

SUMMERHILL HOMESSM

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January 23, 2024

CITY OF SAN RAMON
PLANNING SERVICES

January 22, 2024

VIA ELECTRONIC MAIL

Lauren Barr
Planning Services Manager
City of San Ramon
7000 Bollinger Canyon Road
San Ramon, CA 94583
lbarr@sanramon.ca.gov

Re: SB 330 Preliminary Application
20.02-Acre Parcel, Westside Drive, San Ramon
APN 211-04-033-06

Dear Mr. Barr:

Thank you for the collaboration the City of San Ramon has extended to us through your Department regarding our inquiries in connection with our proposed development project at of the approximately 20.02-acre parcel of vacant land adjacent to Westside Drive in San Ramon, APN 211-04-033-06 ("Project Site").

SummerHill Homes hereby submits a Preliminary Application for a proposed housing development project at the Project Site. This letter and the enclosed information constitute the submittal materials required to satisfy the application checklist for a Preliminary Application under Government Code section 65941.1(a).

SummerHill proposes to develop 23 new one- and two-story for-sale homes on a portion of an approximately 20.02-acre tract of land, with associated amenities, landscaping, private streets, utilities and other infrastructure improvements. The living area of the homes will range from approximately 3,000 to 4,200 square feet, with a total living area of approximately 89,400 square feet and a total gross floor area of approximately 105,500 square feet. Each home will have a two- or three-car garage. Additional floor plans will be developed to provide a variety of plans and elevations for the community. The individual lots and common area parcels will be created through a subdivision map. The community will be governed by a professionally managed homeowners association. SummerHill will work with the City to refine the proposed architectural style through the design review process.

In lieu of designating units on-site as Affordable Units, SummerHill proposes to comply with the City's Inclusionary Housing Ordinance by paying an Affordable Housing Fee or by contributing to the development of an off-site Affordable housing project in an amount that would provide equivalent benefit than that which would result from providing on-site Affordable Units.

The Project site is designated as Hillside Residential in the City's currently applicable 2035 General Plan. SummerHill anticipates that the Project may require City approval of a vesting tentative subdivision map, a

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Page 2 of 2

planned development, and architectural review, with review generally limited to compliance with applicable objective development standards in effect as of the date of this Preliminary Application and applicable state and federal law. SummerHill also may use the benefits available under the State Density Bonus Law, as preliminarily outlined in the enclosed materials (subject to refinement as the Project application proceeds). SummerHill intends to submit a full application for all required entitlements within 180 days of this Preliminary Application.

SummerHill is excited to work with the City to provide much needed housing for the community. We would be happy to discuss the Project with you further. Please let us know if you have any questions.

Sincerely,



Steven Bull

Vice President of Development

cc: San Ramon Permit Center (Planning@sanramon.ca.gov)
Kevin Ebrahimi, Senior Vice President of Development
Jared Brotman, Development Manager
Douglas Krah, Owner's Representative

Enclosures:

1. SB 330 Preliminary Application
2. Supplemental Responses
3. Project Plans