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CITY OF SAN RAMON
PLANNING SERVICES**RESIDENCES AT MARKETPLACE**Project Description

The proposed Residences at Marketplace (“Project”) is a horizontal mixed-use development composed of residential and commercial components, both of which are located on a 3.91-acre project site within the existing Marketplace Shopping Center. The Project’s residential component consists of 40 single-family detached condominium units, 4 accessory dwelling units (“ADU”s) within these structures, and related improvements located on an approximately 2.86-acre site (Parcel A – I : Lots 1 - 7). The Project’s commercial component consists of the exterior renovation of an existing coffee shop located on an approximately 0.50-acre site (Parcel K) adjacent to the 2.86-acre Residential Site. An approximately 0.55-acre area (Parcel J) will provide vehicular and pedestrian access to the Project and the Marketplace Shopping Center. The Project is consistent with the site’s General Plan land use designation (Mixed Use) and zoning designation (MU, Mixed Use).

Existing Land Uses and Major Physical Alterations. The Project is located within a developed urban setting, with the Marketplace Shopping Center to the north, mixed commercial uses to the west and southwest, and medium to high density residential to the southeast. The Marketplace Shopping Center consists of two parcels separated by Montgomery Street. The parcel north of Montgomery Street is not a part of this submittal.

The Project includes processing of a tentative map approved for condominium purposes to subdivide an existing parcel of approximately 12.43 acres into the approximately 2.86-acre Residential Site (Parcel A – I : Lots 1- 7), the approximately 0.50-acre Commercial Site (Parcel K), and the approximately 0.55-acre Drive D Site (Parcel J).

At present, the proposed Residential Site (Parcel A – I : Lots 1-7) and the proposed Drive D Site (Parcel J) contain a vacant approximately 51,000-square-foot structure, an approximately 4,000-square-foot existing-retail structure, and a parking lot. These existing structures will be demolished. The total area of physical improvement within Parcel 1 is expected to encompass approximately 2.05 net acres of new residential uses and an estimated 1.52 acres of open space.

The approximately 0.50-acre Parcel K currently contains an 1,869-square-foot coffee shop and associated parking lot. The Project proposes exterior renovations to the coffee shop in addition to landscaping improvements to the surrounding parking lot area.

The 0.55-acre Drive D Site (Parcel J) will provide vehicular and pedestrian access to the Residential Site (Parcels A – I : Lots 1-7), Parcel K and the Marketplace at San Ramon Shopping Center (Designated Remainder Parcel). No alterations are proposed on the Designated Remainder Parcel.

The total site area where physical alterations will occur is approximately 3.91 acres: the combined acreage of Parcels A – I : Lots 1 – 7, Parcel K, and Parcel J.

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The Project will not result in the demolition of any existing residential units.

Proposed Land Uses. The Project includes 40 single-family detached residential units and 4 ADUs, for a total of 44 units and approximately 88,424 square feet of “mixed use project residential component” uses under the Zoning Ordinance. As shown in the Site Plan, the Project includes 6 residential unit plan types. These plan types correspond with the front elevations proposed for each residence, as shown on the Schematic Designs:

- Residential “Plan 1A” provides for 10 detached units of approximately 2,183 square feet each, for a total of 21,830 square feet of “Plan 1A” residential area.
- “Plan 1B” provides for 11 detached units of approximately 2,183 square feet each, for a total of 24,013 square feet of “Plan 1B” residential area.
- “Plan 2A” provides for 8 detached units of approximately 2,223 square feet each, for a total of 17,784 square feet of “Plan 2A” residential area.
- “Plan 2B” provides for 7 detached units of approximately 2,223 square feet each, for a total of 15,561 square feet of “Plan 2B” residential area.
- Finally, “Plan 2AX” and “Plan 2BX” provide for a combined total of 4 detached units of approximately 2,011 square feet each and 4 ADUs, included within each Plan 2AX and Plan 2BX structure, of approximately 298 square feet each. Each Plan 2AX and Plan 2BX structure, therefore, contains approximately 2,309 total square feet of residential space, totaling a combined 9,236 square feet for the 4 structures. (Plan 2AX and 2BX structures correspond with Front Elevations 2A and 2B, respectively, on the Schematic Design.)

The total residential density of the Project is approximately 18.0 dwelling units per net acre.

The Project includes a total of 1,869 square feet of “eating and drinking establishment” uses, including the renovated coffee shop, resulting in a commercial FAR of 0.09 on Parcel K. The Project includes no new square footage of commercial uses and is consistent with the allowable Mixed Use residential density range under the General Plan of 14 to 30 dwelling units per acre at intensities of up to 0.70 FAR.

Below-Market-Rate Units / Density Bonus Law / Affordable Housing. At presently proposed, the Project does not include any below-market-rate units, though at a future date, the applicant may elect to set aside the ADUs as deed-restricted affordable housing. The Project does not include any bonus units under the Density Bonus Law, Government Code section 65915. At present, the Project does not include any requests for incentives, concessions, waivers or reductions of development standards, or parking reductions under the Density Bonus Law, but the applicant reserves its rights to make any such requests at a later date.

Pursuant to Section C4-177 of the Municipal Code, the Project will provide in-lieu fees to satisfy the City’s Inclusionary Housing Ordinance requirement. The Municipal Code provides that a “single-family detached residential project can opt to pay an affordable housing fee equivalent to

10 percent of the development's total new residential livable square footage (excluding garages) multiplied by the city's cost per square foot rate as set forth in the city's fee resolution." (Code Section C4-177(A)(3)). According to Resolution No. 2021-058, the cost per square foot rate applicable to single-family detached residential projects is \$15.00 per gross livable square foot.

The Project will include approximately 88,424 square feet of livable residential area. The Project, therefore, is anticipated to owe an estimated \$132,636 in affordable housing fees ($0.10 \times 88,424 \times \15.00).

Parking. The Project proposes a total of 86 parking spaces for residential uses and 34 parking spaces for commercial uses. Each of the Project's 40 detached residential units includes a garage with 2 covered parking spaces. Additionally, the Project provides for 6 guest parking spaces located near the main entry to the Project. The Project also includes 34 existing parking spaces for use by patrons of the renovated coffee shop.

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Narrative regarding compliance with San Ramon General Plan Section 4.6-I-26

(Note: original GP text shown in Italic)

4.6-I-26 *Encourage the joint redevelopment of the Marketplace and Orchard Supply Center sites via the applicant's preparation of a master plan (a "Master Plan") where made feasible by common or separate ownerships. Any such Master Plan should focus on facilitating improved circulation, access, and visibility, as well as encouraging a broader mix of uses, including residential. Additionally, in the event of any redevelopment or reconfiguration of either site that involves the net addition of 10,000 square feet or more of rentable space and/or the introduction of any residential use, a Master Plan would be required that would contain an analysis of additional features intended to improve circulation, access, and visibility, encourage a broader mix of uses, and/or convert existing uses to residential.*

Response: The Marketplace is owned by TRC Retail (the applicant for this project) while the Orchard Supply Center is owned by a separate entity, thus making preparation of a joint "Master Plan" currently infeasible. That said, TRC has endeavored to meet the intent and stated goals of San Ramon General Plan Section 4.6-I-26 by creating a project proposal that is in line with those goals, as well as creating a Project Context & Connectivity Diagram, Sheet A0.1 to act as a visual aid for future facilitation of those goals in subsequent development applications by others.

The main goals of Section 4.6-I-26 are listed by bullet point below, along with a description of how the project and exhibit support said goal.

- Facilitate Improved Circulation Between Both Sites
 - The project proposal includes the demolition of the existing commercial building that previously was occupied by Nob Hill. Removal of this building and the layout of the new homes improves circulation amongst both sites in multiple ways:
 - The creation of Drive D and a Rectangular Rapid Flashing Beacon (RRFB) crosswalk across Market Pl at that location provides the first pedestrian and vehicle entrance along that stretch of road.
 - Creation of pedestrian sidewalk improvements along the new residential frontage would add pedestrian circulation where none currently exists. This helps to avoid potentially dangerous pedestrian flow across Market Pl.
 - The creation of the new entrance at Drive D means motorists traveling to The Marketplace center from Bollinger Canyon Rd or Alcosta Blvd will be less inclined to drive completely around the south side of Market Pl potentially resulting in less vehicle traffic in front of the new residential and existing residential neighborhood across the street.

- Facilitate Improved Access Between Both Sites
 - The proposed RRFB crossing is in an approximate alignment with the current pedestrian access to the Iron Horse trail that exists at the north end of the Orchard Supply Center.
 - This alignment and crossing facilitate not just current pedestrian flow between the sites, but also creates a new context that will then encourage continued open space improvements in that location on any future development plans.
- Facilitate Improved Visibility Between Both Sites
 - The project proposal includes the demolition of the existing commercial building that previously was occupied by Nob Hill. Removal of this building does two things to create increased visibility between the two sites.
 - First, the removal of the Nob Hill building helps to break down the mass of the remaining commercial center into a more neighborhood friendly scale. It eliminates the continuous rear façade that currently fronts on Market Pl and creates the first true visual connection between the two sites.
 - Second, the creation of a new vehicular entrance (Drive D) to the Marketplace creates a new opportunity for entrance signage along the western part of Market Place where previously motorists and pedestrians only experienced the large rear façade of Nob Hill.
- Broaden the Mix of Uses (including residential) on One or Both Sites in a Way that Better Supports Successful Retail at One or Both Sites
 - The proposed project includes the removal of the building that once housed Nob Hill Market, and the new development of 40 single family residences.
 - The project proposal also includes the creation of a new public outdoor patio space between the building currently occupied by Starbucks. This serves as both a buffer to the homes, as well as a common outdoor space to activate the existing Starbucks and South end of The Marketplace.
 - The creation of these homes within the existing Marketplace provides an adjacent population that can support neighborhood commercial/retail uses including the existing restaurants, coffee/tea shops, Trader Joes, daycare and personal services like the hair salon, and nail salon. The proximity of the homes also likely increases the number and frequency of trips since it does not require vehicle travel.

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