



Gary Alpert, Chair
Betty Avila, Vice Chair
Santhosh Kanjula, Commissioner
Jean Kuznik, Commissioner

City of San Ramon Planning Commission Agenda

**San Ramon City Hall
Council Chamber
7000 Bollinger Canyon Road**

**June 2, 2026
6:00 PM
Regular Meeting**

Agenda Questions: Please Call the Planning Services Division at
(925) 973-2560 or planning@sanramon.ca.gov

This agenda is posted in accordance with Government Code Section 54954.2(a).

Planning Commission Public Hearing Guidelines

Welcome to the Planning Commission meeting.

No new items will start after 11:00 p.m. and meetings will be adjourned at 12:00 a.m. unless the Commission votes to extend the meetings for 30-minute increments.

At any item designated as a Public Hearing, any audience member may request to speak; the Chair will recognize you during the proceedings and set a time limit based on how many people wish to comment and the time available. Hearings proceed in this order: staff presentation, applicant presentation, public testimony, applicant rebuttal, and then the hearing closes for Commission discussion and action. Once the hearing is closed, no further audience comments are permitted unless the Commission expressly invites them.

Public hearings may be continued from time to time. Notice of the continuance will be provided following the conclusion of each item; no additional notification will be provided unless there is a change in the meeting date, time or location.

If the applicant or representative fails to attend the Public Hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

If you challenge in Court any zoning or planning actions taken by the Planning Commission, you may be limited to raising only those issues you or someone else raised at the public hearing conducted herein or in written correspondence delivered to the Planning Commission at or prior to the public hearing. Decisions of the Planning Commission may be appealed within 10 (ten) calendar days of decision by filing a letter stating the grounds for the appeal along with the appropriate filing fee in the City Clerk's office.

1. Call to Order/Roll Call

2. Pledge of Allegiance

3. Announcements

3.1. Changes and Additions to the Agenda

4. Public Comment

Members of the audience are encouraged to address the Planning Commission on any non-agenda item relating to the business of the Planning Commission. Comments are limited to 3 minutes per speaker, and time cannot be transferred. All remarks shall be addressed to the Planning Commission. You can also submit written comments by email to PlanningCommission@sanramon.ca.gov. Emails will not be read aloud; however, they will be forwarded to the Planning Commission for their consideration. No action can be taken on issues raised during public comment period. During public comment, members of the public are permitted to address the Planning Commission on:

- Items that are on the **Consent Calendar**, including requests to pull an item from the consent calendar **and the reason why** you wish to pull the item or items. Please note that the decision to remove the item from the Consent Calendar is strictly at the discretion of the Planning Commission.
- Items that are **not** on the agenda and are within the Planning Commission's jurisdiction.

5. Consent Calendar

5.1. Minutes of the Planning Commission Regular Meeting - March 3, 2026

Recommendation: Accept Minutes

6. Unfinished Business

7. New Business

8. Commissioner Reports and Staff Updates

8.1. Study Session: Development Plan Concept Review – ROEM Corporation
Townhome Development (CDP 2026-0001)

Recommendation: Receive the staff report, take public comment, and provide feedback to the Applicant and Staff on the proposed project concept.

Location: 2251 San Ramon Valley Blvd. (APN: 208-271-041)

Staff Report by: Lucas Haase, Assistant Planner

9. Adjournment

How to View or Participate in the Meeting

In Person:

Members of the public can provide in-person comments at the meeting. To make a request for disability-related accommodation to participate in the meeting, please contact the City Clerk's Office 48 hours in advance of the meeting.

Written Communication by Email:

Public comments may be submitted via [e-mail to planningcommission@sanramon.ca.gov](mailto:planningcommission@sanramon.ca.gov) at least two (2) hours prior to the start time of the meeting. Please include "Public Comment" in the subject line. In the body of the email please include your name and the item you wish to comment on. Written public comment will not be read aloud during the meeting.

To View or Listen Only:

As a courtesy and technology permitting, the public will have the opportunity to view the meeting via one-way feed by the options below. However, the City cannot guarantee that the public's remote access to any meeting will be uninterrupted, and technical difficulties may occur from time to time. In those instances, so long as the public may still attend the meeting in person, the meeting will continue. Members of the public desiring to provide comments as a part of the meeting are encouraged to either submit written comments prior to the meeting or to attend the meeting in person.

Join Zoom: <https://cityofsanramon.zoom.us/j/97389089170> ID: 973 8908 9170

Zoom Phone Number: +1 (669) 900-6833

View on YouTube: www.sanramon.ca.gov/YouTube

Attendee Conduct:

There will be zero tolerance for any person addressing the Commission making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

- a. No profanity or obscenity.
- b. Refrain from personal threats or attacks.
- c. Refrain from hateful epithets and demeaning language based on any person's race, religion, sexual orientation, ethnicity, gender, or disability.
- d. Respect all people that are present or watching.

At the discretion of the Chair, a speaker may forfeit speaking time for any of the following reasons:

- a. Exceeding the allotted time to speak;
- b. Yelling, screaming, or other behavior that renders this Commission unable to continue the meeting;
- c. Excessive profanity or slander;
- d. Specific threats or "fighting words" that incite violence; or
- e. Speech that is outside the subject matter jurisdiction of the Commission or the specific agenda item in which you are speaking.

While the City of San Ramon ensures the First Amendment rights of its citizens, we do not accept nor endorse any offensive or hateful comments made during our meetings. The City of San Ramon celebrates the diversity of our community, and we strive to be a welcoming and open community for all.

**Minutes of the
City of San Ramon
Planning Commission Regular Meeting
March 3, 2026**

1. Call to Order/Roll Call

Chair Alpert called the meeting to order at 6:00p.m.

Present:

Planning Commissioner Betty Avila
Planning Commissioner Gary Alpert
Planning Commissioner Jean Kuznik
Planning Commissioner Max Zhang

Absent:

Planning Commissioner Santhosh Kanjula

Also in attendance: Department Director Lauren Barr, Planning Division Manager Cindy Yee, Associate Planner Analisa Mirzad, Assistant Planner Lucas Haase, Administrative Coordinator Amy Sekhon

2. Pledge of Allegiance

3. Announcements

3.1. Changes and Additions to the Agenda

4. Public Comment

Public comment was received from Joyce Carr and Jim Blickenstaff.

5. Consent Calendar

Chair Alpert asked if there was any public comment on the Consent Calendar.

Written public comment was received from Brian Swanson for Item 5.2.

Chair Alpert asked the Planning Commission if there was a motion to approve the Consent Calendar.

Planning Commissioner Kuznik's motion to Approve the Consent Calendar was seconded by Planning Commissioner Avila. The motion Passed 4-0-0-1.

Result:	Passed [4-0-0-1]
Mover:	Planning Commissioner Jean Kuznik

Second:	Planning Commissioner Betty Avila
Ayes:	Betty Avila, Gary Alpert, Jean Kuznik, Max Zhang
Nays:	None
Abstentions:	None
Absences:	Santhosh Kanjula

5.1. Minutes of the Planning Commission Meeting - February 3, 2026

Recommendation: Accept Minutes

5.2. 2025 General Plan Annual Report

Recommendation: The Planning Commission receive the staff report and forward the final report to the City Council for their acceptance.

6. Unfinished Business

7. New Business

7.1. Major Subdivision (MJ 2025-0004) for a Vesting Tentative Map for Condominium Purposes located at 200 & 210 Porter Drive

Lucas Haase, Assistant Planner, presented the item.

The Planning Commission asked staff and the Applicant clarifying questions.

The Planning Commission discussed the item.

Chair Alpert opened the Public Hearing 6:19 p.m.

There being no speakers, Chair Alpert closed the Public Hearing at 6:19 p.m.

Chair Alpert asked the Planning Commission if there was a motion to approve the item.

Planning Commissioner Kuznik's motion to Approve Resolution 01-26 was seconded by Planning Commissioner Zhang. The motion Passed 4-0-0-1.

Result:	Passed [4-0-0-1]
Mover:	Planning Commissioner Jean Kuznik
Second:	Planning Commissioner Max Zhang
Ayes:	Betty Avila, Gary Alpert, Jean Kuznik, Max Zhang
Nays:	None
Abstentions:	None
Absences:	Santhosh Kanjula

8. Commissioner Reports and Staff Updates

8.1. Overview of 2026 California Housing Legislation

Analisa Mirzad, Associate Planner, presented the item.

The Planning Commission asked staff clarifying questions.

Chair Alpert opened Public Comment at 6:36 p.m.

Written public comment received from Brian Swanson, there being no speakers Public Comment was closed at 6:37 p.m.

The Planning Commission reported about meetings they attended.

Cindy Yee, Division Manager, provided updates on future meetings.

9. Adjournment

The meeting was adjourned at 6:46 p.m.



**Planning Commission Staff Report
Item No. 8.1.**

Date: June 2, 2026

To: San Ramon Planning Commission

**From: Lauren Barr, Department Director
Lucas Haase, Assistant Planner**

**Subject: Study Session: Development Plan Concept Review – ROEM Corporation
Townhome Development (CDP 2026-0001)**

Executive Summary:

On November 15, 2016, the Planning Commission approved Planning Commission Resolution No. 12-16, that authorized the construction of 169-unit apartment and a 6,100 square foot retail development on a 2.56-acre property at 2251 San Ramon Valley Blvd. In 2025, the entitlement and building permit approvals expired.

At this time, the Applicant is exploring a new project design and has submitted a Development Plan Concept Review application. The conceptual project proposed would consist of approximately 45 multi-family townhome units located on a 2.56 gross/1.83 net acre site.

The intent of the Concept Review is to provide feedback on the potential project to the Applicant and understand the site and physical constraints. No formal action will be taken by the Commission other than providing project feedback.

Recommendation:

Receive the staff report, take public comment, and provide feedback to the Applicant and Staff on the proposed project concept.

Project Information:

Location: The site occupies a total of approximately 2.56-acres of land located at the southwest corner of the San Ramon Valley Boulevard and Deerwood Road intersection, within the San Ramon Village Specific Plan area.

Applicant/Property Owner:
ROEM Development Corporation (c/o Jim Campbell)
1650 Lafayette St.
Santa Clara, CA 95050

General Plan Designations: Mixed Use

Zoning Districts: VCMU (Village Center Mixed Use) - San Ramon Village Specific Plan (SRVSP)

Site Description:
The project site consists of approximately ±2.5 acres at the intersection of San Ramon Boulevard and Deerwood Road. The property is currently vacant and is designated Mixed Use in the General Plan, with a zoning designation of the Village Center Mixed-Use (VCMU) in the San Ramon Village Specific Plan. These designations are defined as a blend of commercial and residential activity and encourage development that contributes to a walkable, community-serving environment.

The surrounding area is predominantly commercial. A childcare center lies immediately to the west, a produce market borders the site to the south, and additional commercial uses are located north of Deerwood Road.

A natural creek runs along the southern edge of the property, creating both an environmental amenity and a development constraint. Due to the creek and the required 100-foot riparian setback required by the SRVSP, a portion of the southern area cannot be developed.

Along the southeastern boundary, the site adjoins Windmill Farms Produce. The two properties share a secondary access point, and an existing agreement requires preservation of a hammerhead turnaround easement along the southern edge of the developable area. This easement ensures adequate maneuvering space for emergency and service vehicles while maintaining coordinated access between the properties.

Environmental Review/California Environmental Quality Act (CEQA):
There are no approvals associated with a Development Plan Concept Review application; therefore, CEQA review is not required. Once formal applications for project entitlements have been received, staff will make a determination regarding the appropriate CEQA review process and consistency with prior environmental documents such as the San Ramon Village Specific Plan EIR.

Public Outreach/Notification:
The purpose of the Development Plan Concept Review is to provide the Applicant with initial feedback and public input on the proposed development concept in advance of formal application review. On May 22, 2026, a notice of the Planning Commission's June 2, 2026 Concept Review for the proposed development was mailed to property owners

within 300 ft. of the subject property, which complies with the standards set forth to Zoning Ordinance Section D6-23 for Development Plan Concept Review public notices.

Background:

On November 15, 2016, the Planning Commission approved a development plan (DP 15-300-002), architectural review (AR 15-200-002) that authorized the construction of a 169-unit apartment and 6,100 square foot retail development on a 2.56-acre property at 2551 San Ramon Valley Blvd.

On January 27, 2025, the entitlement and building permit approvals expired.

On May 8, 2026, the Applicant submitted the subject Concept Development Plan application seeking initial feedback and input from the Public and Planning Commission.

Discussion/Analysis:

Proposed Concept:

The project includes 45 townhomes in five uniquely configured buildings, shaped by site constraints and edge conditions. All buildings are three stories, alley-loaded, oriented with front entries facing streets or paseos and designed with porches and stoops. Units range from 1,200 to 1,800 square feet and include 2, 3, and 4-bedroom options.

The San Ramon Zoning Ordinance Standards require a minimum of 2 parking spaces per unit within this proposed development. A total of 90 parking spaces will be required for the 45 proposed units. Currently the applicant is proposing 87 total parking spaces, three (3) below the minimum required amount (Figure 2). Each home includes a private garage. Most units provide two-car garages, while the 10 two-bedroom units include one-car garages, which is below the minimum requirement of 2 spaces for each unit; at least 1 within a garage/carport. Additional on-site parking will be available, and shared parking with adjacent retail may also be utilized.

The architectural style has not yet been finalized, but the applicant intends to collaborate with the City to establish a visually appealing and context-appropriate design. Conceptual imagery is provided to illustrate potential styles (Figure 3).

The site features a continuous loop road with two connections to public streets in order to facilitate fire and trash services. Building heights will remain below 30 feet, eliminating the need for aerial fire access. Twenty-foot alleys and 28-foot turning radii meet emergency access requirements and support trash collection. Trash pickup will occur from individual driveways, with bins staged to maintain required clearances.

The project will be required to meet the San Ramon Village Specific Plan’s Inclusionary Housing requirement by providing 15% BMR units. Under State law, the project may qualify for concessions, incentives, or waivers under Density Bonus law based on the affordability level. Due to site constraints, the applicant anticipates requesting waivers from certain development standards and concessions related to the on-site retail

requirement. The project site is also identified as a Housing Opportunity Site in the City’s Housing Element and therefore qualifies to be a 100% residential development. A detailed list of proposed concessions and waivers will be submitted with the formal application following Staff and Planning Commission feedback.

Upon filing formal applications, the Project would be subject to review under the State Housing Accountability Act (HAA), as modified by Senate Bill 330, establishing limitations to a local government’s scope of review of a housing development project if the project is consistent with objective local development standards and consistent with the applicable objective General Plan Mixed Use – Commercial Emphasis standards, as opposed to the San Ramon Village Specific Plan and zoning standards. Pursuant to the HAA, the Applicant has indicated they will process the Project applications under the existing General Plan Mixed Use – Commercial standards, utilizing the density range established under the General Plan Land Use Designation of Mixed Use – Commercial Emphasis, which permits 20 to 40 dwelling units per acre in lieu of applying the SRVSP Village Center Mixed Use (VCMU) Land Use District density range of 30 to 35 dwelling units per acre.

Figure 1: Site Development Area

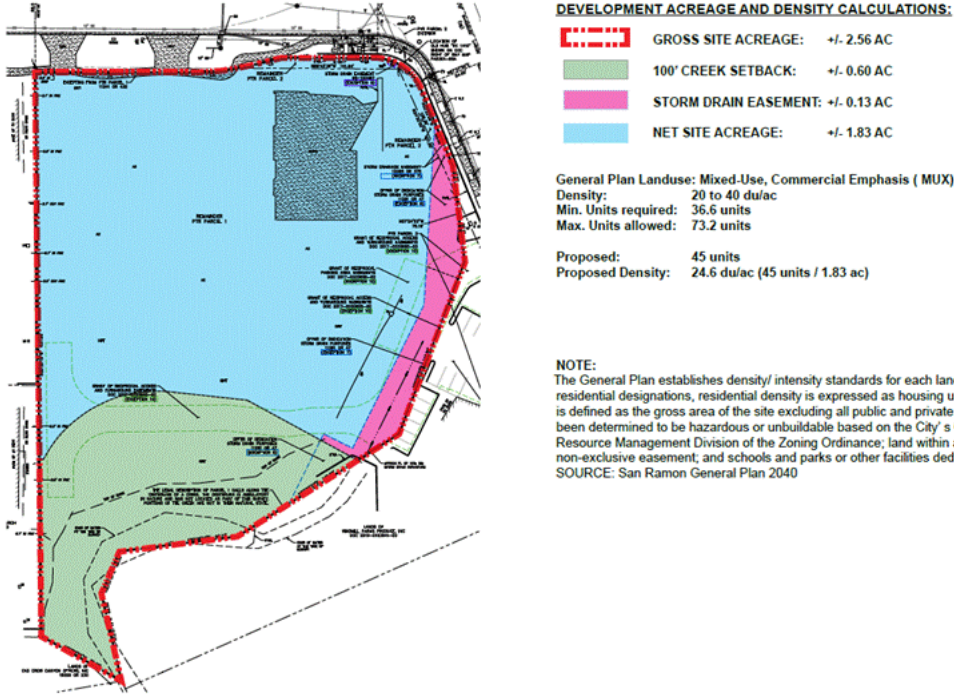


Figure 2: Site Plan for concept Townhome Development

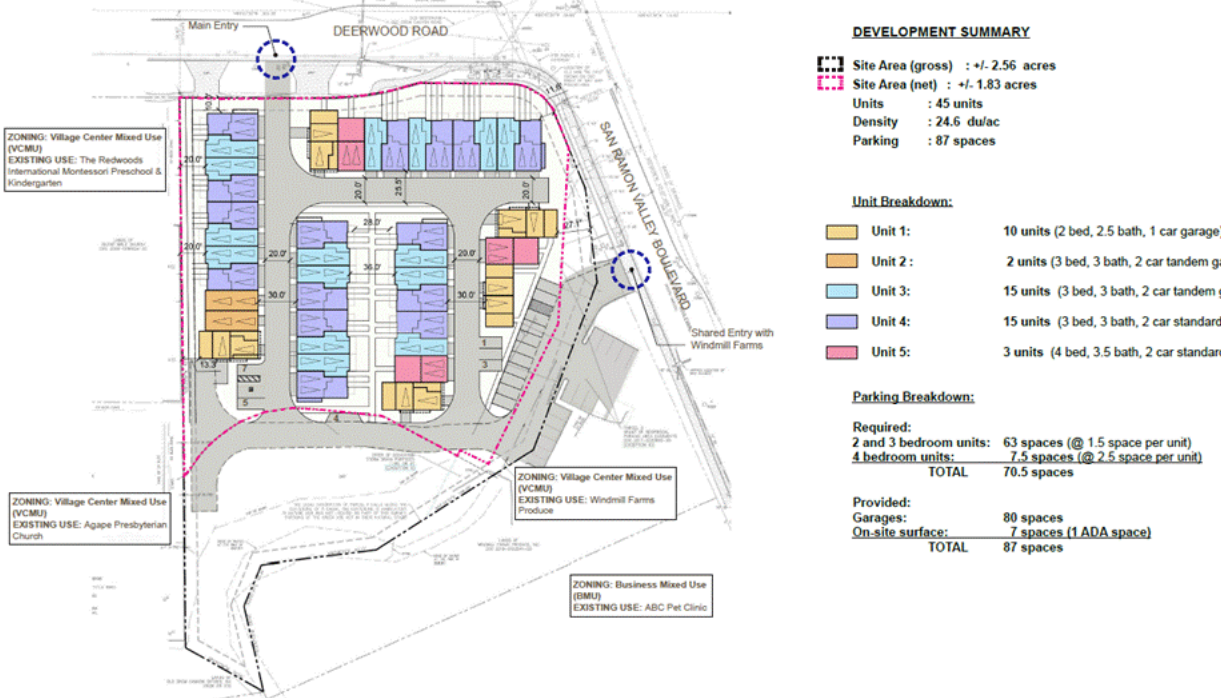


Figure 3: Conceptual Architectural Imagery



Summary:

- 1. Does the proposed Residential Development generally align with the goals of the San Ramon Village Specific Plan; is the proposed land use and removal of the commercial component appropriate for the site?
- 2. Is the overall building density appropriate within the context of the SRVSP, GP 2040, and surrounding neighborhood?
- 3. Is the proposed Project site layout compatible with the existing and surrounding land uses and the larger context of the San Ramon Village Specific Plan?
- 4. Does the Commission have specific input on the potential site layout or architectural styles?

Fiscal Impact:

There is no fiscal impact related to this item because no action is being requested at this time.

Alternative Option(s):

As this is a study session item with no formal action is requested, no alternative options are being presented at this time.

Next Steps:

The Applicant can consider the Commission comments prior to filing for formal applications. Should the Applicant decide to proceed, additional details, studies, and project plans will be required to be submitted for review by Staff prior to Planning Commission consideration.

Attachment(s):

- A. Vicinity Map
- B. Concept Plans and Description



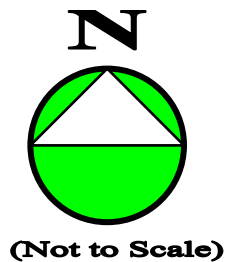
CITY OF SAN RAMON PLANNING SERVICES
Vicinity Location Map

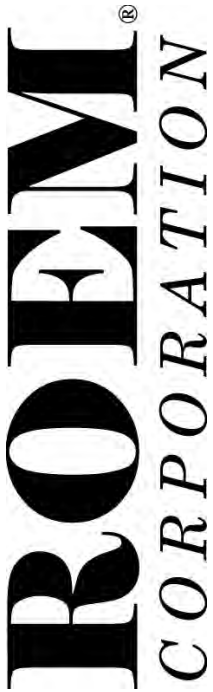


CDP 2026-0001

**ROEM Townhome Concept Development
Review**

**2251 San Ramon Valley Blvd.
(Assessor's Parcel Number: 208-271-041)**





May 8, 2026

City of San Ramon
Community Development - Planning
7000 Bollinger Canyon Road
San Ramon, CA 94583

RE: 2251 San Ramon Valley Boulevard Conceptual Review

Dear Planning Commissioners,

ROEM is pleased to submit for your consideration a Conceptual Review Package for a 45-unit 'Townhome' development that includes 7-on site shared parking spaces located at 2251 San Ramon Valley Boulevard.

Project History and Summary

ROEM Development Corporation has owned the site at 2251 San Ramon Valley Boulevard for several years and, until recently, had entitlements to build a 169-unit multi-family project on the site. ROEM is looking to explore other opportunities for the site that more closely relate to the current housing market and feels that a 'Townhome' type product is appropriate for this site. Due to conflicts between the General Plan and the Specific plan with regards to density and how Gross/Net acreage is defined, ROEM is electing to submit this application under the General Plan zoning guidelines for the site.

Written Statement:

6 a) The current site is vacant

6 b) The proposed development envisions approximately 45 'Townhome' units located on a 2.55 gross/1.83 net acre site. The development will incorporate 2-4 bedroom units with both one and two garages. ROEM feels that this development will provide a great opportunity for 'first time' buyers while also proposing that 7 (15%) of the units be designated as Below Market Rate (BMR) units to meet San Ramon's inclusionary housing needs. As permitted under State law, the project will qualify for concessions, incentives, and/or waivers/reductions in development standards based on the number and level of affordability provided. A refined list of requested waivers and concessions will be provided as part of a formal submittal with positive feedback from Staff and Planning Commission.

6 c) The architectural style has not yet been defined but will take cues from traditional elements and strive to achieve a visually appealing and appropriate context based on input from the city. Almost ¼ of the site is unbuildable due to the 100' creek setback and culvert easement which creates an incredible challenge to meet the density and parking requirements for the site.

6 d) At 24.6 units/buildable area the project, as proposed, meets the density requirements of the General Plan. All of this has been achieved while preserving the creek area for the use of the residents of San Ramon as well as the homeowners.

6 e) The site has many unique conditions and features that must be taken into account, with the most prominent one being the creek. The creek setback alone creates .6 acres of 'unbuildable land'. While this poses a development challenge it also creates a unique opportunity for the residents which ROEM intends to incorporate into the outdoor

use of the development. There is also unique topography and an underground culvert easement that add to the complexity of this site.

6 f) The main goal of this Conceptual Review is to have the commission designate this proposal in line with the definitions set forth in the General Plan. For this site, and many others, the required residential density based on gross acreage will make the sites undevelopable. One of the key factors in making this determination is the fact that there is not enough buildable land left to provide the parking required for the number of units required combined with retail parking needs.

Items for Discussion:

1. Does the Commission support a 'Townhome' development on this site using the General Plan zoning requirements?
2. Input from Commission on architectural style.

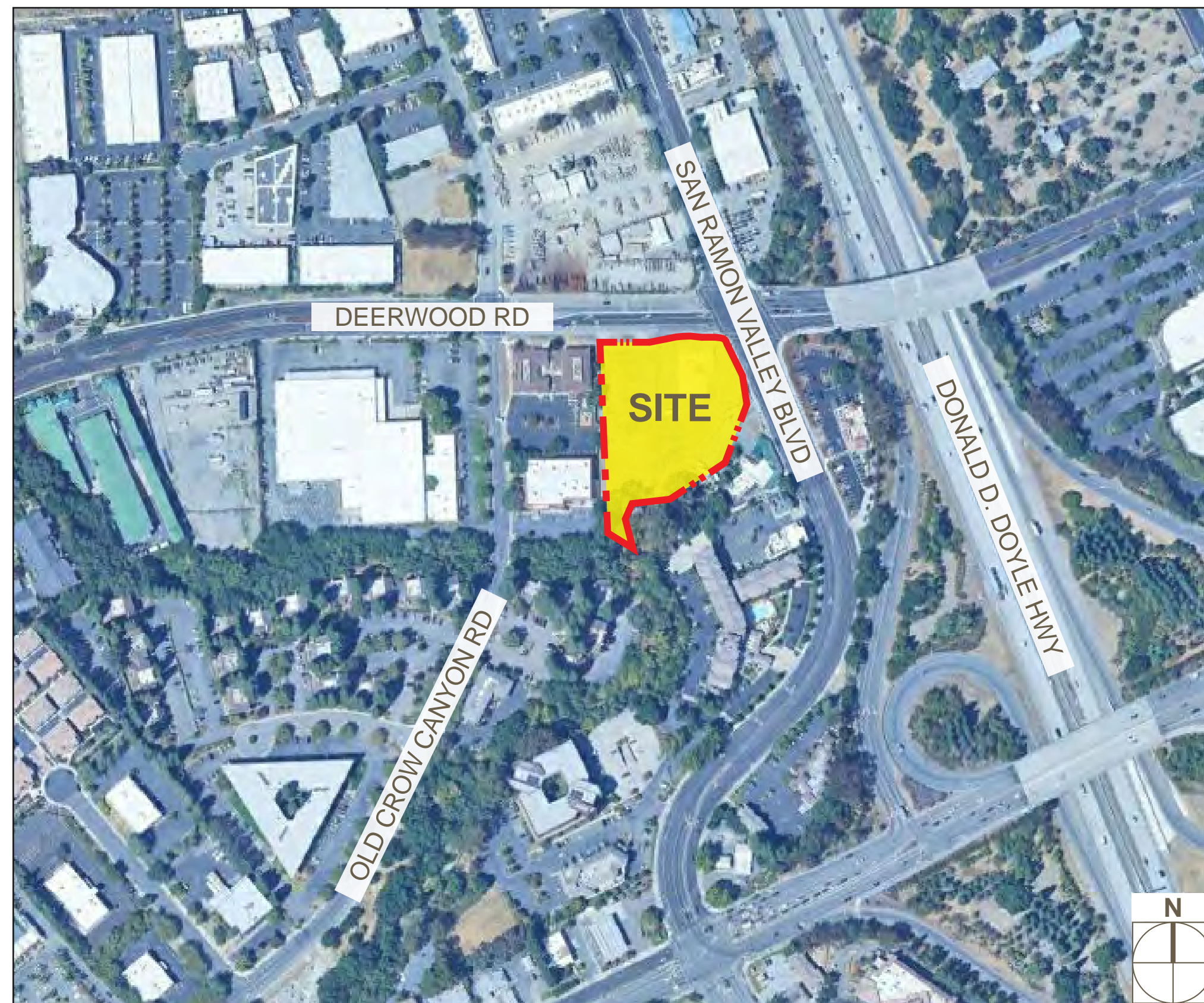
ROEM greatly appreciates the Commission's time in considering this matter and looks forward to receiving its findings.

Respectfully submitted,

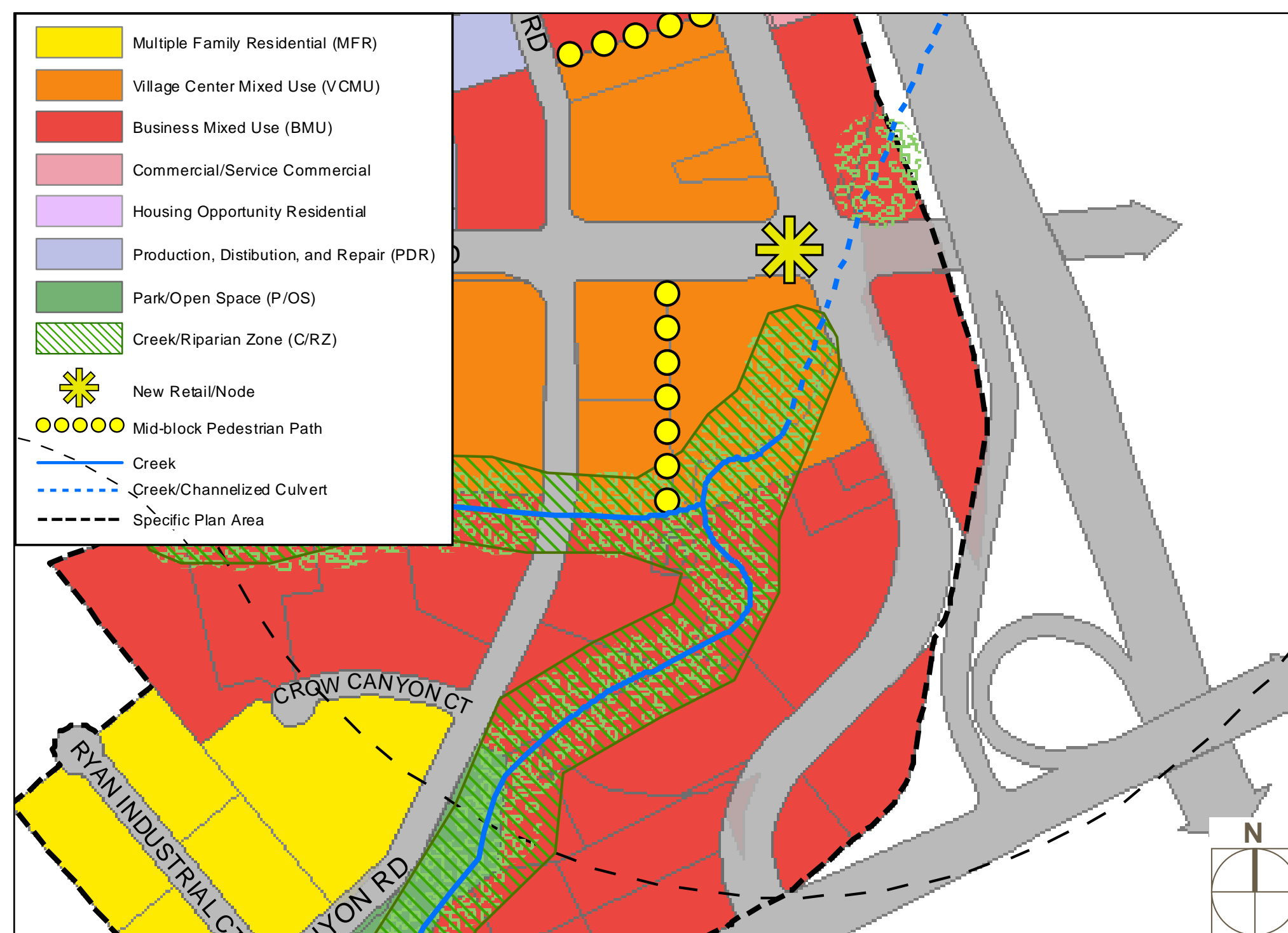
A handwritten signature in blue ink, appearing to read 'Jim Campbell', with a large loop at the start and a horizontal line extending to the right.

Jim Campbell
Architect/Development Manager

2251 SAN RAMON BOULEVARD PRELIMINARY APPLICATION PACKAGE



VICINITY MAP
(N.T.S)



LAND USE DIAGRAM

(N.T.S)
SOURCE: SAN RAMON VILLAGE SPECIFIC PLAN

PROJECT DATA

APN NUMBER: 208-271-041
GROSS SITE ACREAGE: +/-2.56 AC
CREEK AND CREEK SETBACK AREA: +/-0.60 AC
EASEMENT AREA: +/-0.13 AC
NET SITE ACREAGE: +/-1.83 AC

PROPOSED UNITS: 45
PROPOSED DENSITY: 24.6 DU/AC
PARKING REQUIRED: 70.5 SPACES
PARKING PROVIDED: 87 SPACES

GENERAL PLAN LAND USE: Mixed Use
GENERAL PLAN DENSITY: 20-40 du/ac

ZONING: Village Center Mixed-Use (VCMU)
DENSITY ALLOWED: 30-35 DU/AC

PROJECT TEAM:

APPLICANT:
ROEM DEVELOPMENT CORPORATION
1650 Lafayette Street
Santa Clara, CA 95050
408.709.1355
Contact: Jim Campbell
Email: jcampbell@roemcorp.com

ARCHITECT:
DAHLIN GROUP
5865 Owens Drive,
Pleasanton, CA 94588
Tel: 925-251-7200
Contact: Ritu Raj Sharma
rituraj.sharma@dahlingroup.com

SHEET INDEX:

- A.1 Cover Sheet
- A.2 Existing Site Conditions
- A.3 Alta Survey
- A.4 Alta Survey
- A.5 Development Area Calculations
- A.6 Site Plan
- A.7 Circulation Plan
- A.8 Architectural Imagery

PROJECT DESCRIPTION

Existing Conditions:

The project site is located at the corner of San Ramon Boulevard and Deerwood Road and comprises approximately ±2.5 acres. The site is currently vacant. The General Plan land use designation is Mixed Use, and the zoning is Village Center Mixed-Use (VCMU).

As a corner lot, the site has two frontages along busy streets and is in close proximity to Interstate 680. Surrounding uses are primarily commercial, including a childcare center to the west, a produce store to the south, and additional commercial uses north of Deerwood Road.

A creek runs along the southern edge of the property, and a significant portion of the site is unbuildable due to the creek and the associated 100-foot setback. The site is also bordered by Windmill Farms Produce along its southeastern edge, with which it shares a secondary access point. As part of an agreement with Windmill Farms, a hammerhead turnaround easement is preserved along the southern edge of the development.

Density and Development Acreage:

The General Plan allows residential development at 20–40 dwelling units per acre (du/ac), while the zoning/Specific Plan regulations permit 30–35 du/ac. Because these density standards are not aligned, the minimum and maximum density assumptions for the proposed project are based on the General Plan, consistent with HCD guidance in similar cases.

Similarly, the General Plan and Specific Plan differ in how acreage is calculated for density. The General Plan requires density calculations based on net acreage, allowing deductions for easements, roadways, creeks, and similar constraints. A detailed diagram illustrating gross and net acreage calculations is provided on Sheet A.5 of the submittal package. The project is using the General Plan density /acreage calculations for the project.

Proposed Project:

The project proposes 45 townhomes arranged in five buildings. Due to edge conditions and site constraints, each building has a unique configuration, creating variety in the overall built form.

All buildings are three story and alley-loaded, with front doors oriented toward streets or paseos. This design supports a pedestrian-friendly streetscape, with opportunities for porches and stoops along the front elevations.

The project includes a mix of 2-, 3-, and 4-bedroom units, ranging from approximately 1,200 to 1,800 square feet. This range of unit sizes and bedroom counts is intended to serve a variety of household types and income levels.

All homes include private garages. Most units provide two-car garages (either tandem or standard), while the 10 two-bedroom units include one-car garages. Additional on-site parking is provided, along with the potential for shared parking with the adjacent retail use.

The project has not yet defined a specific architectural style but anticipates working with the City to develop a design that is visually appealing and contextually appropriate. Conceptual architectural imagery is included in this package to present a range of styles for review and feedback by Staff and the Planning Commission.

The site is designed with a continuous vehicular loop road and two connections to surrounding public streets, allowing for efficient access for fire and trash collection services. Building heights will be limited to under 30 feet, eliminating the need for aerial fire access. Alleys are 20 feet wide, meeting fire access requirements, and turning radii have a minimum of 28 feet to accommodate emergency vehicles.

These dimensions also support trash collection operations. Trash pickup is anticipated from individual driveways, where bins will be staged. Adequate horizontal and vertical clearances will be maintained to ensure unobstructed operation of collection equipment.

The project will comply with the City's Inclusionary Housing requirements by providing 15% of units as Below Market Rate (BMR) housing. As permitted under State law, the project may qualify for concessions, incentives, or waivers/reductions of development standards based on the number and level of affordability provided. Given site constraints, the project anticipates requesting waivers from certain development standards and concessions related to the on-site retail requirement. A refined list of requested waivers and concessions will be developed and submitted as part of the formal submittal, informed by feedback from Staff and the Planning Commission.

Conclusion:

The project will be a strong addition to the City of San Ramon, bringing much-needed housing to a currently vacant site. By introducing missing-middle housing, the development will provide an entry-level homeownership opportunity for a range of household types.

2251 SAN RAMON VALLEY BLVD

SAN RAMON, CA

ROEM DEVELOPMENT CORPORATION

DAHLIN GROUP ARCHITECTURE | PLANNING

COVER SHEET



JOB NO. 1080.003
DATE 05-05-26
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.1



2251 SAN RAMON VALLEY BLVD
 SAN RAMON, CA
 ROEM DEVELOPMENT CORPORATION
 DAHLIN GROUP ARCHITECTURE | PLANNING

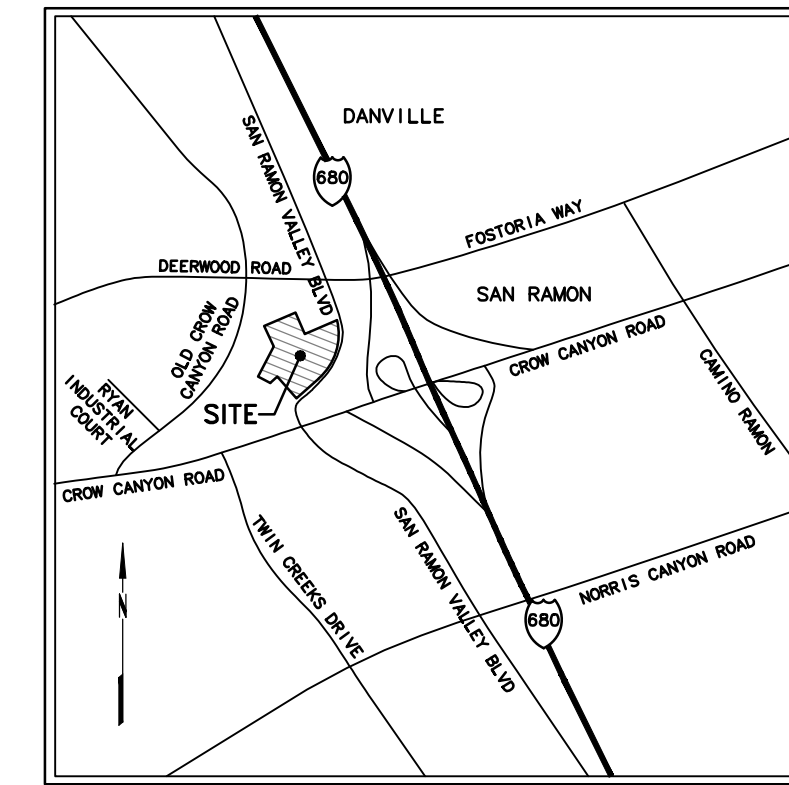
EXISTING SITE CONDITIONS



JOB NO. 1080.003
 DATE 05-05-26
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.2

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
OF THE LANDS OF
ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION
AS DESCRIBED IN THE PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE COMPANY, ORDER NUMBER: 98205748-982-SK-JM



VICINITY MAP
NOT TO SCALE

MAP REFERENCE NOTES:

TITLE COMPANY: CHICAGO TITLE COMPANY
875 N. FIRST STREET, SUITE 300
SAN JOSE, CA 95112

TITLE/ORDER NO.: 98205748-982-SK-JM

TITLE OFFICER : JEFF MARTIN

REPORT DATE: JUNE 9, 2020

NATURE OF TITLE: A FEE AS TO PARCEL(S) 1 AND 2
EASEMENT(S) MORE FULLY DESCRIBED BELOW AS TO PARCEL(S) 3

TITLE VESTED IN: ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION

A.P.N.: 208-271-041-5

PROPERTY ADDRESS: 2251 SAN RAMON VALLEY BOULEVARD, SAN RAMON, CA

FLOOD ZONE: THE SUBJECT PROPERTY APPEARS ON F.I.R.M. MAP NUMBER 0601300463F, EFFECTIVE DATE, JUNE 16, 2009, AND LIES WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA.

GROSS LAND AREA: 2.567 ACRES, MORE OR LESS

ALTA SURVEY NOTES:

1. THE BOLD TYPE FOR THE NOTES REGARDING EXCEPTIONS TO TITLE ARE COMMENTS MADE BY THE PROFESSIONAL LAND SURVEYOR PREPARING THIS ALTA/NSPS LAND TITLE SURVEY FOR CLARITY AND EMPHASIS OF THEIR EFFECT.
2. REFER TO RECORD DOCUMENTS AND MAP FOR FULL REFERENCE OF TITLE EXCEPTIONS WHICH MAY HAVE BEEN OMITTED IN THE INTEREST OF CLARITY AND WHICH ARE BEING MADE A PART OF THIS ALTA/NSPS LAND TITLE SURVEY REFERENCE THERETO.
3. ALL DISTANCES AND DIMENSIONS ARE IN US SURVEY FEET, AND DECIMALS THEREOF. DISTANCES SHOWN ARE MEASURED UNLESS NOTED OTHERWISE.
4. ALL LINES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.
5. SEE SHEET 2 FOR PLANIMETRIC AND BOUNDARY INFORMATION.
6. THE FIELD SURVEY WAS COMPLETED ON JULY 6, 2020.
7. THE PROPERTY HAS ACCESS FROM SAN RAMON VALLEY BOULEVARD AND DEERWOOD ROAD.
8. AS OBSERVED BY A LAY PERSON, THERE WAS NO EVIDENCE OF THE SITE AS A CEMETERY.
9. AS OBSERVED BY A LAY PERSON, THERE WAS NO EVIDENCE OF THE SITE BEING USED FOR REFUSE 10. REGARDING TABLE A ITEMS 2, 3, AND 4, SEE MAP REFERENCE NOTES ON THIS SHEET.
11. REGARDING TABLE A ITEM 9, 11, AND 13, SEE SHEET 2.

BASIS OF BEARINGS:

THE BEARING OF NORTH 22°22'09" WEST BETWEEN FOUND MONUMENTS ON SAN RAMON VALLEY BOULEVARD AS SHOWN ON RECORD OF SURVEY 2134, FILED OCTOBER 13, 1995, IN BOOK 108 OF LICENSED SURVEYOR'S MAPS AT PAGE 4, CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGAL DESCRIPTIONS:

PARCEL 1:

PORTION OF THE RANCHO SAN RAMON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE STATE HIGHWAY LEADING FROM DANVILLE TO DUBLIN, AT THE MOST NORTHERLY CORNER TO THE 5.85 ACRE PARCEL OF LAND DESCRIBED IN THE DEED FROM KENNETH FRY, ET AL., TO JOSEPH M. LAURENCE, ET UX, DATED AUGUST 29, 1945, RECORDED SEPTEMBER 6, 1945, IN BOOK 821, PAGE 318, OFFICIAL RECORDS, BEING IN THE CENTER LINE OF A CREEK; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHWEST LINE OF SAID 5.85 ACRE PARCEL; BEING ALONG THE CENTER LINE OF SAID CREEK, AS FOLLOWS:

SOUTH 9 DEGREES 09 MINUTES EAST, 51.98 FEET; SOUTH 19 DEGREES 11 MINUTES 30 SECONDS WEST, 143.10 FEET; SOUTH 55 DEGREES 48 MINUTES 30 SECONDS WEST, 148.58 FEET; SOUTH 81 DEGREES 02 MINUTES 30 SECONDS WEST 52.13 FEET; SOUTH 21 DEGREES 17 MINUTES 30 SECONDS WEST 55.30 FEET AND SOUTH 14 DEGREES 41 MINUTES 20 SECONDS EAST, 69.88 FEET TO AN ANGLE POINT IN THE EAST LINE OF LOT "G" AS DESIGNATED ON THE MAP OF ALBERTSON TRACT, FILED JUNE 16, 1896 IN BOOK 9 OF MAPS, PAGE 31, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY; THENCE ALONG SAID EAST LINE NORTH 62 DEGREES 04 MINUTES WEST, 70.82 FEET AND NORTH 2 DEGREES 29 MINUTES WEST, 441.44 FEET TO THE NORTHEAST CORNER OF SAID LOT "G" BEING ON THE SOUTH LINE OF A COUNTY ROAD; THENCE NORTH 88 DEGREES 28 MINUTES EAST, ALONG SAID SOUTH LINE, 281.36 FEET TO THE WEST LINE OF SAID STATE HIGHWAY LEADING FROM DANVILLE TO DUBLIN; THENCE SOUTH 26 DEGREES 20 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE, 108.28 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM: ALL THAT PORTION THEREOF CONVEYED TO CONTRA COSTA COUNTY BY INSTRUMENT RECORDED MAY 6, 1988, IN BOOK 11241, PAGE 432, OFFICIAL RECORDS.

PARCEL 2:

A PORTION OF THE RANCHO SAN RAMON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT "G", AS DESIGNATED ON THE MAP ENTITLED, "MAP OF THE ALBERTSON TRACT, SAN RAMON, CONTRA COSTA COUNTY, STATE OF CALIFORNIA"; SAID MAP WAS FILED IN THE OFFICE OF SAID COUNTY RECORDER ON JUNE 16, 1896 IN VOLUME 9 OF MAPS AT PAGE 31; SAID POINT OF BEGINNING ALSO BEING A DISTANCE OF 282.04 FEET FROM THE NORTHEAST CORNER OF SAID LOT "G" AND ALSO BEING IN THE SOUTH LINE OF OLD CROW CANYON ROAD; THENCE ALONG THE SOUTH LINE OF SAID ROAD NORTH 89° 30' 00" WEST 122.20 FEET; THENCE LEAVING SAID SOUTH LINE ALONG A CURVE TO THE LEFT FROM A TANGENT BEARING NORTH 79° 53' 27" EAST WITH A RADIUS OF 233.99 FEET THROUGH A CENTRAL ANGLE OF 10° 58' 20" AN ARC LENGTH OF 44.82 FEET; THENCE NORTH 68° 54' 58" EAST 62.87 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 89° 14' 24" AN ARC LENGTH OF 31.15 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 4000.00 FEET THROUGH A CENTRAL ANGLE OF 0° 31' 31" AN ARC LENGTH OF 37.12 FEET; THENCE SOUTH 22° 22' 09" EAST 52.51 FEET; THENCE SOUTH 07° 24' 53" EAST 38.94 FEET; THENCE NORTH 24° 32' 00" WEST 106.70 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING, ALL THAT PORTION CONDEMNED IN FEE TO THE CITY OF SAN RAMON IN THAT FINAL ORDER OF CONDEMNATION RECORDED JUNE 30, 1995, AS INSTRUMENT NO. 95 103467, OFFICIAL RECORDS.

SAID PROPERTY WAS VACATED BY RESOLUTION OF THE CITY OF SAN RAMON, RECORDED APRIL 10, 1985, INSTRUMENT NO. 85-44816, OF OFFICIAL RECORDS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR RECIPROCAL PARKING AREA; RECIPROCAL ACCESS AND TURN AROUND; MAINTENANCE AND DRAINAGE UPON THE TERMS AND CONDITIONS AS SHOWN IN THE EASEMENT AGREEMENT RECORDED FEBRUARY 17, 2017, AS INSTRUMENT NO. 2017-0030665-00, OFFICIAL RECORDS.

SURVEYORS STATEMENT:

TO : ROEM DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION; CHICAGO TITLE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 9, 11 AND 13. THE FIELDWORK WAS COMPLETED ON JULY 6, 2020, AND AUGUST 10, 2020.

DAVIS THRESH, PLS 6966 DATE _____
DTHRESH@CHKF.COM

EXCEPTIONS:

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2023-2024.
2. PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.
3. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
5. ANY EASEMENT FOR WATER COURSE OVER THAT PORTION OF PREMISES LYING WITHIN THE LINES OF SAN RAMON CREEK AND ANY CHANGES IN THE BOUNDARY LINES OF PREMISES THAT HAVE OCCURRED OR MAY HEREAFTER OCCUR FROM NATURAL CAUSES AND BY IMPERCEPTIBLE DEGREES.
6. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): STORM, FLOOD AND SURFACE WATER
RECORDING DATE: JUNE 3, 1983
RECORDING NO: 83-70804, BOOK 11281, PAGE 47, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
PLOTTED
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: CITY OF SAN RAMON
PURPOSE: STORM DRAIN AND PUBLIC UTILITIES
RECORDING DATE: APRIL 10, 1985
RECORDING NO: 85-44816, BOOK 12865, PAGE 375, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAN RAMON VALLEY BOULEVARD
PLOTTED
8. A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT
RECORDING DATE: NOVEMBER 13, 1987
RECORDING NO: 87-242277, BOOK 14017, PAGE 947, OF OFFICIAL RECORDS
REDEVELOPMENT AGENCY: CITY OF SAN RAMON
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF SAN RAMON
PURPOSE: STORM DRAIN
RECORDING DATE: JUNE 30, 1995
RECORDING NO: 95-103467, OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND
PLOTTED
10. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: EASEMENT AGREEMENT
DATED: AUGUST 2, 2016
EXECUTED BY: ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION; WILLIAM EARL SMITH AND RAYLENE MAE SMITH, AS TRUSTEES OF THE WILLIAM EARL AND RAYLENE MAE SMITH LIVING TRUST DATED JUNE 30, 2011; LESTER R. SMITH AND LINDA A. SMITH, AND ORIN L. SWINART AND GEORGIA M. SWINART
RECORDING DATE: FEBRUARY 17, 2017
RECORDING NO: 2017-0030665, OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
PLOTTED
11. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW, AMOUNT: \$5,028,000.00
DATED: FEBRUARY 14, 2017
TRUSTOR/GRANTOR ROEM DEVELOPMENT CORPORATION
TRUSTEE: CHICAGO TITLE COMPANY
BENEFICIARY: STEARNS BANK NATIONAL ASSOCIATION
LOAN NO.: 75104
RECORDING DATE: FEBRUARY 17, 2017
RECORDING NO: 2017-0030822, OF OFFICIAL RECORDS
AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
EXECUTED BY: ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION AND STEARNS BANK NATIONAL ASSOCIATION
RECORDING DATE: MARCH 22, 2019
RECORDING NO: 2019-0039384, OF OFFICIAL RECORDS
SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE OF SAID DEED OF TRUST RECORDED SEPTEMBER 23, 2020,
INSTRUMENT NO. 2020-0213731, OF OFFICIAL RECORDS. THIS COMPANY WILL REQUIRE WRITTEN CONFIRMATION FROM STEARNS BANK NATIONAL ASSOCIATION, THE RECORD BENEFICIARY UNDER SAID DEED OF TRUST, THAT THE NOTE AND DEED OF TRUST HAVE BEEN PAID IN FULL.
12. A FINANCING STATEMENT AS FOLLOWS:
DEBTOR: ROEM DEVELOPMENT CORPORATION
SECURED PARTY: STEARNS BANK NATIONAL ASSOCIATION
RECORDING DATE: MARCH 20, 2017
RECORDING NO: 2017-0047783, OF OFFICIAL RECORDS
13. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS:
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
14. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
15. THE COMPANY WILL REQUIRE THAT AN OWNER'S AFFIDAVIT BE COMPLETED BY THE PARTY(S) NAMED BELOW BEFORE THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE.
PARTY(S): ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED AFFIDAVIT.
16. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW:
NAME OF CORPORATION: ROEM DEVELOPMENT CORPORATION, A CALIFORNIA CORPORATION
a) A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION
b) AN ORIGINAL OR CERTIFIED COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION CONTAINED HEREIN
c) IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A "PARENT" ORGANIZATION, A COPY OF THE ARTICLES AND BY-LAWS OF THE PARENT
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.
17. THE TRANSACTION CONTEMPLATED IN CONNECTION WITH THIS REPORT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMPANY'S CORPORATE UNDERWRITING DEPARTMENT. THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER SUCH REVIEW.

2251 SAN RAMON VALLEY BLVD

SAN RAMON, CA

ROEM DEVELOPMENT CORPORATION

DAHLIN GROUP ARCHITECTURE | PLANNING

ALTA SURVEY

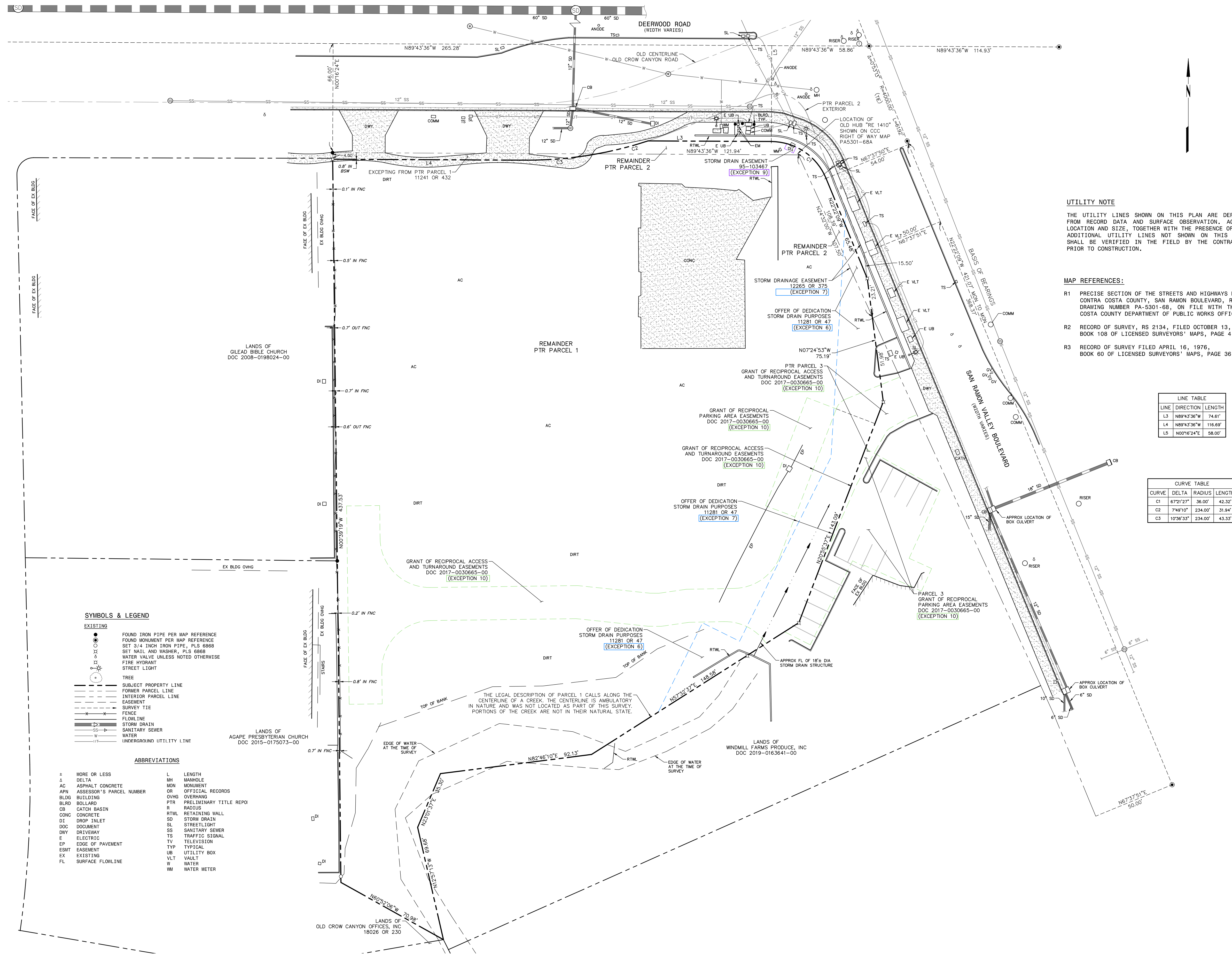
JOB NO. 1080.003

DATE 05-05-26

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

DAHLIN

A.3



UTILITY NOTE
 THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND SURFACE OBSERVATION. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

- MAP REFERENCES:**
- R1 PRECISE SECTION OF THE STREETS AND HIGHWAYS PLAN, CONTRA COSTA COUNTY, SAN RAMON BOULEVARD, ROAD 5301, DRAWING NUMBER PA-5301-68, ON FILE WITH THE CONTRA COSTA COUNTY DEPARTMENT OF PUBLIC WORKS OFFICE.
 - R2 RECORD OF SURVEY, RS 2134, FILED OCTOBER 13, 1995, BOOK 108 OF LICENSED SURVEYORS' MAPS, PAGE 4
 - R3 RECORD OF SURVEY FILED APRIL 16, 1976, BOOK 60 OF LICENSED SURVEYORS' MAPS, PAGE 36

LINE TABLE		
LINE	DIRECTION	LENGTH
L3	N89°43'36"W	74.61'
L4	N89°43'36"W	116.69'
L5	N00°16'24"E	58.00'

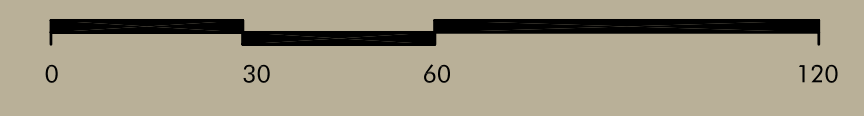
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	67°21'27"	36.00'	42.32'
C2	7°49'10"	234.00'	31.94'
C3	10°36'33"	234.00'	43.33'

- SYMBOLS & LEGEND**
- EXISTING**
- FOUND IRON PIPE PER MAP REFERENCE
 - FOUND MONUMENT PER MAP REFERENCE
 - SET 3/4" INCH IRON PIPE, PLS 6868
 - SET NAIL AND WASHER, PLS 6868
 - WATER VALVE UNLESS NOTED OTHERWISE
 - FIRE HYDRANT
 - STREET LIGHT
 - TREE
- PROPERTY LINES**
- SUBJECT PROPERTY LINE
 - FORMER PARCEL LINE
 - INTERIOR PARCEL LINE
 - EASEMENT
 - SURVEY TIE
 - FENCE
 - FLOWLINE
 - STORM DRAIN
 - SANITARY SEWER
 - WATER
 - UNDERGROUND UTILITY LINE

- ABBREVIATIONS**
- | | | | |
|------|--------------------------|------|------------------------|
| ± | MORE OR LESS | L | LENGTH |
| Δ | DELTA | MH | MANHOLE |
| AC | ASPHALT CONCRETE | MON | MONUMENT |
| APN | ASSESSOR'S PARCEL NUMBER | OR | OFFICIAL RECORDS |
| BLDG | BUILDING | DWNG | DVERHANG |
| BLRD | BOLLARD | PTS | PRELIMINARY TITLE REPO |
| CB | CATCH BASIN | R | RADIUS |
| CONC | CONCRETE | RTWL | RETAINING WALL |
| DI | DROP INLET | SD | STORM DRAIN |
| DOC | DOCUMENT | SL | STREETLIGHT |
| DWY | DRIVEWAY | SS | SANITARY SEWER |
| E | ELECTRIC | TS | TRAFFIC SIGNAL |
| EP | EDGE OF PAVEMENT | TV | TELEVISION |
| ESMT | EASEMENT | TYP | TYPICAL |
| EX | EXISTING | UB | UTILITY BOX |
| FL | SURFACE FLOWLINE | VL | VALLT |
| | | W | WATER |
| | | WM | WATER METER |

THE LEGAL DESCRIPTION OF PARCEL 1 CALLS ALONG THE CENTERLINE OF A CREEK. THE CENTERLINE IS AMBULATORY IN NATURE AND WAS NOT LOCATED AS PART OF THIS SURVEY. PORTIONS OF THE CREEK ARE NOT IN THEIR NATURAL STATE.

2251 SAN RAMON VALLEY BLVD
 SAN RAMON, CA
 ROEM DEVELOPMENT CORPORATION
 DAHLIN GROUP ARCHITECTURE | PLANNING

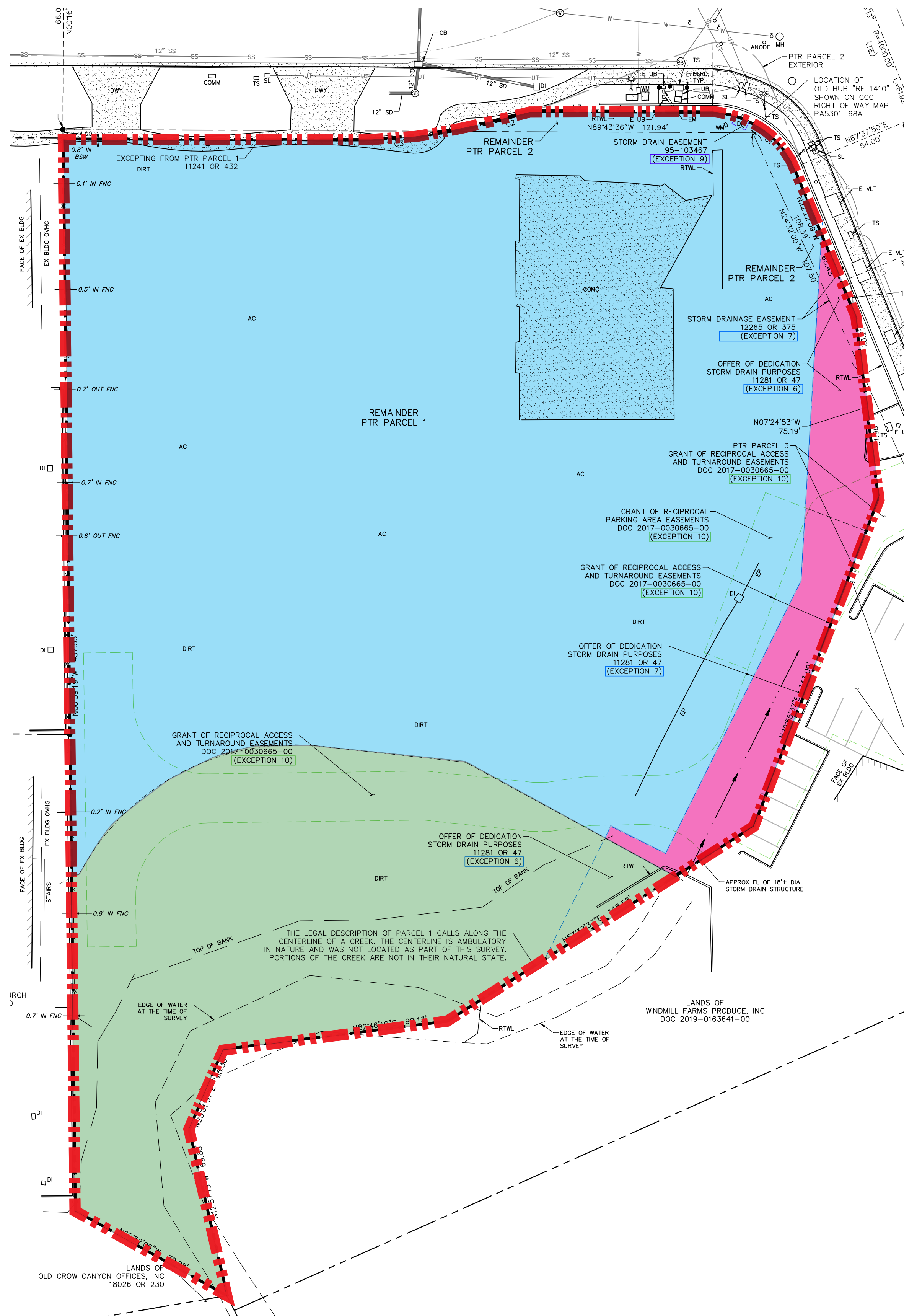


ALTA SURVEY







JOB NO. 1080.003
 DATE 05-05-26
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.4



DEVELOPMENT ACREAGE AND DENSITY CALCULATIONS:

-  GROSS SITE ACREAGE: +/- 2.56 AC
-  100' CREEK SETBACK: +/- 0.60 AC
-  STORM DRAIN EASEMENT: +/- 0.13 AC
-  NET SITE ACREAGE: +/- 1.83 AC

General Plan Landuse: Mixed-Use, Commercial Emphasis (MUX)

Density: 20 to 40 du/ac

Min. Units required: 36.6 units

Max. Units allowed: 73.2 units

Proposed: 45 units

Proposed Density: 24.6 du/ac (45 units / 1.83 ac)

NOTE:

The General Plan establishes density/ intensity standards for each land use classification. In the residential designations, residential density is expressed as housing units per net acre, which is defined as the gross area of the site excluding all public and private streets, land which has been determined to be hazardous or unbuildable based on the City's Grading Ordinance or the Resource Management Division of the Zoning Ordinance; land within any existing or planned non-exclusive easement; and schools and parks or other facilities dedicated for public use.

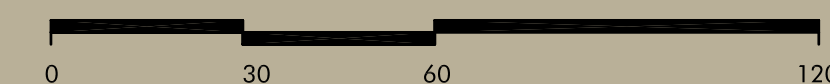
SOURCE: San Ramon General Plan 2040

2251 SAN RAMON VALLEY BLVD

SAN RAMON, CA

ROEM DEVELOPMENT CORPORATION

DAHLIN GROUP ARCHITECTURE | PLANNING



DEVELOPMENT AREA CALCULATIONS



JOB NO. 1080.003
 DATE 05-05-26
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200





ZONING: Village Center Mixed Use (VCMU)
EXISTING USE: The Redwoods International Montessori Preschool & Kindergarten

ZONING: Village Center Mixed Use (VCMU)
EXISTING USE: Agape Presbyterian Church

ZONING: Village Center Mixed Use (VCMU)
EXISTING USE: Windmill Farms Produce

ZONING: Business Mixed Use (BMU)
EXISTING USE: ABC Pet Clinic

DEVELOPMENT SUMMARY

- Site Area (gross) : +/- 2.56 acres
- Site Area (net) : +/- 1.83 acres
- Units : 45 units
- Density : 24.6 du/ac
- Parking : 87 spaces

Unit Breakdown:

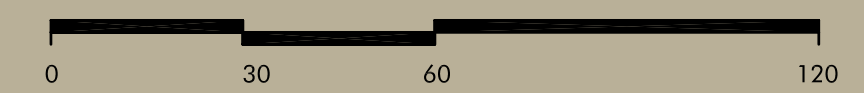
- Unit 1:** 10 units (2 bed, 2.5 bath, 1 car garage)
- Unit 2:** 2 units (3 bed, 3 bath, 2 car tandem garage)
- Unit 3:** 15 units (3 bed, 3 bath, 2 car tandem garage)
- Unit 4:** 15 units (3 bed, 3 bath, 2 car standard garage)
- Unit 5:** 3 units (4 bed, 3.5 bath, 2 car standard garage)

Parking Breakdown:

Required:	
2 and 3 bedroom units:	63 spaces (@ 1.5 space per unit)
4 bedroom units:	7.5 spaces (@ 2.5 space per unit)
TOTAL	70.5 spaces
Provided:	
Garages:	80 spaces
On-site surface:	7 spaces (1 ADA space)
TOTAL	87 spaces

2251 SAN RAMON VALLEY BLVD

SAN RAMON, CA
 ROEM DEVELOPMENT CORPORATION
 DAHLIN GROUP ARCHITECTURE | PLANNING



SITE PLAN

DAHLIN

JOB NO. 1080.003
 DATE 05-05-26
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.6



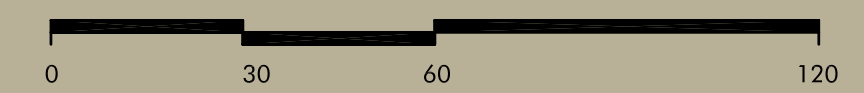
DEVELOPMENT SUMMARY

- Site Area (gross) : +/- 2.56 acres
- Site Area (net) : +/- 1.83 acres
- Units : 45 units
- Density : 24.6 du/ac
- Parking : 87 spaces

LEGEND

- Pedestrian Circulation
- Vehicular Circulation

2251 SAN RAMON VALLEY BLVD
 SAN RAMON, CA
 ROEM DEVELOPMENT CORPORATION
 DAHLIN GROUP ARCHITECTURE | PLANNING



CIRCULATION PLAN

DAHLIN

JOB NO. 1080.003
 DATE 05-05-26
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

N
A.7



Architectural imagery shown to illustrate scale, mass and building typology. Project specific elevation styles will be developed in collaboration with the city.

2251 SAN RAMON VALLEY BLVD

SAN RAMON, CA

ROEM DEVELOPMENT CORPORATION

DAHLIN GROUP ARCHITECTURE | PLANNING

ARCHITECTURAL IMAGERY



JOB NO. 1080.003
 DATE 05-05-26
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.8