

**ZA ORDER NO. 01-21**

**OFFICE OF THE ZONING ADMINISTRATOR,  
CITY OF SAN RAMON APPROVING  
DEVELOPMENT PLAN AMENDMENT 21-310-001 AND  
ARCHITECTURAL REVIEW 21-200-001**

**Applicant: JKA Architecture (c/o Jeff Katz)**  
**Property Owner: San Ramon Valley Fire Protection District**  
**Project Name: SRVFPD Fire Station No. 34 Addition**

**WHEREAS**, on January 5, 2021, the San Ramon Valley Fire Protection District filed Development Plan Amendment (DPA 21-310-001) and Architectural Review (AR 21-200-001) applications to add an approximately 4,200 sq. ft. apparatus bay structure to the existing Fire Station No. 34, which was built in 1983 at 12599 Alcosta Blvd. (APN: 213-040-054); and

**WHEREAS**, on February 4, 2021, an incomplete application notice with a list of required items was issued to the Applicant; and

**WHEREAS**, on February 23, 2021, the City received all required items and deemed the applications complete; and

**WHEREAS**, on March 11, 2021, the Architectural Review Board reviewed the proposed Project and recommended the Final Architectural Review approval to the Zoning Administrator with comments to the Applicant and Staff; and

**WHEREAS**, pursuant to Sections D6-23.F and D7-24 of the Municipal Code of the City of San Ramon, a Public Notice was duly noticed on March 16, 2021; and

**WHEREAS**, no written requests for a public hearing were received by the Planning Services Division; and

**WHEREAS**, the proposed Development Plan Amendment and Architectural Review applications are consistent with the requirements of Sections D6-22 and D6-23 (Architectural Review and Development Plans respectively) of the Municipal Code of the City of San Ramon; and

**NOW, THEREFORE, BE IT RESOLVED** that the Zoning Administrator does hereby make the following findings based on all the evidence in the record (including but not limited to all application materials, the written and oral staff reports, and oral and written comments received by the City):

**1. Regarding the Development Plan Amendment:**

- a. The recitals above are true and correct and are incorporated herein by reference; and

- b. The proposed Project will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed development, because the subject property is zoned PS (Public Semipublic) and the proposed addition to the existing Fire Station No. 34, is allowed by right; the approximately 4,200 sq. ft. addition has been designed to be compatible with the existing developments; and the Project is consistent with the required development standards of the Zoning Ordinance with certain conditions of approval; and
- c. The proposed Project, subject to certain conditions of approval, will not be injurious or detrimental to property or improvements in the neighborhood, because the Project adds approximately 4,200 sq. ft. at the north side of the existing 6,526 sq. ft. Fire Station No. 34 on a 1.02-acre lot and is designed to maintain the existing driveways and enhance the existing perimeter landscape so as not to substantially alter the appearance of the Project site from the surrounding area; and
- d. The proposed Project will not be injurious or detrimental to the general welfare of the City, because the Project adds approximately 4,200 sq. ft. at the north of the existing structure and the Project location is clearly visible from Alcosta Blvd., but it is screened from the nearby residences by the existing sound wall along the east side of Alcosta Blvd.; and
- e. The proposed Project is consistent with the policies and goals of the General Plan, because the Project improves San Ramon Valley Fire Protection District Station No. 34 by adding more space for staff and the new apparatus bay allows direct access to Alcosta Blvd. to further reduce the response time and protect public health and safety; and
- f. The proposed Project is compatible with other developments in the vicinity, both inside and outside of the subject zone, because the Project meets the required development standards for the PS zone, the proposed buildings are designed to complement the existing structures on the project site and responded to existing developments in the project vicinity through the site plan and landscape.

**2. Regarding the Architectural Review:**

- a. The recitals above are true and correct and are incorporated herein by reference; and
- b. The proposed Project design is consistent with the goals and objectives of the General Plan, because the Architectural Review Board (ARB) determined that the proposed addition will be compatible and complementary to the existing buildings on site and overall the proposed Project will be harmonious with the existing environment, in that the ARB comments are incorporated as practical and the Applicant has responded to the comments received from the ARB given the building's operational requirements; and
- c. The proposed Project design is consistent with the purpose of the Zoning Ordinance, because the subject property is zoned PS (Public Semipublic) and the proposed addition is an allowed

use by right, and the proposed improvements meets applicable development standards such as the building height, setback, and development intensity; and

- d. The proposed Project design, as reviewed and recommended for approval by the ARB, is in compliance with Subparagraph D6-22-G2 of the Zoning Ordinance, because:
  - i. Area, bulk, and height of the new buildings are designed to complement the design of the existing building, which is compatible with the nearby office developments; and
  - ii. Colors and structure is harmonious with the existing office developments in the vicinity since; and
  - iii. The architectural and physical relationship with existing and proposed structures in the area and to the site's location within the City are enhanced by additional landscape within the existing perimeter landscape area; and
  - iv. Location, orientation, and site layout of the structures, and their relationship with open space areas, topography, and solar/energy efficiency have been considered and found to be appropriate given that the proposed Project meets the required development standards; and
  - v. Colors, height, materials, and variations in boundary fences, walls, or screen plantings have been considered and found to be appropriate with the adjacent properties and the landscaping; and
  - vi. Location and type of landscaping, including setback areas, have been considered and found to be appropriate with the adjacent properties; and
- e. The proposed Project design, which is generally consistent with the Project plans reviewed by the ARB, is in the best interest of the public health, safety and general welfare of the community, because the proposed Project is consistent with the applicable development standards in the Zoning Ordinance which is adopted to protect and promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents, and businesses in the City; and
- f. General site considerations, including site layout, orientation and location of structures, circulation and parking, height, public safety, setbacks, vehicular access, and similar elements have been designed to provide a desirable environment for the subject development, because the proposed Project design is responsive to the site conditions, and the Project meets the development standards for the subject property; and
- g. General architectural considerations, including the character, scale and quality of the design, the architectural relationship with the site and other structures, building materials, colors, exterior lighting and signs, screening of exterior appurtenances, and similar elements have been incorporated into the design of the subject development to the extent practical as recommend by the ARB in order to ensure the compatibility of the development with its design concept and the character of adjacent structures and the other developments in the vicinity; and

- h. General landscape considerations, including the location, color, coverage, size, texture, and type of plant materials, provisions for irrigation, maintenance, and protection of landscaped areas and similar elements have been considered to ensure visual relief, to complement structures, and to provide an attractive environment for the enjoyment of the public as recommended by the ARB.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that pursuant to Government Code Section 66020(d)(1), the applicant is hereby given notice that the 90-day period in which the applicant may protest any fees, dedications, reservations or other exactions imposed on the development project and stated in the Conditions of Approval attached hereto shall commence upon passage of this Resolution; and

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Zoning Administrator does hereby approve the Development Plan Amendment (DPA 21-310-001) and Architectural Review (AR 21-200-001) with Zoning Administrator Order No. 01-21 to add an approximately 4,200 sq. ft. apparatus bay structure to the existing Fire Station No. 34 12599 Alcosta Blvd., subject to the attached Conditions of Approval referenced as Exhibit "A".

Date Approved: March 29, 2021

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Debbie Chamberlain,  
Zoning Administrator

Date Effective: April 9, 2021

Attachments:

Exhibit A: Conditions of Approval

## EXHIBIT A

### ZA ORDER NO. 01-21 CONDITIONS OF APPROVAL DEVELOPMENT PLAN AMENDMENT 21-310-001 AND ARCHITECTURAL REVIEW 21-200-001

**Project Name: SRVFPD Fire Station No. 34 Addition**  
12599 Alcosta Blvd.  
(APN: 213-040-054)

#### Special Conditions

##### **Planning Services Division:**

1. The Project authorized with this action, consists of the an approximately 4,200 sq. ft. apparatus bay structure addition to the exiting Fire Station No. 34 at 12599 Alcosta Blvd. (APN: 213-040-054), shall be in substantial conformance with the written project description and project plans dated received February 23, 2021, unless modified by the conditions contained herein.
2. The Applicant (including any assignee or successor-in-interest) shall defend, indemnify, and hold harmless the City of San Ramon (City) and its agents, elected officials, officers, and employees from any claim, action or proceeding against the City or its agents, elected officials, officers, and employees to attack, set aside, void or annul any part of the City's approval of the Applicant's project. The City will promptly notify the Applicant of any such claim, action or proceeding, and cooperate in the defense.
3. The Applicant shall only use recycled or reclaimed water for construction-related activities, including but not limited to dust control, washing equipment, and street cleaning, in compliance with all applicable regulations and permits, including the City's Storm Water Permit. The use of potable water could be allowed if the Applicant demonstrated that there would not be a feasible way to secure recycled or reclaimed water and approved by the Zoning Administrator.
4. Prior to issuance of any earth moving or site preparation work or other construction activities, the Applicant or their representative(s) shall submit a Construction Period Safety, Maintenance, and Truck Traffic Control Plan demonstrating to the satisfaction of City staff how the site, public streets, and sidewalks will be maintained in a clean and safe manner during the entire construction period; how equipment will be secured in a safe manner; and how truck traffic to and from the site will be regulated. The Plan shall be amended as needed throughout the Construction Period depending upon the

type of work to be conducted. Such Plan shall include but not be limited to information regarding:

- i. The timing for the placement, type, and location of temporary fencing designed to secure the site and prevent public access to all construction and other materials and behind which all equipment and portable toilets shall be kept.
- ii. The type and frequency of all measures that shall be taken to ensure that all public streets and sidewalks affected by construction activities will be cleaned and the level of cleanliness expected.

### **Standard Conditions**

#### **Planning Services Division:**

5. Prior to any site work, the Applicant shall obtain necessary building permits from the Building and Safety Services Division.
6. The approval(s) authorized by this action shall expire if the required permits are not issued, and construction initiated within a one (1) year period from the effective date, unless the Project has been legally established as determined by the Planning Services Division. A time extension may be granted in accordance with Section D6-34 of the Zoning Ordinance.
7. Any changes to the operation, additional activities, and/or approved plans, other than those required by these conditions, require prior City review and approval. The Zoning Administrator shall determine the appropriate review authority for any revision or modification to the Project. Minor changes may be approved by the Zoning Administrator.
8. Failure of the Applicant to implement, follow and adhere to these conditions may result in revocation hearing proceedings or modification of the project before the Zoning Administrator or Planning Commission.
9. All construction activities shall be limited to the hours of 7:30 a.m. to 7:00 p.m. on weekdays and 9:00 a.m. to 6:00 p.m. on weekends, and no construction on holidays. The City may impose more restrictive construction days/hours if determined to be necessary to protect the public welfare and safety.
10. The Applicant shall submit a set of annotated conditions elaborating on the compliance status of each condition for the Project and noting how each condition has been satisfied for the following benchmarks:

- Prior to building permit issuance
- 72 hours prior to final building occupancy request

### **Prior to Site Development Permit Issuance**

#### **Planning Services Division:**

11. The final landscape/irrigation plan shall be reviewed and approved by Planning Services Division, Public Services, and Engineering Services for consistency with the approved plans and the City standards.
12. A final plan for all utility meters, transformers, irrigation control boxes, backflow devices, valves, or other utility structures shall be submitted to Planning, Engineering Services, and Public Services Divisions for review and approval. Said utilities shall be located outside the required front and corner side setbacks and placed in underground vaults or screened by landscaping, buildings, or fencing, or painted in a manner which reflects the building and landscaping design.
13. The Applicant is required to file a Tree Removal application in accordance with Zoning Ordinance Section D5-8 B.

#### **Engineering Services Division:**

14. The Project shall comply with the current San Ramon Public Works Standards.
15. Grading in excess of 50 cubic yards will require a grading permit, which is subject to a geotechnical study prepared by a licensed geotechnical engineer.
16. The Applicant shall submit a Site Development Permit application and plan check fee for on-site improvements, including grading and drainage.
17. The Applicant shall provide evidence of approvals from utility providers, including but not limited to, East Bay Municipal Utility District, Central Contra Costa Sanitary District, Dublin San Ramon Services District, AT&T, and PG&E.
18. The Applicant shall pay applicable Drainage Mitigation and Creek Study Fees as established by City Council Resolution and Ordinance.
19. The Applicant shall provide surety in the amount and form approved by the City Engineer with the surety company licensed to do business in the State of California and acceptable to the City of San Ramon.

20. The Project shall comply with the latest requirements of the Americans with Disabilities Act (ADA). In addition to on-site improvements, these standards shall be required for off-site improvements for any public facilities such as sidewalks and ramps that exist in the public right-of-way that surround the property or directly benefit the project.
21. The Applicant shall obtain an encroachment permit for all work conducted within the City right-of-way or easement.
22. The Applicant shall furnish proof to the City Engineer of the acquisition of all necessary rights-of-entry, permits and/or easements for construction of off-site and/or temporary improvements.
23. The Applicant shall submit to the City Engineer for review and approval a final Stormwater Control Plan consistent with the requirements of the latest edition of the Contra Costa Clean Water Program Stormwater C.3 Guidebook.
24. The Applicant shall obtain a General Construction Permit from the Regional Water Quality Control Board if the project will disturb one acre or more of land.
25. The Applicant shall install drainage markers on all on-site and off-site drainage inlets in accordance with City standards. These markers, if located on private property, shall be maintained by the Applicant or owner in a manner acceptable to the City, pursuant to City Ordinance.
26. The Applicant shall submit to the City Engineer for review and approval a final hydrology study, consistent with the requirements of the current Public Works Standards.
27. The Applicant shall install drainage improvements to mitigate new development related run-off consistent with the requirements of the hydrology study. All storm water facilities shall accommodate a 25-year storm event, substantially equal to pre-development conditions. Runoff from the development shall not increase the 100-year peak flow in the City's flood control channels.
28. The Applicant shall submit Operation and Maintenance (O&M) Plan for storm water control and water quality devices and features.
29. The Applicant shall submit record as-built drawings to the City with each page stamped as such in an electronic format acceptable to City staff.
30. The Applicant shall provide a supplemental cash bond reflecting 150% of the full value of any on-site improvements not completed at issuance of the Certificate of Occupancy.

## **Prior to Building Permit Issuance**

### **Building & Safety Services Division:**

The following information is required for the permit application process for individual projects based on the current State and Local adopted California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Energy Code and other applicable State laws and related codes as referenced in the City of San Ramon's Municipal Code Building Ordinances.

31. Plans must be submitted to the special service districts list below prior to building permit issuance:
  - a) Fire District
  - b) Sanitary District

Provide written confirmation to Building & Safety Services Division that each submittal was accepted by the respective agency.

32. The following listed information is required to begin and complete plan check submittal.
  - a) Provide five (5) complete sets of plans which include civil (including plot plan), architectural, landscape, structural, electrical, mechanical and plumbing plans.
  - b) Provide two (2) complete sets of structural and energy calculations. Both sets require signatures from the preparer.
  - c) Provide two (2) copies of a geological report.
  - d) Provide two (2) copies of preliminary soils investigation report and two copies of the final soils report for the proposed Project site. The report must include the recommendations on the foundation, retaining wall design if part of the Project and ground preparations for expansive soil if any of the condition exists.

**NOTE:** Electronic submittal for this Project is an option, which will eliminate the need for paper submittals. See the following link for electronic plan submittal instructions and procedures.

[http://www.sanramon.ca.gov/our\\_city/departments\\_and\\_divisions/community\\_development/building\\_and\\_safety\\_services/electronic\\_commercial\\_plan\\_submittal](http://www.sanramon.ca.gov/our_city/departments_and_divisions/community_development/building_and_safety_services/electronic_commercial_plan_submittal)

33. Provide information in detail format, on the plans, to verify compliance with California Building Code Accessibility requirements.

34. Separate permits are required for retaining walls, signs, low voltage wiring, site lighting (with photometric), racks, and any other accessory structures.
35. Comply with all applicable regulations of the City of San Ramon Building Security Ordinance for all newly constructed or remodeled buildings. Contact the Building & Safety Services Division for copies of Ordinance 227 “City of San Ramon Building Security Ordinance”.
36. A Certificate of Occupancy will be issued upon final inspection and approval by the following Agencies:
  - a) San Ramon Valley Fire Protection District
  - b) Planning Services Division
  - c) Engineering Services Division
  - d) Contra Costa County Health Services
  - e) Building & Safety Services Division

**Planning Services Division:**

37. Final conditions of approval shall be printed on the cover page of the building permit plan submittal.
38. The proposed landscape modifications shall meet the requirements of landscaping, irrigation and hydroseeding of the City's Zoning Ordinance, and the State Model Water Efficient Landscape Ordinance (MWELo) as applicable.
39. The final landscape/irrigation plan shall be reviewed and approved by Planning Services Division, Public Services, and Engineering Services for consistency with the approved plans.

**During Site Development**

**Planning Services Division:**

40. The Applicant shall be responsible to contain all trash, construction debris and materials on-site until disposal off-site can be arranged.
41. No use, process or activity shall produce objectionable odors that are perceptible without instruments by reasonable persons at the property lines of a site.
42. The use, storage, handling, and transportation of combustibles, explosives, radioactive and hazardous materials shall comply with the applicable provisions of the Fire, Building and Zoning Code and any applicable laws.
43. Uses, activities, and processes shall not produce unreasonable, disturbing, or unnecessary emissions of heat or humidity, at the property line of the site on which they

are situated, that cause material distress, discomfort, or injury.

**Prior to Final Building Permit Approval**

**Planning Services Division:**

44. All required landscaping and irrigation shall be installed in accordance with the approved plans.
45. After written verification by a landscape architect registered in the State of California has been provided to Planning Services Division, the Applicant shall request inspection of the final Landscape and Irrigation Plan from Planning Services Division, Public Services, and Engineering Services at least 72 hours prior to building occupancy inspection.
46. Prior to final inspection of the Landscape and Irrigation Plan, the Applicant shall submit to the Planning Services Division for review a Certificate of Completion as required by the State Model Water Efficient Landscape Ordinance.

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