



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

City of San Ramon Planning Commission Agenda

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

**September 1, 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 public are welcome to address the Planning Commission during Public Comment on:

- Any item not on this agenda that is within the Planning Commission authority.
- Consent Calendar items, including requests to remove (pull) an item for separate discussion. If requesting to pull the item from the Consent Calendar, state the reason why you wish to pull the item(s). The decision to pull the item from the Consent Calendar is strictly at the discretion of the Planning Commission.

Please direct all comments to the Planning Commission, not to City staff or the public. Each speaker will have up to 3 minutes to speak. The time limit may be reduced if a large number of speakers are anticipated. Speaking time may not be transferred to another person. State law does not allow the Planning Commission to take action on items that are not listed on the agenda.

5. Consent Calendar

The Consent Calendar includes routine items that are usually approved together with one vote. If you would like the Planning Commission to consider a Consent Calendar item separately, you may request that the item be removed by:

- Speaking during Item 4 – Public Comment, or
- Emailing the City Clerk before the meeting.

The Planning Commission will decide, in its sole discretion, whether to remove the item for separate discussion. The title of each resolution or ordinance will be read aloud, and such reading shall be deemed a waiver of the reading of the complete resolution or ordinance, unless a Planning Commission member requests that the entire document be read aloud.

5.1. Minutes of the Planning Commission Regular Meeting - July 7, 2026

Recommendation: Accept Minutes

6. Unfinished Business

7. New Business

7.1. Study Session: Concept Development Plan (CDP 2026-0002) - The Preserve Parcel Q Residential Concept; 2000 Mateo Miller Cir.

Recommendation: Staff recommends that the Commission consider the staff report, take public comment, and provide comments to the Applicant and Staff on the proposed project concept.

Location: 2000 Mateo Miller Circle (APN: 208-880-027)

Staff Report by: Ryan Driscoll, Senior Planner

7.2. Nomination of 2026-2027 Planning Commission Chair and Vice Chair

7.3. Recognition of Outgoing Chair Alpert

8. Commissioner Reports and Staff Updates

9. Adjournment

How to View or Participate in the Meeting

View the Meeting:

1. In person
2. Livestream on YouTube: www.sanramon.ca.gov/YouTube
3. Livestream on the City's Website: <https://sanramonca.portal.civicclerk.com>
4. Livestream on Zoom: <https://cityofsanramon.zoom.us/j/99842779417> Meeting ID: 998 4277 9417

Provide Public Comment:

1. In person, by submitting a request to speak card to the Meeting Clerk.
2. By Zoom, using the "Raise Hand" feature to request to speak.
3. Dial in by phone 1(669) 900-6833, using *9 to "Raise Hand," and *6 to unmute.
4. By email to cityclerk@sanramon.ca.gov, indicating "Public Comment" and the corresponding "Agenda Item #" in the subject line.

Written comments received up to two hours before the meeting will be provided to the Planning Commission and posted online in advance of the meeting at <https://sanramonca.portal.civicclerk.com> under the meeting date. Comments received after the cutoff will be provided to the Commission the following day and posted online as noted above. Written comments will not be read aloud.

Technology Disruption:

Remote access is not guaranteed; if there is a disruption in technology that prevents remote participation, the meeting will continue as long as in-person attendance is available.

Accommodations:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (925) 973-2539. Notification 48 hours prior to the meeting will enable the City to provide reasonable accommodations.

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 upholds the First Amendment rights of all participants, we do not accept or endorse offensive or hateful comments made during our meetings. We celebrate the diversity of our community and strive to maintain a welcoming and inclusive environment for all.

**Minutes of the
City of San Ramon
Planning Commission Regular Meeting
July 7, 2026**

1. Call to Order/Roll Call

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

Present:

Planning Commissioner Gary Alpert
Planning Commissioner Santhosh Kanjula
Planning Commissioner Jean Kuznik

Absent:

Planning Commissioner Betty Avila

Also in attendance: Division Manager Cindy Yee, Senior Planner Ryan Driscoll, Associate Planner Katelyn Snodgrass, Assistant Planner Lucas Haase, Planning Specialist James Bergantino, Administrative Coordinator Amy Sekhon.

2. Pledge of Allegiance

3. Announcements

3.1. Changes and Additions to the Agenda

4. Public Comment

Written public comment was received from Brian Swanson.

5. Consent Calendar

5.1. Minutes of the Planning Commission Regular Meeting - June 2, 2026

Planning Commissioner Kuznik's motion to Approve the June 2, 2026 Meeting Minutes was seconded by Planning Commissioner Kanjula. The motion Passed 3-0-0-1.

Result:	Passed [3-0-0-1]
Mover:	Planning Commissioner Jean Kuznik
Seconder:	Planning Commissioner Santhosh Kanjula
Ayes:	Gary Alpert, Santhosh Kanjula, Jean Kuznik
Nays:	None
Abstentions:	None
Absences:	Betty Avila

6. Unfinished Business

7. New Business

7.1. Public Hearing: Time Extension for Windflower Fields Townhome Development (VTM 9572) (DP 21-300-003, MJ 21-900-003); 2701 Hooper Dr.

Ryan Driscoll, Senior Planner, presented the item.

The Applicant addressed the Commission regarding their project time extension request, and requested additional time beyond an 18-month extension.

The Commission asked the Applicant clarifying questions.

Chair Alpert opened the Public Hearing at 6:10 PM.

There being no speakers, Chair Alpert closed the Public Hearing at 6:10 PM.

The Commission approved an 18-month time extension request.

Planning Commissioner Kuznik's motion to Approve Resolution No. 03-26 was seconded by Planning Commissioner Kanjula. The motion Passed 3-0-0-1.

Result:	Passed [3-0-0-1]
Mover:	Planning Commissioner Jean Kuznik
Second:	Planning Commissioner Santhosh Kanjula
Ayes:	Gary Alpert, Santhosh Kanjula, Jean Kuznik
Nays:	None
Abstentions:	None
Absences:	Betty Avila

8. Commissioner Reports and Staff Updates

8.1. Study Session: Olive + Oak Vesting Tentative Map (MJ 2026-001) and Olive + Oak Housing Development (AR 2026-0003, TRP 2026-003); 3150 – 3180 Crow Canyon Place

Katelyn Snodgrass, Associate Planner, introduced the item.

The Applicant presented the item.

The Planning Commission asked staff and the Applicant clarifying questions..

Chair Alpert opened Public Comment at 6:45 PM.

There being no speakers, Chair Alpert closed Public Comment at 6:45 PM.

The Planning Commission discussed the item, and provided feedback to the Applicant.

8.2. Year in Review

Lucas Haase, Assistant Planner, presented the item.

The Planning Commission asked staff clarifying questions.

Chair Alpert opened Public Comment at 7:14 PM.

Written public comment was received from Brian Swanson.

There being no speakers, Chair Alpert closed Public Comment at 7:14 PM.

After Item 8.2, Chair Alpert asked the Commission about their liaison reports.

The Commission discussed meetings they attended.

Chair Alpert asked if staff had any updates.

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

9. Adjournment

The meeting was adjourned at 7:19 PM



Planning Commission Staff Report Item No. 7.1.

Date: September 1, 2026

To: San Ramon Planning Commission

From: Lauren Barr, Department Director
Ryan Driscoll, Senior Planner

Subject: Study Session: Concept Development Plan (CDP 2026-0002) - The Preserve Parcel Q Residential Concept; 2000 Mateo Miller Cir.

Executive Summary:

The Applicant has submitted a Concept Development Plan (CDP 2026-0002) application to replace the House of Worship site identified in the Northwest Specific Plan (NWSP) with nine (9) new single family detached residential units, associated landscape, and parking on an existing 1.91-acre site (Parcel Q) located at 2000 Mateo Miller Circle. See Attachment B for the Project Description and Project Plans.

The purpose of the Concept Development Plan Review application is to provide the Applicant with initial feedback and public input on the proposed development concept in advance of formal application submittal. No formal action will be taken by the Planning Commission other than providing project feedback.

Recommendation:

Staff recommends that the Commission consider the staff report, take public comment, and provide comments to the Applicant and Staff on the proposed project concept.

Project Information:

Applicant:

Mr. Michael Conley
Faria-AJF Partnership, LP
2262 Market St. Suite 85244
San Francisco, CA 94114

Property Owner:

Faria-AJF Partnership, LP
c/o Mr. Michael Conley
2262 Market St. Suite 85244

San Francisco, CA 94114

Project Location:

2000 Mateo Miller Circle (APN: 208-880-027) (see Attachment A for Vicinity Map)

General Plan Designation:

Medium-High Density Residential

Zoning Designation:

Northwest Specific Plan - High Density Residential (NWSP-HDR)

Site Description:

The Project site is an existing 1.91-acre parcel (Parcel Q) that was created as part of the 2019 Neighborhood V Faria Preserve development and is currently vacant with existing storm drainage infrastructure on-site.

Environmental Review/California Environmental Quality Act (CEQA):

There are no approvals associated with the proposed Concept Development Plan application; therefore, a recommendation with respect to the California Environmental Quality Act (CEQA) is not required. Once a formal application(s) for project entitlement has been received, the appropriate CEQA review process will be determined upon review.

Public Outreach/Notification:

On August 21, 2026, a notice of the Planning Commission's September 1, 2026 Concept Review for the proposed development was mailed to property owners exceeding the minimum 300 ft. mailing radius standards set forth in Zoning Ordinance Section D6-23 for Development Plan Concept Review public notices. The notice was also posted on the City's Official Meetings and Notice webpage.

Background:

2006 Northwest Specific Plan (NWSP) Adoption

In November 2006, the City Council adopted the Northwest Specific Plan (NWSP) and certified an associated Project Environmental Impact Report (EIR). The NWSP land use plan established a range of residential neighborhoods, community facilities, a park site, and open space within the 354-acre Specific Plan area. It also included an approximate 6.1-acre "House of Worship" site with a zoning designation of Northwest Specific Plan – Public and Semi-Public Community Facilities (NWSP-P/SP).

2006 Faria Preserve Project Approval

In December 2006, the Planning Commission approved the 289-acre Faria Preserve project, within the NWSP area, which consisted of:

- 786 residential units,
- 12.7-acre community park,
- 0.5-acre rose garden,

- 1.6-acre educational site,
- Up to 6.1-acre House of Worship site, and
- Dedication of off-site open space

2014 Amended Faria Preserve Project Approval

On September 23, 2014, the City Council adopted Resolution No. 2014-093 approving an Initial Study/Mitigated Negative Declaration and approving an amended Faria Preserve Project with a maximum 740 residential units, a relocated and reduced size (2.0 acres) House of Worship site to Neighborhood V, and various other project revisions. The amended Faria Preserve Project approval did not include any development approvals for the House of Worship site.

2017 Faria Preserve Initiative Adoption

On August 9, 2016, the City Council adopted Ordinance No. 468 which adopted the Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative (the “Initiative”) and became effective on July 1, 2017. The adopted Initiative amended various provisions of the San Ramon General Plan and Northwest Specific Plan (NWSP) affecting Neighborhood V of the Faria Preserve Project. Specifically, the adopted Initiative allowed the developer of Neighborhood V to submit a development application reducing Neighborhood V from a maximum of 302 apartment units to a maximum of 180 market rate for-sale units with an allowed density of up to 18 units per acre. The Initiative also allowed an alternative approach to provide affordable housing through payment of fees and amended various Neighborhood V Northwest Specific Plan (NWSP) zoning and development standards.

2019 Neighborhood V Project Approval

On July 16, 2019, the Planning Commission adopted Resolution No. 12-19 approving Promenade at The Preserve, a 162-unit project for Neighborhood V and the subdivision of an approximate 2-acre House of Worship site. The Promenade Project approval did not include any development approvals for the House of Worship site.

2026 Concept Development Plan Proposal

On July 13, 2026, the Applicant submitted the attached Concept Development Plan (CDP 2026-0002) application for a nine-unit residential concept on the Neighborhood V House of Worship site (Parcel Q).

Discussion/Analysis:

The purpose of the Concept Development Plan Review is to provide the Applicant with initial feedback and public input on the proposed development concept in advance of formal application submittal.

Proposed Concept Review Project

The Applicant submitted a Project Description and Project Plans (Attachment B) for a concept proposal consisting of the following elements, located on an existing 1.91-acre site (Parcel Q) at 2000 Mateo Miller Circle:

- Replace the House of Worship site identified in the Northwest Specific Plan (NWSP) with nine (9) new single family detached residential units (2-stories)
- Associated landscape
- A reconfigured bioretention basin
- Integration with an existing underground stormwater treatment facility
- The Project proposes a total of 18 garage parking spaces and 6 surface spaces on-site

The proposed Concept Site Plan (Figure 1) incorporates vehicle and pedestrian access from the western property line along Mateo Miller Circle with privately-owned roadways and sidewalks.

Figure 1: Concept Site Plan



Land Use and Development Standards

Land Use Designation

The Project site has a General Plan designation of Medium-High Density Residential and is within the Northwest Specific Plan - High Density Residential (NWSP-HDR) zoning district established by the Northwest Specific Plan (NWSP).

The original 2006 NWSP (<https://www.sanramon.ca.gov/NWSP>) established an approximate 6.1-acre House of Worship site with a zoning designation of Northwest Specific Plan – Public and Semi-Public Community Facilities (NWSP-P/SP). Further, the 2006 NWSP envisioned the house of worship site as a community facility to include a

religious assembly facility and related activities including a day care and neighborhood recreational facilities.

However, with the adoption of the 2017 Faria Preserve Initiative, provisions in the NWSP were amended for Neighborhood V (also known as: Neighborhood D) and ultimately, the House of Worship site was reduced to approximately 2-acres in size and relocated within Neighborhood V. Additionally, the Initiative changed the House of Worship site zoning designation to Northwest Specific Plan - High Density Residential (NWSP-HDR) and changed the applicable development standards (see Table 1 in Development Standards section below).

The Applicant's Project Description (Attachment B) acknowledges that any future application submittal for this proposed residential concept will require approval by the City of a Specific Plan Amendment application to remove the House of Worship site from the NWSP and replace it with the proposed residential land use and applicable development standards. A Specific Plan Amendment application is a legislative act and requires a recommendation by the Planning Commission and approval by the City Council. If a Specific Plan Amendment is approved and is effective, then the proposed Parcel Q residential project can be reviewed by the Planning Commission.

Development Standards

The Project site has a General Plan designation of Medium-High Density Residential and is within the Northwest Specific Plan - High Density Residential (NWSP-HDR) zoning district. The following table (Table 1) includes the development standards for the Project site, of which a number of standards require approval of a Specific Plan Amendment application:

Table 1: Development Standards Summary

Development Feature	City Standard (NWSP and Zoning Ordinance)	Proposed Project
Lot Size	Approx. 2.0 acres	Approx. 3,420 sq. ft. *
Residential Density	Up to 18 dwelling units per net acre (du/net acres)	4.71 du/gross acres
Floor Area Ratio (FAR)	1.25	Calculation Not Provided by Applicant
Setbacks	Side and Rear: 20-ft.	Front: 10-ft. *, Side: 4-ft. *, and Rear: 8-ft. *

Height Limit	32-ft.	Approx. 29-ft.
Vehicle Parking Spaces:		
Single-Family Dwellings	2 covered spaces within a garage per unit	2 covered spaces within a garage for each unit
Single-Family Dwellings - Guest Parking (new residential development)	1 space for each 4 units designed without driveway parking (see Zoning Ordinance D3-37 – Driveways and Site Access for minimum driveway dimensions)	6 surface spaces on-site
NWSP Chapter 5, Objective B, Policy 1	Ensure that at least 75% of the Plan Area is designated for nonresidential development or open space, as per the requirements in the City of San Ramon General Plan.	Calculation Not Provided by Applicant

* Requires approval of a Specific Plan Amendment application

Building Architecture and Landscape

The Applicant has provided conceptual architectural building designs for the 2-story single-family detached units and a concept landscape plan (Attachment B). Upon formal application submittal, development projects will be subject to design review with the Architectural Review Board (ARB) prior to Planning Commission review.

Written Public Comment

The City has received written public comments (Attachment D) related to the proposed residential concept for consideration by the Planning Commission.

Concept Review Discussion

The intent of the Concept Review is to better understand the proposed project, the physical constraints and challenges of the subject property, and provide initial comments on the proposed development. Staff has the following questions to guide the Commission discussion this evening:

1. Does the Planning Commission have comments/feedback on the proposed NWSP amendment to replace the House of Worship site (Parcel Q) with the proposed residential land use concept?
2. Does the Planning Commission have comments/feedback on the proposed NWSP amendments to the development standards for the proposed residential land use concept?
3. Does the Planning Commission have comments/feedback on the proposed site layout?
4. Does the Planning Commission have comments/feedback on the architectural designs provided?

Fiscal Impact:

This Concept Development Review application will have no Fiscal Impact on the City of San Ramon. The Applicant has paid fees required for staff to process and review the application with the Planning Commission.

Alternative Option(s):

The purpose of the Concept Development Plan Review is to provide the Applicant with initial feedback and public input on the proposed development concept in advance of formal application review. No formal action is requested of the Planning Commission; therefore, no alternative options are presented at this time.

Next Steps:

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

Attachment(s):

- A. Vicinity Map
- B. Applicant's Project Description and Project Plans, date received July 13, 2026
- C. 2017 Faria Preserve Initiative – Northwest Specific Plan Text Amendment
- D. Written Public Comment Received



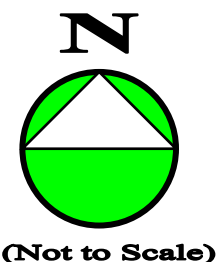
CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map



Concept Development Plan - CDP 2026-0002

**The Preserve – Parcel Q
 Residential Concept**

**2000 Mateo Miller Circle
 (APN: 208-880-027)**



(Not to Scale)

From: [Mike Conley](#)
To: [Mike Conley](#)
Subject: Updated Executive summary, parcel Q
Date: Thursday, June 25, 2026 4:14:52 PM

Certainly. Below is a revised **Executive Summary** and **Project Description** written in the style typically used for a California planning entitlement application. It incorporates the information we've developed together over the past several weeks and reflects the updated project information you recently provided.

RECEIVED

July 13, 2026

CITY OF SAN RAMON
PLANNING SERVICES

Executive Summary

Faria Preserve Parcel Q

Nine-Lot Single-Family Detached Residential Subdivision

San Ramon, California

Executive Summary

Claremont Homes, Inc. proposes the redevelopment of **Parcel Q** within the approved **Faria Preserve** community in the City of San Ramon. The 1.91-acre site, located at **2000 Mateo Miller Circle**, is currently designated for a House of Worship use under the approved Specific Plan. The applicant seeks approval of a Specific Plan Amendment, General Plan Amendment, Tentative Subdivision Map, and associated entitlements to redesignate the property for residential use and subdivide the site into **nine detached single-family residential lots**.

The proposed project represents a logical and compatible continuation of the existing Faria Preserve neighborhood. Parcel Q is surrounded on all sides by established residential development, including detached single-family homes, townhomes, condominiums, neighborhood parks, and open-space amenities. The proposed residential use complements the surrounding development pattern while completing one of the final undeveloped parcels within the community.

The project has been carefully designed to respect the architectural character and quality established throughout Faria Preserve. Nine two-story detached homes ranging from approximately **2,584 to 2,818 square feet** are proposed on lots approximately **45 feet in width** and **70 to 76 feet in**

depth. Homes feature Modern Farmhouse and Transitional architectural styles with high-quality exterior materials including stucco, cementitious siding, stone veneer accents, decorative trim, composition roofing, metal architectural accents, and enhanced garage door treatments. Optional floor plan configurations include lofts, fifth bedrooms, junior ADUs, and covered outdoor living spaces.

Access to all homes will be provided by a new private internal street connecting directly to Mateo Miller Circle. Existing public infrastructure surrounding the site—including water, sewer, storm drainage, utilities, and roadway improvements—will efficiently serve the proposed development with only localized on-site improvements required.

Site improvements include construction of the private roadway, sidewalks, driveways, utility infrastructure, drainage improvements, perimeter fencing, and extensive landscape enhancements. Stormwater quality requirements will be satisfied through a reconfigured **bioretention basin** integrated with **underground stormwater treatment facilities**, allowing the project to seamlessly connect with the community's existing drainage infrastructure while meeting current regulatory standards.

The landscape program emphasizes drought-tolerant planting consistent with California water conservation objectives and the established landscape palette of the Faria Preserve community. Improvements include shade trees, ornamental trees, accent planting, hydroseeded open-space areas, common landscape areas, and perimeter screening designed to enhance neighborhood aesthetics while minimizing long-term maintenance requirements.

The proposed amendment reflects changing community needs since the original approval of Parcel Q for institutional use. Residential development represents the highest and best use of the property given its location within an established residential neighborhood, the surrounding land use pattern, and the City's ongoing objective of providing additional ownership housing opportunities. The project will contribute nine high-quality homes while efficiently utilizing existing public infrastructure and preserving the overall planning vision established for the Faria Preserve community.

Overall, the project provides an orderly, compatible, and sustainable infill development that is consistent with the goals of the San Ramon General

Plan and supports the City's housing objectives while maintaining the quality, character, and long-term value of the Faria Preserve neighborhood.

Project Description

Project Overview

The proposed project consists of the subdivision and residential development of **Parcel Q** within the approved Faria Preserve community located in the City of San Ramon, California. The project site is located at **2000 Mateo Miller Circle** (APN [208-880-027-7](#)) and encompasses approximately **1.91 acres**.

Parcel Q is currently designated within the Faria Preserve Specific Plan for development as a House of Worship. The applicant proposes to amend the applicable land use designation to permit residential development and subdivide the property into **nine detached single-family residential lots** consistent with the surrounding neighborhood character and the City's long-term planning objectives.

Site Context

The property occupies a prominent location at the intersection of Mateo Miller Circle and Faria Preserve Parkway and is surrounded by established residential neighborhoods developed as part of the Faria Preserve master-planned community. Existing adjacent land uses include detached single-family homes, townhomes, condominiums, neighborhood parks, landscaped open space, and pedestrian trail connections.

The site is currently vacant and represents one of the final undeveloped parcels within the community. Its redevelopment with detached single-family homes will complete the neighborhood in a manner that is compatible with the surrounding residential environment.

Proposed Development

The proposed subdivision will create nine detached single-family residential lots served by a new private internal street connected to Mateo Miller Circle. Lot widths are approximately **45 feet**, with lot depths generally ranging between **70 and 76 feet**.

The homes are designed as two-story residences with attached two-car garages and private rear yards. Floor plans range from approximately **2,584 square feet to 2,818 square feet** and include four-bedroom, three-bathroom configurations with optional lofts, fifth bedrooms, junior accessory dwelling units, and covered outdoor living areas available on selected plans.

Maximum building heights are approximately **29 feet**, maintaining compatibility with surrounding residential development.

Architectural Character

The architectural design reflects the high standards established throughout the Faria Preserve community. Homes incorporate Modern Farmhouse and Transitional architectural styles utilizing a carefully selected combination of stucco, cementitious siding, natural stone veneer, decorative trim, composition roofing, metal accents, and architecturally enhanced garage doors.

The use of varied elevations, complementary materials, and high-quality detailing creates visual interest while maintaining a cohesive neighborhood identity.

Site Improvements

Development of the project includes construction of:

- A new private internal street
- Concrete sidewalks and pedestrian improvements
- Driveways and utility connections
- Water, sewer, storm drainage, and dry utility infrastructure
- Landscape improvements
- Perimeter fencing
- Drainage improvements
- Stormwater treatment facilities

Existing public infrastructure surrounding the property will efficiently serve the proposed development with minimal off-site improvements required.

Stormwater Management

Stormwater quality requirements will be addressed through the incorporation of a reconfigured **bioretention basin** together with **underground stormwater treatment facilities** designed in accordance with current municipal stormwater regulations.

These improvements will integrate with the existing community drainage system while providing long-term water quality treatment, reducing runoff impacts, and supporting sustainable site design.

Landscape Program

Landscape improvements emphasize drought-tolerant planting consistent with California water conservation objectives and the established landscape character of Faria Preserve.

The landscape plan includes:

- Shade trees
- Ornamental trees
- Accent planting
- Drought-tolerant front-yard landscaping
- Hydroseeded open-space areas
- Common landscaped areas
- Perimeter screening treatments

These improvements enhance neighborhood aesthetics while creating an attractive and sustainable residential environment.

Community Benefits

The proposed subdivision provides numerous public benefits, including:

- Completion of one of the final undeveloped parcels within Faria Preserve.
- Nine new ownership housing opportunities in an established neighborhood.
- Efficient utilization of existing public infrastructure and municipal services.
- High-quality residential architecture compatible with surrounding development.
- Enhanced landscaping and environmental improvements.

- Modern stormwater treatment facilities exceeding previous site conditions.
- Consistency with the City's housing objectives while preserving the overall planning vision of the Faria Preserve community.

The project represents a logical and well-planned infill development that strengthens the existing neighborhood while providing additional housing opportunities consistent with the goals and policies of the City of San Ramon General Plan.

Mike Conley



Claremontco.com

July 13, 2026

Project Description

Faria Preserve Parcel Q Nine-Lot Single-Family Detached Residential Subdivision San Ramon, California

The proposed project consists of the subdivision and development of an approximately **1.91-acre gross site** identified as Parcel Q within the approved Faria Preserve community in San Ramon, California. The site, located at 2000 Mateo Miller Circle, is currently designated for a house-of-worship use. The applicant proposes to amend the approved land use designation and subdivide the property into nine detached single-family residential lots that are compatible with the surrounding residential character and development pattern of the Faria Preserve neighborhood.

The project site is situated at the intersection of Mateo Miller Circle and Faria Preserve Parkway and is surrounded by existing detached single-family homes, townhomes, and condominiums. A public community park and extensive open-space amenities are located nearby. The proposed residential subdivision represents a logical infill development that completes this portion of the Faria Preserve community while maintaining compatibility with the surrounding neighborhood.

The project will subdivide the 1.91-acre gross site into **nine detached single-family residential lots**, each with a **minimum lot area of 3,400 square feet**. Lot widths are approximately 45 feet with depths generally ranging from 70 to 76 feet. The subdivision is organized around a private internal street connected to Mateo Miller Circle, providing efficient circulation and access to all homes.

The proposed residences consist of two-story detached homes utilizing Modern Farmhouse and Transitional architectural styles. Two floor plans are proposed ranging from approximately **2,584 to 2,818 square feet**, with four bedrooms and three bathrooms, optional lofts, optional fifth bedrooms, optional junior accessory dwelling units (JADUs), and optional covered outdoor living spaces. Each residence includes an attached two-car garage and private rear yard.

Development Standards

- Minimum lot size: 3,400 square feet
- Minimum front yard setback: 10 feet
- Minimum side yard setback: 4 feet
- Minimum rear yard setback: 8 feet

Parking

The project provides ample off-street parking, including:

- 18 enclosed garage parking spaces
- 18 driveway parking spaces
- 6 guest parking spaces

For a total of **42 off-street parking spaces**.

Architectural materials include stucco, cementitious siding, stone veneer, decorative trim, composition roofing, metal accents, and enhanced garage door treatments. Landscape improvements include drought-tolerant planting, shade trees, ornamental trees, common landscape areas, sidewalks, underground stormwater infrastructure, and a reconfigured bioretention basin.

The project results in a gross residential density of approximately **4.7 dwelling units per acre**. Development of Parcel Q will provide high-quality ownership housing that complements the surrounding neighborhood, efficiently utilizes existing infrastructure, and supports the City of San Ramon's housing objectives while completing the Faria Preserve community.



Bryan W. Wenter
925.708.9055
Bryan.wenter@hsw-legal.com

June 29, 2026

VIA U.S. MAIL

Ryan Driscoll, Senior Planner
San Ramon Permit Center
7000 Bollinger Canyon Road
San Ramon, CA 94583
Email: rdriscoll@sanramon.ca.gov

RECEIVED

July 13, 2026

Re: Faria Preserve

Dear Ryan:

As you know, we represent Faria AJF Partnership and Faria Preserve LLC, dba Claremont Homes, Inc., in connection with the ongoing development and implementation of the Faria Preserve housing development project (Subdivision 9342) in the Norwest Specific Plan Area of San Ramon. Now known as The Preserve, the project was originally approved in 2006 through Vesting Tentative Map 8891 and revised several times since then through further action of the City Council, including VTM 9342 on November 4, 2014, and a unanimously adopted ballot initiative in 2016. The ballot initiative amended the entitlements for Neighborhood V only in the ways described in more detail below.

The purpose of this letter is to address various questions City staff have raised in connection with the potential development of the House of Worship site in the project as an additional nine single-family units. The City's questions are identified below in bold, and our responses are identified in regular font.

Provide a written explanation of how the proposal is consistent with the adopted Initiative amending the NWSP, including:

The NWSP (with the initiative) establishes a House of Worship site commitment in Neighborhood V. The proposed residential on the House of Worship site does not meet this intent and will require a Specific Plan Amendment. Please provide the following:

A written description explaining the reason for the policy and land use change to replace the House of Worship site with residential.

As originally approved in 2006, the Faria Preserve included Neighborhoods A to D and allowed for a mix of residential and community facilities including, up to 786 residential units, a community park, a House of Worship site, and a site for an educational facility. As relevant here, Neighborhood C of the Faria Preserve included up to 300 dwelling units consisting of 84 townhouses and 216 apartments. And Neighborhood D of the Faria Preserve included up to 86 dwelling units for seniors and a 6.1-acre House of Worship Site.

The project was amended in 2014 with an updated vesting tentative map, development plan amendment, and five neighborhoods consisting of Neighborhoods I to V. Through these amendments, the total unit count was reduced to a maximum of 740 units, with 213 of the total units identified as affordable. As relevant here, Neighborhood IV of the project included up to 182

condominiums/dwelling units, including 28 affordable units. And new Neighborhood V of the project included 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, 185 of the units were designated to be affordable.

As part of the 2014 amendments to the project, the House of Worship site was reduced to 2.0 acres and relocated to Neighborhood V.

The 2016 ballot initiative made several regulatory changes to the General Plan and its Housing Element and to the Northwest Specific Plan with respect to Neighborhood V only, none of which changed or intended to change any part of the House of Worship site except to confirm the relocation and reduction of the House of Worship site and to establish a maximum FAR and height for the potential facility.

The 2016 ballot initiative allowed a reduction in the overall density and maximum number of dwelling units in The 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 was accomplished by changing the housing type within Neighborhood V from higher density rental units to lower density market-rate units. In addition, instead of constructing affordable housing on-site, the 2016 ballot initiative allowed the developer to contribute \$50,000 per unit (for a total of \$9M) into a workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon. The initiative also established a fund for open space acquisition preservation and maintenance in San Ramon (for a total of \$2M).

Thus, although the 2016 ballot initiative did nothing to regulate the House of Worship as a land use, we agree that the proposed project will require an amendment to the Northwest Specific Plan because the area of the proposed new housing is currently regulated in the NWSP as a site for a potential House of Worship.

Provide documentation of the steps taken to actively market the House of Worship site.

Please see attached letter from Land Advisors.

Provide detailed results of any House of Worship site marketing.

Please see attached letter from Land Advisors.

The proposed removal of the House of Worship commitment will need to be amended throughout the NWSP.

As noted above, we agree that the proposed project will require an amendment to the Northwest Specific Plan. Please note, however, that the House of Worship concept was originally proposed by former Councilmember Jerry Cambra, a concept the project team has consistently attempted to implement. Please also note that the House of Worship site was reduced in size, from 6.1 acres in 2006 to 2.0 acres in 2014. Please also note, as discussed above, that the 2016 ballot initiative confirmed the relocation and reduction of the House of Worship site and established a maximum FAR and height for the potential facility but did nothing to regulate the House of Worship as a required land use within the project area.

Provide additional information demonstrating Neigh. V with the proposed residential complies with the density standard (up to 18 units per acre) for the Neigh. V zoning district (NWSP-HDR).

The proposed project will have a density of 4.5 units per acre (9 units ÷ 2 acres), consistent with the Northwest Specific Plan density limit of *up to* 18 units per acre.

The proposed residential lots do not appear to be consistent with the “approx. 2 acre” lot size standard established for the House of Worship site (amended Table 7-3a). This will require a Specific Plan Amendment to modify this development standard.

The proposed project would change this development standard through conforming amendments to the Northwest Specific Plan. Proposed lots sizes would be approximately 45 feet wide with depths ranging from approximately 70 to 76 feet.

The proposed residential lots do not appear to be consistent with the side and rear setback standard of 20-ft. established for the House of Worship site (amended Table 7-3a). This will require a Specific Plan Amendment to modify this development standard.

The proposed project would change this development standard through conforming amendments to the Northwest Specific Plan. Proposed minimum setbacks would be as follows:

- Side yard - 4 feet
- Front yard - 10 feet
- Rear yard - 8 feet

Based on the information provided, we cannot determine if the proposed residential lots are consistent with the 1.25 FAR standard and the 32-ft. height limit standard established for the House of Worship site (amended Table 7-3a). If the proposed residential does not comply, it will require a Specific Plan Amendment to modify these development standards.

The FAR standard established for the potential House of Worship will not apply to the proposed new housing, but the housing will be within the 32-foot height limit.

How will the proposed residential comply with the Northwest Specific Plan requirement for 25% of the total units for affordable housing?

As built out in 2026, The Preserve includes 618 total units of housing, of which 28, or 4.5 %, are affordable. Through the 2016 ballot initiative, Neighborhood V paid \$50,000 per unit, or \$9M, into the City’s workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon. Accordingly, each of the 180 housing units constructed in Neighborhood V is market-rate. The proposed project would also be developed with market-rate units and pay the City’s current in-lieu housing fee.

Based on the information provided, we cannot determine if the proposed residential land use is consistent with NWSP Chapter 5 policy:

“Ensure that at least 75% of the Plan Area is designated for nonresidential development or open space, as per the requirements in the City of San Ramon General Plan.”

The overall area of The Preserve is approximately 354 acres, of which more than 75% of the Plan Area is designated for nonresidential development or open space. The proposed project will be developed on approximately 1.91 acres of the 2.1-acre site designated for a House of Worship, and with this project the Plan Area will continue to consist of more than 75% nonresidential development or open space.

Provide a written explanation of how the proposal is consistent with the Development Agreement for Neigh. V, including Section 2.2 (Permitted Uses) and Article V (Modifications to the Project).

The 2019 Development Agreement provided vested rights and certain obligations and benefits to the residential portion of Neighborhood V. The 2019 Development Agreement provided no such vested rights or obligations and benefits to the House of Worship Site.

The proposed residential land use does not appear to be consistent with the house of worship site described for the Preserve Project.

The proposed project would eliminate the House of Worship site from The Preserve and replace that portion of the project with nine new single-family homes. Despite years of marketing the House of Worship site, it is not economically viable. Through appropriate amendments to the Northwest Specific Plan, the project would be consistent with all applicable land use regulations.

Let me know if you have any questions or would like to discuss or meet in the future regarding the concept proposal.

Sincerely,



BRYAN W. WENTER

CC: MIKE CONLEY
RYAN LORENZINI

June 24, 2026

VIA ELECTRONIC MAILMike Conley
Claremont Companies**RECEIVED**

July 13, 2026

Re: **House of Worship Marketing**

Dear Mr. Conley,

This memo details the marketing efforts and results for the Horse of Worship site within the Preserve master planned community in San Ramon.

As you are aware, Land Advisors is the largest brokerage in the nation that specializes in the sale of land. We have an internal database of over 5,000 active participants in the land market. In addition to being marketed through the normal Land Advisors database, we placed the listing for 2000 Mateo Miller Circle on CoStar/Loopnet which is the largest commercial brokerage marketplace platform. Through these efforts 13 distinct leads (see Exhibit A) came in from various real estate agents that were actively working with clients looking for property to build a church or other type of house of worship.

Unfortunately, the same issues arose for all the potentially interested parties which I will detail below.

Issue 1 – Site Size

The site is too small to accommodate the size of facility needed. This was the most common issue cited by interested parties as why they weren't interested in pursuing the offering any further.

Issue 2 – Insufficient Parking

Somewhat tied to the first issue another major hurdle potential interested parties expressed was that after building the facility they wanted, there would be insufficient parking to accommodate their members which would create an overflow parking issue within the larger project.

Issue 3 – Compatibility Concerns

Many potentially interested parties expressed major concerns about the incompatibility of their desired project with the surrounding neighborhood. Many mentioned that they intended to have activities at their project site during the weekdays with events lasting as late as 10pm. They had major concerns with how the hours of operation would impact the surrounding neighborhood.

Issue 4 – Entitlement Uncertainty

Many interested parties expressed concern over the cost and timing associated with trying to gain approvals for a project, combined with what they felt like would likely be a neighborhood that would be opposed to a project that would generate the traffic, parking and incompatibility issues expressed above.

Given the major issues detailed above, ultimately no party that initially expressed interest followed up with any more substantial intent to purchase the property such as presenting an offer or even a letter of intent. At this point in time after being exposed to the market for over 6 months and receiving broad exposure on Costar/Loopnet it appears as though the appetite to develop the parcel into an actual Horse of Worship is not feasible.

Sincerely,



Steve Reilly

Senior Vice President sreilly@landadvisors.com

Cc: Megan Bornstein mbornstein@landadvisors.com

EXHIBIT A

Marketing Leads

Name	Lead	Received On	
Abhey Guram	2000 Mateo Miller Circle Cir	Mar 17, 2026, 11:12	▼
David Chiu	2000 Mateo Miller Circle Cir	Feb 26, 2026, 14:03	▼
Masood Sattari	2000 Mateo Miller Circle Cir	Feb 21, 2026, 06:13	▼
Lata Gopal	2000 Mateo Miller Circle Cir	Feb 20, 2026, 18:41	▼
A B	2000 Mateo Miller Circle Cir	Feb 20, 2026, 06:13	▼
Lata Gopal	2000 Mateo Miller Circle Cir	Feb 20, 2026, 04:14	▼
Neeraj Jindal	2000 Mateo Miller Circle Cir	Feb 19, 2026, 16:12	▼
anil kumar	2000 Mateo Miller Circle Cir	Feb 14, 2026, 19:19	▼
Raj Mohan	2000 Mateo Miller Circle Cir	Feb 13, 2026, 11:03	▼
Neeraj Jindal	2000 Mateo Miller Circle Cir	Feb 7, 2026, 21:09	▼
Brian Merriion	2000 Mateo Miller Circle Cir	Feb 6, 2026, 12:38	▼
Amarpreet Grover	2000 Mateo Miller Circle Cir	Feb 6, 2026, 06:48	▼
Anil LakkyReddy	2000 Mateo Miller Circle Cir	Feb 5, 2026, 19:06	▼

1 - 13 of 13

< 1 >

Show 25 Records ▼



Landscape shown for illustrative purposes only. See landscape drawings for specific selections.
Color and materials shown for illustrative purposes only, see color and material boards for specific selections.

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July 13, 2026

SHEET INDEX

ARCHITECTURE:

A0.1 3D PERSPECTIVE RENDERING

A0.2 SHEET INDEX

ARCHITECTURE PLAN-1:

A1.0 PLAN 1 COLORED FRONT ELEVATIONS

A1.1 PLAN 1 FLOOR PLAN

A1.2 PLAN 1 ADDENDA

A1.3 PLAN 1A EXTERIOR ELEVATIONS

A1.4 PLAN 1A EXTERIOR ELEVATIONS

A1.5 PLAN 1B EXTERIOR ELEVATIONS

A1.6 PLAN 1B EXTERIOR ELEVATIONS

A1.7 PLAN 1 OPT. EXTERIOR ELEVATIONS

ARCHITECTURE PLAN-2:

A2.0 PLAN 2 COLORED FRONT ELEVATIONS

A2.1 PLAN 2 FLOOR PLAN

A2.2 PLAN 2 ADDENDA

A2.3 PLAN 2A EXTERIOR ELEVATIONS

A2.4 PLAN 2A EXTERIOR ELEVATIONS

A2.5 PLAN 2B EXTERIOR ELEVATIONS

A2.6 PLAN 2B EXTERIOR ELEVATIONS

A2.7 PLAN 2 OPT. EXTERIOR ELEVATIONS

COLOR MATERIAL BOARDS:

A3.0 COLOR/MATERIAL BOARD

LANDSCAPE:

L-1 CONCEPT PLAN

CIVIL:

1 SITE PLAN

2 GRADING AND UTILITY PLAN

SITE PLAN:

SP- NEIGHBORHOOD-2 43'/ 46'/ 49'X' 70'LOTS

PROJECT DESCRIPTION

Nine-Lot Single-Family Residential Subdivision
2000 Mateo Miller Circle, San Ramon, California
APN 208-880-027-7
1.911 acres

Project Overview

The applicant proposes to subdivide an existing parcel currently designated for a house of worship into a nine-lot single-family detached residential subdivision. The site has been actively marketed for its intended civic/institutional use for an extended period with no offers, demonstrating that a religious facility is not economically feasible or needed at this location. The proposed low-density residential use is consistent with surrounding neighborhoods and represents a logical infill development pattern.

Site Context

The site is located within an established residential area and is surrounded by the following uses:

- 1. North, East, and South: A mixture of three-story single-family homes, town homes, and condominiums (approximately 122 condo/town home units and 40 single-family detached homes).
- 2. West: A residential neighborhood consisting of three-story condominiums.
- 3. Across the street: A large public community park, providing recreational amenities.

The proposed project is compatible with the residential scale and overall development character of the area.

Proposed Development

The project includes the construction of nine (9) single-family detached homes with the following characteristics:

- 1. Two-story homes, currently proposed from approximately 2,500 to 2,900 square feet.
- 2. Each lot includes private side yards and rear yards.
- 3. Architectural style and materials designed to blend with the character of surrounding neighborhoods.
- 4. Access provided via an existing public street, requiring no new public road extension.

General Plan Consistency Analysis

The San Ramon General Plan promotes orderly, compatible, and well-designed residential development. The proposed nine-lot subdivision is consistent with several key goals and policies of the General Plan, including but not limited to the following:

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Land Use and Community Design

1. Goal: Promote land uses that contribute to a balanced community and compatible neighborhood patterns.

Consistency: The proposed low-density single-family homes are consistent with the surrounding residential character and represent a natural extension of the established neighborhood fabric.

2. Policy: Encourage infill development that complements existing neighborhoods in scale, design, and intensity.

Consistency: The project is an infill subdivision that replaces an unmarketable institutional land use with a compatible residential use that is consistent in scale and massing with nearby homes. The two-story homes integrate well with the surrounding three-story residential structures and provide an appropriate transition.

Housing

1. Goal: Provide a range of housing types and opportunities to accommodate community needs.

Consistency: The project contributes additional single-family housing supply within an already urbanized neighborhood, helping meet community housing needs and supporting the City's housing objectives.

Circulation

1. Policy: Use existing infrastructure efficiently and minimize traffic impacts.

Consistency: The project accesses an existing public street and does not require new public roadway extensions. Trip generation from nine single-family units is minimal and easily accommodated by the surrounding street network.



VICINITY MAP



Landscape shown for illustrative purposes only. See landscape drawings for specific selections.
Color and materials shown for illustrative purposes only, see color and material boards for specific selections.

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Front Elevation 1A
Modern Farmhouse

Scheme 1



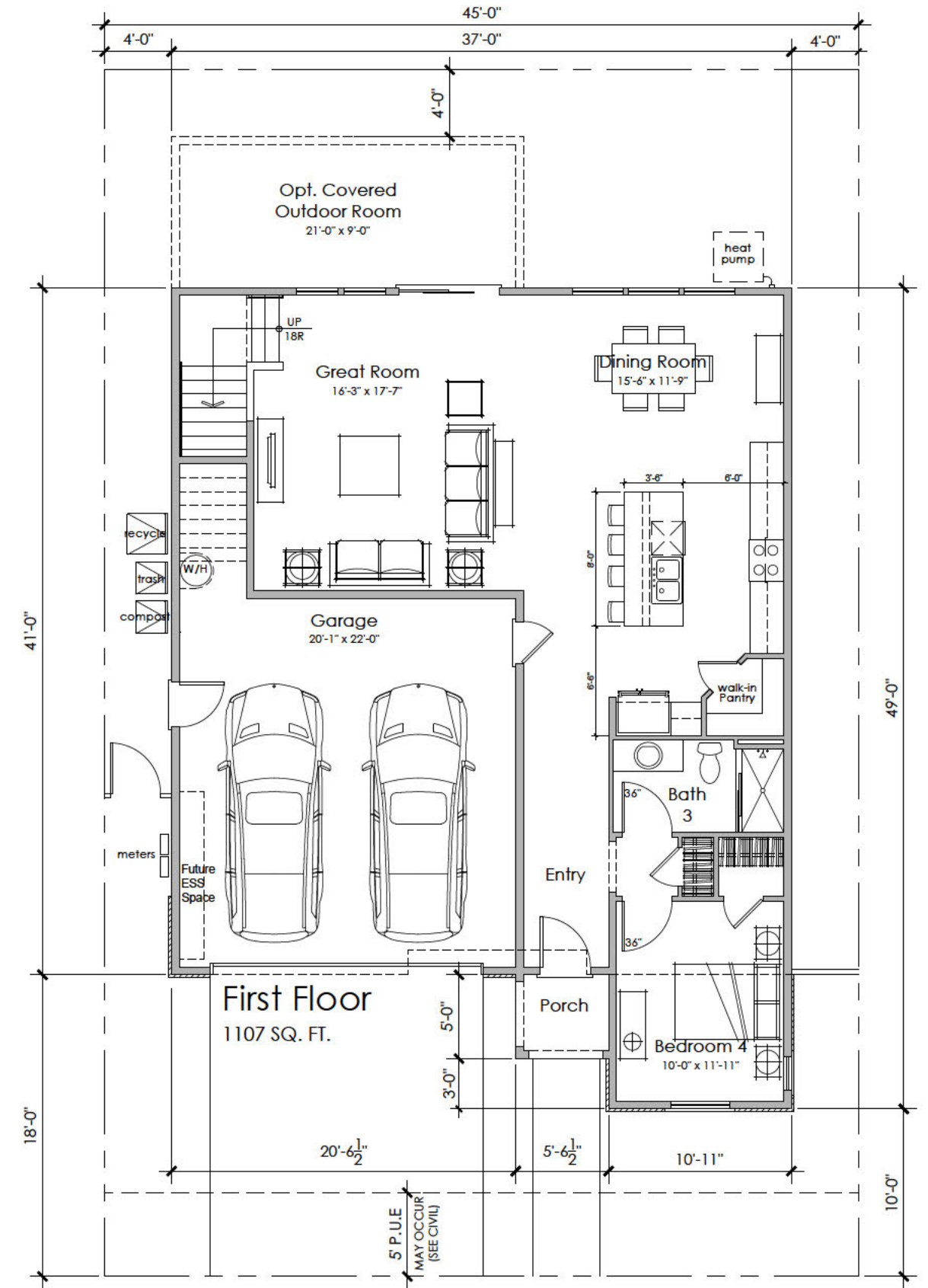
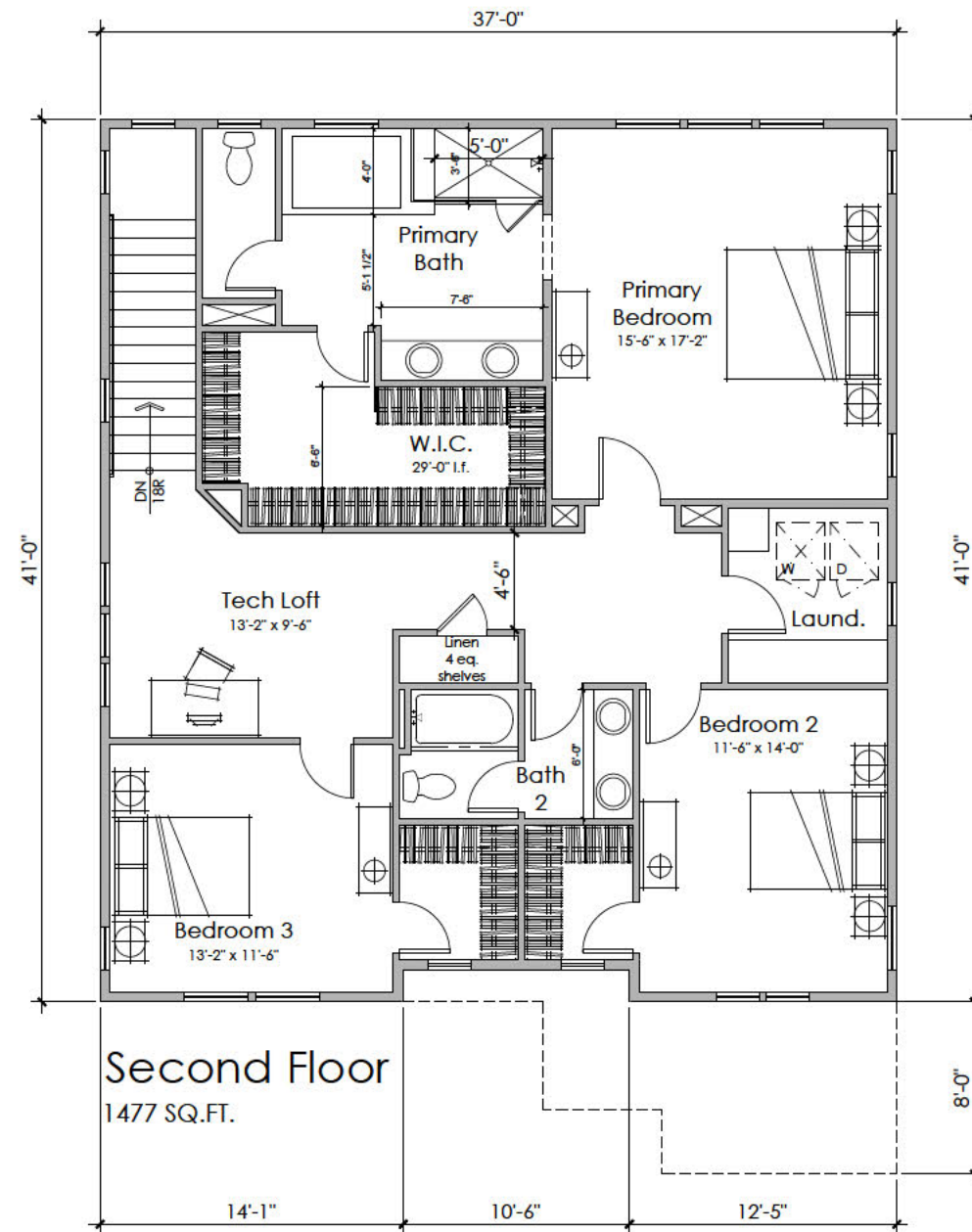
Front Elevation 1B
Transitional

Scheme 4

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July 13, 2026

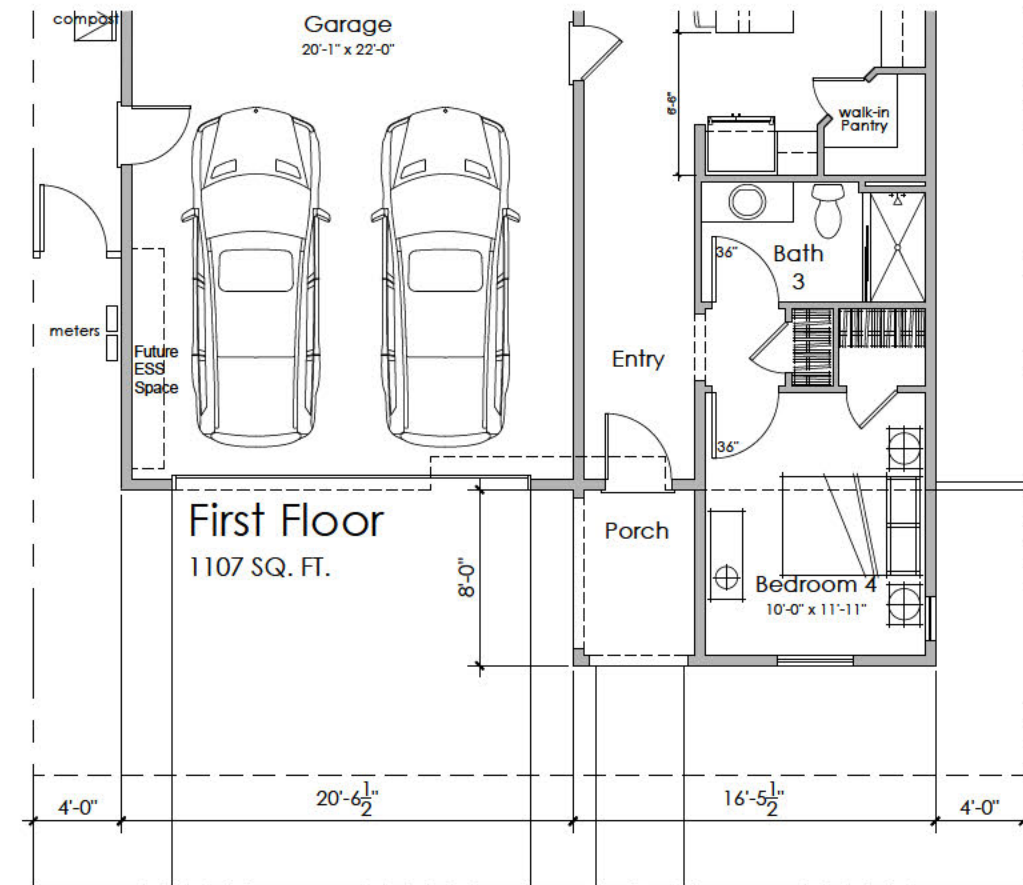
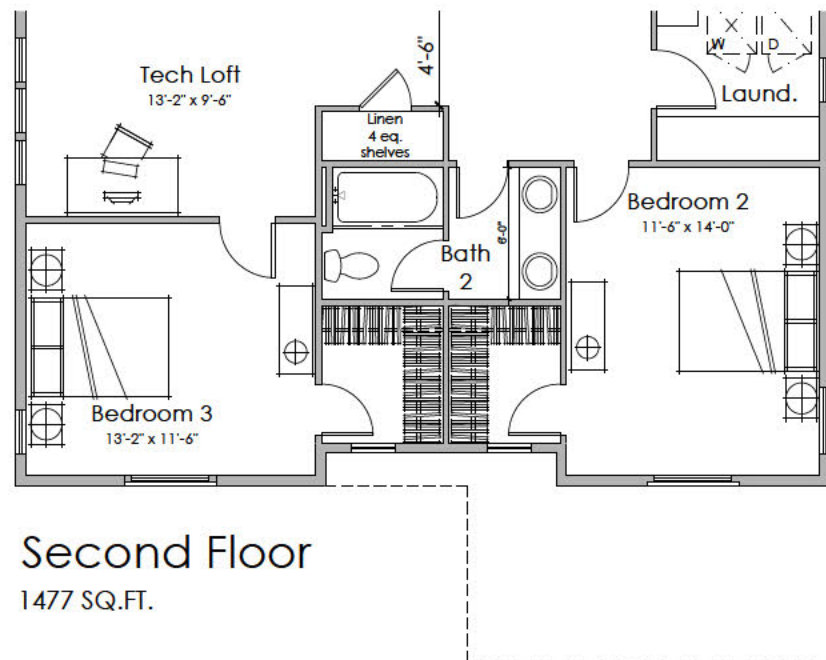
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4 BEDROOMS
3 BATHS
2,584 S.F.

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July 13, 2026



PLAN 1B

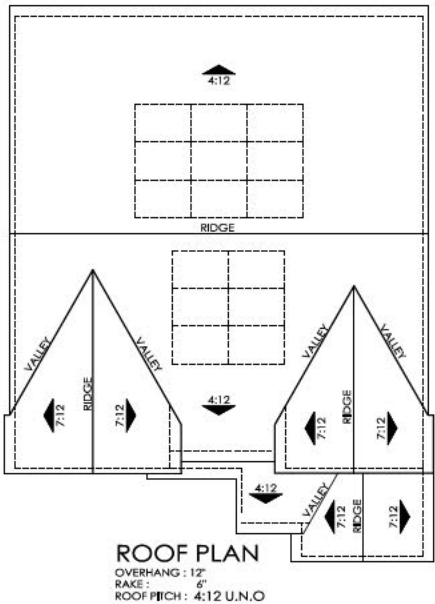
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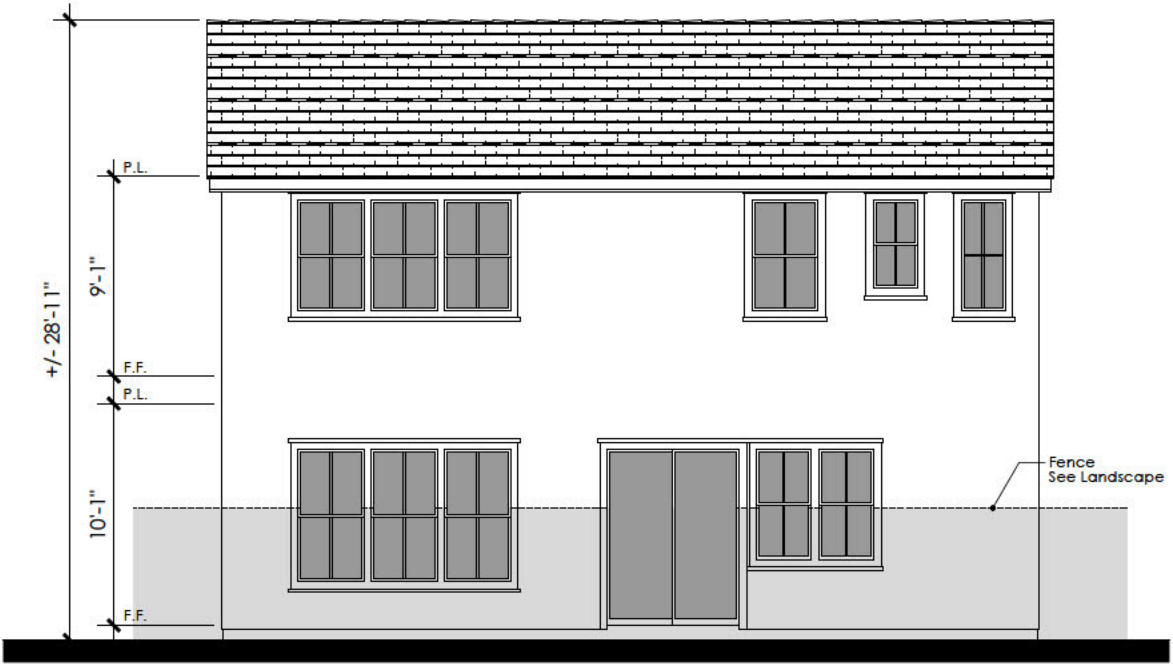
Front Elevation 1A
Modern Farmhouse



NOTE:
Solar panels shown are for illustrative purposes.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity and orientation may change.

No roof mounted mechanical equipment.

- 1A - Material Legend:
- Composition Shingle Roofing
 - Metal Roofing
 - Stucco Finish
 - Cementitious Board and Batten Siding
 - Stone Veneer
 - Enhanced Head and Sill Trim
 - Decorative Gable End Detail
 - Metal Garage Door
 - Decorative Coach Light



Rear Elevation

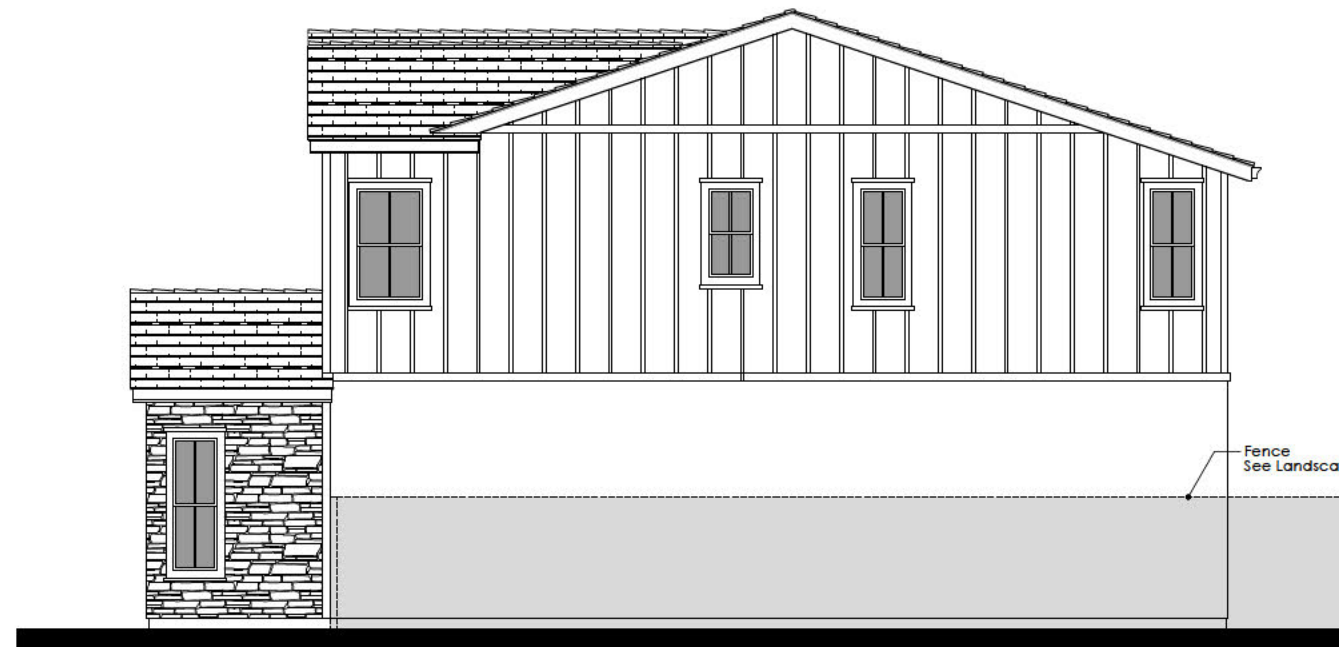
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Left Elevation



Right Elevation

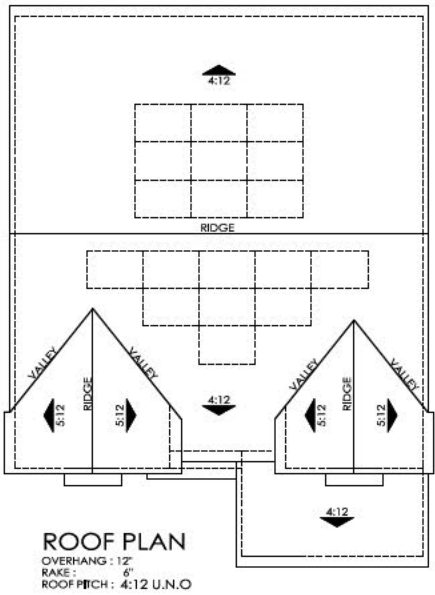
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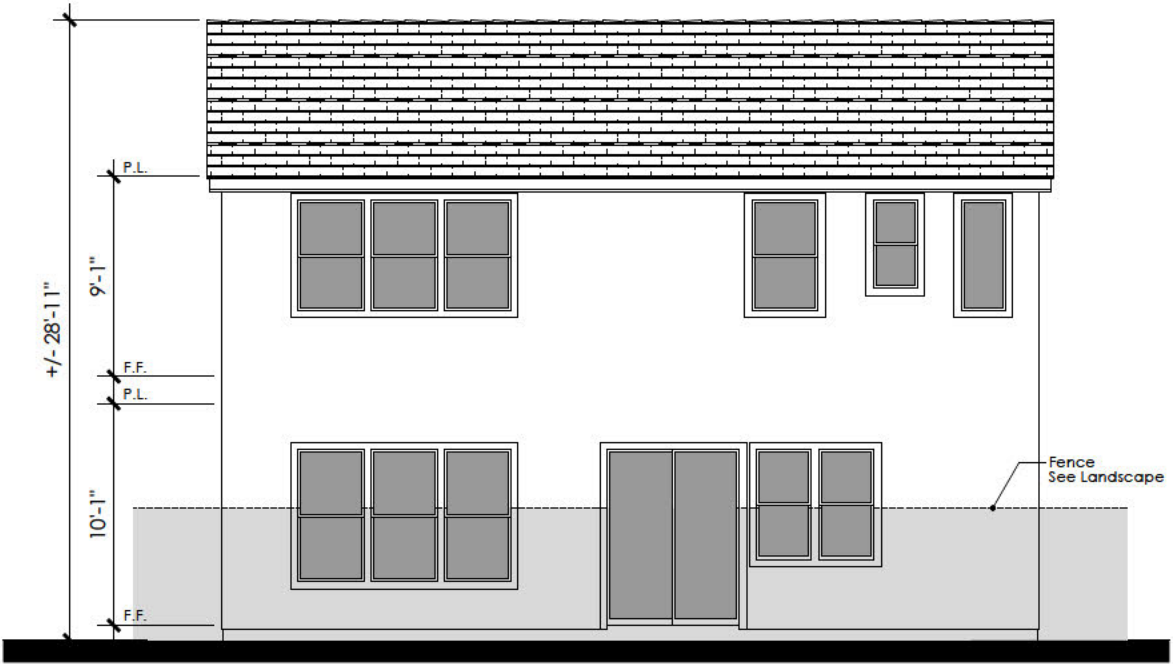
Front Elevation 1B
Transitional



NOTE:
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building submittal process.
Location, quantity and orientation may change.

No roof mounted mechanical equipment.

1B - Material Legend:
Composition Shingle Roofing
Stucco Finish
Cementitious Lap Siding
Metal Awnings
Enhanced Head and Sill Trim
Decorative Gable End Detail
Metal Garage Door
Decorative Coach Light

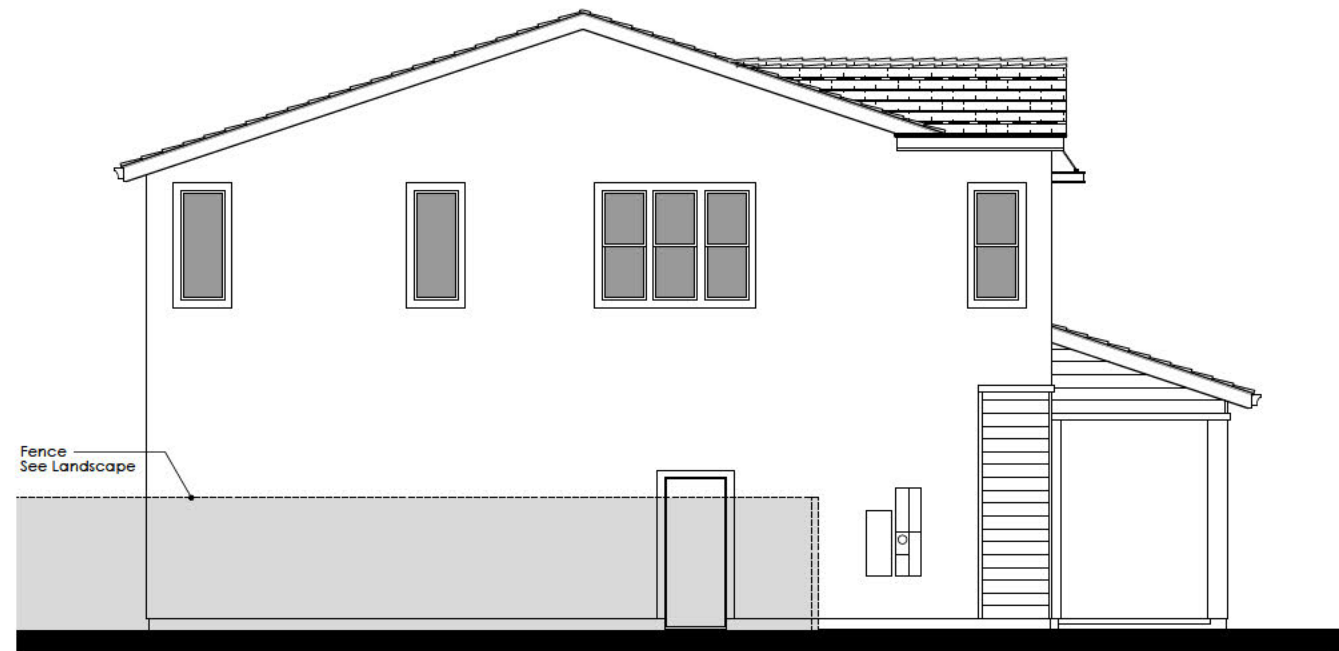


Rear Elevation

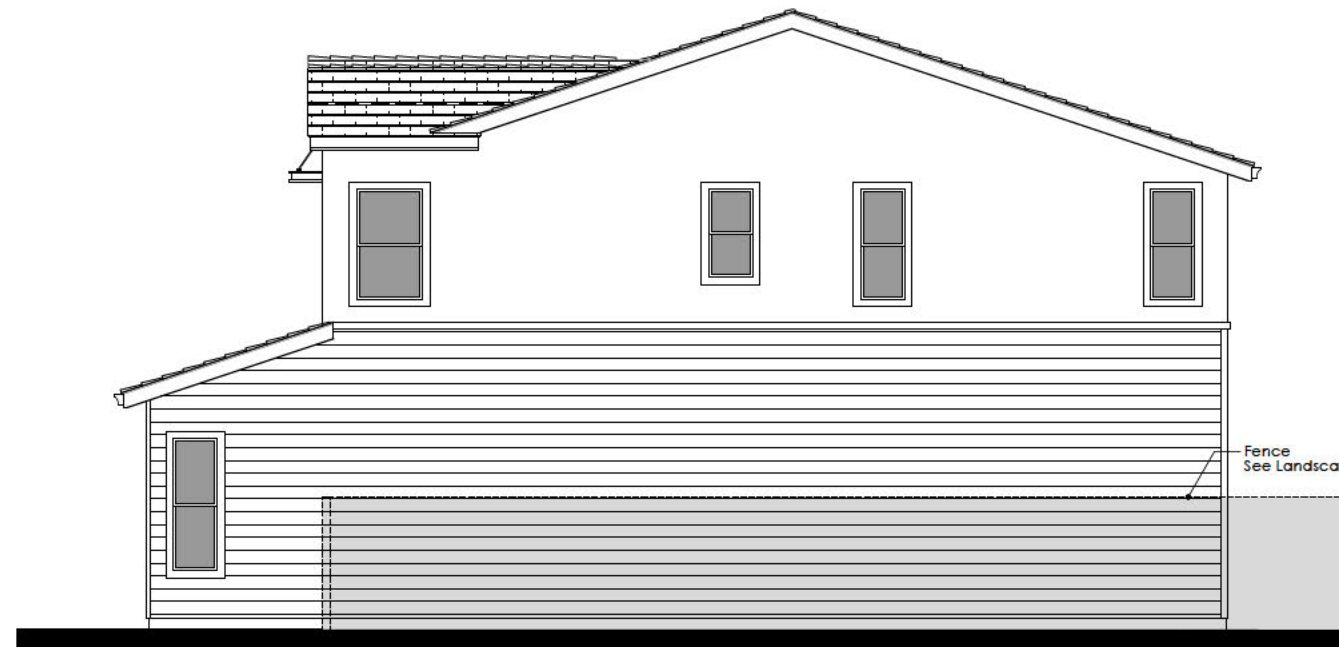
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Left Elevation

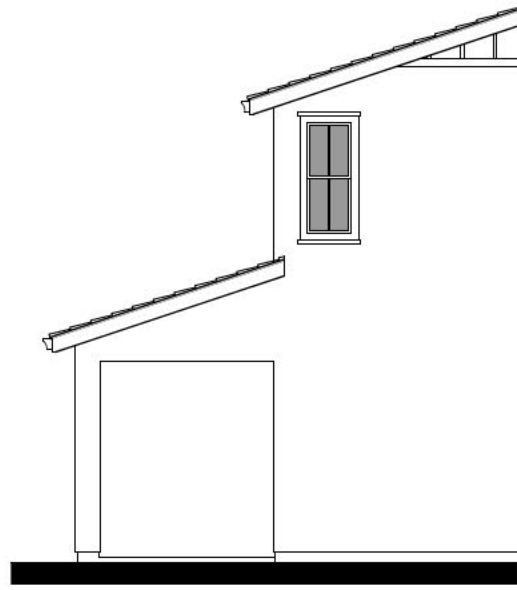


Right Elevation

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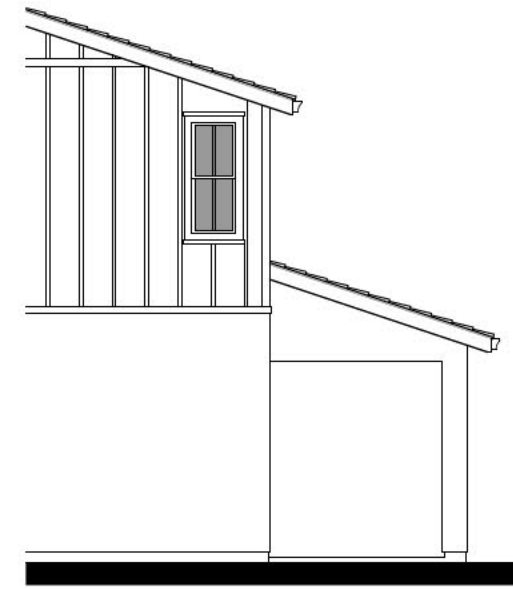
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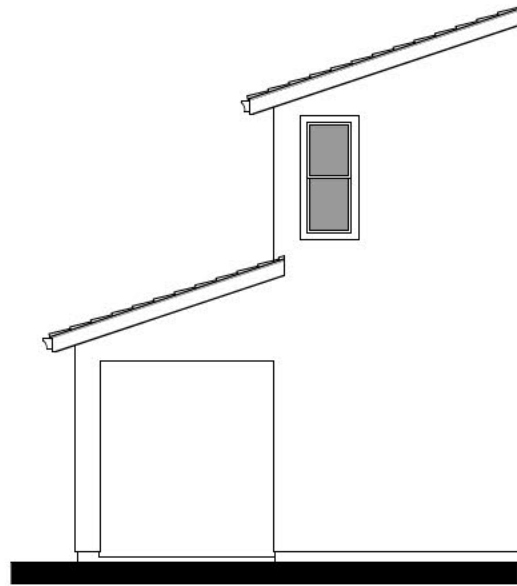
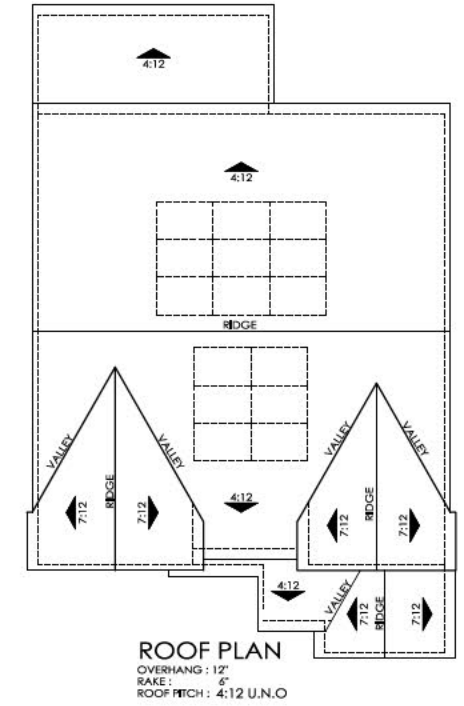
Left Elevation at
Opt. Covered
Outdoor Room



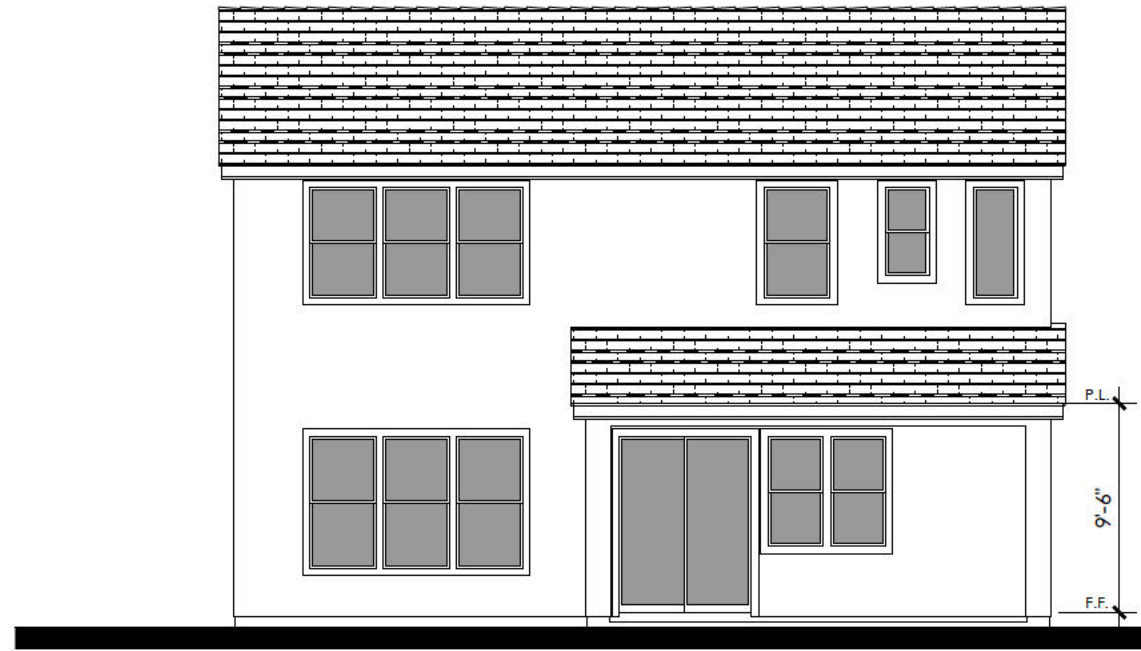
Rear Elevation at Opt. Covered
Outdoor Room
PLAN 1A



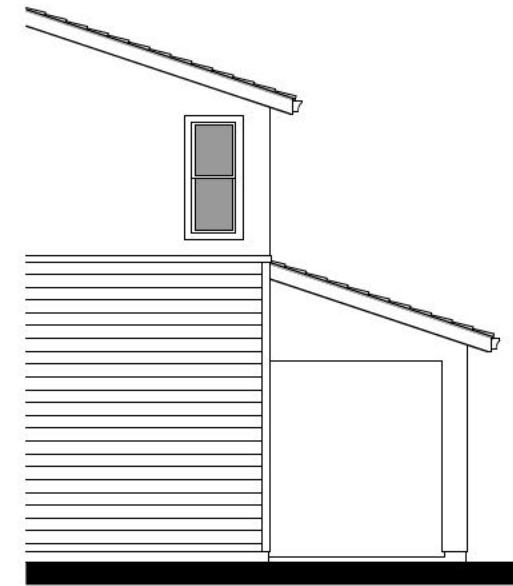
Right Elevation at
Opt. Covered
Outdoor Room



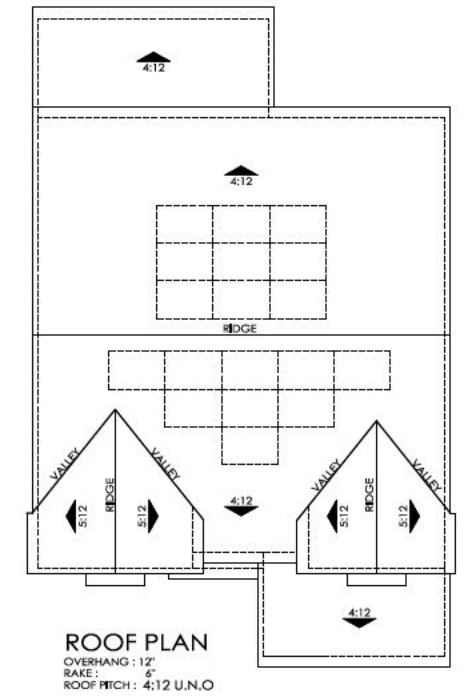
Left Elevation at
Opt. Covered
Outdoor Room



Rear Elevation at Opt. Covered
Outdoor Room
PLAN 1B



Right Elevation at
Opt. Covered
Outdoor Room



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Front Elevation 2A
Modern Farmhouse

Scheme 2



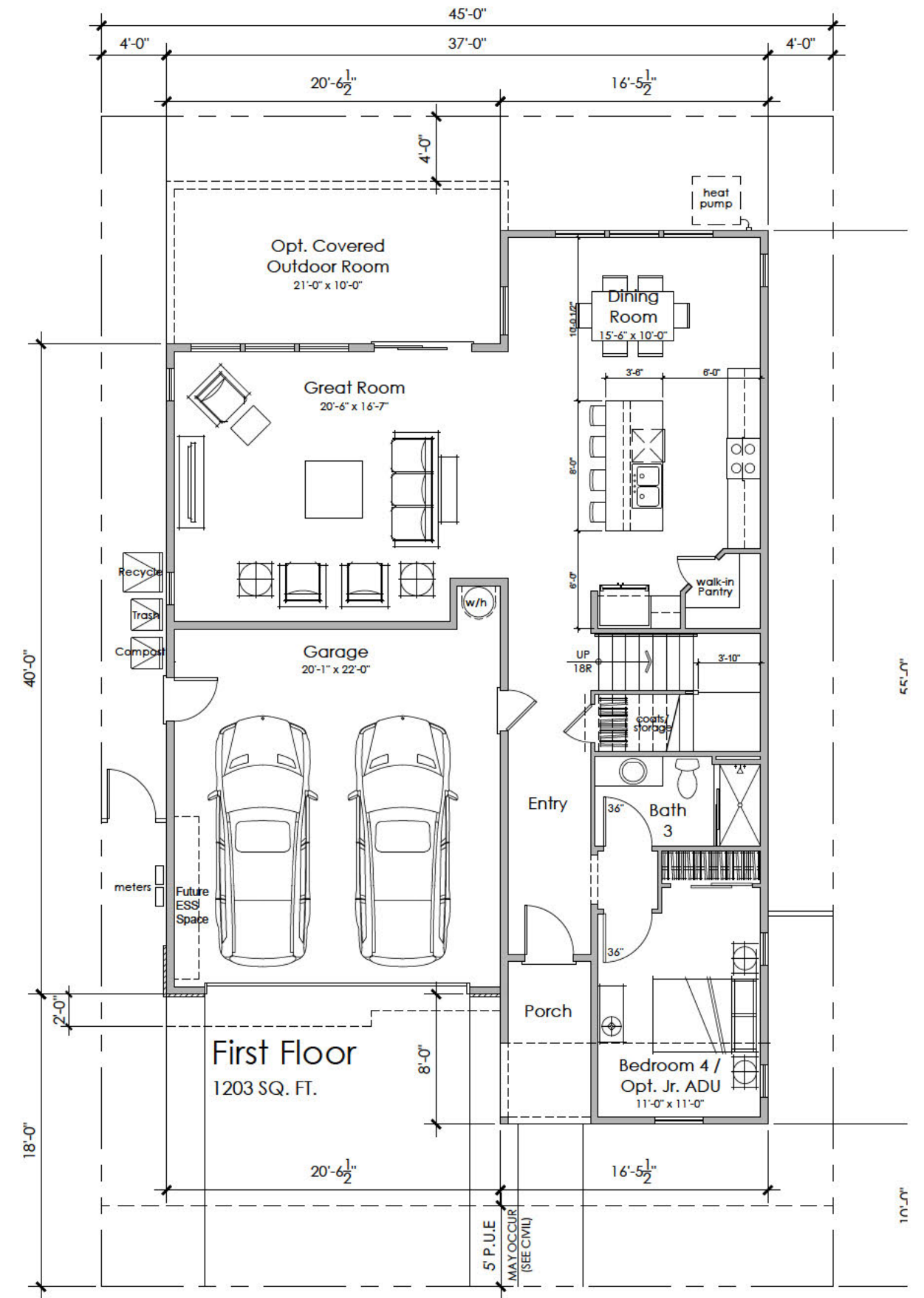
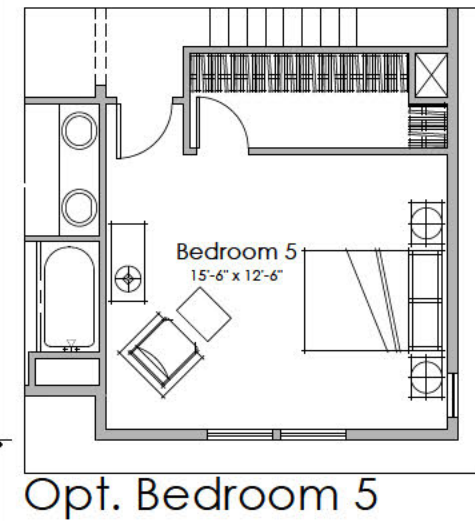
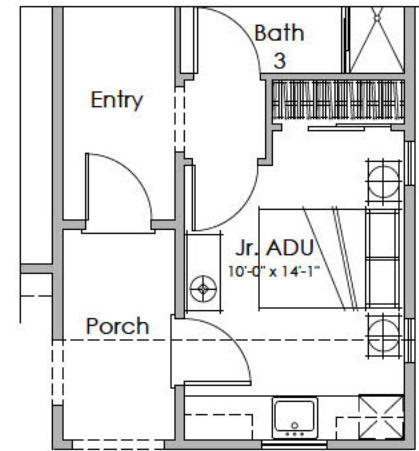
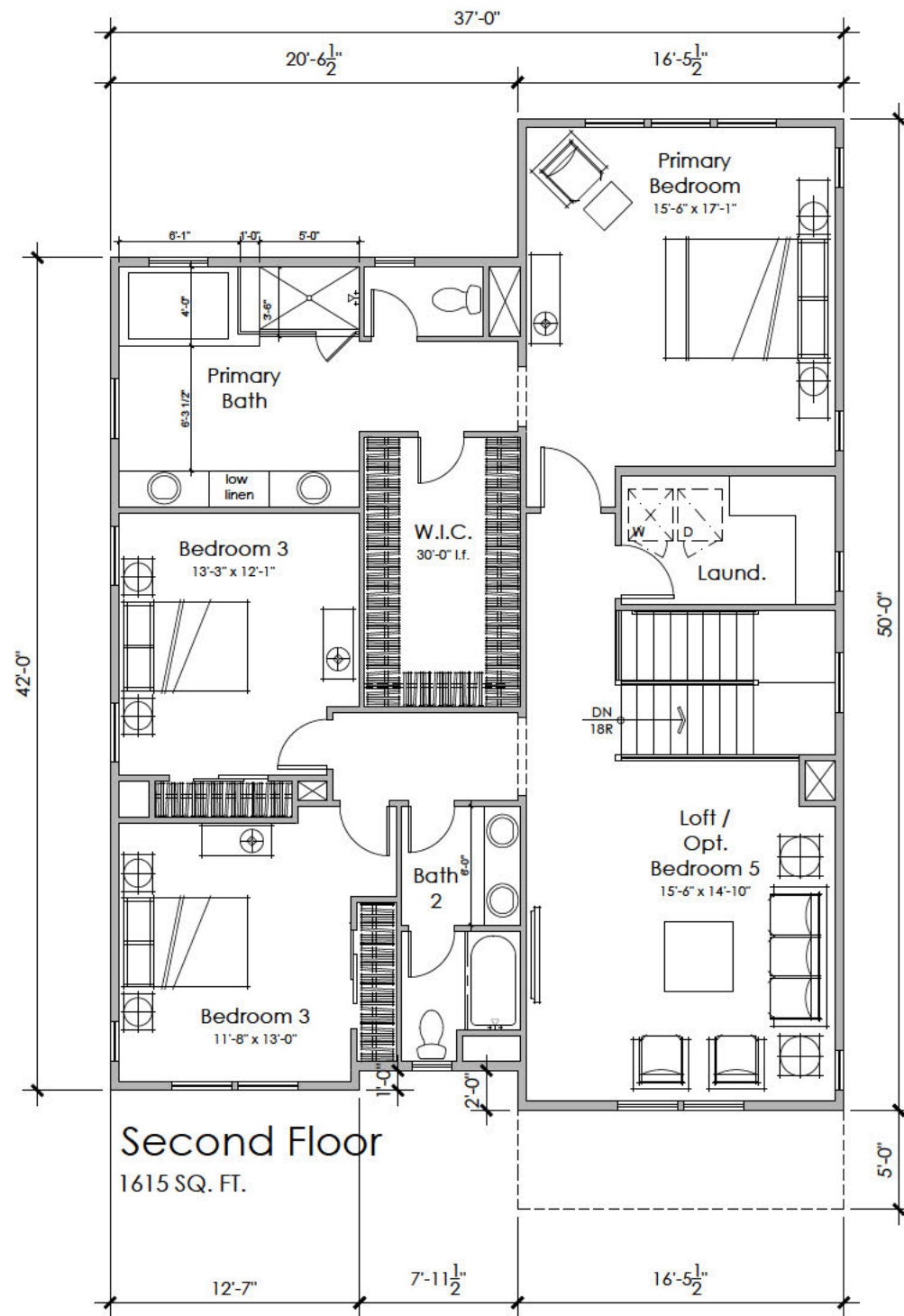
Front Elevation 2B
Transitional

Scheme 5

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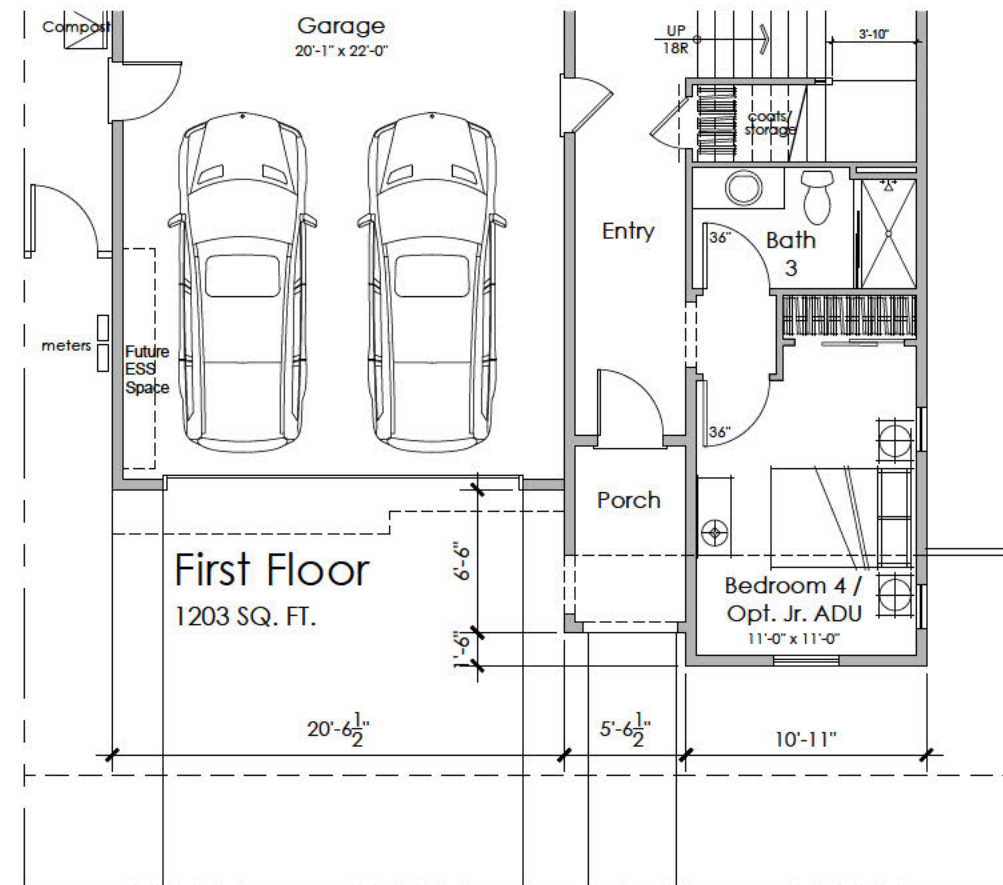
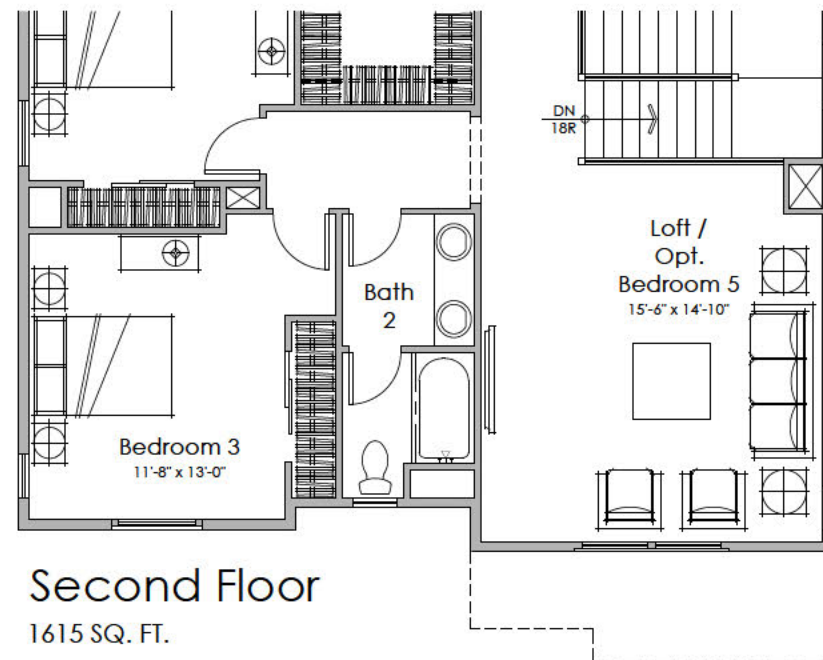
July 13, 2026

CITY OF SAN RAMON
PLANNING SERVICES

SCHEMATIC DESIGN
MARCH 18, 2026

4 BEDROOMS + LOFT
OPT. BEDROOM 5
OPT. JADU
3 BATHS
2,818 S.F.

PLAN 2 - FLOOR PLAN



PLAN 2B

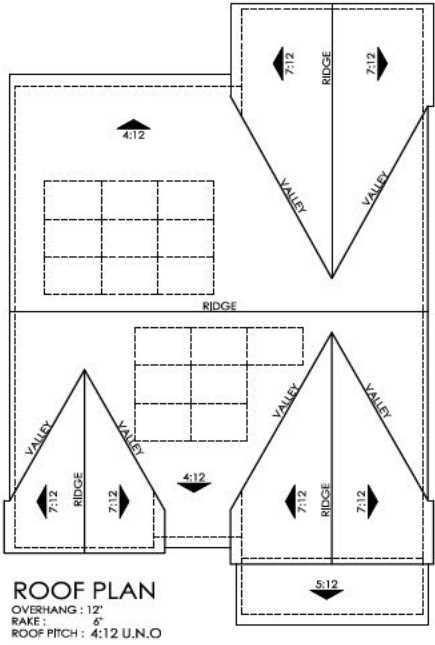
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PLANNING SERVICES



Front Elevation 2A
Modern Farmhouse



NOTE:
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Solar will be confirmed with solar consultant during building submittal process.
Location, quantity and orientation may change.

No roof mounted mechanical equipment.



Rear Elevation

- 2A - Material Legend:
- Composition Shingle Roofing
 - Stucco Finish
 - Cementitious Board and Batten Siding
 - Stone Veneer
 - Metal Awnings
 - Enhanced Head and Sill Trim
 - Decorative Gable End Detail
 - Metal Garage Door
 - Decorative Coach Light

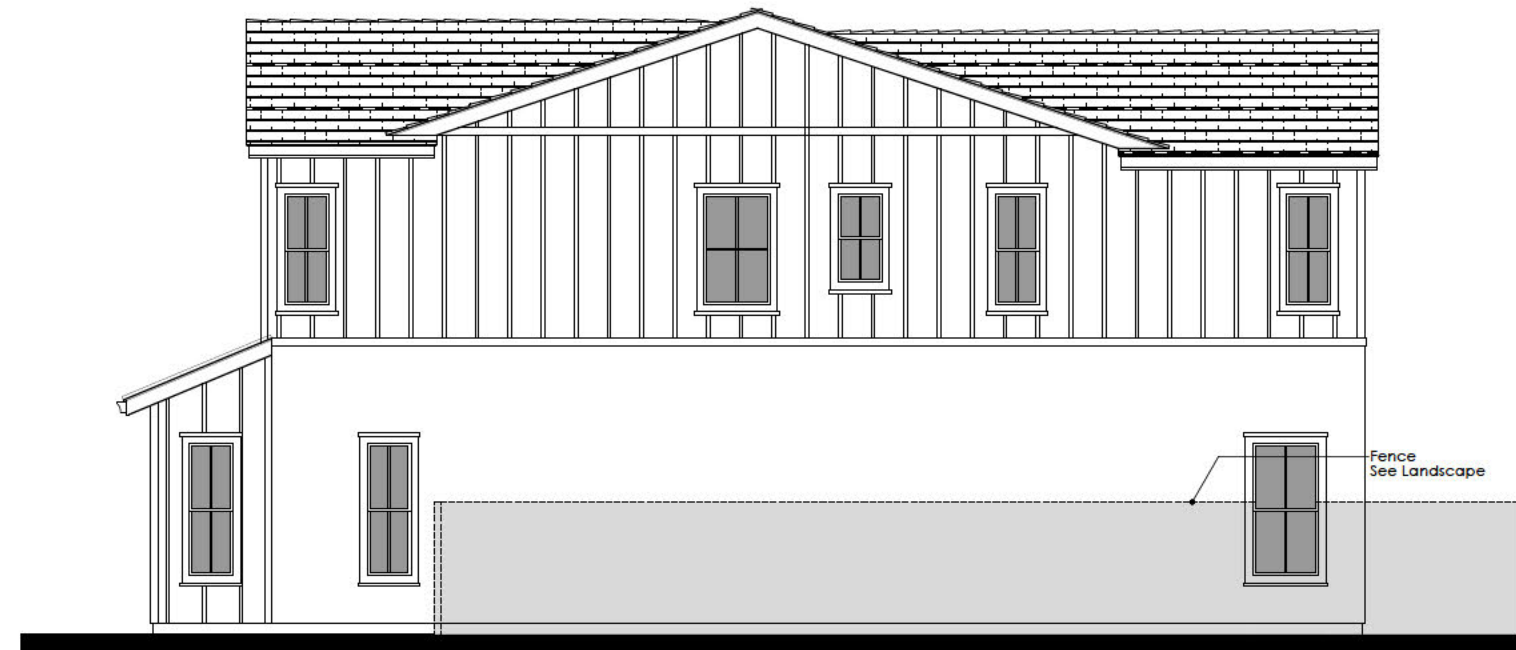
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Left Elevation



Right Elevation

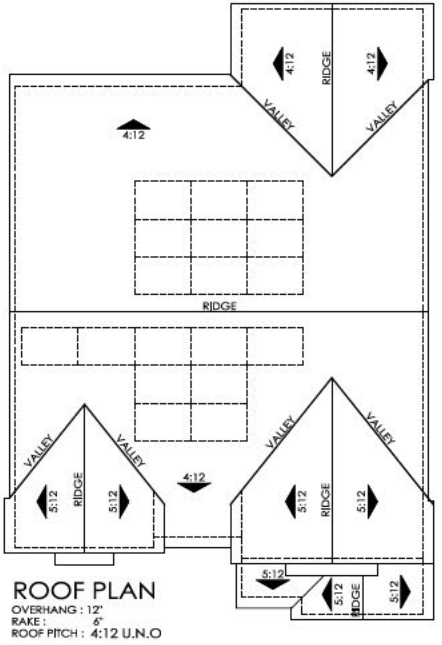
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CITY OF SAN RAMON
PLANNING SERVICES



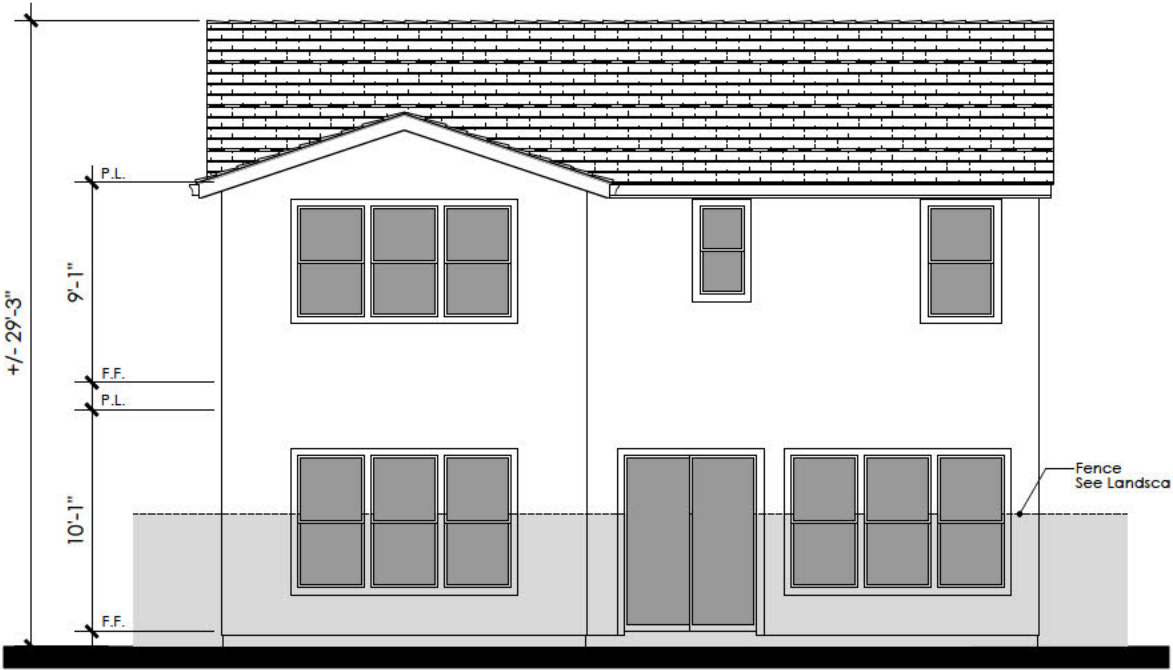
Front Elevation 2B
Transitional



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- 2B - Material Legend:
- Composition Shingle Roofing
 - Stucco Finish
 - Cementitious Lap Siding
 - Metal Awnings
 - Enhanced Head and Sill Trim
 - Decorative Gable End Detail
 - Metal Garage Door
 - Decorative Coach Light

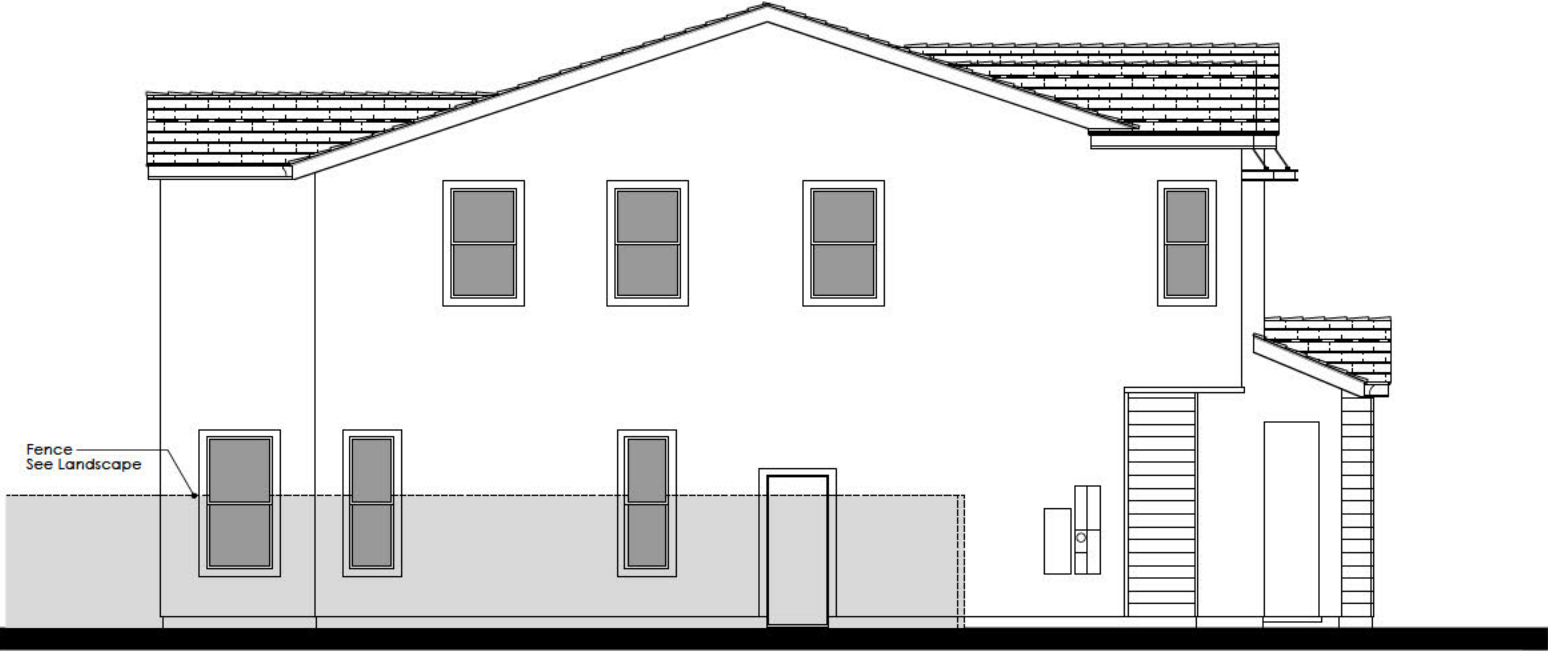


Rear Elevation

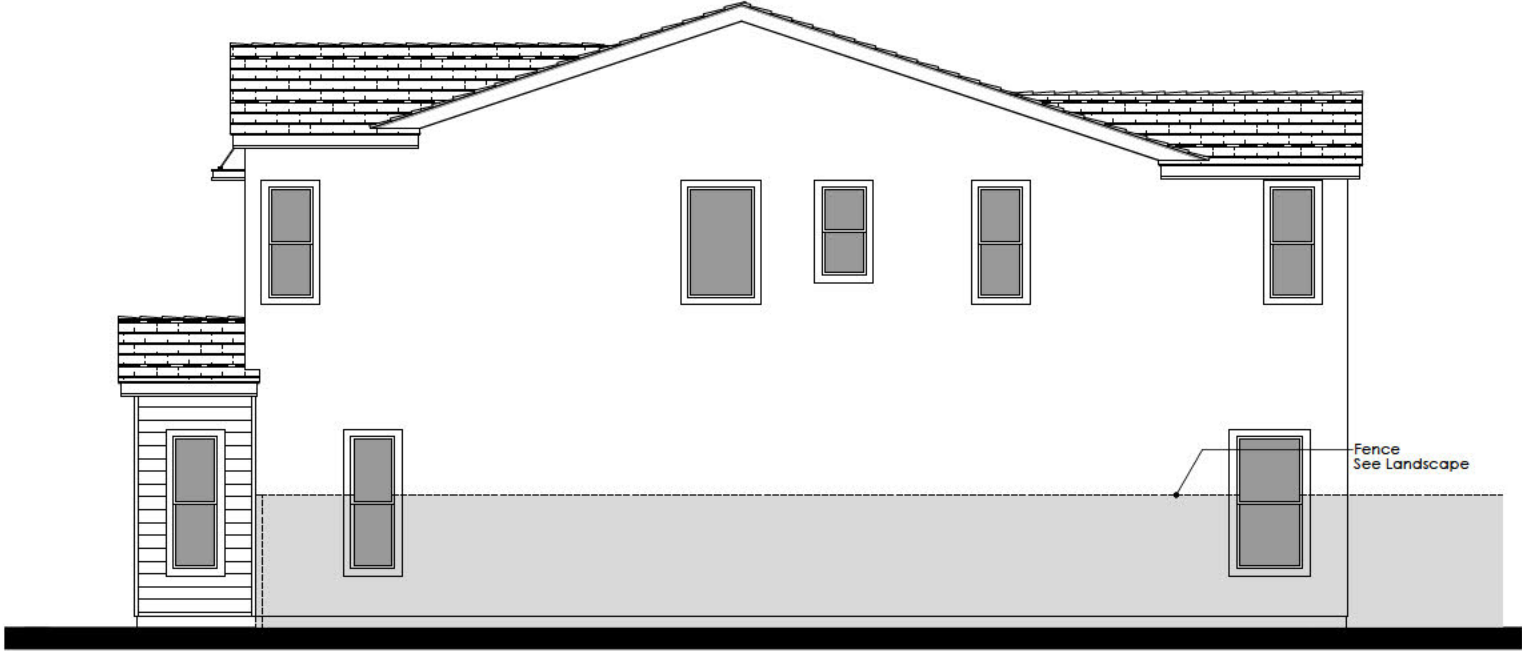
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Left Elevation

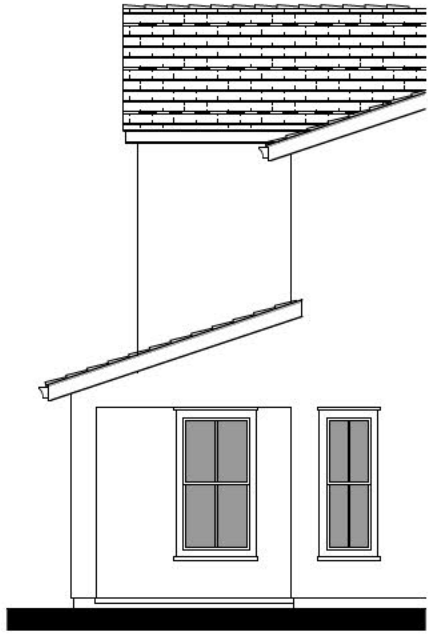


Right Elevation

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Left Elevation at
Opt. Covered
Outdoor Room

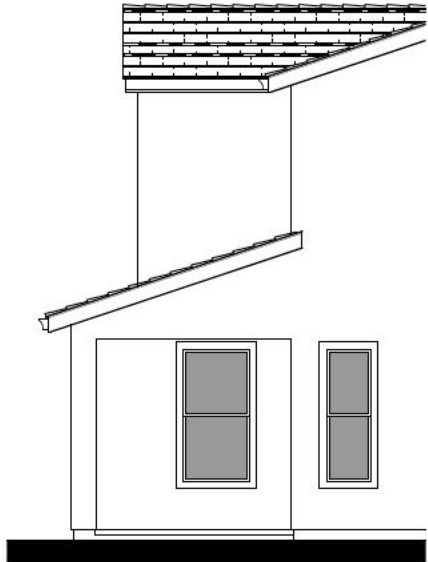
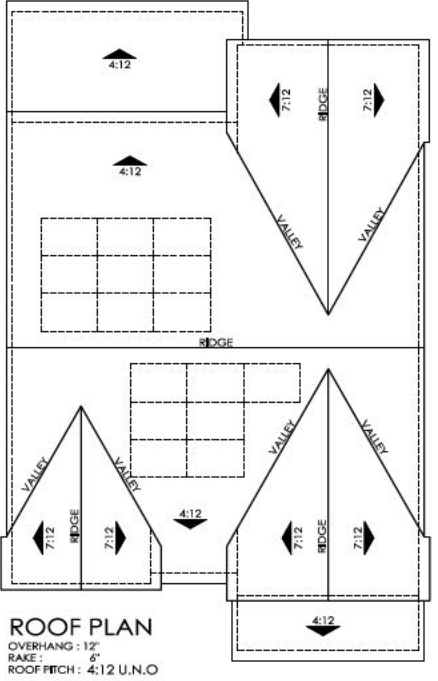


Rear Elevation at Opt. Covered
Outdoor Room

PLAN 2A



Right Elevation at
Opt. Covered
Outdoor Room

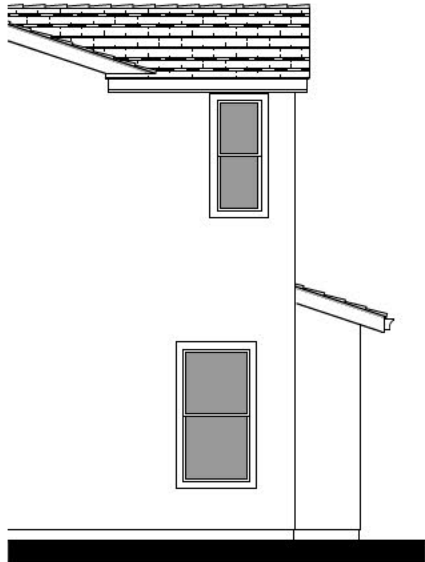


Left Elevation at
Opt. Covered
Outdoor Room

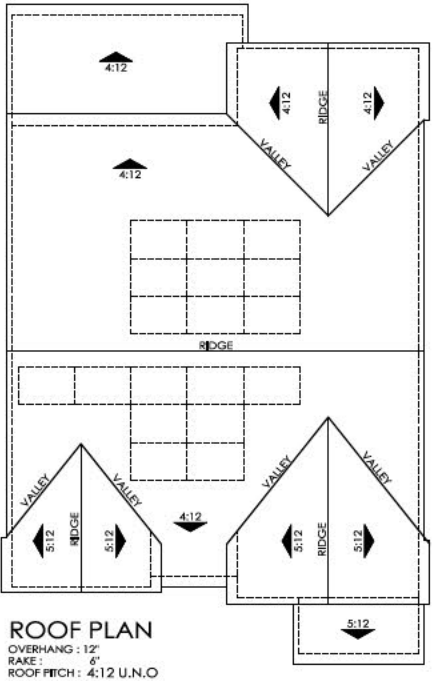


Rear Elevation at
Opt. Covered
Outdoor Room

PLAN 2B



Right Elevation at
Opt. Covered
Outdoor Room



'A ' - MODERN FARMHOUSE ELEVATIONS

'B ' - TRANSITIONAL ELEVATIONS

1

ROOF MATERIAL:
FLAT COMPOSITION ASPHALT

METAL ROOF:

STUCCO BODY /
GARAGE DOORS

BATTEN BOARD SIDING /
FASCIA / TRIM /POSTS

ENTRY DOORS

STONE VENEER

GEORGETOWN

MIDNIGHT BRONZE

DE 6227
MUSLIN

DET 649
CARRARA

DET 604
BROODING STORM

SEACLIFF
EURO LEDGESTONE

2

WEATHERED WOOD

MIDNIGHT BRONZE

DET 672
INSTANT CLASSIC

DEBN28
STONE COTTAGE

DE 6284
GRACEFUL GREEN

DAYBREAK
STACKED STONE

3

MOIRE BLACK

MIDNIGHT BRONZE

DE 6212
CRISP MUSLIN

DE 6382
FORMAL GRAY

DET 458
SANTA FE SUNSET

BANFF SPRINGS
CLIFFSTONE

4

ROOF MATERIAL:
FLAT COMPOSITION ASPHALT

METAL CANOPY:

STUCCO BODY /
STUCCO TRIM

LAP SIDING /
ADJACENT TRIM

FASCIA / EAVES/ POSTS
GARAGE DOOR

ENTRY DOORS

MOIRE BLACK

DE 6371
BLACK JACK

DET 637
SEAGULL WAILING

DET 613
COAL MINER

DEW 325
VANILLA SHAKE

DE 6371
BLACK JACK

5

WEATHERED WOOD

DE 6371
BLACK JACK

DEW 338
WHITE HEAT

DE 6215
WOODEN PEG

DET 628
CHARCOAL SKETCH

DET 444
HAPPY TRAILS

6

GEORGETOWN

DE 6371
BLACK JACK

DET 647
TRADE WINDS

DE 6371
BLACK JACK

DE 6371
BLACK JACK

DET 543
VERANDA

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PLANNING SERVICES



- 1 ACCENT SHRUBS WITH TREES ON SLOPE
- 2 RECONFIGURED BIORETENTION AREA
- 3 SIDEWALK
- 4 FRONT YARD - DROUGHT TOLERANT PLANTING
- 5 GOOD NEIGHBOR FENCE WITH LATTICE
- 6 WOOD VIEW FENCE
- 7 SHADE TREES
- 8 ORNAMENTAL TREES
- 9 ACCENT TREES TO MATCH EXISTING
- 10 UNDERGROUND STORMWATER FACILITY
- 11 HYDROSEEDDED AREA
- 12 MULCH
- 13 EXISTING TREES

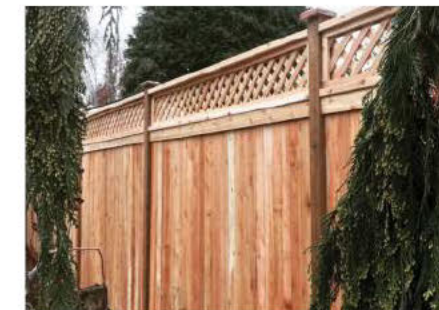
TAKE-OFF SUMMARIES:

ROAD:	10,825 SF
SIDEWALK & PATHWAYS:	3,545 SF
DRIVEWAYS:	2,915 SF
FRONT YARD LANDSCAPE:	3,105 SF
COMMON AREA LANDSCAPE:	34,040 SF
BIORETENTION AREA:	13,863 SF
ARCHITECTURAL FOOTPRINTS:	14,950 SF
TOTAL AREA:	83,243 SF

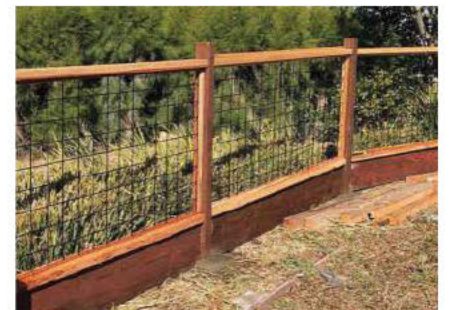
RECEIVED

July 13, 2026

CITY OF SAN RAMON
PLANNING SERVICES

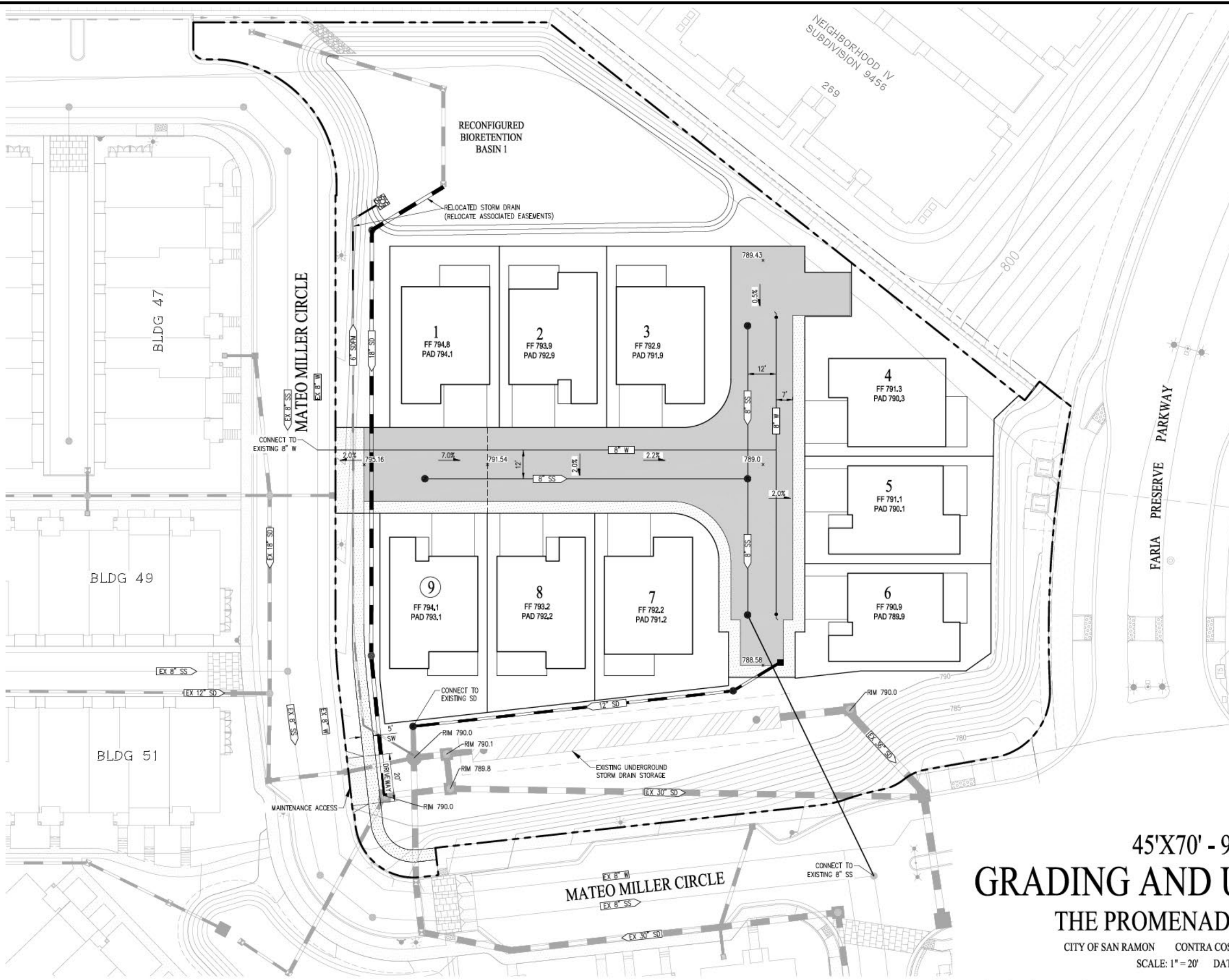


GOOD NEIGHBOR FENCE
WITH LATTICE



WOOD VIEW FENCE





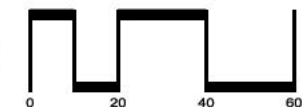
RECEIVED

July 13, 2026

CITY OF SAN RAMON
PLANNING SERVICES

45'X70' - 9 LOTS
GRADING AND UTILITY PLAN
THE PROMENADE - PARCEL Q

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: APRIL 2026



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SHEET NO.
2
OF 2 SHEETS

011378402ACADCHURCH162.0 - GRADING AND UTILITY PLAN.DWG

CITY OF SAN RAMON
NORTHWEST SPECIFIC PLAN
TEXT AMENDMENT

BY ORDINANCE NO. 468

EFFECTIVE DATE JULY 1, 2017

Northwest Specific Plan Amendments.

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

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

PLANNING PROCESS

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

In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. New Neighborhoods I through V were laid out and other modifications were approved consistent with the policies and vision of the Plan as well as the City’s General Plan. In 2016, the voter-sponsored “Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative” (“Initiative”) was adopted to allow a reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by reducing the maximum number of dwelling units in Neighborhood V of the NWSP from 302 to a maximum of 180 (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by changing the housing type within Neighborhood V from higher density rental units to lower density, market-rate, for-sale units. The Initiative provides for that reduction in density so long as the developer elects to contribute into a fund established by the City for the purpose of facilitating affordable housing, instead of constructing affordable housing on-site. The Initiative also provides for the developer of the Neighborhood V site to pay a fee to the City in the amount of Two Million Dollars (\$2M) open space fee for the acquisition, preservation, and maintenance of additional open space on the City’s perimeter consistent with the vision of the NWSP, in the event the developer elects to utilize the alternative workforce housing approach.

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

PROJECT SUMMARY

The Northwest Specific Plan sets forth a development program that incorporates a variety of residential neighborhoods with community open spaces and facilities, and provides for the enhancement of wildlife and riparian habitats. The Specific Plan land use program includes five distinct neighborhoods that are interconnected by a public trails and open space system, and linked to new community and public facilities. These five neighborhoods could accommodate a total of up to 830 housing units, including 238 affordable housing units, meeting the requirements of the City of San Ramon General Plan regarding housing affordability. In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. In 2016, the voter-sponsored “Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative” (“Initiative”) was adopted to allow a

reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by reducing the maximum number of dwelling units in Neighborhood V from 302 to 180 units (with a maximum density of 18 units per acre).

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

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

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

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

LAND USES

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

Residential. As required by the City of San Ramon's General Plan, the Plan Area's residential neighborhoods will accommodate a range of households and incomes, including market rate, senior, and affordable housing types. As required by the General Plan, the Northwest Specific Plan contains a workforce housing program, providing which in 2006 provided for 238 units available for households of very-low, low, or moderate income. In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. In 2016, the voter-sponsored "Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative" ("Initiative") was adopted to allow a reduction in the overall density and maximum number of dwelling units in the Faria

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

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

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

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

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

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

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

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

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

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

CHAPTER 2: LAND USE

INTRODUCTION

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

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

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

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

In 2016, the voter-sponsored “Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative” (“Initiative”) was adopted to allow a reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by reducing the maximum number of dwelling units in Neighborhood V of the NWSP from 302 to 180 units (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, market-rate, age-targeted units; and (2) instead of constructing affordable housing on-site, allowing the developer to contribute into the workforce housing endowment fund for the purpose of facilitating affordable housing in San Ramon.

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

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

Balanced Development Pattern

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

Policies:

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

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

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

RESIDENTIAL LAND USES

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

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

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

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

ALLOCATION OF AFFORDABLE HOUSING UNITS

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

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

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

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

Table 2-2: Allocation of Affordable Units

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

Note:

In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. In 2016, the voter-sponsored "Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative" ("Initiative") was adopted to allow a reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by reducing the maximum number of dwelling units in Neighborhood V of the NWSP from 302 to 180 units (with a maximum density of 18 units per acre). This reduction in residential development density would be accomplished by (1) changing the housing type within Neighborhood V from higher density rental units to lower density, age-targeted, market-rate, units; and (2) instead of constructing affordable housing on-

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

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

Neighborhood D

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

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

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

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

In 2014, the City approved an updated vesting tentative map and related development plan amendment for the Faria Preserve to allow a maximum of 740 residential units, with 28% of the units dedicated for affordable households. In 2016, the voter-sponsored “Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative” (“Initiative”) was adopted to allow a reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by

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

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

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

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

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

COMMUNITY FACILITIES

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

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

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

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

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

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

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

Objectives and Policies

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

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

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

housing, the development limit set in the land use program may be exceeded by up to 10 percent in order to accommodate an additional housing unit for each additional affordable unit provided in excess of the minimum requirement. In 2016, the voter-sponsored “Faria Preserve Development Reduction, Open Space Protection, and Workforce Housing Endowment Initiative” (“Initiative”) was adopted to allow a reduction in the overall density and maximum number of dwelling units in the Faria Preserve from 740 to 618 by reducing the maximum number of dwelling units within Neighborhood V of the NWSP from 302 to 180 units (with a maximum density of 18 units per acre). In addition, as a result of the Initiative, an alternative approach to satisfying affordable housing obligations may be pursued at the developer’s election. Specifically, under this alternative approach, the developer would pay a fee to the City in the amount of Fifty Thousand Dollars (\$50,000) per unit developed within Neighborhood V. The maximum amount of this fee for the developer of Neighborhood V is Nine Million Dollars (\$9M) (180 units x \$50,000). The fee shall be paid on a pro rata basis over the number of market-rate for-sale units built within Neighborhood V, and the payments shall commence no sooner than the date of the first close of escrow of each market-rate for-sale residential unit within Neighborhood V. If the developer of the Neighborhood V site elects this alternative, then overall density and maximum number of dwelling units on the Neighborhood V site shall be reduced from 302 to 180.

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

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

Consistency with Housing Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

Specific Plan Zoning Districts

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

From: [Guillermo Pena](#)
To: [Planning Services \(public\)](#); [Lauren Barr](#)
Cc: info@claremonthomes.com; [REDACTED]
Subject: Formal Comments and Objection – Heritage at Twin Oaks / Parcel Q – 2000 Mateo Miller Circle
Date: Tuesday, August 11, 2026 10:12:30 AM
Attachments: [TWIN HERITAGE TWIN OAKS.pdf](#)

*****| EXTERNAL EMAIL: Think before you click and do not open attachments unless you know they are safe. |*****

Dear City of San Ramon Planning Services, Ms. Barr, and Claremont Homes:

My wife and I are homeowners in the Twin Oaks community, and our residence is directly across from Parcel Q at 2000 Mateo Miller Circle.

Unfortunately, we will be traveling and will be unable to attend the August 17 community meeting in person. We are therefore submitting these comments in writing and respectfully request that this correspondence be retained as part of the record for the proposed Heritage at Twin Oaks project and any future City proceedings concerning Parcel Q.

We have serious concerns regarding the proposed conversion of Parcel Q from its existing House of Worship designation to residential development.

When we purchased our home in Twin Oaks, we were informed that the parcel across from our home was designated for a house of worship. This was relevant to our decision to purchase our property and to our understanding of the planned character and future development of our immediate neighborhood.

Importantly, this is not based solely upon our recollection. Claremont Homes' own August 2026 community information packet acknowledges that Parcel Q was set aside in the Faria Preserve Specific Plan for a house of worship and identifies its current designation as House of Worship. Claremont is now proposing that this designation be changed to permit nine detached single-family homes.

We have also reviewed the City of San Ramon's historical materials concerning Faria Preserve/The Preserve. Those records demonstrate that a house-of-worship site was an identified component of the community through multiple stages of the City's planning process. City planning materials have continued to identify a house-of-worship site as part of the Faria Preserve land-use program, and the City's project-history records preserve the prior approvals, maps, environmental documents, and subsequent amendments relating to the development.

This history raises an important question that we respectfully ask the City to address:

What planning justification and required findings would support changing a specifically designated House of Worship parcel to additional residential development after the surrounding community has already been developed and homeowners purchased their properties with a different understanding of the planned use of this site?

We understand Claremont's explanation that the parcel has been marketed for a house-of-worship use for an extended period without securing a buyer. However, we respectfully submit that the inability to secure a buyer for the presently designated use should not, standing alone, determine whether an established Specific Plan designation should now be changed.

The City should independently examine why this land-use designation was originally established, how long it has been part of the approved planning framework, what

representations and planning documents accompanied the development and sale of the surrounding residential community, and whether the proposed conversion is compatible with the reasonable expectations of existing homeowners.

We are also directly concerned about the physical effects of the proposed development. According to Claremont's materials, the proposal would place nine two-story detached homes on approximately 1.91 acres, with residences approximately 2,584 to 2,818 square feet and approximately 28 to 29 feet in height, utilizing a private driveway connecting to Mateo Miller Circle.

Because our home is directly across from this parcel, we respectfully request that the City's review specifically address:

- Traffic and vehicle movements on Mateo Miller Circle and surrounding streets;
- Adequacy of the proposed access for nine additional residences, including emergency access;
- Resident and guest parking and the potential for overflow parking onto existing neighborhood streets;
- Privacy and visual impacts upon existing homes, particularly homes immediately facing or adjoining Parcel Q;
- Building height, setbacks, landscaping and screening;
- Drainage, grading and stormwater impacts;
- Construction traffic, noise, dust and duration;
- Compatibility of the proposed density and architecture with the existing Twin Oaks neighborhood; and
- Any potential effects upon the use, enjoyment and value of surrounding properties.

We further request that the City independently compare the reasonably foreseeable impacts associated with the currently designated House of Worship use against those associated with the proposed nine-home residential development, rather than relying solely upon the applicant's characterization of those impacts.

Claremont's community information materials specifically state that this proposal has **not already been decided** and that the City has not yet reviewed the project. We therefore believe this is the appropriate stage for the concerns of existing homeowners to receive meaningful consideration before the proposed land-use change advances.

Accordingly, we respectfully request that the City:

1. Include this correspondence in the official record for Parcel Q, 2000 Mateo Miller Circle, and the proposed Heritage at Twin Oaks development.
2. Provide these comments to the planner assigned to the project and include them with relevant materials presented to the Planning Commission and City Council if and when the project comes before those bodies.
3. Place us on the notification list for all future notices, public hearings, Planning Commission meetings, City Council proceedings, environmental review, and other significant actions concerning Parcel Q.
4. Identify the original City approvals and planning documents establishing Parcel Q as a House of Worship site and explain the findings and approvals necessary to change that designation to residential.
5. Confirm whether the proposal will require a Specific Plan Amendment, Tentative Subdivision Map, General Plan Amendment, Development Plan or other discretionary City approvals.
6. Identify any conditions of approval, development agreements, subdivision

documents, recorded restrictions, initiative provisions, environmental commitments or other documents that govern the permitted use of Parcel Q.

7. Explain whether the City's review will consider representations made to purchasers of homes within the surrounding community regarding the planned House of Worship use of this parcel.

We want to emphasize that our position should not be interpreted as opposition to reasonable development. Our concern is considerably more specific: **an established land-use designation for a parcel immediately across from our home is now proposed to be changed after the surrounding community was developed and homeowners purchased and invested in their properties with an understanding of a different planned use.**

Before such a significant change is approved, we believe the City should carefully examine the complete planning and entitlement history of Parcel Q, the reasons for its original House of Worship designation, the interests of the existing homeowners, and the impacts of replacing that planned use with nine additional residences.

We respectfully ask the City not to treat the proposed residential use as a foregone conclusion merely because the House of Worship parcel has not yet attracted a purchaser. A requested change to an established Specific Plan deserves an independent and transparent evaluation based upon the City's planning standards, the history of the property, and the interests of the existing community.

Please confirm receipt of this correspondence, that it will be retained in the project record, and that our contact information will be added to the notification list for all future proceedings concerning Parcel Q.

Thank you for your consideration.

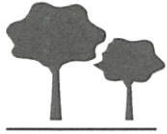
Respectfully,

Guillermo E. Pena

Afsaneh Pena

ers

Guillermo Enrique Pena and Afsaneh Pena



THE HERITAGE
at
TWIN OAKS

COMMUNITY INFORMATION MEETINGS

Monday, August 17
Wednesday, August 19

This letter online →



PARCEL Q • FARIA PRESERVE • SAN RAMON, CALIFORNIA

A Proposed Nine-Home Neighborhood

2000 Mateo Miller Circle — the vacant parcel at Mateo Miller Circle and Faria Preserve Parkway



Illustrative view of the proposed homes from the internal drive. Landscape, colors, and materials shown are illustrative.

Claremont Homes, Inc. is proposing nine detached single-family homes for sale on Parcel Q — the vacant 1.91-acre parcel at the corner of Mateo Miller Circle and Faria Preserve Parkway. The design is still conceptual, and we would like to know what you think. The letter and the details follow on the next pages.

1 • ONLINE — MICROSOFT TEAMS

Monday, August 17, 2026 • 6:00 p.m.

Scan to open the meeting invitation.



2 • ON SITE — WALK THE PROPERTY

Wednesday, August 19, 2026 • 6:00 p.m.

Meet at 2000 Mateo Miller Circle, on the sidewalk at the Faria Preserve Parkway corner. We will be outside, so please dress appropriately.

A NEW NEIGHBORHOOD BY

Page 1 of 5



Dear Neighbor,

August 2026

You are receiving this because you live near Parcel Q, the vacant parcel at the corner of Mateo Miller Circle and Faria Preserve Parkway. Claremont Homes, Inc. is proposing to build nine detached single-family homes for sale there, in a neighborhood that would be called The Heritage at Twin Oaks. The design is still conceptual, and we would like to hear what you think now.

Parcel Q was set aside in the Faria Preserve Specific Plan for a house of worship. It has been marketed for that use for an extended period without a buyer and has remained vacant. We are asking the City of San Ramon to approve a change in the land use designation to residential, and a nine-lot subdivision.

The homes would be two stories, roughly 2,584 to 2,818 square feet, on lots about 45 feet wide, each with a two-car garage and a private rear yard. All nine are reached from a single private drive off Mateo Miller Circle. Water, sewer, storm drainage, and the surrounding streets are already built, so nearly all of the work stays inside the property lines.

It is also worth comparing the two uses. A house of worship on this corner would come with a congregation-sized parking lot, evening and weekend event traffic, and lighting to match. Nine families use far less of the streets around them.

The two meetings are listed on the first page. Both cover essentially the same material — come to whichever is easier, and bring your questions.

THE PROPOSAL IN BRIEF

The Project at a Glance

Location	2000 Mateo Miller Circle, San Ramon (APN 208-880-027-7) — 1.91 acres, currently vacant, at the Northwest corner of Faria Preserve Parkway and Mateo Miller Circle
Designated Today	House of Worship, under the Faria Preserve Specific Plan
Proposed	Nine detached, for-sale single-family homes on nine lots
Home Sizes	Plan 1 — approx. 2,584 sq. ft.; Plan 2 — approx. 2,818 sq. ft. Four bedrooms and three baths, with an optional loft, fifth bedroom, junior ADU, or covered outdoor room
Height	Two stories, approximately 28 to 29 feet — lower than the three-story buildings nearby
Lots	Approximately 45 feet wide by 70 to 76 feet deep, each with a private rear yard
Access and Parking	One private drive connecting to Mateo Miller Circle. No new public street is built and no existing street is extended. Every home has an attached two-car garage plus a driveway with parking for two cars.
Architecture	Modern Farmhouse and Transitional elevations; stucco, cementitious siding, stone veneer, composition roofing, metal accents, and enhanced garage doors
Drainage	The existing storm water (bioretention) basin is reconfigured and paired with an underground storm water treatment facility, built to current City and regional water-quality standards
Landscape	Drought-tolerant planting, shade and ornamental trees, accent trees selected to match existing planting, good-neighbor fencing with lattice, and a wood view fence along the parkway
City Approvals Sought	A Specific Plan Amendment and a Tentative Subdivision Map, and a General Plan Amendment if the City determines one is needed

Questions and Answers

Is this already decided?

No. The design is conceptual and the City has not reviewed it. The site plan, the architecture, and the landscaping can all still change, which is why we are asking now rather than later.

Why change the site from a house of worship?

The parcel was reserved for that use when Faria Preserve was approved, and it has been marketed for it since, without a congregation or buyer stepping forward. Rather than leave the parcel vacant, we are asking the City to allow the use that matches what surrounds it on every side.

Will the new homes back onto mine?

The parcel is bounded by Mateo Miller Circle on the west and south, Faria Preserve Parkway on the east, and the reconfigured storm water basin on the north. Because it is ringed by streets and the basin, the new homes face onto their own private drive rather than backing directly against existing houses.

How much traffic will nine homes add?

Nine single-family homes generate a small number of daily trips, all entering and leaving through one private drive on Mateo Miller Circle. No street is extended or connected through, and the trips are spread through the week rather than concentrated on evenings and weekends.

What happens to the drainage basin?

It stays. The existing basin is reconfigured and paired with an underground storm water treatment system, so the site meets today's water-quality requirements while continuing to work with the community's drainage.

Will any trees be removed?

The landscape plan keeps the existing trees and adds shade, ornamental, and accent trees chosen to match planting already established in the community.

What about construction?

Any construction would be limited to the hours and conditions the City sets in its permits, which cover matters such as noise, dust control, and truck routing. Those conditions are established during the City's review, well before work could begin.

Who maintains the private drive and the common landscaping?

The private drive, the common landscape areas, and the stormwater facilities would be privately maintained rather than maintained by the City. The maintenance structure is set as part of the subdivision approval.

Are these homes for sale, and at what price?

They are intended as for-sale homes, rather than rentals. Pricing has not been set and will not be until much closer to construction.

How do I share what I think?

The two meetings in August are the easiest way, and the reason we are writing. Separately, the City notices its own hearings once the applications are scheduled, and anyone may attend, speak, or submit written comments at that stage.

Where the Site Sits



Vicinity map — the project site is marked in red.

Parcel Q is one of the last undeveloped parcels in this part of Faria Preserve. It is bordered by Mateo Miller Circle on the west and south, Faria Preserve Parkway on the east, and the storm water basin and Neighborhood IV to the north. A public community park sits across the street.

Because the parcel is ringed by streets and the storm water basin, the new homes look onto their own private drive rather than facing existing houses. The utilities and roadways around the site already serve it, so the work required is largely on-site.

Site and Landscape Plan

The plan shows the nine lots, the private drive, the reconfigured storm water basin along the north edge, the underground storm water facility and open space along the south, and the perimeter fencing and tree planting.



Landscape concept plan, April 2026. Lot numbers 1-9 are for reference only.

What the Homes Will Look Like



Illustrative view from the street. Landscape, colors, and materials shown are illustrative.

Materials and Character

Two architectural styles are proposed, each with its own color scheme: Modern Farmhouse, with board-and-batten siding and stone veneer, and Transitional, with lap siding and metal awnings. Both are drawn from the palette already established across Faria Preserve.

Both use composition shingle roofing, stucco, enhanced head and sill trim, decorative gable detail, decorative garage doors, and coach lighting. No roof-mounted mechanical equipment is proposed, and homes are two stories at roughly 28 to 29 feet.

Fencing and Landscape

A good-neighbor fence with lattice separates the homes from the storm water basin to the north, and a wood view fence runs along the Faria Preserve Parkway frontage.

Existing trees will remain. New shade, ornamental, and accent trees are chosen to match planting already established in the community, with drought-tolerant front yards.

Two Chances to See It and Ask Questions

Monday, August 17, 2026 at 6:00 p.m. — online, by Microsoft Teams

Wednesday, August 19, 2026 at 6:00 p.m. — on site at 2000 Mateo Miller Circle

From: [Masood Sattari](#)
To: [Planning Services \(public\)](#)
Cc: [Dixit Kalsariya](#); [REDACTED]
Subject: Re: 2000 Mateo Miller San Ramon - Letter of Intent
Date: Sunday, August 16, 2026 3:12:58 PM
Attachments: [attachment 1.pdf](#)

| EXTERNAL EMAIL: Think before you click and do not open attachments unless you know they are safe. |

City of San Ramon Planning Department,

We made numerous attempts to reach Land Advisors to submit an offer for “House of Worship” at 2000 Mateo Miller. No one responded to our emails, calls or text messages.

We received the attached plan from Claremont Home and we would like to formally protest and object to this development. We purchased our home in Faria Presece in 2022 with the expectation a place of worship NOT more homes would be built on this lot.

Hi Dixit:

Please plan to join the meeting on 8/17 at 6pm. I’ll plan to attend in person on 8/19. Please send calendar invite for both.

Masood Sattari | Silicon Valley Construction Services
[REDACTED]

On Mar 20, 2026, at 7:37 AM, Masood Sattari <masood@svestimatingervices.com> wrote:

Hi Steve,

Not sure if you received my message below. Please call me when you have a moment.

Masood Sattari | Silicon Valley Construction Services
[REDACTED]

On Feb 21, 2026, at 11:14 AM, LoopNet No Reply <leads@loopnet.com> wrote:



Hi Masood,

Your message has been sent!

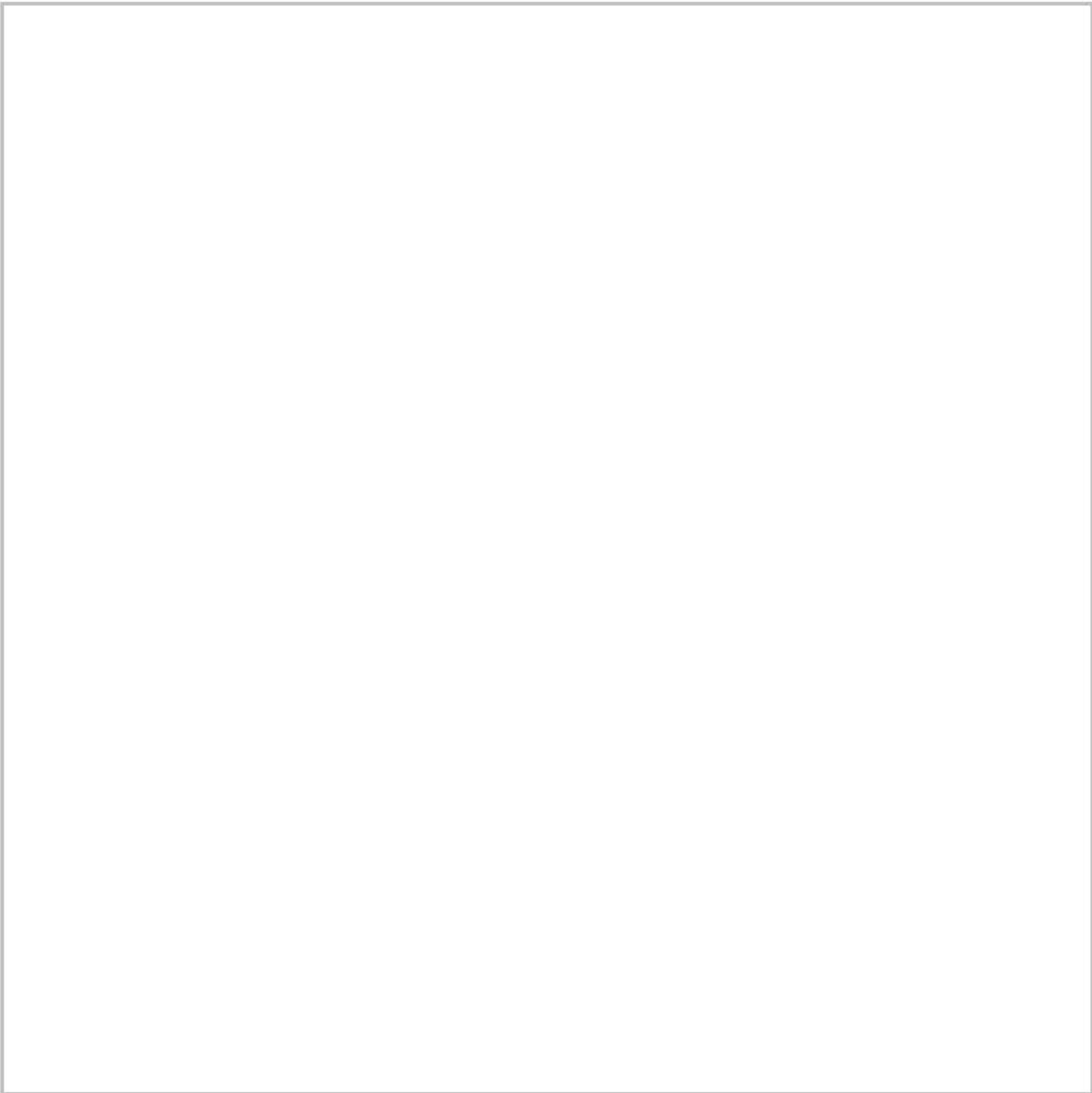


[2000 Mateo Miller Circle Cir | San Ramon, CA 94583](#)

Please call me. Your phone number is not working. [REDACTED]

[Continue Searching](#)

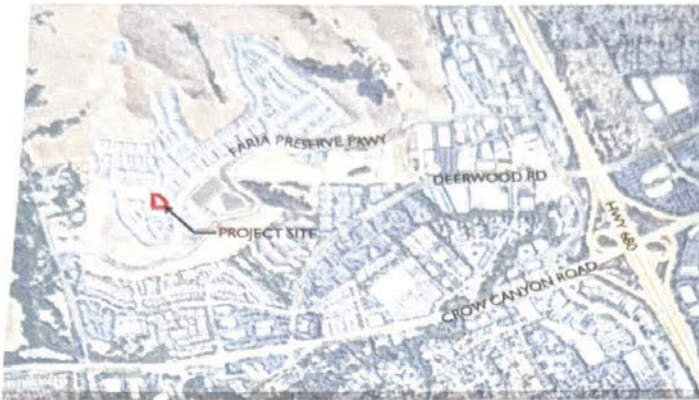
Log in to your LoopNet account now to track properties, get real-time alerts, save time on future inquiries, and more.



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Reference code : 2-A657359924-LNLLACK-COM-ENUS

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CLAREMONT
HOMES, INC.