



CITY OF SAN RAMON

COMMUNITY DEVELOPMENT

SAN RAMON 6TH CYCLE RHNA DRAFT ALLOCATION APPEAL

SEPTEMBER 29, 2021

FINAL RHNA METHODOLOGY



- Disagree with approved Final RHNA Methodology
 - Overweight High Opportunity Areas factor
 - Underweight Jobs-Housing Balance

- Results in mismatch between RHNA and regional location of jobs
 - Long commutes
 - Increases regional Vehicle Miles Travel (VMT)
 - Decreases ability to achieve State-mandated Greenhouse Gas (GHG) reduction requirements

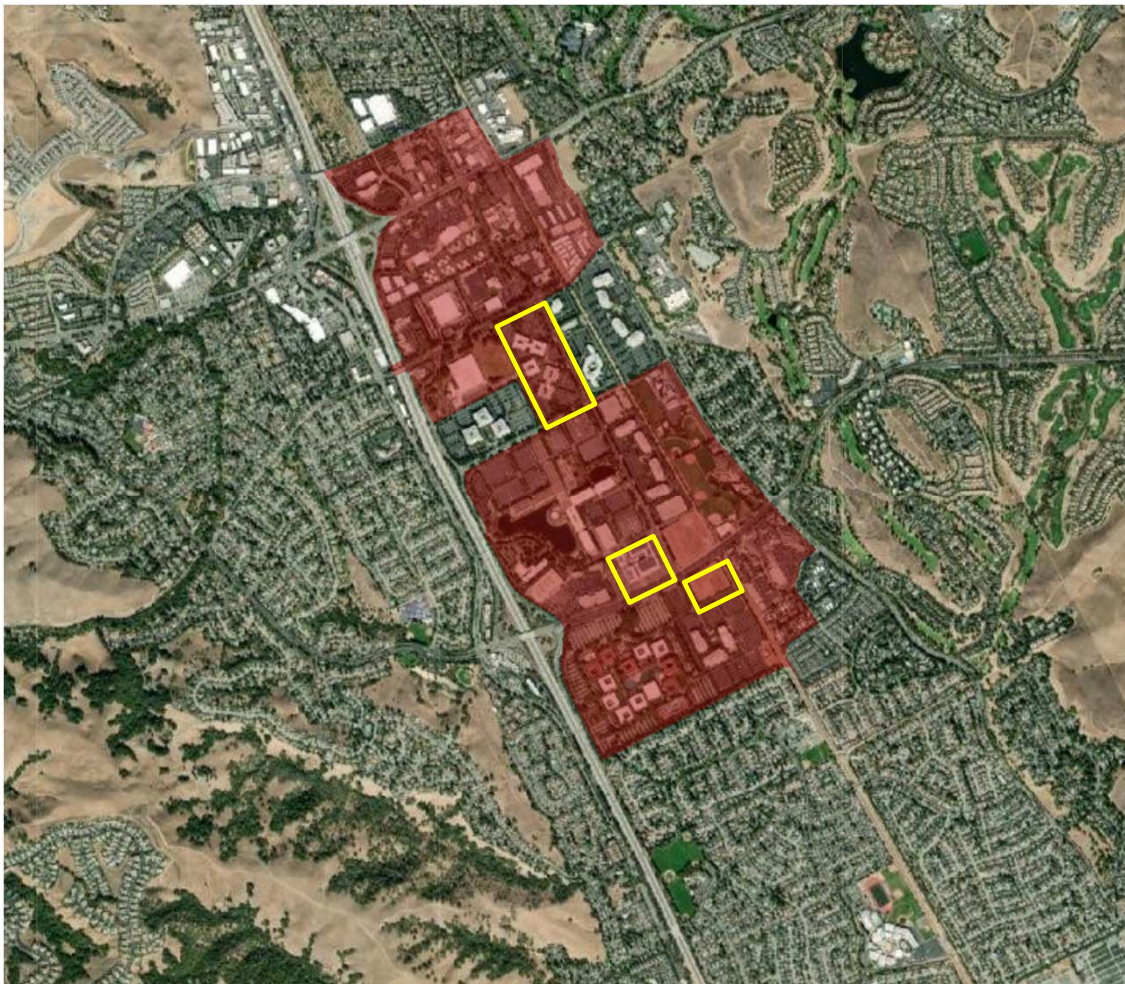
- Final RHNA methodology concerns not part of Appeal

SAN RAMON RHNA APPEAL



- Plan Bay Area 2050 Final Blueprint:
 - Forecasted development pattern does not capture recent changes related to job/employment assumptions
 - August 2020: City adopted the CityWalk Master Plan
 - Up to 4,500 housing units within City Center PDA
 - Constructed during next 3 housing cycles
 - Complies with local inclusionary housing requirement (675 units at low/very low income categories)
 - Entitlement in Process: Conversion of Bishop Ranch 6 Office to Residential
 - Conversion of 564k sq. ft. office to 404 housing units within North Camino Ramon PDA

SAN RAMON PRIORITY DEVELOPMENT AREAS



- Sites with loss of commercial sq. ft./jobs
- Results in loss of jobs/employment base assumptions to support RHNA numbers

COMMERCIAL SITES AND JOBS LOST 2015 TO 2021



Project Site	Commercial Sq. Ft. Loss	New Use	Units	PDA	Est. Jobs Lost*
Bishop Ranch 2	(194,650)	Retail/Com.	0	City Center	**564-232=(332)
Bishop Ranch I	(680,000)	Residential	652	City Center	(1,971)
Bishop Ranch 6***	(564,000)	Residential	404	NCRSP	(1,635)
Totals	(1,438,650) SF lost		1,056		(3,938) Jobs lost

* 1 Job per 345 sf of office

** Net considering addition of retail jobs

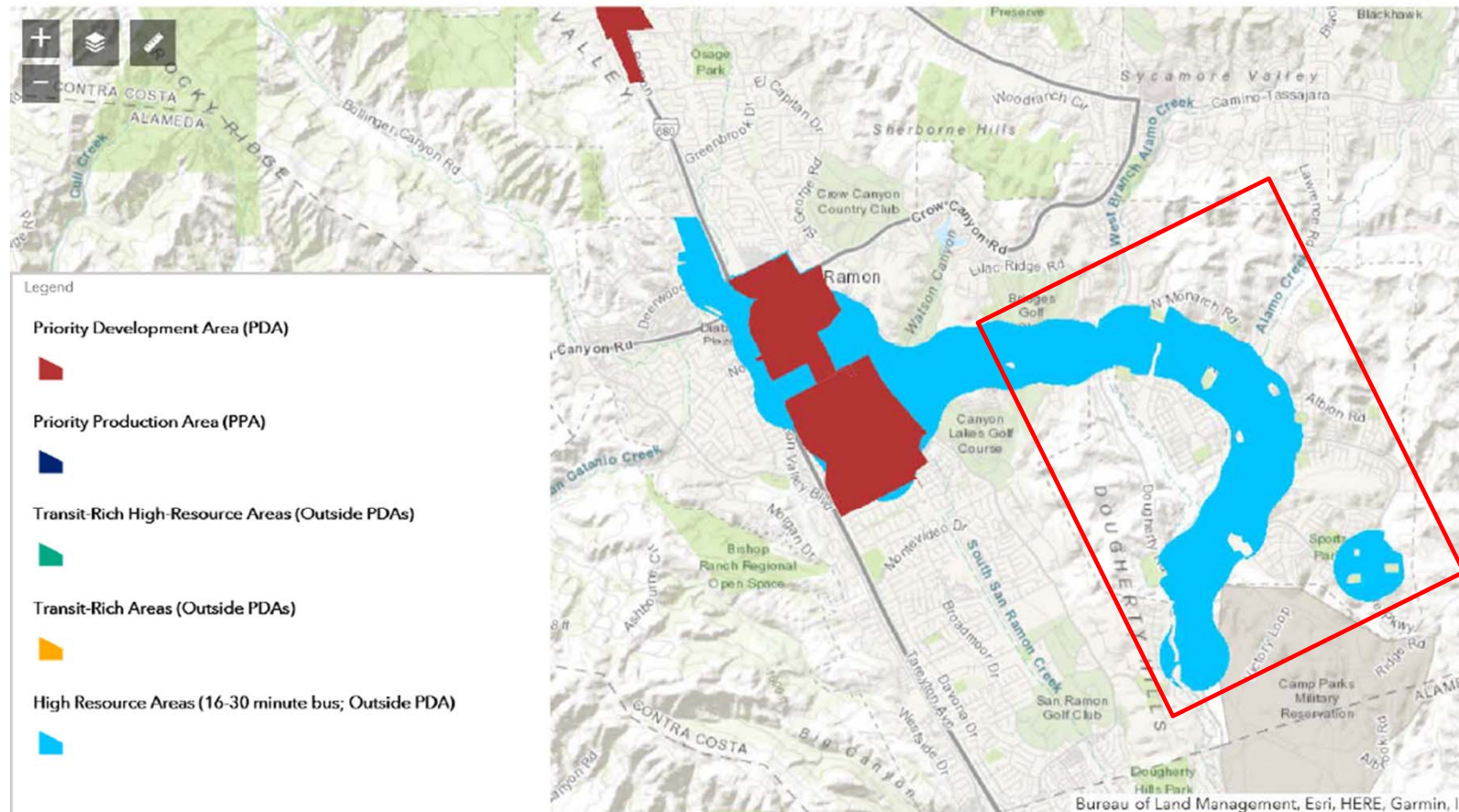
*** Entitlement in process 2021

- Results in loss of jobs/employment base assumptions to support RHNA numbers

DOUGHERTY VALLEY HIGH RESOURCE AREA



Plan Bay Area 2050: Final Blueprint Growth Geographies
Adopted by ABAG Executive Board and MTC Commission, September 2020



DOUGHERTY VALLEY HIGH RESOURCE AREA (CONT.)



- Primarily residential land use pattern (11,000 existing housing units)
 - Inconsistent with goal to develop housing near existing job centers (Bishop Ranch) and within San Ramon core (i.e. PDAs)
- Economic market conditions/realities do not support redevelopment:
 - Open space/conservation restrictions on 55% of Dougherty Valley;
 - Relatively new supply of housing stock (not prime for redevelopment);
 - Fragmented ownership;
 - Bus service too infrequent to spur and support increased housing;
 - Majority of Dougherty Valley residential lots (90%) too small to support detached Accessory Dwelling Units (ADUs)

SAN RAMON RHNA APPEAL REQUEST



- Reduction in jobs reduces the job/employment base assumptions within the “Jobs Proximity-Transit” metric
- No rail transit station within San Ramon to support transit-oriented development and limited fixed-route peak bus frequency (20 min. or greater headways post COVID)
 - No long-term commitment to increase headways by transit provider
- Disconnected from economic market conditions/realities, existing constraints, and feasibility to support redevelopment in Dougherty Valley High Resource Area

SAN RAMON RHNA APPEAL REQUEST (CONT.)



- Requesting a 1,450 unit decrease in the San Ramon Draft RHNA number due to loss of jobs/employment base assumptions
 - Loss of 3,938 jobs divided by typical San Ramon persons per household (approx. 2.71)
- Draft RHNA number for San Ramon results in an overestimation of City's ability to address realistic future housing demand