

# JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION STAFF REPORT



**DATE:** February 17, 2015

**TO:** City Council/City Manager

**FROM:** Phil Wong, Planning/Community Development Director  
By: Cindy Yee, Associate Planner

**SUBJECT:** Study Session—Hsientein (Chang) Residential Development Conceptual Plan Review and Panetta Residential Development Conceptual Plan Review

## **RECOMMENDED ACTION:**

Receive the presentation and provide comments to staff and the project proponents on the two proposed residential development conceptual plans. This study session will serve as a forum for the project applicants to introduce their proposed plans to the City Council, Planning Commission, and public as well as to receive input on their conceptual site plan. **No decisions concerning the project will be made at this meeting.**

## **BACKGROUND/DISCUSSION**

### Location

The Hsientein and Panetta properties are located west of Bollinger Canyon Road and north of Crow Canyon Road, just outside the City limit line but within the Northwest Specific Plan Area and Urban Growth Boundary. The two properties are referred to as “Neighborhood E” in the NWSP (APNs: 208-240-039 and 208-240-009).

### Northwest Specific Plan Background

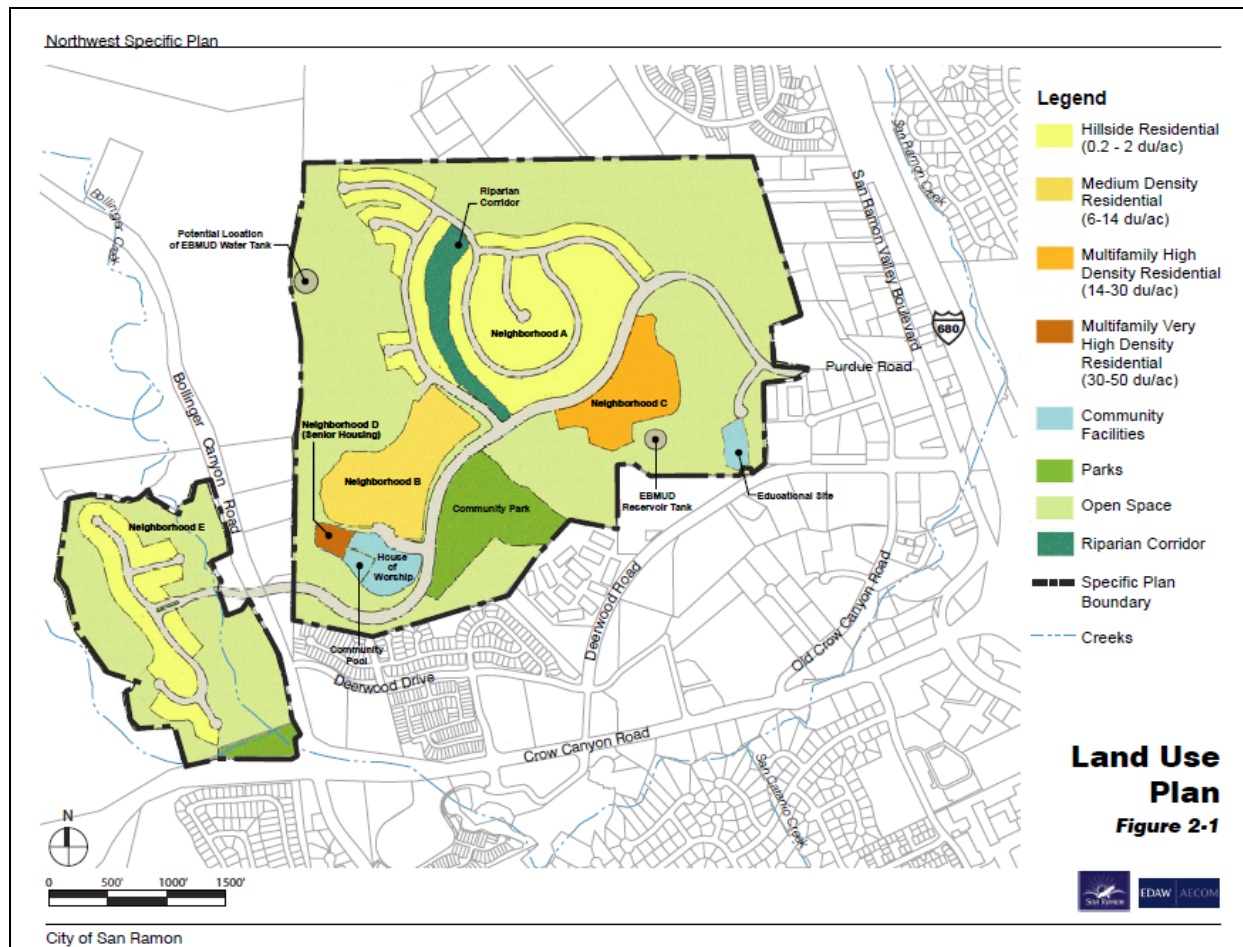
In the early 2000s, the City’s General Plan Review Commission (GPRC) studied and recommended inclusion of the Northwest Specific Plan (NWSP) area to be part of the General Plan 2020 (GP 2020). In March 2002, San Ramon voters approved GP 2020 which included a land use policy directing the City to prepare the NWSP to guide the future development of the project area into “compact neighborhoods offering a mix of housing types, including workforce housing, public and semipublic uses, and significant park and open space areas.”

Between 2004 and 2006, the City prepared and processed the NWSP and the Project Environmental Impact Report (EIR) applications along with the review of the Faria Preserve Development located

**AGENDA #**

on the eastern side of the plan area. In November 2006, the City Council adopted the NWSP, certified the Project EIR, and approved the Faria Preserve Development. As shown in Figure 1 below, the NWSP land use plan established a range of residential neighborhoods, community facilities, and open space within the 354-acre Specific Plan area. While the NWSP details the boundary areas and general development parameters for the western side of Bollinger Canyon Road (Neighborhood E), no development applications have been made or approved for the Hsientein (aka Chang) and Panetta properties since the adoption of the NWSP in 2006.

**Figure 1: Adopted NWSP Land Use Plan (2006)**



### Neighborhood E

The identified land uses in Neighborhood E include Hillside Residential, Open Space, and Park. The NWSP describes the vision of Neighborhood E as providing “large lot single family homes (approximately 20,000 sq. ft. lots), which will help to include a wide range of residential options within the Plan Area.” Neighborhood E is meant to “consist[ing] of up to 44 residential lots” (inclusive of a density bonus to meet the neighborhood’s affordable housing requirements) with one of the lots reserved for the Panetta property. The design characteristic of this neighborhood is a hillside residential community with large estate homes nestled into the existing topography of rolling hills. A small neighborhood park (approximately 2-acres) is envisioned as being integrated into the

community design of Neighborhood E.

The NWSP restricts a minimum of 75% of the site for non-residential development. With a specific plan boundary area of 64-acres in Neighborhood E, this would limit residential development on a maximum of 16-acres. In order to reach the maximum development potential of 43 homes in the Hillside Residential zone, lots may be clustered on 12,500 square feet minimum lots.

#### Hsientein (Chang) Conceptual Development Plan Proposal

On October 31, 2014, the Hsientein (also known as Chang) property owners filed a concept review application for 50 single-family dwelling units and a 100-unit Residential Care Facility for the Elderly (RCFE) on their 198-acre parcel north of the Panetta property. The property is located approximately 400 feet northwest of the intersection of Bollinger Canyon Road and Crow Canyon Road. The proposed entrance into the development would occur at the intersection of Deerwood Drive and Bollinger Canyon Road. Adjacent to the entrance and parallel to Bollinger Canyon Road is where the 100 unit RCFE would be located. West of the RCFE and crossing Bollinger Creek would be the location of the 50-unit single-family lots. Based on staff's preliminary review of the concept plan, in order to move forward with the current proposed development, the property owners would need to file a Specific Plan Amendment and General Plan Amendment for 1) a land use change from open space to residential to allow the RCFE, 2) for grading outside of the City's Urban Growth Boundary to remediate a landslide area in order to develop on the northern portion of the property, 3) to expand the NWSP boundary line at the southern portion of the site to accommodate additional single-family residential lots, 4) to exceed the maximum number of lots identified in the Specific Plan from 43 units to 50 units, and 5) to exceed the maximum residential development area from 25% to approximately 40% of the property. The applicant will need to also file a Development Plan Amendment, Subdivision Map, Architectural Review and Environmental Review applications for the residential development.

#### Panetta Conceptual Development Plan Proposal

On January 28, 2015, Joe Panetta, the property owner of 18897 Bollinger Canyon Road (208-240-009) filed a concept review application. The concept plan identifies a 48-unit multi-family residential development in four three-story buildings and three single-family detached custom dwelling units. The proposal would require an amendment of the Northwest Specific Plan's land use designation from the existing "Park" designation to a residential zone (high density residential and single-family residential) to allow for 51 units on the 2.52 acre parcel. The lower portion of the proposed multi-family development straddles the shared property line of Mr. Panetta and the City of San Ramon's right-of-way on Crow Canyon Road. In order to move forward with the current proposed development, staff's preliminary review has determined that a Specific Plan Amendment and General Plan Amendment would be required for the land use change, a Development Plan Amendment, Subdivision Map, Architectural Review and Environmental Review applications for the residential development proposal, and an agreement secured with the City to allow for residential development within the City's Crow Canyon Road right-of-way.

Staff has been working to facilitate site visits to the project sites since the concept review applications were filed and the joint session was announced. Due to rain, not all the site visits were able to be accommodated.

At this time, application completeness has not been fully completed for the two projects. The concept review provides an opportunity for the applicant to hear comments and concerns regarding their development concept. Should the applicants decide to proceed with filing of a formal development application, a detailed analysis will need to be completed to determine how the projects align with the NWSP development standards and what, if any Specific Plan Amendments will be required.

### **FISCAL ANALYSIS**

A conceptual plan review fee of \$500 per application was received at the time of application; should the applicants proceed with filing of the necessary development applications, all applications would be processed based on a time and materials fee structure.

### **NEXT STEPS**

Upon receiving comments at the study session, the applicants will evaluate the feedback and determine if/when they will file a formal development application.

### **ATTACHMENTS**

Attachment A: NWSP excerpt, Neighborhood E and Land Use Map

Attachment B: Hsientein Conceptual Development Plan, date received October 31, 2014

Attachment C: Panetta Conceptual Development Plan, date received January 28, 2015