be constructed outside of the Village Center Mixed-Use (VCMU) District or the Multiple Family Residential (MFR) District. This shall include the Development Standards included in Table 4-4, Building Development Standards: Multiple Family Residential (MFR) and ~~Residential Overlay (RO)~~; Figure 4-5: Multiple Family Residential (MFR) and ~~Residential Overlay (RO)~~ District Building Development Standards; and the Design Standards included for the Multiple Family Residential (MFR) and ~~Residential Overlay (RO)~~ District regarding Building Articulation, Windows, Materials, Screening, Landscaping and Signage. Where specific standards are not listed within this Plan, the applicable sections of the Zoning Ordinance will regulate development. Permitted, conditionally permitted and prohibited uses for each district are included within applicable sections of Appendix A and the Zoning Ordinance.

Housing  
Opportunity  
Residential  
(HOR)

Projects within the Plan Area are subject to Architectural Review in accordance with Chapter D6-22 of the City's Zoning Ordinance. Certain residential and mixed use projects which offer housing units at levels affordable for low and very low income households may be subject to a streamlined approval process in accordance with Senate Bill 35 if they satisfy the objective development standards outlined below.

### PUBLIC REALM

The following development standards for streetscapes in the VCMU designation are intended to provide a comprehensive streetscape scheme that addresses right-of-way elements such as sidewalk width, landscaping, street furniture, lighting and signage. Standards are presented in Table 4-2 and keyed to illustrative streetscapes shown in Figures 4-3a through 4-3c.



**Multiple Family Residential District (MFR) and Residential Overlay (RO)**

Table 4-4 prescribes building standards for the MFR district and RO. Regulations differ by street frontage as noted and the letters in the right-hand column are keyed to illustrations on Figure 4-5.

Additionally, the following standards are also applicable to all three street frontages in the MFR district and RO described in the Table 4-4:

**Building Articulation**

- Buildings must be designed to have a distinct base, middle, and top and use different building materials to distinguish each. Cornices, balconies, and other architectural elements should be used to accentuate building structure.
- Buildings exceeding 40,000 square feet of total floor area must be designed with staggered rooflines, shaded roof decks, or other forms of architectural articulation.
- Facades must include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.
- All residential units shall have the primary entrance, either individual or shared, facing a street, or pedestrian connection.
- Buildings must incorporate windows in or adjacent to the front door.
- All residential building roofs shall be constructed with dimensional roofing materials that provide safety and durability.

**Windows**

- Windows must be inset at least 2 inches from face of building.
- Snap-in vinyl mullions between double-paned glass prohibited. Mullions must project away from window panes on both inside and outside of window.
- All windows must have transparent glass and provide views into spaces. Maximum 15-foot blank wall between openings on the ground floor.

**Materials**

- Veneers must fully wrap any visible outside corners; avoid vertical joints at exterior corners; terminate thin brick veneer into inside corners.
- Materials must have an expected service life of at least 30 years.
- Exposed wood must be finished to minimize maintenance and improve longevity.

**Other Standards**

- Landscaped and common areas in new development shall be maintained privately.
- Mechanical, electrical, and all other building equipment shall be concealed from all public rights-of-way, pedestrian paths and adjacent buildings.
- Zoning Ordinance requirements will apply for refuse and loading areas.
- Mechanical equipment shall not be located along the ground floor street frontage. Screens shall be consistent with the building design or site landscaping.



**Table 4-4: Building Development Standards: Multiple Family Residential (MFR) and Residential Overlay (RO) Housing Opportunity Residential (HOR)**

	<i>Deerwood Road</i>	<i>Omega/ Old Crow Canyon Road</i>	<i>Ryan Industrial Court</i>	<i>Figure 4-5 Key</i>
<b>Setbacks (measured from property line)</b>				
Ground Floor Front Setbacks	10 feet min; 15 feet max	5 feet min; 10 feet max	5 feet min; 10 feet max	1
Side and Rear Setbacks (measured from rear and interior side property lines)	10-foot setback required for new residential development properties abutting existing commercial and service-commercial uses. No minimum side/rear setback required in other locations.			-
<b>Building Frontage</b>				
Frontage Width	min 75% of lot width; max 90% of lot width	No requirement	min 75% of lot width; max 90% of lot width	2
Pedestrian Amenity Cut-outs	For every 60 feet of lot width, there must be at least one landscaped, publicly accessible area of at least 150 ft <sup>2</sup> featuring benches, public art, a fountain, or other pedestrian oriented amenities. The area shall be adjacent to the public right-of-way.	No requirement	No requirement	3
<b>Street wall</b>				
Street Wall Height	35 feet max (MFR); 30 feet max (RO)	35 feet max (MFR); 30 feet max (RO)	35 feet max	4
Street Wall Openings	Multi-family developments may contain openings in the street wall up to 30 feet wide to allow for the extension of interior courtyards to the public street			-
<b>Projection into ROW</b>				
Minimum Height	12 feet from the street level	12 feet from the street level	12 feet from the street level	-
<b>Building Entries</b>				
Entry Projection or Recess	The primary residential building entry must incorporate a projection or recess of at least 5 feet, with a minimum area of 50 ft <sup>2</sup> .			5
Porches, Stoops, and Verandas**	Porch, stoop, veranda, or similar entry feature required for all ground floor residential entrances. The highest elevation of the finished floor of the porch, stoop, or veranda must be at least 2 feet above the finished grade.			-
<b>Upper-story Balconies</b>				
Balcony Req.	At least one balcony required for each upper-story residential unit.			6
Projection into ROW Allowed Length	50% maximum of the main façade line, not to exceed 20 feet without a 10-foot separation.			-
Projection into ROW Allowed Depth	5 feet maximum			-
<b>Articulation</b>				
Buildings over 60 feet wide	Buildings over 60 feet wide must be broken down to read as a series of buildings no wider than 60 feet through changes in setbacks, materials, or other architectural detailing			7

\* Porch: a covered but otherwise open platform that provides a transition between the interior of a building and the public space of the street.

\*\* Veranda: a roofed platform along the outside of a house, level with the ground floor.

\* Stoop: a staircase ending in a platform and leading to the entrance of a building.

## 4.6 Design Guidelines

This section lays out Design Guidelines that complement the mandatory development standards listed in the previous section. The Design Guidelines provide more general direction on intended design features and shall form the basis for project design review. The Design Guidelines applicable to the Multiple Family Residential (MFR) and ~~Residential Overlay (RO)~~ District shall apply to any residential development proposed to be constructed outside of the Village Center Mixed-Use (VCMU) District, the Multiple Family Residential (MFR), or the ~~Residential Overlay (RO)~~ District.

[Housing Opportunity Residential \(HOR\)](#)

[Housing Opportunity Residential \(HOR\)](#)

### BUILDING DESIGN

- DG-1** Adjacent buildings and buildings on the same block should exhibit variation in height and massing.
- DG-2** Corner buildings should have distinct architectural features and defined building entrances at the corner to animate the intersection and facilitate pedestrian flow.



### GROUND LEVEL USES

- DG-3** Ground floor spaces should be designed to accommodate a variety of uses, for instance by providing spaces of sufficient sizes and equipping with the necessary building infrastructure like gas lines, ventilation, water hook-ups, etc., to accommodate food service establishments.
- DG-4** Outdoor dining areas are encouraged on Retail Frontage Streets and along pedestrian connections. Outdoor seating areas may be accommodated within building setbacks as part of the business frontage zone (see guidelines for streets and streetscape).
- DG-5** Commercial establishments should be designed to complement the pedestrian oriented nature of the neighborhood centers and the scale of the neighborhood. Larger establishments (including stores and supermarkets) are encouraged to the extent that they are designed with a pedestrian orientation.

### OPEN SPACE AND LANDSCAPING

- DG-6** Spaces should be designed to balance privacy and safety with air and sunlight access. This can be achieved by prioritizing south facing open space opportunities and designing balconies with slatted or otherwise partially transparent grating or railing.



FIGURE 5-1: PARK DESIGN CONCEPT



Update Map to reflect change from "P" to "BMU".

## 5.2 Schools

All new residential development in the Plan Area is anticipated to be multi-family housing (such as apartments, townhomes, and condominiums), which typically has a lower student generation rate than single-family homes. As part of the development review process, the San Ramon Valley Unified School District (SRVUSD) determines student generation rates to assess capacity and set development impact fees. Based on this student generation rate, the Plan does not anticipate the need for new schools in the Plan Area. Instead, new residential development will send students to existing schools elsewhere in the San Ramon Valley Unified School District.

**OBJECTIVE CF-2:**

*Provide adequate public schools for residents of the San Ramon Village Specific Plan Area.*

- **Policy CF-2.1:** Require that new development contribute school impact mitigation fees.

Senate Bill 50 (1998) requires new residential development to contribute school impact mitigation fees.





2040

The Specific Plan is generally consistent with the 2035 General Plan's land use diagram, objectives and policies, but varies in its details in order to create appropriate incentives.

**Land Use Diagram:** ~~With the exception of the proposed park, the whole of the Plan Area is designated Mixed Use in General Plan 2035, where an integrated mix of residential and non-residential uses is envisioned. The Mixed Use designation allows for non-residential development (retail, service, office) at intensities of up to 0.70 FAR, with residential densities in the range of 14-30 dwelling units per acre. The land use diagram of the Specific Plan divides the area into six districts and two overlays (the Creek Riparian Zone and Residential Overlay), and permits mixed uses in the Village Center Mixed-Use (VCMU), Business Mixed Use (BMU), Commercial/Service Commercial (C/SC), and Production, Distribution and Repair (PDR) districts. The Specific Plan permits somewhat higher intensities and densities of development than the General Plan for two reasons: (1) to create meaningful incentives for developers to aggregate parcels and redevelop existing uses; and (2) to create a critical mass of residents and tenants to support an active mixed-use district and satisfy State requirements for housing affordability.~~

The Plan area has a variety of General Plan land use designations that recognizes the balance of residential and non-residential uses.

seven districts and one overlay (the Creek Riparian Zone), and permits residential uses in the Multiple Family Residential (MFR) and Housing Opportunity Residential (HOR),

a mix of uses

**Objectives and Policies:** Policy 4.7-I-2 states: "Ensure new development within the Plan Area is consistent with the adopted San Ramon Village 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 San Ramon Village Specific Plan satisfies the General Plan's requirements for housing (including workforce housing), non-residential floor area, infrastructure improvements and this implementation program.

The Specific Plan's policies and regulations accomplish the objectives of the General Plan by:

- Providing opportunities for the redevelopment of appropriate sites with a dense mix of housing in proximity to services within walkable distance.
- Setting requirements and providing incentives for residential projects to incorporate significant numbers of affordable housing units, consistent with applicable provisions of the San Ramon Municipal Code and Zoning Ordinance. Also, requirements for parking – which is a major development expense – are reduced for affordable housing and mixed-use projects.
- Making a significant contribution to the City's stock of affordable housing by creating opportunities for housing and affordable units in compliance with the Inclusionary Housing and Affordable Housing Commercial Linkage Fee Ordinances.
- Supporting viable existing service commercial uses that wish to remain and preventing them from becoming nuisances by requiring new development to build suitable noise and visual barriers and buffers.

**Table A-1: Allowed Land Uses and Permit Requirements for Multi-Family Residential District and Residential-Overlay Housing Opportunity Residential (HOR)**

<i>Land Use (1)</i>	<i>Permit Required</i>
<i>Recreation, Education &amp; Public Assembly Uses</i>	
Meeting facility, public or private	UP
Park and recreation facilities, noncommercial	UP
Private residential recreation facility (in project)	MUP
<i>Residential Uses</i>	
Animal - Wild or Exotic	S(2)
Animal – Domestic	P
Cottage Food Operation	S
Emergency shelter	P
Home occupation	S
Multi-family housing	P
Residential accessory use or structure	P
Residential care, 6 or fewer clients	P
Residential care, 7 or more clients	UP
Rooming or boarding house	P
Accessory Dwelling Unit (ADU)	P
Supportive housing	P
Transitional housing	P
<i>Services</i>	
Child day care - Large family day care home	P
Child day care - Small family day care home	P
Day care center - Child or adult	UP
Public safety facility	UP
<i>Transportation, Communications &amp; Infrastructure</i>	
Utility facility	UP(3)
Utility infrastructure	P(3)
Wireless telecommunications facility	S(3)

**Notes:**

- (1) See Zoning Ordinance Division D8 for land use definitions.
- (2) See San Ramon Municipal Code Division B2 for wild or exotic animal regulations.
- (3) Architectural Review may also be required; see Zoning Ordinance Section D6-22, Architectural Review.

- P Permitted Use, Zoning Clearance may be required prior to operation
- MUP Minor Use Permit required
- UP Use Permit required
- S Permit requirement set by Zoning Ordinance Specific Use Regulations
- ZC Zoning Clearance required
- Use not allowed



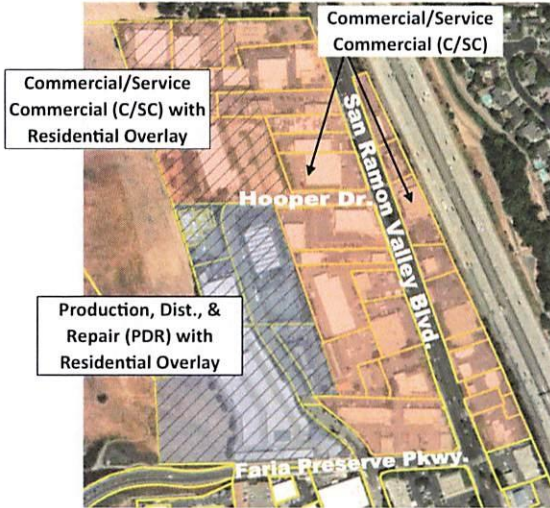
# San Ramon Village Specific Plan (SRVSP) – North – Errata Change

(APNs: 208-250-060; 208-250-061; 208-250-062; 208-250-086; 208-250-088; 208-250-087; 208-250-091; 208-250-053; 208-250-052; 208-250-050; 208-660-007; 208-660-006; 208-660-005; 208-660-004; 208-660-003; 208-660-002; 208-660-001; 208-250-058; 208-250-090; 208-250-075; 208-250-081; 208-250-080; 208-250-073; 208-250-047; 208-260-057; 208-250-084; 208-250-083; 208-250-071; 208-250-072; 208-250-085; 208-260-050)

**General Plan Land Use – Existing**



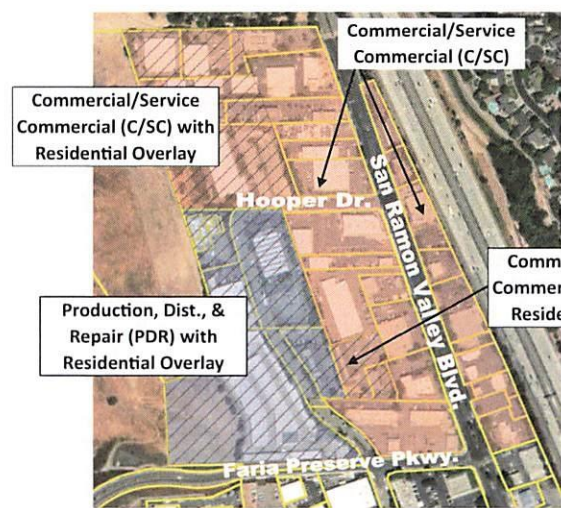
**SRVSP Zoning District – Existing**



**General Plan Land Use – Proposed (May 30, 2023)**



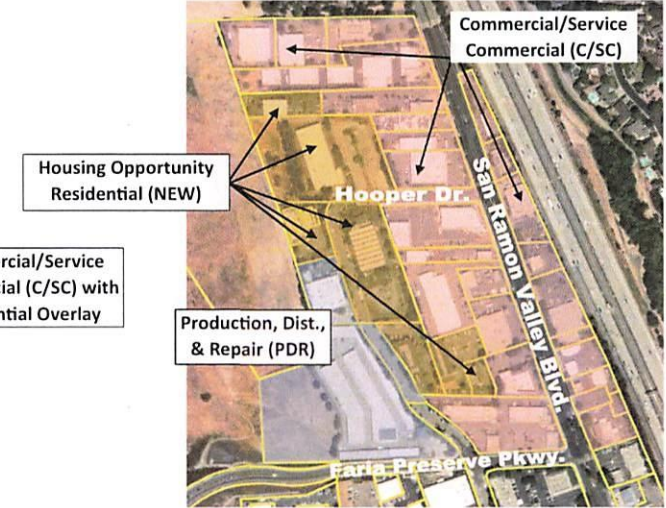
**SRVSP Zoning District – Proposed (May 30, 2023)**



**General Plan Land Use – Proposed Errata Change**



**SRVSP Zoning District – Proposed Errata Change**





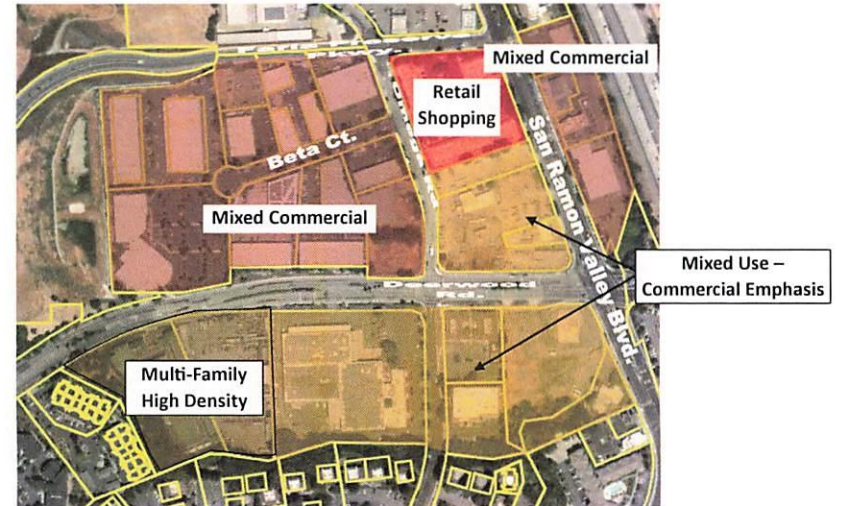
## San Ramon Village Specific Plan (SRVSP) - Central

(APNs: 208-451-014; 208-451-015; 208-451-016; 208-451-018; 208-451-017; 208-451-012; 208-451-020; 208-451-021; 208-451-022; 208-451-023; 208-451-019; 208-451-005; -208-451-004; 208-451-003; 208-451-024; 208-452-005; 208-260-036; 208-260-052; 208-260-053; 218-080-029; 218-080-011; 218-080-034; 218-080-028; 208-260-037; 208-260-054; 208-260-056; 208-271-022; 208-271-021; 208-271-041; 208-271-003)

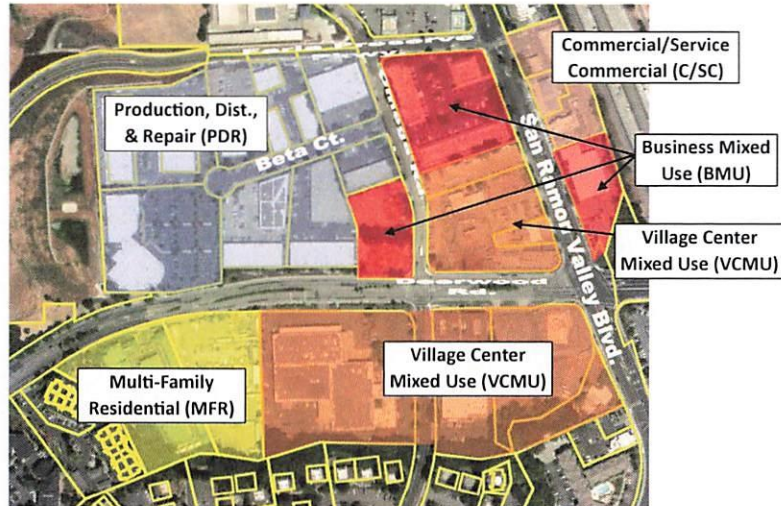
### General Plan Land Use – Existing



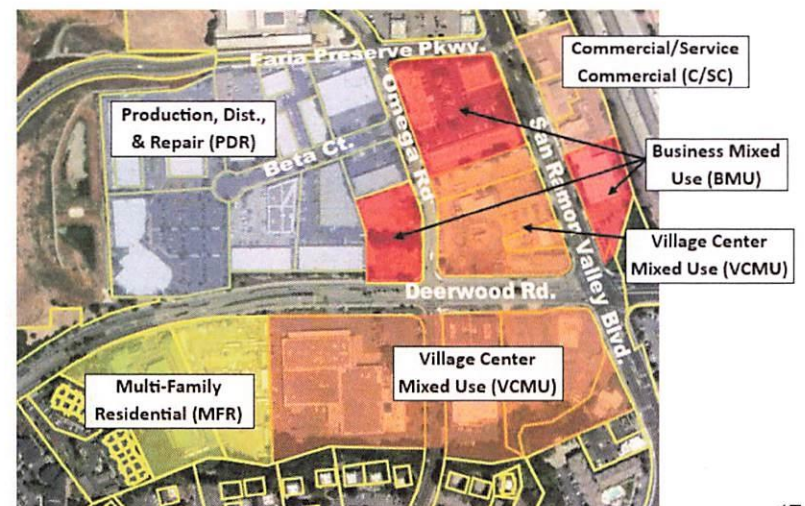
### General Plan Land Use – Proposed



### SRVSP Zoning District – Existing



### SRVSP Zoning District – Proposed

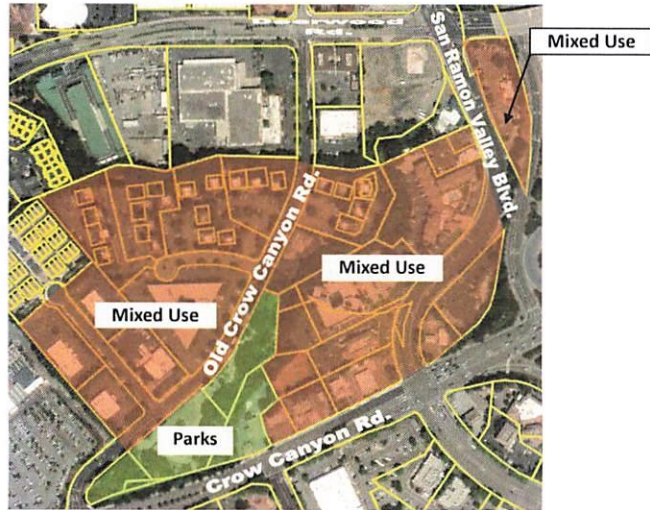




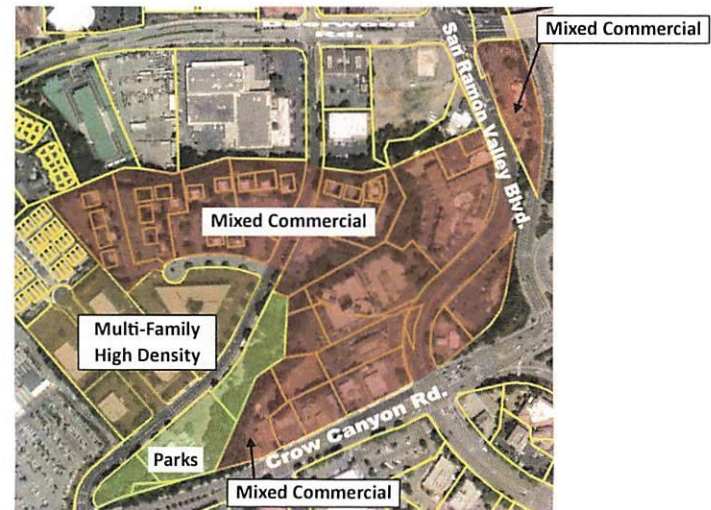
## San Ramon Village Specific Plan (SRVSP) - South

(APNs: 218-080-033; 208-272-016; 208-272-011; 208-271-025; 208-271-042; 208-271-029; 208-271-031; 208-290-006; 208-290-011; 208-272-012; 208-290-031; 208-290-032; 208-290-015; 208-290-023; 208-290-027; 208-290-028; 208-271-024; 208-490-010; 208-280-009; 208-280-014; 208-280-015; 208-280-016; 208-271-037; 208-271-038; 208-271-039; 208-271-040; 208-271-032; 208-271-033; 208-271-035; 208-271-036; 208-490-011; 208-490-012; 208-490-013; 208-490-014; 208-490-015; 208-490-016; 208-490-017; 208-490-018; 208-490-019; 208-490-020; 208-490-021; 208-490-022; 208-490-023; 208-490-024; 208-490-025; 208-490-026; 208-490-027; 208-490-028; 208-490-029; 208-490-030)

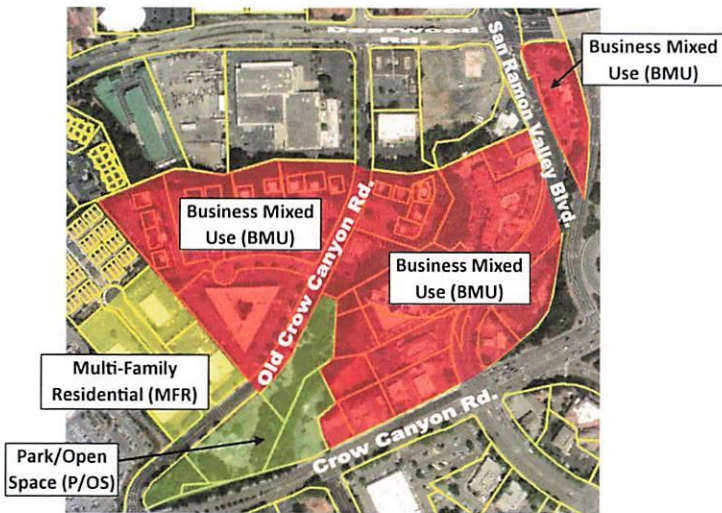
### General Plan Land Use – Existing



### General Plan Land Use – Proposed



### SRVSP Zoning District – Existing



### SRVSP Zoning District – Proposed

