

**INITIATIVE PETITION TO BE SUBMITTED DIRECTLY TO THE VOTERS  
OF THE CITY OF SAN RAMON**

**[this space intentionally left blank]**

**RECEIVED**

JUN - 3 2016

City Clerk  
City of San Ramon, CA

**FULL TEXT OF THE INITIATIVE PETITION**

The People of the City of San Ramon do ordain as follows:

**SECTION 1. Title.**

This initiative petition shall be known as the "Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative" ("*Initiative*").

## SECTION 2. Background.

On November 28, 2006, the City of San Ramon (“City”) approved the Northwest Specific Plan (“NWSP”), which established land use goals and policies for approximately 354 acres located (at that time) immediately northwest of the City limits (at the time the 2006 Plan was approved) and within the Bollinger Canyon subarea. The NWSP consists of two primary areas, the Faria Preserve Community (“Faria Preserve”) and the Chang/Panetta Properties (as defined below). The Chang/Panetta Properties represent approximately 64 acres of the NWSP area (Neighborhood E in the 2006 plan), are located west of Bollinger Canyon Road, and are anticipated to be developed as set forth in the NWSP. As discussed more fully below, this Initiative is not intended to affect in any way the development of the Chang/Panetta Properties, which are assumed to be developed as otherwise envisioned under the City of San Ramon General Plan 2035 (“General Plan”), the NWSP, and all other applicable laws and regulations.

The Faria Preserve is approximately 290 acres and is located east of Bollinger Canyon Road; in 2006, it consisted of Neighborhoods A to D. The original land use plan allowed for a mix of residential and community facilities including, among others, up to 786 residential units, a community park, a house of worship site, and a site for an educational facility. Neighborhood C of the Faria Preserve included up to 300 dwelling units consisting of 84 townhouses and 216 apartments. Neighborhood D of the Faria Preserve included up to 86 dwelling units for seniors and a house of worship.

On September 23, 2014, the City approved an updated vesting tentative map, development plan amendment, architectural review and environmental review applications for development of a revised Faria Preserve, consisting of Neighborhoods I to V (“Revised Faria Preserve”). Through the development review process of the Revised Faria Preserve, the unit count was reduced to a maximum of 740 units with 213 of the total units identified as affordable. Neighborhood IV of the Revised Faria Preserve includes up to 182 condominiums/dwelling units, including 28 affordable units. Neighborhood V of the Revised Faria Preserve includes up to 302 dwelling units, including 86 apartment units for seniors and the 216 apartments previously located in Neighborhood C of the Faria Preserve. Of the 302 dwelling units allowed in Neighborhood V of the Revised Faria Preserve, 185 of the units are designated to be affordable.

## SECTION 3. Purposes and Findings.

A. **Purposes.** The purposes of this Initiative are to ensure that the NWSP, including, without limitation, Neighborhood V—the approximately 12.6-acre “Neighborhood V site”—are developed in a manner that is in harmony with and implements the vision of the NWSP.

This includes ensuring consistency with all applicable planning principles, while achieving two additional objectives:

- (1) Reducing the overall density and number of residential units within the Revised Faria Preserve, from 740 to a maximum of 618 (and in particular, within Neighborhood V, from a maximum of 302 to 180), thereby further decreasing environmental impacts while simultaneously reflecting the evolution of the City’s land use pattern over time, with a focus on maintaining and enhancing the City’s identity and character; and
- (2) Establishing an alternative approach to providing affordable housing associated with the development of the Revised Faria Preserve by providing opportunities to create and fund a multi-faceted workforce housing endowment program that will facilitate the provision of affordable housing to a wide range of households using a broad array of strategies. Examples of alternative strategies may include, among others and at the City’s discretion, rental subsidies, down payment assistance, housing rehabilitation loans, community land trusts, and/or the purchase and construction/rehabilitation of affordable units. In addition, the above approach is intended to highlight the community’s commitment to prioritizing affordable housing assistance to members of the community who contribute to its safety, security, and overall well-being such as veterans, teachers, police officers, firefighters, and other public service workers and first responders. In so doing, this approach further recognizes the contributions of these persons and helps make the City a more welcoming and inclusive place for these valued yet often overlooked members of the community.

In connection with achieving the above objectives, this Initiative also is intended to facilitate the payment of an open space fee to the City for the acquisition, preservation, and maintenance of additional open space on the City’s perimeter consistent with the vision of the NWSP and various General Plan policies.

This Initiative is intended to promote the orderly and beneficial development of the NWSP area, which is situated within the City and its Urban Growth Boundary (“UGB”) and has long been planned for development as part of the comprehensive vision set forth in the NWSP.

In addition to the approximately 290-acre Revised Faria Preserve including the Neighborhood V site, the NWSP area includes an approximately 64-acre area known as the Chang/Panetta properties (collectively, “Chang/Panetta Properties”). The Initiative is not intended to affect, in any way, the development of the Chang/Panetta Properties, which are assumed to be developed as otherwise envisioned under the General Plan, the NWSP, and all other applicable laws and regulations.

**Significant Reduction in Unit Count.** This Initiative will reduce the density and unit count in the Revised Faria Preserve from 740 to a maximum of 618 by decreasing the density and maximum unit count for Neighborhood V from 302 units to up to 180 units. This significant reduction is consistent with the overall vision of the Revised Faria Preserve set forth in the NWSP and is designed to achieve, among others, the following goals:

- Decrease overall environmental impacts, including, those that relate to traffic, air quality, greenhouse gas emissions, noise, public services (e.g., police, fire, schools), and utility services.
- Efficiently utilize the land (by developing multi-family, attached housing units) while taking into account “quality of life” goals identified in the General Plan and NWSP.
- Provide an alternative for an “attached” for-sale housing product that tends to be more affordable as compared to other typical single-family, detached options in the San Ramon community, thereby expanding home ownership opportunities.
- Develop innovative, age targeted, for-sale, multi-generational units that are designed to more effectively accommodate the wide ranging needs of households with seniors as compared to the traditional “age-restricted” but otherwise typical apartment units.
- Enhance land use compatibility within the NWSP area.
- Facilitate the construction of the planned house of worship facility.

In addition, this Initiative provides for the payment of a Two Million Dollar (\$2 million) open space fee to the City for the acquisition, preservation, and maintenance of additional open space on the City’s perimeter consistent with the vision of the NWSP.

Among other things, the revisions to Neighborhood V are designed to reflect current trends regarding best practices for providing housing for seniors. As originally approved in 2006, the applicable site conceptually included up to 86 age-restricted, traditional senior apartment units. Recent trends and data reveal that this approach to providing senior housing is out of step with the desires of many of those who both currently comprise seniors and those who will be joining that demographic in the coming years. For instance, more than 75% of people age 80 and over live in their own homes.

A 2014 AARP study through Harvard University revealed that 73 percent of those 45 years of age and older strongly agree they would like to stay in their current residences as long as possible. (*Housing America’s Older Adults: Meeting the Needs of an Aging Population*, Joint Center for Housing Studies of Harvard University (2014), p. 2.) Most people thus prefer to age in place, and most people in fact do so. Mobility rates decline with age, dropping sharply after age 50, and of those who are 80 or older, 60% have lived in the same residence for twenty or more years. (*Id.* at p. 10.) Aging in place requires design features, which may include, among others, elevators, lever handles on doors, etc. (*Id.* at pp. 19, 21.) Among the policy recommendations to facilitate future senior housing opportunities are the provision of “more diverse and flexible housing” as well as the suggestion to “develop housing suitable for intergenerational living and/or flexible enough to accommodate changing household needs.” (*Id.* at pp. 36-37.)

Based on the foregoing information, this Initiative reflects an alternative program that will be more beneficial to current and future senior residents by providing for an approach to senior housing in the NWSP area and within Neighborhood V that is more innovative than the traditional age-restricted seniors-only apartment unit model, one that will instead allow for aging in place and multi-generational living. The design of units to be built within Neighborhood V can incorporate design features that will allow for aging in place. While these features will be subject to final design considerations, these dwelling units may include, but not be limited to age-targeted designs with alternative layouts allowing for pre-framed shafts for elevators that can in the interim be used as closets, having lever door handles and faucets, front entry doors at grade level, backing in bathrooms for future grab bars, and front controls on kitchen cooktops, and other types of design features to accommodate an aging population. Age-targeted units are generally meant to mean units that have senior friendly design elements to allow aging in place and/or multi-generational living, 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.

*Creation and Funding of Workforce Housing Endowment Fund.* This Initiative provides opportunities for an alternative workforce housing program in the NWSP area. Rather than building a discrete number of units on-site, affordable housing obligations may be satisfied through the creation and funding of a workforce housing endowment fund that can be used, in the City's discretion consistent with this Initiative, to facilitate a broad array of affordable housing opportunities throughout the City. Specifically, this alternative approach has the following benefits:

- Supports for-sale opportunities for more households (given the relative affordability of the proposed attached units as compared to the typical, single-family detached units that tend to be more expensive in San Ramon).
- Facilitates the dispersal of affordable units throughout the NWSP area and the City more broadly, thus reducing the potentially stigmatizing effects that could otherwise occur if affordable units were concentrated in one area.
- By acknowledging the complexities of the state's ongoing affordable housing crisis and the need to learn from past experience, the workforce housing endowment fund approach represents a multi-faceted, thoughtful, and holistic way to support housing for all economic segments of the community by facilitating a wide range of ways to serve a broader array of households which may include, among others and at the City's discretion, partnering with non-profit developers to acquire land and construct deed-restricted affordable units; purchasing and rehabilitating existing developments for deed-restricted affordable housing; providing matching funds to obtain available federal and state grant funding; and/or providing financial support for rental subsidies, down payment assistance, and homeowner rehabilitation projects for eligible households in the City of San Ramon.
- Rather than relying only on the construction of a discrete number of deed-restricted apartment units (which would only be affordable for 55 years and then would be lost to the market), a substantial revenue stream will be made available to the City that can be effectively and significantly leveraged for the community's present and future benefit to fund the wide array of workforce housing opportunities.
- The workforce housing endowment fund approach can be structured in such a way as to prioritize assistance to qualifying veterans, teachers, police officers, firefighters, and other public service workers. This not only recognizes and rewards the service and sacrifice of these residents but helps include and further incorporate them into the community, which will benefit all members of the community and the City as a whole.

**B. Findings.** The people of the City of San Ramon hereby find and declare as follows:

1. The current General Plan was adopted in 2015 and is intended to articulate a long-term vision for the City through 2035. The General Plan serves to guide future growth and development patterns within San Ramon in order to address growth pressures and housing shortages, while taking into consideration the quality of life of its residents and the character of its community. Toward that end, the General Plan includes a comprehensive suite of goals and implementing policies, a number of which are directed at ensuring high-quality residential development that is appropriately scaled and sited. The General Plan expressly contemplates residential development within the NWSP area.

The Initiative establishes an alternative affordable housing program in furtherance of the relevant policies of the General Plan, which include, among others, the following:

- Manage the City's growth in a way that balances existing and planned transportation facilities, protection of open space and ridgelines, provision of diverse housing options, and the preservation of high quality community facilities and services. (Guiding Policy 3.1-G-1.)
- Provide a variety of diverse housing options to accommodate the local employment base, including public service employees. (Implementing Policy 3.1-I-3.)
- Use growth management policies to encourage the construction of workforce housing necessary to meet local housing needs. (Implementing Policy 3.1-I-5.)
- Foster a pattern of development that enhances the existing character of the City, and encourages land use concepts that contribute to the design of the community. (Guiding Policy 4.6-G-1.)
- Require residential development to employ creative site design and architectural quality that blends with the characteristics of each specific location and its surroundings, while incorporating 360-degree design principles. (Implementing Policy 4.6-I-9.)
- Provide a wide range of housing opportunities for current and future residents. (Implementing Policy 4.6-I-10.)
- Ensure new development within the Plan Area is consistent with the adopted Northwest Specific Plan. (Implementing Policy 4.7-I-1.)
- Maintain and enhance San Ramon's identity. (Guiding Policy 4.8-G-1.)
- Ensure that the design, location, and size of new development blends with the environment and a site's natural features. (Implementing Policy 4.8-I-2.)
- Use the development review process to ensure that new development minimizes impacts and preserves and/or enhances significant views of the natural landscape. (Implementing Policy 4.8-I-8.)
- The City encourages high quality residential development that is harmonious with the proximate neighborhood through its specific plans and the review process, which includes an evaluation by the Architectural Review Board and approval by the Planning Commission. (General Plan, p. 4-30.)
- Provide a diversity of housing types and affordability levels within San Ramon to meet the needs of community residents. (Guiding Policy, 11.5-G-1.)
- Facilitate the development of affordable housing throughout the community through use of financial and/or regulatory incentives, where feasible. (Implementing Policy 11.1-I-3.)
- Negotiate with developers to ensure a portion of future residential development is affordable to extremely low, very low, low, and moderate income households. (Implementing Policy 11.1-I-4.)
- Develop a workforce housing priority access system that identifies households best served with priority access to City housing programs. The priority access system should consider groups such as public service employees, first responders, veterans of the armed forces, and residents and employed workers in San Ramon for priority access. (Implementing Policy 11.1-I-9.)

- Continue to participate with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers. (Implementing Policy 11.1-I-10.)
- Disperse below-market rate (BMR) housing throughout residential neighborhoods, and ensure that affordable units are essentially indistinguishable from surrounding market-rate units. (Implementing Policy 11.1-I-12.)
- Utilize affordable housing agreements, when appropriate, to encourage a full range of housing types. (Implementing Policy 11.1-I-14.)
- Apply for available State and federal funds, and encourage the use of private funding mechanisms, to assist in the production of affordable housing. (Implementing Policy 11.1-I-20.)
- Encourage the development of accessible housing units such as single-story dwelling units and renovation of existing housing stock to support persons with disabilities and seniors. (Implementing Policy 11.1-I-21.)
- Encourage development of workforce housing by non-profit organizations primarily engaged in housing construction or management. (Implementing Policy 11.1-I-24.)
- Create safe and aesthetically-pleasing neighborhoods, and provide adequate housing to meet the needs of all household types and income groups. (Guiding Policy, 11.5-G-2.)
- Provide rehabilitation incentives in the form of low-interest loans to lower and moderate income homeowners. (Implementing Policy 11.2-I-3.)
- Work to preserve the affordability of publicly assisted housing units and to discourage their conversion to market-rate housing. (Implementing Policy 11.2-I-6.)
- Ensure that the design, scale, and buffering of housing retains the character of the surrounding neighborhood. (Implementing Policy 11.2-I-7.)
- Strive to prevent the conversion of affordable housing units to market-rate housing. (Implementing Policy 11.2-I-8.)
- Ensure all persons and household types have equal access to housing in San Ramon. (Guiding Principle, 11.5-G-3.)

As explained more fully herein, the Initiative will help the City achieve these and other applicable General Plan policies by: implementing a smaller, less dense, and more integrated, and compatible development (with particular consideration given to the proximate residential neighbors); and providing for an alternative affordable housing approach in order to facilitate a wide range of benefits to serve all economic segments of San Ramon with a particular focus on veterans, teachers, police officers, firefighters, and other public service workers. In addition, the payment of a \$2 million open space fee will help the City acquire, preserve, and maintain valued open space along its perimeter, further enhancing the quality of life for its present and future residents.

2. The NWSP provides a vision for guiding the development of the NWSP area by addressing development opportunities for residential neighborhoods and community-serving facilities, as well as the preservation of natural resources and open space, in accordance with the General Plan. Specifically, the NWSP provides the vision for creating a balanced community composed of public facilities, open space, and residential neighborhoods within the overall NWSP area. It provides guidance for the creation of distinctive residential neighborhoods emphasizing affordable housing opportunities, accommodation of important public facilities, and preservation of open space amenities. The NWSP integrates open space, public trails, and a riparian corridor with the development of a community park, a house of worship, and educational use facility, and distinct residential neighborhoods with densities ranging from 1.5 units to 40 units per acre. Overall, the NWSP furthers a wide range of General Plan policies, including preserving at least 75 percent of the NWSP area for public amenities and open space uses. This Initiative adopts policies for smaller, less dense, and more integrated and compatible development (with particular consideration given to the proximate neighbors); and establishes an alternative, multi-faceted affordable housing approach in order to provide a wide range of benefits to serve all economic segments of San Ramon.

3. The City's certified Housing Element establishes San Ramon's housing policies for the planning period of January 31, 2015 through January 31, 2023, as required by state housing law. The Housing Element recognizes and endorses a variety of strategies to provide and preserve affordable housing, including, among others, the direct purchase of affordable units, rental assistance, the purchase of affordability covenants, and the construction/rehabilitation of affordable units. (Housing Element, pp. 11-38 to 11-41.) It also addresses the share of regional housing needs the Association of Bay Area Governments ("ABAG") has allocated to San Ramon by identifying sites that are available with appropriate zoning to provide affordable housing as required by state housing law.

In discussing the City's future housing needs, the Housing Element cites the factors to be considered in addressing the regional allocation, including "employment opportunities," "commuting patterns," "type and tenure of housing," and "over-concentration of lower income households." (General Plan, p. 11-42.) The Housing Element's discussion of the City's inclusionary housing policies acknowledges that the City has not adopted a mandatory inclusionary zoning ordinance. Instead the City's current policy includes a case-by-case approach with the exploration of "flexible options" for developers in creating affordable housing, including, among others, the "construction, donation of land, partnering with the non-profit community to develop affordable housing on their behalf, and in-lieu fee options," thereby "allowing the flexibility to respond to market conditions." (General Plan, pp. 11-99 to 11-100.) The Housing Element thus acknowledges the challenges in achieving affordable housing goals and the importance of taking a fluid and multi-faceted approach to address the complex issues inherent in providing adequate housing for all segments of the community. The Initiative adopts an alternative multi-faceted workforce housing approach in order to provide a substantial revenue stream to be used in the City's discretion to fund a wide range of benefits to serve all economic segments of San Ramon. The people of San Ramon recognize and reiterate the importance of housing that is available to all income levels within the City, and that housing opportunities must be provided on a City-wide basis.

Currently, the affordable housing approach in the NWSP as originally approved in 2006 consists of a traditional program involving the construction of deed-restricted apartment units to be located in only one small portion of the broader NWSP area near existing residential neighborhoods. Furthermore, the traditional approach of requiring a property owner to provide such deed-restricted rental units has been held to violate state law. *Palmer v. City of Los Angeles* (2009) 175 Cal.App.4th 1369. In addition, this inflexible approach has numerous practical drawbacks including a concentration of affordable units (which can result in stigmatization); it reaches a fairly limited number of households; and it fails to take advantage of leveraging opportunities that could be used to reach a wider range of economic segments over time.

This Initiative establishes an alternative to the traditional approach to providing affordable units. The Initiative addresses the City's affordable housing goals with a multi-faceted alternative approach, consistent with the programs highlighted in the Housing Element, providing opportunities to serve both rental and owner-occupied properties at the moderate-, low-, and very low-income levels. This alternative approach is also designed to encourage prioritization of access to affordable housing resources to veterans, teachers, police officers, firefighters, and other public service workers.

4. Given the long-term nature and intent of these land use planning documents, the planning and site layouts in the General Plan and NWSP are conceptual in nature and not meant to rigidly constrain development within the NWSP area. Rather, these planning documents are designed to be flexible so that they can effectively adapt to changing market and other considerations while still maintaining the overall vision for the area. Furthermore, in determining consistency, this Initiative (including the revisions to Neighborhood V and the Revised Faria Preserve affordable housing approach) must be construed in light of all applicable goals and priorities set forth in the General Plan and the NWSP.

The proposed amendments set forth in this Initiative are consistent with the applicable provisions in the General Plan and NWSP. To the extent amendments are made in this Initiative, as set forth more fully below, these amendments are designed to achieve two primary goals: (1) clarify and confirm the Initiative's overall consistency with the General Plan and NWSP, while establishing policies for the development of a smaller, less dense, and more integrated and compatible development; and (2) provide for an alternative, multi-faceted broad-based workforce housing approach. To that end, this Initiative includes both changes to text and is intended to clarify the anticipated development parameters for Neighborhood V of the Revised Faria Preserve.

**SECTION 3. General Plan Amendments.**

The City of San Ramon General Plan 2035, adopted April 28, 2015 and effective as of May 28, 2015, is hereby amended as follows (within each numbered subsection below, the text to be inserted in the General 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 General Plan is not amended by this Initiative, and is shown for reference purposes only; otherwise the text, figures, maps, or other components of the General Plan not being amended by the Initiative are not duplicated below:

- A. Chapter 4 of the General Plan, entitled "Land Use," is hereby amended at pages 4-7 to 4-8 to add a new paragraph to the Bollinger Canyon Planning Subarea, as follows:

**BOLLINGER CANYON**

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

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

On November 28, 2006, the City of San Ramon approved the Northwest Specific Plan (NWSP), which establishes land use goals and policies for approximately 354 acres located immediately northwest of the City limits and within the Bollinger Canyon subarea. The NWSP consists of two primary areas The Faria Preserve Community and The Chang/Panetta properties. The Faria Preserve Community is approximately 290 acres (Neighborhoods A to D) and is located east of Bollinger Canyon Road. The land use plan consists of a mix of residential and community facilities consisting of 786 residential units, a community park, a house of worship site, and a site for an educational facility. The Chang/Panetta properties represent the balance of NWSP at approximately 64 acres (Neighborhood E), are located west of Bollinger Canyon Road, and are anticipated to consist of up to 44 larger residential properties.

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

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

- B. Chapter 4 of the General Plan, entitled "Land Use," is hereby amended at page 4-34 to add a new Implementing Policy, as follows:

**GUIDING POLICY**

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

**IMPLEMENTING POLICIES**

*Northwest Specific Plan Area*

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

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

- C. Chapter 11 of the General Plan, entitled "Housing," is hereby amended at pages 11-74 to 11-77 to add a new paragraph at the end of the discussion of the City's Housing Opportunity Sites, as follows:

**HOUSING OPPORTUNITY SITES**

Table 11-32 and Figure 11-8 illustrates opportunity sites identified for development or redevelopment of housing. Each site is comprised of a group of contiguous parcels that should be treated as an opportunity site as a whole to allow for a comprehensive planning approach. These sites are selected because they have potential for development/ redevelopment on all or portions of the site (integrating with existing uses on site), based on recent development on site or in surrounding areas, existing marginal uses on site, and/or discussions with property owners and management companies. Specifically, recent redevelopment on a portion of the site often acts as a catalyst for redeveloping the entire site.

Sites providing the City with opportunities for housing construction total approximately 997 acres. Potential exists within these multi-family and mixed use projects for construction of significant workforce and senior housing supply, located near the City's shopping centers and transit lines. Using average housing density assumptions, buildout of the General Plan projects approximately 1,992 single-family units and 5,206 multi-family and mixed-use units on these sites. Each site is evaluated by staff individually to determine a realistic development potential, based on average density assumptions, unless otherwise specified in the specific plans, and discounting portions of the site where existing uses are expected to remain. For mixed use sites, the density of 14 du/ac already accounts for nonresidential uses on site. This density factor is based on past development projects and is reasonable because even on mixed use sites, portions of the site may be developed with alone multi-family residential development. Detailed, parcel-specific sites inventory is presented in Appendix 11-E.

State law requires that the City demonstrate an adequate supply of land with appropriate development standards and densities to facilitate and encourage the development of housing that meets the City's RHNA.

As shown in Table 11-32, development on opportunity housing sites can yield 7,198 additional units. Most mixed use sites will be developed at an average density of 14 units per acre. With this density and the incentives offered for mixed-use developments, housing affordable to moderate income households can be facilitated. Incentives available to mixed use developments include financial support from the Commercial Linkage Fee Program, and efficient parking use.

Dougherty Valley provides for the development of 11,000 housing units. The Settlement Agreement specifies that 25 percent of these units must be affordable to very low, low, and moderate income households as follows:

# SAN RAMON GENERAL PLAN 2035

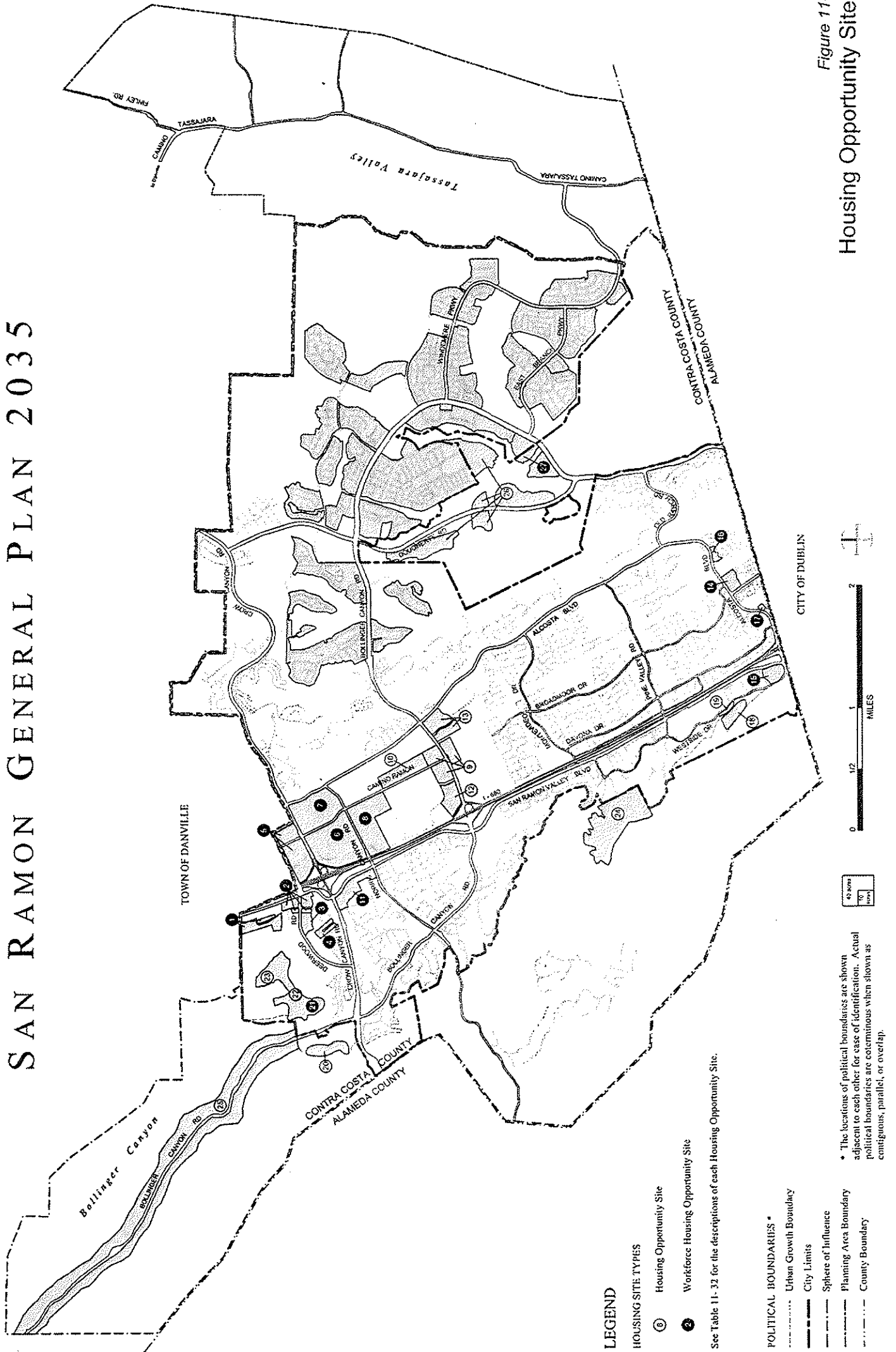


Figure 11-8  
Housing Opportunity Sites

- 275 Very Low Income (10% of 25%)
- 688 Low Income (25% of 25%)
- 1,788 Moderate Income (65% of 25%)

Remaining capacity at Dougherty Valley provides for 2,018 units (Sites 26 and 27).

In addition, Sites 17 and 21 are designated Multifamily Residential – Very High Density, offering a permitted density range of 30 to 50 units per acre. This General Plan designation was created to facilitate affordable housing for lower income households.

In estimating the development potential on the Housing Opportunity Sites, the City uses the following factors:

- 14 units per acre in most mixed use sites based on average realized density in past projects, in consideration of environmental constraints, and addition of a new housing program to establish a density range of 14 to 30 units per acre in the Mixed Use zone;
- Increased density at mixed use sites in North Camino Ramon Specific Plan and City Center Mixed Use based on fiscal analysis conducted for each project, proximity to transit and transportation infrastructure, and consultation/participation of project property owners;
- Approved development capacity per the Dougherty Valley Specific Plan, Northwest Specific Plan, and Westside Specific Plan;
- Pre-application analyses and meetings with site developers and owners;
- A site’s designation as a Priority Development Area (PDA) by ABAG.

Based on these factors, each site/zone was evaluated to determine the realistic capacity as presented in the sites inventory detailed in Table 11-32 and Appendix 11-E.

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 apartment units to lower density, market-rate, age-targeted, for-sale attached 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 be required to provide 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.

- D. Chapter 11 of the General Plan, entitled “Housing,” contains a Table 11-32, entitled “Housing Opportunity Sites,” that begins at page 11-78. The Initiative amends the “Note” that follows Table 11-32 to add additional text regarding a fee that may be paid in connection with the construction of market-rate, age-targeted, for-sale housing within a portion of Site #21, as follows:

Table 11-32: Housing Opportunity Sites

Site #	Location	Planning Subarea	Existing Land Use	Existing Zoning Designation	General Plan Designation	Total Acres	Single - Family	Multi-Family	Total Housing
									(Average Density)
1*	Purdue/Omega	Crow Canyon	Office, Storage, and Auto Repairs	Crow Canyon Specific Plan	Mixed Use	16.8	—	155	155 (22 du/ac)
2*	Deerwood/Omega	Crow Canyon	Office, Vacant, Retail, and Commercial Services	Crow Canyon Specific Plan	Mixed Use	15.6	—	344	344 (22 du/ac)
3*	Deerwood/Old Crow Canyon	Crow Canyon	Mixed Use and Storage	Crow Canyon Specific Plan	Mixed Use	8.8	—	236	236 (26.8 du/ac)
4*	Ryan Industrial Court	Crow Canyon	Office and Commercial Services	Planned Development	Mixed Use	7.3	—	103	103 (14 du/ac)
5*	Camino Ramon/Fostoria	Crow Canyon	Office, Retail, Commercial Services - Auto-Oriented, Commercial Services - Other, Storage, and Civic and Institutional	North Camino Ramon Specific Plan Area	Mixed Use	47.9	—	149	149 (20 du/ac)
6*	Camino Ramon/The Commons	Crow Canyon	Office, Shopping Center, Commercial Services - Other and Restaurants, Light Industrial, Wholesale, Warehouse	North Camino Ramon Specific Plan Area	Mixed Use	89.1	—	293	293 (20 du/ac)

Site #	Location	Planning Subarea	Existing Land Use	Existing Zoning Designation	General Plan Designation	Total Acres	Single - Family	Multi-Family	Total Housing
									(Average Density)
7*	Camino Ramon/Norris Canyon	Crow Canyon	Office, Commercial Services - Other, Mixed Use, Medium High Density Residential, Light Industrial, Wholesale, Warehouse, Storage	North Camino Ramon Specific Plan Area	Mixed Use	61.8	—	300	300 (20 du/ac)
8*	Camino Ramon/Executive Parkway	Bishop Ranch	Office, Commercial Services - Other, Light Industrial, Wholesale, Warehouse, Undeveloped	North Camino Ramon Specific Plan Area	Mixed Use	65.5	—	382	382 (20 du/ac)
9	Bollinger Canyon/Camino Ramon	Bishop Ranch	Office and Undeveloped Land	City Center Mixed Use	Mixed Use	25.9	—	487	487 (18.8 du/ac)
10	Bishop Ranch/Camino Ramon	Bishop Ranch	Office	Mixed Use	Mixed Use	29.5	—	413	413 (14 du/ac)
11*	Diablo Plaza	Crow Canyon	Commercial Services - Other, Shopping Center	Mixed Use	Mixed Use	23.1	—	324	324 (14 du/ac)



Table 11-32 (cont.): Housing Opportunity Sites

Site #	Location	Planning Subarea	Existing Land Use	Existing Zoning Designation	General Plan Designation	Total Acres	Single - Family	Multi-Family	Total Housing (Average Density)
12	Bishop Ranch Plaza	Bishop Ranch	Shopping Center	Mixed Use	Mixed Use	19.8	—	278	278 (14 du/ac)
13	Marketplace	Southern San Ramon	Visitor Services, Office, Shopping Center, Commercial Services - Auto-Oriented, Commercial Services - Other, and Mixed Use	Mixed Use	Mixed Use	26	—	364	364 (14 du/ac)
14*	Country Club Village	Southern San Ramon	Shopping Center, Retail, and Commercial Services - Other	Mixed Use	Mixed Use	10.7	—	150	150 (14 du/ac)
15*	Gateway	Westside	Shopping Center	Mixed Use	Mixed Use	12.8	—	180	180 (14 du/ac)
16*	Alcosta/Fircrest	Southern San Ramon	Office and Undeveloped Land	Mixed Use/Senior Housing	Mixed Use	3.7	—	52	52 (14 du/ac)

Site #	Location	Planning Subarea	Existing Land Use	Existing Zoning Designation	General Plan Designation	Total Acres	Single - Family	Multi-Family	Total Housing (Average Density)
17*	Alcosta/Kimball	Southern San Ramon	Retail and Vacant	Multiple Family - Very High Density	Multi-Family VH	1.4	—	63	63 (45.0 du/ac)
18	Laborer's	Westside	Open Space/Agriculture	Westside Specific Plan	Hillside Residential	7.6	6	—	6 (0.8 du/ac)
19	Laborer's	Westside	Open Space/Agriculture	Westside Specific Plan	Single Family - Low Med	2.7	15	—	15 (5.6 du/ac)
20	Chu Residential	Bollinger Canyon	Open Space/Agriculture	Northwest Specific Plan	Hillside Residential	16	43	—	43 (2.7 du/ac)
21*	Faria	Bollinger Canyon	Open Space/Agriculture	Northwest Specific Plan	Multi-Family High and Very High Density	17	—	406	406 (23.9 du/ac)
22	Faria	Bollinger Canyon	Open Space/Agriculture	Northwest Specific Plan	Hillside Residential	22.3	121	—	121 (5.4 du/ac)
23	Faria	Bollinger Canyon	Open Space/Agriculture	Northwest Specific Plan	Medium Density	23.2	135	78	213 (9.2 du/ac)

Site #	Location	Planning Subarea	Existing Land Use	Existing Zoning Designation	General Plan Designation	Total Acres	Single - Family	Multi-Family	Total Housing (Average Density)
24	Geldermann	Westside	Open Space/Agriculture	Westside Specific Plan	Hillside Residential	105	66	—	66 (0.6 du/ac)
25	Central Bollinger Canyon	Bollinger Canyon	Rural Residential, Open Space/Agriculture, and Parks and Recreation	(Pre) Agricultural and Rural Residential in a Resource Conservation Overlay Dist.	Rural Conservation	184.6	37	—	37 (0.2 du/ac)
26	Dougherty Valley	Dougherty Valley	Vacant, Single Family Low Medium Density Residential, and Medium Density Residential	Dougherty Valley Specific Plan	Single Family Low Medium and Medium Density	125	1,569	—	1,569 (6 du/ac)
27*	Dougherty Valley	Dougherty Valley	Vacant, Mixed Use, and Commercial	Dougherty Valley Specific Plan	Mixed Use	27.5	—	449	449 (16.3 du/ac)
<b>Grand Total Housing Opportunity Sites</b>						<b>997</b>	<b>1,992</b>	<b>5,206</b>	<b>7,198</b>

Note:

Asterisk denotes priority sites for workforce housing. In addition, the asterisk for Site #21 denotes the ability 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 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 for-sale attached 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.

E. Chapter 11 of the General Plan, entitled "Housing," is hereby amended at page 11-83, as follows:

**CREDITS TOWARD THE RHNA**

The RHNA for the 2015-2023 Housing Element cycle in the ABAG region uses January 1, 2014 as the baseline for projecting housing needs. As such, housing units constructed, issued building permits, or approved since January 1, 2014 can be credited toward the RHNA.

Several housing projects have already been approved on the Opportunity Sites. These projects totaled 3,333 housing units and are detailed below:

- **Dougherty Valley (Sites 26 and 27):** 11,000 units have been approved for the Dougherty Valley Specific Plan. A total of 8,982 units have been permitted through the end of 2013. As of January 1, 2014, 2,018 units have been approved but not permitted, including 449 affordable units remaining to be permitted (20 very low income, 82 low income, and 347 moderate income units) pursuant to the Settlement Agreement with Contra Costa County. These units are being provided at various densities and include both single-family and multi-family units.

- **Faria (Sites 21, 22, and 23):** This site has been approved for a maximum total of 484 multi-family and 256 single-family units, which maximum may be reduced through the developer's election to participate in the alternative workforce housing program established in the NWSP. Among these, 213 are required to be affordable (62 very low, 82 low, and 69 moderate income units) and deed-restricted as affordable housing for 50 years or greater. A reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 (and specifically 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)) 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 attached 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.

No City subsidies were provided to the project. Selection of tenants/homebuyers will utilize the City's priority access system.

F. Chapter 11 of the General Plan, entitled "Housing," is hereby amended at page 11-84, as follows:

**Table 11-33: Credits Towards RHNA**

<i>Project</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
Dougherty Valley	20	82	347	1,569	2,018
Faria*	62	82	69	527	740
City Center	0	0	73	414	487
Park Central	0	0	9	31	40
ACRE Townhomes	0	0	0	48	48
<b>Total</b>	<b>82</b>	<b>164</b>	<b>498</b>	<b>2,589</b>	<b>3,333</b>
<b>RHNA</b>	<b>516</b>	<b>279</b>	<b>282</b>	<b>340</b>	<b>1,417</b>
<b>Remaining RHNA</b>	<b>434</b>	<b>115</b>	<b>(216)</b>	<b>(2,249)</b>	<b>549</b>

Note:

Asterisk denotes that 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 of the NWSP 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, for-sale 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.

G. Chapter 11 of the General Plan, entitled "Housing," is amended at page 11-84 as follows:

**CORRELATION BETWEEN AFFORDABILITY AND DENSITY**

In San Ramon, the City has been able to achieve affordable housing for lower income households at various densities, ranging from medium to high residential densities. Valley Vista, a senior multi-family project was approved at 22.8 units per acre and all units (except the caretaker unit) are available to lower income households. Lower income housing units at Dougherty Valley are primarily multi-family units in a Planned Development zone at 16.3 units per acre. The Faria site is was approved for 23.9 units per acre and includes included 213 lower and moderate income units. ~~Therefore, the City has been able to achieve lower income housing at a range of densities.~~

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)) 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 the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

H. Chapter 11 of the General Plan, entitled "Housing," is amended at page 11-85 to add additional text in the Note following Table 11-34, entitled "Comparison of Sites Inventory with 2015-2023 RHNA," as follows:

**ADEQUACY OF SITES INVENTORY**

For purposes of this Housing Element, the City believes that with the various incentives it offers (density bonuses, relaxed development standards, and financial incentives combined), affordable housing for lower income households can be achieved at a density of 20 units per acre or above. Housing Opportunity Sites 1, 2, 3, 5, 6, 7, 8, 17 and 21 meet this density threshold (except as to portions of Site 21 which may be developed at a slightly lower density of 18 units per acre subject to developer's contribution to the City's workforce housing endowment fund) and have been identified by the City

as sites for workforce housing. These sites alone, total a capacity of 2,328 units at realistic capacity based on requirements of the specific plans, adequate to meet the City's remaining RHNA of 549 lower income units.

The City's sites inventory offers significant excess capacity beyond its RHNA requirements, primarily in the mixed-use areas. These sites (Sites 4 and 10 through 16) provide a total capacity for an additional 1,864 multi-family units. The City has a 25-percent affordable housing guideline and has been achieving a significant number of affordable units via this policy. While these mixed use sites provide for additional capacity for affordable housing based on this 25-percent guideline, the City does not rely on these sites to meet the remaining lower income RHNA for this Housing Element cycle. Additional capacity is also available for moderate and above moderate income housing on lower density sites (Sites 9, 18, 19, 20, 24, and 25).

**COMPARISON OF SITES INVENTORY WITH RHNA**

As presented in the sections above and summarized below in Table 11-34, San Ramon's new construction need (RHNA) for the 2015-2023 period is 1,417 new units. There are 3,333 units approved or under construction, and the City has identified sites that can accommodate an additional 3,865 net new units, thereby exceeding the City's RHNA requirements.

**Table 11-34: Comparison of Sites Inventory with 2015-2023 RHNA**

	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
2015-2023 RHNA	516	279	282	340	1,417
Units Approved/Under Construction	82	164	498	2,589	3,333
Remaining RHNA*†	434	115	(216)	(2,249)	549
Minimum Housing Opportunity Sites Yield		966	-	-	3,865
Minimum Capacity Surplus		417	216	2,249	2,882

Notes:

\* The total remaining RHNA is a sum of the remaining RHNA for moderate-, low-, and very low-income units. The City has already exceeded its RHNA for above-moderate income units through units that are approved or under construction.

† As a result of the adopted Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative, a portion of Site 21 will be developed at a maximum of 18 dwelling 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 attached 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.

The City may use the funds contributed by the developer into the workforce housing endowment fund, in its discretion, to fund a variety of programs intended to facilitate affordable housing. These 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 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.

I. Chapter 11 of the General Plan, entitled "Housing," is hereby amended at page 11-86, as follows:

**AFFORDABLE HOUSING IN-LIEU FEE**

The City of San Ramon has not adopted an inclusionary housing ordinance. However, as a policy, the City negotiates for the inclusionary inclusion of affordable units in residential development either on site or as an in-lieu payment of fees. As of July 2014, the City has a balance of \$58,789 in In-Lieu fees. Such funding is typically used to finance affordable housing construction off site.

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) 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 the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

J. Appendix 11-C of the General Plan, entitled "Review of Past Accomplishments," is hereby amended at page C-7 to add a Note to Program 10, as follows:

<i>Program</i>	<i>General Plan 2030 Policy</i>	<i>Description</i>	<i>Quantified Objectives</i> <i>Timeframe</i>	<i>2009-2014 Accomplishments</i>	<i>Continued Appropriateness in 2015-2023 Housing Element</i>
9. First time Homebuyer Downpayment Assistance Programs	11.1-I-10	Continue to participate with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers.	None Ongoing	Launched regional down payment assistance program in 2012 with Tri-Valley cities which is administered through the non-profit Tri-Valley Housing Opportunity Center. The City continues to provide referrals and information about Contra Costa County home ownership programs and affordable housing opportunities provided by non-profit organizations.	Program retained (See Policy 11.1-I-10).
10. Affordable Housing Development	11.1-I-1	Identify sites appropriate for the development of a variety of housing types and price ranges to meet the needs of all socioeconomic segments of the community (including extremely low, very low, low, moderate, and above moderate	None	Figure 11-8 of the Housing Element identifies sites appropriate for development of a variety of housing types. The map is used by Housing and Planning staff to discuss with home builders the potential housing sites in San Ramon.  The City continues to work with developers to commit to long-term affordability in order to prevent the conversion of affordable housing units to market-rate. Since 2009, units within the	Program retained (See Policy 11.1-I-3).

		income households).		following affordable housing developments have affordability covenants of at least 50 years after initial occupancy: Valley Vista Senior: 104 units Faria Preserve: 213 units* Highland Point: 293 units
	11.1-I-4	Negotiate with developers to ensure a portion of future residential development is affordable to extremely low, very low, low and moderate income households.	Ongoing	

**Note:**

\*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 from 302 to 180 (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, for-sale attached 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 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.

K. Appendix 11-C of the General Plan, entitled "Review of Past Accomplishments," is hereby amended at page C-8, to add a Note to Program 12, as follows:

Program	General Plan 2030 Policy	Description	Quantified Objectives	2009-2014 Accomplishments	Continued Appropriateness in 2015-2023 Housing Element
			Timeframe		
11. Affordable Housing Funding Sources	11.1-I-3	Facilitate the development of affordable housing throughout the community through use of financial and/or regulatory incentives, where feasible.	200 units Ongoing	Due to the dissolution of the Redevelopment Agency, there is limited city staff available to apply for State and federal funding. However, Housing and Planning staff works closely with developers to facilitate the development of affordable housing through the City's inclusionary policy.	Program retained (See Policy 11.1-I-3).
12. Inclusionary Housing	11.1-I-4	Negotiate with developers to ensure a portion of future residential development is affordable to extremely low, very low, low and moderate income households.	250 housing units Ordinance FY 15/16, Construction ongoing	The Housing Advisory Committee began drafting an inclusionary zoning ordinance and structure for in-lieu fees in 2005. Options are being explored that would give developers flexible options (e.g., construction, donation of land, partnering with the non-profit community to develop affordable housing on their behalf, and in-lieu fee options). Due to the current housing market conditions and recent court cases, the HAC has recommended to the Planning Commission that formal consideration of the ordinance be delayed until the housing market improves and court cases are resolved. Despite the lack of the formal ordinance, negotiation on a case by case basis has been successful in the creation of affordable units such as 10 percent of units at Park Central, 28 percent in the Faria Preserve Development, 25 percent in the Dougherty Valley Specific Plan and 15 percent at City Center.  To further facilitate the development of multi-family affordable housing, a mixed use density range will be established in an upcoming Zoning Ordinance update.	Program retained (See Policy 11.1-I-4).

**Note:**

\*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 from 302 to 180 (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, for-sale attached 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 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.

- L. Appendix 11-E of the General Plan, entitled "Detailed Residential Sites Inventory," is hereby amended at page E-35, as follows:

Sites 21, 22, and 23: The Faria Preserve Development within the Northwest Specific Plan was approved in 2006 for the development of a maximum of 786 dwelling units on undeveloped, vacant farmland. In 2014, a development plan amendment was approved by the City for 740 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, for-sale attached, 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.

#### SECTION 4. 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 this 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
<b>Total Units:</b>	<b>830</b>	<b>238</b>	<b>77</b>	<b>86</b>	<b>75</b>

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), 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 exceeds 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
<b>Total Units:</b>	<b>830</b>	<b>238</b>	<b>77</b>	<b>86</b>	<b>75</b>

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 <sup>1</sup>
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					
	<sup>1</sup> Total dwelling units will depend on final design.					
Standards	Community Park					
Zoning District	NWSP-P					
Lot Size (ac.)	12.7 acres					
Permitted Facilities	Sports Fields and Courts, Community Services/Maintenance Buildings, 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
Neighborhood	V
Zoning District	NWSP-HDR
Lots	180 Units
Description	Air Space
Lot Area (s.f.)	--
Lot Width (ft.)	--
Lot Width @	--
Setback (ft.)	--
Cul-de-sac	--
Frontage	
Lot Depth (ft.)	--
Front Yard	0'
Setback (ft.)	
Rear Yard	0'
Setback (ft.)	
Sideyard	0'
Setback (ft.)	
Aggregate	0'
Sideyard	
Minimum	--
Between Bldgs.	
Corner Sideyard	--
Setback (ft.)	
Maximum	32'
Height (ft.)	
Alt. Max Height (ft) (in event applicant elects to go to vote)	--
F.A.R.	1.25
Parking	
Offstreet/cov.	2
Offstreet/uncov.	0.45
Onstreet	
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 <sup>1</sup> Total dwelling units will depend on final design.
Standards	House of Worship
Zoning District	NWSP-HDR
Lot Size (ac.)	Approx. 2.0 acres
Setbacks (ft.)	Side and Rear Yard: 20'
Lighting	Exterior lighting to be directed downward away from adjacent Residential uses.
F.A.R.	1.25
Height (ft.)	32'

**SECTION 6. Implementation.**

- A. This Initiative shall be effective July 1, 2017.
- B. Upon the effective date of this Initiative, the provisions of Section 3 of this Initiative are hereby inserted into the City of San Ramon General Plan; except that if the four (4) amendments of the City of San Ramon General Plan permitted by state law for any calendar year have already been utilized in the year in which this Initiative becomes effective, the General Plan amendments set forth in this Initiative shall be the first amendments inserted into the General Plan on January 1 of the next year. City staff are directed to take promptly such administrative and clerical steps as may be required to implement this Initiative, including, without limitation, revising any General Plan figures to reflect the provisions adopted by this Initiative.
- C. Upon the effective date of this Initiative, the provisions of Section 4 of this Initiative are hereby inserted into the City of San Ramon Northwest Specific Plan. City staff are directed to take promptly such administrative and clerical steps as may be required to implement this Initiative, including, without limitation, revising any NWSP figures to reflect the provisions adopted by this Initiative.
- D. To ensure that the General Plan and NWSP each remain an integrated, internally consistent, and compatible statement of policies for the City as required by state law, and to ensure that the actions of the voters or the City Council in enacting this Initiative are given effect, any provision of the General Plan or NWSP that is adopted between the Filing Date and the Effective Date of the General Plan Amendments and NWSP Amendments set forth herein shall, to the extent that such interim-enacted provision is inconsistent with the General Plan Amendments and NWSP Amendments enacted by this Initiative, be deemed void and unenforceable, and shall be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this Initiative and other elements of the General Plan and NWSP.
- E. In the event California Department of Housing and Community Development suggests revisions to any portion of the Housing Element as a result of this Initiative, the City may make such revisions to the Housing Element after a super majority recommendation by the Planning Commission and a super majority vote of the City Council so long as such revisions do not materially alter or infringe rights established under this Initiative, which include, without limitation, the revised plan for development for Neighborhood V (i.e., lower density development up to 18 units per acre with a

maximum total unit count of 180 market rate, age-targeted units) and/or the alternative affordable housing approach that allows the affected developer to contribute to the City's workforce housing endowment fund rather than constructing on-site units. Any revisions made pursuant to this section of the Initiative shall not require a vote of the voters at a City election.

- F. The City Council may, by a majority vote, and on application of or concurrence of the developer, adopt amendments to the Initiative, so long as the amendments further the purposes of the Initiative and do not reduce the benefits to the City or the obligations imposed by the Initiative on the developer. Any revisions made pursuant to this section of the Initiative shall not require a vote of the voters at a City election.
- G. This Initiative shall be broadly construed in order to achieve the purposes stated in this Initiative and so as to be consistent with all applicable federal and state constitutions, laws, rules, regulations, and requirements. To ensure that the voters' intent prevails, words in this Initiative shall be interpreted according to the purposes described in this Initiative, and shall be applied according to their plain meaning. In the event the plain meaning is not clear, we the voters declare our intent that this Initiative be interpreted in light of those ballot materials and campaign materials that are offered in favor of this Initiative. We also declare that we adopt our findings based upon our general knowledge of San Ramon geography, planning, development, community need and desires, and upon those ballot and campaign materials that are offered to the public in favor of this Initiative. Any titles of the sections or subsections of this Initiative are inserted for convenience of reference only and shall be disregarded in interpreting, applying or implementing any part of the provisions of this Initiative.
- H. To the extent permitted by law, the voters of the City authorize and direct the City staff and decisionmakers to amend any elements or provisions of the General Plan and NWSP, including, without limitation, exhibits and figures, and any other City ordinances, policies, and implementation programs, as soon as possible, to implement this Initiative and to ensure consistency and correlation between this Initiative and other elements of the General Plan and NWSP. The preceding sentence shall be interpreted broadly pursuant to *Pala Band of Mission Indians v. Board of Supervisors*, 54 Cal.App.4th 565 (1997) to promote the requirements that a general plan constitute an integrated and consistent document.
- I. After the Effective Date, any provision of the Municipal Code that is inconsistent with the Initiative shall be deemed null and void and shall not be applied to the Faria Preserve.

**SECTION 7. Amendments.**

Except as provided in Section 6 above, this Initiative may only be changed by a vote of the voters at a City election.

**SECTION 8. Conflicting Measures.**

The provisions of this Initiative shall be deemed to conflict and be inconsistent with any other measure that appears on the same ballot that relates to the Revised Faria Preserve. In the event this Initiative and another measure that relates to the Revised Faria Preserve, the measure receiving the greater number of affirmative votes shall prevail in its entirety, and no provision of the measure receiving the fewer number of affirmative votes shall be given any force or effect.

**SECTION 9. Severability.**

If any provision of this Initiative or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect other provisions or applications of this Initiative that can be implemented without the invalid or unconstitutional provision, and to this end the provisions of this Initiative are severable. We, the people of the City of San Ramon, declare that we would have adopted this Initiative, and each enactment (General Plan Amendments and/or NWSP Amendments), each section, each paragraph, each phrase and each word, irrespective of whether any other portion, or application to any situation, be held invalid. It is our intent that any portion of this Initiative that can lawfully be implemented shall be implemented so long as doing so would be consistent with the Initiative's purposes, even if doing so would otherwise appear trivial or inconsequential, and even if the valid portion appears intertwined with the invalidated portion. As the body enacting this Initiative, we state our intent that if severance is being considered, each enactment (General Plan Amendments and/or NWSP Amendments), each section, each paragraph, each phrase and each word of this Initiative be interpreted to be complete in itself, and functionally and grammatically separate from each other word. This Section 9 does not apply to titles of the sections or subsections of this Initiative, which are inserted for convenience of reference only and shall be disregarded in interpreting, applying or implementing any part of the provisions of this Initiative.

**SECTION 10. Statute of Limitations.**

Unless a shorter statute is enacted by the State Legislature, all provisions of this Initiative shall be deemed subject to Government Code section 65009(c), and no action or proceeding challenging all or any part of this Initiative shall be maintained unless commenced and service made within ninety (90) days of the date of the legislative body's decision. We intend the date of the legislative body's decision to be the date of the election at which the voters adopt this Initiative, or the date the Council adopts the Initiative pursuant to Elections Code section 9214 or 9215. If such date cannot lawfully be deemed the date of the legislative body's decision, then we intend the date of the legislative body's decision to be the earliest possible lawful date.