

MEMORANDUM

Date: December 1, 2016

To: Gerry Beaudin, Director of Community Development

From: Shweta Bonn, Senior Planner
Adam Weinstein, Planning Manager/Deputy Director of Community Development

Subject: **Community Development Department Update**

The purpose of this memorandum is to inform you of notable development projects, long-range planning efforts, and transportation planning and engineering projects in the City, many of which are in a preliminary stage. Also included are symbols to let you know whether a project is under study (🔍), approved (👍), or under construction (🏗️). A map is attached for geographic reference (City-wide projects are not shown).

DOWNTOWN

1. ↑ **273 Spring Street** | **Spring Street Mixed Use Project PUD-109**

Application to demolish the existing 910-square-foot single-story commercial building on the site and rezone the site to construct an approximately 1,822-square-foot commercial building with two attached, three-story multi-family residential units and an additional three three-story multi-family residential units within a separate building at the rear of the site. The residential units range between approximately 1,988 to 2,482 square feet each.

 - Status/Next Steps: Site construction commenced in June 2016, first round building plan review completed October 2016.
 - Applicant: H. James Knuppe
 - Staff Contact(s): [Eric Luchini](#)
2. 👍 **377 St. Mary's Street** | **St. Mary's Street Mixed Use Project P14-1024, P14-1025, and PUD-107**

Applications to change the General Plan and Downtown Specific Plan land use designations, and to rezone the site in order to convert the existing

single-family residence into a commercial use building including site and exterior building modifications, and to construct three new, 2,400-square-foot, three-story detached single-family residences.

- Status/Next Steps: Approved by City Council on December 19, 2015. Second round of building permit plan review completed November 2016.
- Applicant: Fireside Investors, LLC
- Staff Contact(s): [Eric Luchini](#)

3.  **363 St. Mary's Street** | **Tony Adams**
P14-1290

Remodel the existing commercial building at the front of the property, construct a parking lot with three parking spaces and related site improvements for the commercial building, and construct an approximately 4,198-square-foot two-story single-family home and related site improvements at the rear of the property.

- Status/Next Steps: Approved by Planning Commission on May 14, 2015. The new home is under construction. Renovation of commercial building is complete and a hair salon is operating within it.
- Applicant: Classic Home Designs
- Staff Contact(s): [Natalie Amos](#)

4.  **536 and 550 St. John Street and adjacent vacant parcel** | **Catalyst Development Partners**
P15-0551

Application to rezone three parcels totaling approximately 31,798 square feet at 536 and 550 St. John Street and PUD Development Plan approval to retain and relocate the existing historic single-family residence on-site and construct 10 two-story townhomes and related site improvements.

- Status/Next Steps: Approved by City Council on September 20, 2016.
- Applicant: Todd Deutscher
- Staff Contact(s): [Natalie Amos](#)

5.  **4791 Augustine Street** | **Mike Carey**
PUD-118

Applications to demolish all existing structures and construct an approximately 2,032-square-foot, three-story mixed-use building with office/retail space on the first-floor and three apartments on the second- and third-floors and three, three-story, detached single-family homes, one of which would have ground-floor commercial space.

- Status/Next Steps: Approved by City Council on September 6, 2016.

- Applicant: Mike Carey
- Staff Contact(s): [Natalie Amos](#)

6.  **725 Main Street | Robert and Larry Dondero**
P15-0142

Application for Design Review approval to construct an approximately 4,503-square-foot, two-story commercial building on a vacant lot.

- Status/Next Steps: Approved by Planning Commission on May 14, 2015, second round of building permit plan review completed in March 2016, awaiting resubmittal.
- Applicant: Robert and Larry Dondero
- Staff Contact(s): [Natalie Amos](#)

7.  **30 W. Angela Street | Larry McColm**
P16-1771

Application for Design Review approval to remodel the existing building for use as a restaurant.

- Status/Next Steps: Comments were provided to applicant on November 16, 2016; awaiting resubmittal.
- Applicant: Larry McColm
- Staff Contact(s): [Steve Ross](#)

HACIENDA

8.  **4601 Willow Road | Roche Molecular Diagnostics**
PUD-81-31-64D-04M

Application for Planned Unit Development (PUD) Design Review approval to construct an approximately 70,700-square-foot, three-story office building and related site improvements at the existing Roche Campus.

- Status/Next Steps: Approved by Planning Commission on September 23, 2015; building permits issued and project is under construction.
- Applicant: Roche Molecular Diagnostics
- Staff Contact(s): [Jenny Soo](#)

9.  **5850 W. Las Positas | Andares**
Boulevard

P15-0170, PUD-81-30-89D, P15-0169, and PUD-81-30-55M

Applications for the following at an approximately 5.9-acre site: (1) modify the minimum density requirement of 30 dwelling units/acre to a density of 15.9 dwelling units/acre; (2) modify the minimum and maximum density requirement of 30 dwelling units/acre to a minimum and maximum density of 15.9 dwelling units/acre; (3) construct 94 residential condominium units and related site improvements; and (4) adopt an amendment to the Development Agreement for the project.

- Status/Next Steps: Approved by Council on June 16, 2015; Permits for models and six additional buildings are currently under construction.
- Applicant: SummerHill Housing Group
- Staff Contact(s): [Jenny Soo](#)

10. ↑ **Southeast corner of Owens Drive and Willow Road** | **Essex Site 1 (formerly BRE)**
PUD-85-08-12D

Application to construct a mixed-use residential/commercial development containing 251 residential units (including 38 below-market rate units), 4 live/work units, and approximately 5,700 square feet of retail space.

- Status/Next Steps: Approved by Council on April 17, 2012; currently under construction. Nine buildings are occupied and tenant improvements are underway in retail spaces.
- Applicant: Essex Property Trust
- Staff Contact(s): [Natalie Amos](#)

11. ↑ **Northern corner of Gibraltar Drive and Hacienda Drive** | **Essex Site 2 (formerly BRE)**
PUD-81-3086D

Application to construct a mixed-use residential/commercial development containing 247 residential units (including 38 below-market rate units), 4 live/work units, and an approximately 0.55-acre public park.

- Status/Next Steps: Approved by Council on April 17, 2012; currently under construction.
- Applicant: Essex Property Trust
- Staff Contact(s): [Natalie Amos](#)

12. 👍 **4400-4460 Rosewood Drive** | **Rosewood Commons**
PUD-85-08-1D-4M

Application to construct 305 apartment units and 7,520 square feet of retail space on the approximately 8.4-acre southern portion of the Rosewood Commons property. A parking garage and additional surface parking will be constructed on the remaining 52.5 acres to serve the existing office uses.

- Status/Next Steps: Approved by City Council on April 16, 2013.
- Applicant: Brett Miles, Swift Real Estate Partners
- Staff Contact(s): [Steve Otto](#)

STAPLES RANCH

13. ↑ **Stoneridge Drive and El Charro Road PUD-108** | **Staples Ranch Retail Site/Pacific Pearl**
- Application for Planned Unit Development (PUD) development plan to construct an approximately 112,000 square-foot shopping center and related site improvements on approximately 11.5 acres of the Retail/Commercial site at Staples Ranch.
- Status/Next Steps: Approved by City Council on March 17, 2015. Permits have been issued and construction has commenced. Full occupancy is projected for Fall 2017.
 - Applicant: Bradley Blake, BHV CenterStreet Properties, LLC
 - Staff Contact(s): [Jennifer Hagen / Steve Ross](#)
14. ↑ **3300 Stoneridge Creek Way PUD-68-06M** | **Stoneridge Creek Pleasanton**
- Application for a Major Modification to an approved Planned Unit Development (PUD) development plan to reduce the unit count, modify the density, and construct subterranean parking, amenities, and related site improvements in the northern 10 acres of the Continuing Life Communities retirement community.
- Status/Next Steps: Approved by City Council on August 18, 2015. Building permits have been issued and all buildings are currently under construction.
 - Applicant: Stoneridge Creek Pleasanton
 - Staff Contact(s): [Shweta Bonn](#)
15. ↑ **2750 Stoneridge Drive PUD-98 and P13-2518** | **CarMax**
- Applications for: an automobile dealership consisting of an approximately 11,783-square-foot sales and presentation building, an approximately 45,000-square-foot service building, an approximately 3,930 square-foot quality control building and non-public car wash, vehicle sales display area, and related site improvements on approximately 19.66 acres of the Auto Mall site at Staples Ranch; and for related project signage, including a 45-foot tall freeway oriented pylon sign.
- Status/Next Steps: Approved by City Council on May 6, 2014. Operating with a Temporary Certificate of Occupancy.
 - Applicant: CarMax
 - Staff Contact(s): [Shweta Bonn](#)

ELSEWHERE IN PLEASANTON

16.  **Terminus of Lund Ranch Road | Lund Ranch II**
PUD-25, Tract Map 8352
Applications for: (1) Planned Unit Development (PUD) Rezoning and Development Plan approvals to construct 43 single-family two-story homes and related site improvements on the approximately 195-acre Lund Ranch II property located at 1500 Lund Ranch Road; (2) a Development Agreement to vest entitlements for the project; (3) Certification of the Final Environmental Impact Report (EIR) prepared for the project; (4) a Growth Management Agreement; and (5) an Affordable Housing Agreement. The project would include approximately 161 acres of dedicated open space. Individuals who oppose the project submitted a referendum petition to the City Clerk and obtained the requisite number of signatures to qualify the measure for the ballot. At its March 1, 2016 meeting, the City Council voted to place the measure on the June 7 ballot. The measure was supported by voters, meaning that the majority of voters were in favor of the project moving forward. A vesting tentative map was submitted in August 2016 and is currently under review.
- Status/Next Steps: Approved by City Council on January 5, 2016. Vesting tentative map currently under review.
 - Applicant: Greenbriar Homes
 - Staff Contact(s): [Brian Dolan/Adam Weinstein/Eric Luchini](#)
17.  **240-258 Kottinger Drive | Kottinger Gardens**
P14-0011 and PUD-101
Applications to demolish the 90 existing senior apartments at Pleasanton Gardens and Kottinger Place, and construct a 185-unit senior apartment project (inclusive of 50 below-market rate units) on an approximately 6.43-acre site.
- Status/Next Steps: Construction commenced in May 2016 and is currently underway.
 - Applicant: MidPen Housing Corporation
 - Staff Contact(s): [Eric Luchini](#)
18.  **3988 First Street and 3878 and 3780 | Irby Ranch/Sunflower Hill**
Stanley Boulevard
PUD-110
Applications to construct +/-93 single-family homes and a +/-20-unit affordable residential community for individuals with special needs.
- Status/Next Steps: Planning Commission recommended approval on August 10, 2016. Project is currently on hold at the applicant's request.
 - Applicant: Mike Serpa, Concentric Development
 - Staff Contact(s): [Jennifer Hagen / Steve Ross](#)

19.  **4283 Rosewood Drive, Rose Pavilion | Starbucks Coffee Drive-through Kiosk**
P15-0364, P15-0365 and P15-0600, B15-3623
 Applications to construct and operate an approximately 614-square-foot drive-through Starbucks Coffee kiosk with related site improvements at 4283 Rosewood Drive in the Rose Pavilion Shopping Center parking lot.
- Status/Next Steps: Approved by Planning Commission on October 28, 2015. Building permit issued in October 2016.
 - Applicant: Lisa Sunderland, SCM Solutions, LLC
 - Staff Contact(s): [Jennifer Hagen / Steve Ross](#)
20.  **11300 Dublin Canyon Road | Pleasant View Church of Christ**
PUD-114; P16-1742
 Application to construct three new single-family residences and subdivide the existing 16-acre parcel into four parcels (one parcel for the existing church and three parcels for the new single-family residences).
- Status/Next Steps: Approved by the City Council on August 16, 2016. Minor subdivision is currently under review.
 - Applicant: Guy Houston
 - Staff Contact(s): [Jennifer Hagen / Steve Ross](#)
21.  **1600 Valley Avenue | Township Square/Pleasanton Gateway**
PUD-96
 Applications to construct 210 apartment units (including 32 below-market rate units), 97 single-family detached units, and related on- and off-site improvements on an approximately 26.72 acre site.
- Status/Next Steps: Approved by City Council on September 17, 2013. Both single-family and multi-family phases are now under construction. Eighty-three of the 97 single-family homes have been approved for occupancy. Two of the nine multi-family buildings are occupied.
 - Applicant: Pleasanton Gateway, LLC
 - Staff Contact(s): [Jennifer Hagen / Steve Ross](#)
22.  **5700 Pleasant Hill Road | Sunrise Senior Living**
PUD-85-09
 Sunrise Senior Living (Sunrise) has submitted construction plans to the City for a senior assisted-living facility. City staff has worked closely with Sunrise to ensure the construction plans are consistent with those approved by the Planning Commission on December 10, 2008. The two-story facility will be 32 feet in height, will have approximately 63,736

square feet of interior space, and will accommodate up to 103 beds.

- Status/Next Steps: Approved by Planning Commission on December 10, 2008. Currently under construction.
- Applicant: Sunrise Senior Living
- Staff Contact(s): [Shweta Bonn](#)

23. ↑ **6110 and 6120-6160 Stoneridge | Workday Development Center
Mall Road
PUD-104-1M and PUD-81-22-15M**

Applications to construct a six-story, approximately 410,000-square-foot office building, parking garage, and related site improvements.

- Status/Next Steps: Approved by City Council on May 17, 2016. Currently under construction.
- Applicant: Workday Inc.
- Staff Contact(s): [Steve Otto](#)

24. ↑ **3410-3450 Cornerstone Court | Meridian at Ironwood
P15-0248, PUD-111, P15-0249, P15-0390, and P15-0250**

Applications for the approximately 6.22-acre site for a: 1) General Plan Amendment to change the land use designation of a 4.23-acre portion of the site; 2) Planned Unit Development (PUD) Rezoning and Development Plan to rezone a 4.23-acre portion of the site and construct 27 single-family homes and related site improvements; and 3) modification to the approved site plan and Conditional Use Permit to eliminate the existing church and its related uses and to retain the existing preschool and private school facility as a standalone use with a modified operation and site plan.

- Status/Next Steps: Approved by City Council on October 6, 2015. Permits for two model homes have been issued.
- Applicant: Ponderosa Homes II, Inc.
- Staff Contact(s): [Jenny Soo](#)

25. 👍 **1851 Rose Avenue | Rose Avenue Estates
PUD-99**

Application to construct 19 single-family two-story homes and related site improvements on an approximately 9.02-acre property.

- Status/Next Steps: Approved by City Council on April 19, 2016.
- Applicant: Ponderosa Homes II, Inc.
- Staff Contact(s): [Jenny Soo](#)

26.  **1027 Rose Avenue
PUD-112**
Application for Planned Unit Development (PUD) development plan on an existing approximately 1.55-acre site consisting of four single-family residential lots (three new lots; one with an existing residence).
- Status/Next Steps: Approved by City Council on May 17, 2016. Second round of building plan review completed in September 2016.
 - Applicant: Amanda Gagliardi
 - Staff Contact(s): [Jenny Soo](#)
27.  **11249 Dublin Canyon Road
PUD-115, P15-0595, and P15-0596**
Applications for: (1) PUD Development Plan for three single-family residential lots (one existing single-family residence and two new single-family residences); (2) Minor Subdivision approval to subdivide the existing 2.91-acre parcel into three parcels; and (3) Growth Management allocation.
- Status/Next Steps: Approved by City Council on April 19, 2016. Plans for new homes submitted in November 2016, currently under review.
 - Applicant: Guy Houston
 - Staff Contact(s): [Jenny Soo](#)
28.  **88 Silver Oaks Court
PUD-116**
Application to subdivide the 34.3-acre parcel located at 88 Silver Oaks Court into two new single-family home lots approximately 3.97 acres and 15.1 acres in size with a 15.23-acre remainder lot (the lot with the existing residence).
- Status/Next Steps: Approved by City Council on June 7, 2016.
 - Applicant: Frank Berlogar
 - Staff Contact(s): [Jenny Soo](#)
29.  **2188 Foothill Road** | Golden Oak Development
PUD-117
Application to subdivide an approximately 12-acre site into up to seven lots for custom single-family homes.
- Status/Next Steps: Planning Commission workshop planned for 2017.
 - Applicant: Jitender Makker
 - Staff Contact(s): [Jenny Soo](#)

30.  **11021 and 11033 Dublin Canyon Road** | **Lester Project**
P15-0027
 Application for Preliminary Review of a 39 single-family home development on the Lester property and on the Shriners property with a combined lot area of approximately 157.2 acres. The project also includes a new East Bay Regional Park District (EBRPD) staging area.
- Status/Next Steps: Application under review; Planning Commission workshop to be scheduled in 2017.
 - Applicant: Ponderosa Homes II, Inc.
 - Staff Contact(s): [Jenny Soo/Natalie Amos](#)
31.  **1000 Minnie Street** | **Spotorno Project**
P15-0564
 Application for Preliminary Review of a 39 single-family home development on the approximately 112-acre Spotorno property.
- Status/Next Steps: Project undergoing revision, refinement, and further evaluation. Planning Commission workshop and Environmental Impact Report (EIR) scoping session planned for 2017.
 - Applicant: Tim Lewis Communities
 - Staff Contact(s): [Jenny Soo](#)
32.  **3150 Bernal Avenue** | **Vintage Center/Auf der Maur**
PUD-87
 Application to construct 345 apartment units, an approximately 38,781-square-foot retail center consisting of four buildings, new surface parking, and related site improvements on an approximately 16-acre site.
- Status/Next Steps: Approved by City Council on August 20, 2013. Both the residential and commercial portions of the project are under construction. The first commercial building opened in August 2016 and the first 4 residential clusters have a Temporary Certificate of Occupancy.
 - Applicant: Carmel Partners
 - Staff Contact(s): [Jennifer Hagen](#)
33.  **4350 Rosewood Dr** | **East Bay BMW**
B13-2980
 East Bay BMW showroom remodel, store front modifications and 12,540-square-foot addition.
- Status/Next Steps: Currently operating with a Temporary Certificate of Occupancy.

- Applicant: San Jose Construction
- Staff Contact(s): [Shweta Bonn](#)

34.  **4345 Rosewood Dr | New Lexus Dealership
B16-0638**

New two-story Lexus of Pleasanton dealership building.

- Status/Next Steps: Building permits were issued in September 2016 and the project is under construction.
- Applicant: CR Carney Architecture
- Staff Contact(s): [Shweta Bonn](#)

35.  **6900 Valley Trails Drive | Ponderosa Homes
PUD-113, P16-1386, Tract Map
8259**

Applications to subdivide an approximately 9-acre site at 6900 Valley Trails Drive and construct 37 detached single-family homes with related site improvements. The existing church and other improvements would be demolished.

- Status/Next Steps: Applicant has revised the plans to address issues brought up at a Planning Commission Work Session. Tentatively scheduled for a Planning Commission hearing on January 11, 2017.
- Applicant: Pamela Hardy, Ponderosa Homes
- Staff Contact(s): [Natalie Amos](#)

36.  **6455 Owens Drive | Commercial Center
PUD-121, P16-1347, and P16-1349**

Applications to demolish the existing restaurant building at 6455 Owens Drive and construct two single-story commercial buildings totaling approximately 8,660 square feet in area, including a drive-through coffee shop.

- Status/Next Steps: Project was reviewed at a Work Session with the Planning Commission on September 28, 2016 and is undergoing refinement.
- Applicant: Abbas Mash
- Staff Contact(s): [Eric Luchini](#)

NOTEWORTHY PROJECTS / ADVANCE PLANNING

37.  **Johnson Drive Economic Development Zone (JDEDZ)**

The JDEDZ is a proposal to spur investment in 40 acres of mostly underutilized vacant land situated along Johnson Drive near I-680 and Stoneridge Drive. The EDZ concept was endorsed by the Pleasanton City

Council in April 2014, at which time the City Council also initiated the pursuit of a pilot project EDZ along Johnson Drive. The property has long been used for industrial purposes, serving as a key site for the Clorox Corporation. The goal of the JDEDZ is to: transform the area into a thriving commercial corridor that capitalizes on its location at the intersection of the I-580 and I-680 freeways; and create opportunities for new uses and services in the community, generating new tax revenue to support City services and programs. Similar to other City planning efforts, the JDEDZ will employ a combination of changes in land use rules and design guidelines to ensure high-quality development and comprehensive transportation improvements.

In June 2016, a group known as “Citizens for Planned Growth” submitted an initiative measure that would prohibit retail uses of 50,000 square feet or greater within the EDZ, effectively precluding the establishment of club retail uses. On July 12, 2016, the Alameda County Registrar of Voters certified that the measure contained the necessary signatures to qualify for the November 2016 ballot. On July 19, 2016, the City Council voted to accept the Alameda County Registrar of Voters Certification of Sufficiency regarding the signatures and decided to put the matter on the November ballot. At that time the City also undertook an analysis comparing the environmental, fiscal and economic effects of the EDZ to the program that would be implemented as part of the initiative measure. The measure was ultimately defeated by voters (approximately 63 percent of voters voted to reject the measure) on November 8, 2016, potentially allowing the EDZ to move forward if supported by Council.

- Status/Next Steps: Awaiting determination by City Council on further progress.
- Applicant: City of Pleasanton
- Staff Contact(s): [Eric Luchini](#)
- Project website: <http://www.cityofpleasantonca.gov/MajorDevelopmentProjects>

38. 

Hacienda PUD Update

Comprehensive update of the Hacienda Planned Unit Development (PUD) to reconcile past development accounting methods, clarify the project review and approval process, remove outdated content, and increase transparency and usability. The overall development capacity of Hacienda would not be increased.

- Status/Next Steps: Application not yet submitted. Requires Planning Commission and City Council hearings.
- Applicant: Hacienda Owners Association
- Staff Contact(s): [Jennifer Hagen/Steve Otto](#)

39. 

Hacienda Design Guidelines

The last comprehensive update to the Hacienda Regulations and Design

Guidelines (Design Guidelines) was approved by the City in 1994. Staff is updating the Design Guidelines to make them more user friendly in terms of organization, readability and graphic presentation. The update will incorporate the City's Housing Site Development Standards and Design Guidelines, and the Transit Oriented Development Standards and Design Guidelines, and the new Hacienda Landscape Design Guidelines that have been developed to help conserve water. The updates to the Hacienda Regulations and Design Guidelines will focus entirely on consolidating current guidelines into one document and will not change any development intensities, development standards or parking requirements.

- Status/Next Steps: Awaiting completion of Hacienda Planned Unit Development (PUD) update.
- Applicant: Hacienda Owners Association
- Staff Contact(s): [Jennifer Hagen](#)

40. 

Zoning Code Update

The City is undertaking an update of the zoning code to improve the usability of the document and planning outcomes. The update will include the establishment of a Minor Conditional Use Permit process for uses that routinely require Conditional Use Permits and will simplify the list of permitted and conditionally permitted uses to reduce redundancy and make them current. Other objectives include incorporating longstanding interpretations, undertaking legal updates, and improving the overall readability and navigability of the code.

- Status/Next Steps: Public review draft has been reviewed by various stakeholders, and staff has presented the draft update to interested groups and the Planning Commission in a workshop setting. The code amendment will be revised in response to comments received and is tentatively scheduled for a Planning Commission hearing in December 2016 and a City Council hearing in early 2017.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

41. 

PleasantonPermits.com

In coordination with launching an OpenCounter platform to more effectively utilize technology to share zoning information with the City's citizens and business owners, the City has launched PleasantonPermits.com. The City's "Pleasanton Permits" portal has been redesigned to provide a one-stop location for online business, zoning, and permitting needs which houses links to help business applicants check property zoning, estimate permit and development fees, process permits,

search City businesses, and obtain licenses necessary to start or expand businesses. Two of these links are to OpenCounter and ZoningCheck, which are online software systems for zoning and business permitting that allow existing companies and prospective businesses to quickly and easily view the zoning requirements needed to establish or expand a business in the City. The software system makes City zoning regulations available online in an easy-to-use web interface and digitizes much of the application intake process. With OpenCounter and ZoningCheck, prospective business owners are able to search properties City-wide to find an optimal location to open, instead of arduously searching zoning regulations property-by-property.

- Status/Next Steps: PleasantonPermits.com, including links to OpenCounter and ZoningCheck is live and operational.
- Applicant: City of Pleasanton
- Staff Contact(s): [Jennifer Hagen](#)

42. 

Downtown Parking Strategy and Implementation Plan

The City has been working with a consultant to develop a Downtown Parking Strategy and Implementation Plan. Staff provided an update and a copy of the draft report at the July 19, 2016 City Council meeting. The report contains near-, intermediate-, and long-term strategies for effectively managing available parking and increasing parking supply in Downtown Pleasanton. Staff is in the process of refining the plan and has sought guidance from the Pleasanton Downtown Association, and other interested members of the public prior to returning to Planning Commission and City Council for adoption of the plan.

To more effectively manage existing parking, the Police Department has as of earlier this year, begun to enforce parking time limits within Downtown Pleasanton. Also, the area between Division Street and St. Mary Street, adjacent to the railroad tracks, has been resurfaced to provide 46 parking spaces intended for use by employees working downtown and members of the public. On First Street, parking “T’s” have been installed (painted), to create a more efficient configuration of 52 on-street parking spaces. And to improve efficiency and minimize dust, the area of the Alameda County Transportation Corridor between Neal Street and W. Angela Street has been paved.

The City plans to make additional improvements once the Downtown Parking Strategy and Implementation Plan is finalized and adopted.

- Status/Next Steps: Public review draft has been reviewed by various stakeholders. Staff will be working on creating a revised document for City Council adoption in early 2017.
- Applicant: City of Pleasanton

- Staff Contact(s): [Shweta Bonn](#)

43. 

Downtown Specific Plan Update

The Downtown Specific Plan was adopted in 2002, and is intended to serve as a guide for the future development and preservation of the Downtown area and address issues such as land use, transportation, parking, historic preservation, design and beautification, and economic vitality. City Council has identified updating the Downtown Specific Plan as a 2015-2016 priority. Staff, a Task Force, and a consultant team are commencing work on this update.

- Status/Next Steps: A kick-off meeting for the Task Force and update to the Downtown Specific Plan is scheduled to occur early 2017.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

TRANSPORTATION PROJECTS

Please contact [Mike Tassano](#), City Traffic Engineer, for more information

Transportation Planning

44. 

Bicycle and Pedestrian Master Plan Update

The Pedestrian and Bicycle Master Plan was adopted by City Council in January of 2010 and provides a recommendation for update approximately every 5 years. Traffic Engineering staff issued a request for proposals for the update to the Plan in July of 2015 and awarded a consulting contract to Fehr and Peers in September of 2015. The Master Plan update is scheduled for completion in early 2017, with the Pedestrian, Bicycle and Trails Committee serving as the steering committee for this update.

The focus of the Master Plan update is to shift the focus away from spot improvements and focus on a network of complete and low stress corridors. On September 13, 2016, staff presented this concept, as well as the criteria used to determine the ranking of the corridors to Council. Council provided feedback and generally supported the direction of the Master Plan update. The third and final community workshop is scheduled for December 6, 2016. The focus of this third public workshop is on pedestrian needs with a focus on school-related improvements. Upon completion of this Public Workshop a final draft of the Master Plan will be circulated to various committees and commissions before bringing the Plan to the City Council in March of 2017.

45. 

Traffic Model Update

The City of Pleasanton Traffic Model was created in 2001 and has been updated every few years to account for changing traffic patterns and land uses. The last update to the Traffic Model was in 2010. The City circulated a request for proposals to update the model in June of 2015. The City awarded the contract for update of the model to Fehr and Peers in October

of 2015. The land use table for existing and existing plus approved projects and buildout of the General Plan has been updated. Preliminary model runs with the new model have been completed and are being compared to existing traffic volumes to calibrate and establish reliability of the model. In addition, the micro-simulation model used for identifying level of service and queue deficiencies has been updated. Completion of the traffic model update is anticipated in early 2017.

46.  **Foothill Road Bicycle Corridor Plan**
A request for proposals was issued in May of 2016 for the Foothill Road Corridor Plan. Staff selected Fehr & Peers to conduct the Corridor Plan and the contract was approved by City Council at its September 13, 2016 meeting. Foothill Road is a main recreational corridor for avid cyclists in the area and connects the City of Dublin to the Town of Sunol. Foothill Road has many sections of roadway where bike lanes have been added, but there are several gaps in the network. This plan will provide a preliminary design for both northbound and southbound bike lanes on Foothill Road, cost estimates and a recommended phasing plan for construction. The project is expected to be completed in April of 2017, at which point the draft plan will be brought to the Pedestrian Bicycle and Trails Committee for review and comment.
47.  **Overcrossing Improvement Plan for Pedestrians and Bicycles**
This plan will include an identification of needed improvements and an implementation strategy to improve bicycle and pedestrian freeway overcrossings. This project's request for proposals was issued in May of 2016, and on September 13, 2016, the City Council approved a contract for BKF Engineers to prepare improvement plans. The main goal of the request for proposal is to develop a set of plans for each overcrossing that can be used for advertisement for construction. The goal is to have at least one set of plans in late summer of 2016 so that the City can use Measure B and Measure BB funds to construct improvements.

A kickoff meeting with BKF is scheduled for early December 2016.
48.  **Iron Horse Trail Arroyo Mocho Canal Overcrossing Study**
The City received \$25,000 in grant funding from the Alameda County Transportation Commission (CTC) to study the feasibility of providing a bicycle and pedestrian bridge over the Arroyo Mocho Canal. As part of the grant, the City is required to match the funds. The project's request for proposals was issued in March of 2016 and awarded in May of 2016. The project will consist of a feasibility study for a pedestrian bridge over the Arroyo Mocho Canal between Santa Rita Road and Stoneridge Drive, as well as a "no bridge" alternative. Construction of a bicycle and pedestrian bridge over the Arroyo Mocho at the Iron Horse Trail would eliminate one of the two crossings at Stoneridge Drive and Santa Rita Road. The plan will provide preliminary and final designs, as well as cost estimates. The project

is underway and has a planned completion date of February 2017.

49.  **Stanley/Valley/Bernal Intersection Improvements**
This project will provide enhanced safety features for pedestrians and bicyclists at the Stanley/Valley/Bernal signalized intersection. Staff is currently working with CSG Consultants, Inc. on preparing 100% design plans for the proposed near-term improvements. The near-term improvements consist of constructing a protected bike lane for eastbound Stanley Boulevard and a protected intersection design on three of the four corners. It is anticipated that this project will be included in the sidewalk, curb, and gutter project which will be constructed in Spring 2017. The far-term improvement includes the protection of the fourth corner and will require substantial work at or near the railroad undercrossing. This element of the work is identified as phase 2 and is in the preliminary design phase, but does not have a funding source or a timeline for construction.

Traffic Operations

50.  **Bernal Interchange**
The Bernal Interchange project is complete. The interchange project was funded with developer fees and the final pavement striping was installed in September of 2016 and included new green bike lanes, a new triple left turn from Bernal Avenue to northbound Valley Avenue and improved lane transitions in the eastbound direction.
51.  **Sunol Interchange**
The Sunol Interchange is in the Caltrans Right of Way, but operational improvements to local interchanges are always locally funded projects (not funded through the State). The City will issue a request for proposals in early 2017 to complete a feasibility study which will be used to guide the preliminary engineering and design of the signalization of the interchange. Along with the signal design, an operational analysis including freeway merge operation and ramp metering efficiency will be completed with the feasibility study. The timeline for completion of the feasibility study is 6 months with the next phase of preliminary engineering and needed Caltrans and environmental documents anticipated to take approximately 18 months. Advertisement and construction anticipated in 2019.
52.  **Battery Backup Installation**
The City has just concluded a 3-year program to install battery back ups at all 116 signalized intersections. Signals will have the ability to run in full operation mode for up to 4 hours during times of PG&E power failures. When batteries reach 20% the signal will move into flashing red operation to conserve the remaining power. Typical power outages within the City are for periods less than 4 hours.

53. ↑ **Internally Illuminated Street Name Sign Replacement with LED**
The City's internally illuminated street name signs (IISNS) are becoming faded and require replacement. The City is beginning a 5-year plan to replace the existing fluorescent tube IISNS with LED IISNS. The LED signs consume less power which will reduce the power cost per intersection as well as the carbon footprint of the City. Installation of the IISNS started in May of 2016. Over 50 signs will be replaced in the next several months along various corridors (the lights along Santa Rita Road near Downtown were recently installed).
54. ↑ **First/Stanley/Sunol Signal Timing Update**
The First/Stanley/Sunol corridor is a heavily traveled corridor in both the morning and evening commute, serving over 1,500 vehicles per hour. The signals are timed to move traffic through the corridor efficiently, with a focus on the peak travel direction. Traffic Engineering staff recently updated the signal timing, increasing the cycle length and the maximum green times to improve progression and reduce overall delay. The revised signal timing has allowed for greater throughput and reduced the average delay and increased the efficiency of the signal network. Fine tuning and adjustment of this corridor is underway and is constantly monitored. Constant refinement is necessary along this corridor due to the SR 84 construction near Ruby Hill. This roadway improvement has diverted traffic and has created an increase in traffic volume through Pleasanton. The SR 84 construction near Ruby Hill is expected to be completed by the end of 2017.

Traffic Calming

55. 🔍 **The Preserve**
Staff received calls from concerned residents regarding speeding along Laurel Creek Drive between Stoneridge Drive and Dublin Canyon Road. As a result, Laurel Creek Drive was added to the list of streets to be evaluated for the City's Traffic Calming Program. In 2015, Laurel Creek Drive was identified as the street with the greatest need for traffic calming. The Traffic Calming Program is a resident-driven program that requires approval from residents and the City Council before any physical measures are installed.

Staff held a neighborhood meeting in October 2015 to discuss the neighborhood traffic concerns and provide an overview of the Traffic Calming Program. The residents in attendance were in favor of moving forward to develop a traffic calming plan, and a neighborhood steering committee was formed.

The Committee created a plan that included a right turn restriction from Dublin Canyon on to Laurel Creek to limit cut through traffic and two radar speed signs to provide a reminder to those using the roadway that the posted limit is 25 mph.

The Plan was presented to and approved by City Council on November 15, 2016. The radar speed signs have been ordered and a work request to install the turn restriction has been issued and should be installed in late November/early December. The Police Department is aware of the approved plan and will enforce the restriction upon installation.

56.  **Black Avenue**

In December 2013, City Council approved the Black Avenue traffic calming plan and funding for Phase 1, which included bulb-outs, crosswalks, roadway neckdowns, speed lump and various striping improvements. Phase 1 construction was completed in August 2015. Phase 2 will install bulb-outs at the intersection of Black Avenue and Greenwood Road. Bids for Phase 2 were opened in October of 2016, but the bids were significantly above the engineering estimate. All bids were rejected and Phase 2 will be packaged with our Citywide concrete project. This project is scheduled to begin in Winter 2016.

57.  **Junipero Street and Independence Street**

In November 2015, City Council directed staff to meet with the residents of Junipero Street and Independence Drive to discuss potential solutions to their traffic-related concerns. In preparation for this meeting, staff collected speed, volume, and cut-through data along Junipero Street and Independence Drive. Staff held a neighborhood meeting in March 2016 to discuss the traffic calming program, neighborhood traffic issues and concerns, and the data collected, and then establish a neighborhood steering committee.

Staff and the steering committee met through the summer of 2016 and are continuing to develop a traffic calming plan. After the traffic calming plan developed, another neighborhood meeting will be scheduled to review the traffic calming plan. After the traffic calming plan is approved by the neighborhood, staff will present it to City Council for approval.

Regional Projects

58.  **State Route 84**



There are two separate projects underway on State Route (SR) 84. The segment of SR 84 from Concannon Boulevard to Ruby Hill Drive is under construction and will widen the roadway from one lane in each direction to two lanes in each direction. This project is managed by Alameda County Transportation Commission and has an estimated project completion date of Fall 2017.

The segment of SR 84 from Pigeon Pass to I-680 is undergoing environmental review and preliminary engineering and design, which is expected to be completed in Winter 2017. Upon completion, the final design

and right of way acquisition will begin and take approximately 2 years with construction to follow in 2020.

Construction of the segment of SR 84 from Pigeon Pass to I-680 will be the final segment in a series of improvements to widen SR 84 to expressway standards from I-580 in Livermore to I-680 in Sunol. Environmental review of the SR 84 project began in 2002, and completion of this final segment will conclude this nearly 20-year project.

A series of Project Scoping meetings were held in May of 2016 to receive public comments on the project. The Livermore, Sunol and Pleasanton scoping meetings were all well attended. The environmental work is continuing and is on schedule for the Winter 2017 completion.

59.



BART to Livermore

The San Francisco Bay Area Rapid Transit (BART) District is currently studying the extension of BART service to a new station within the I-580 median at Isabel Avenue. The project consists of a 4.8-mile extension of the BART rail line along I-580 from the existing Dublin/Pleasanton Station to a new station in the vicinity of the Isabel Avenue interchange.

BART is also evaluating three alternatives, which may be implemented in place of a full BART extension. These alternatives include a Diesel Multiple Unit or Electric Multiple Unit (DMU/EMU) alternative, which is a rail vehicle, but one that is not compatible with the BART rail design; an Express Bus alternative that would add a direct access ramp to the existing East Dublin Pleasanton BART Station; and an enhanced bus alternative that will look to improve the existing bus service to the Dublin/Pleasanton station.

BART will prepare a project-level Environmental Impact Report (EIR) for the extension project, which will evaluate the environmental impacts of these three alternatives, in addition to the extension of full BART service to Isabel Avenue. The EIR is expected to be released for public comment in late 2016.

BART is currently updating the ridership forecasts and plans to share the ridership information with City Council in Winter 2016 or early 2017.

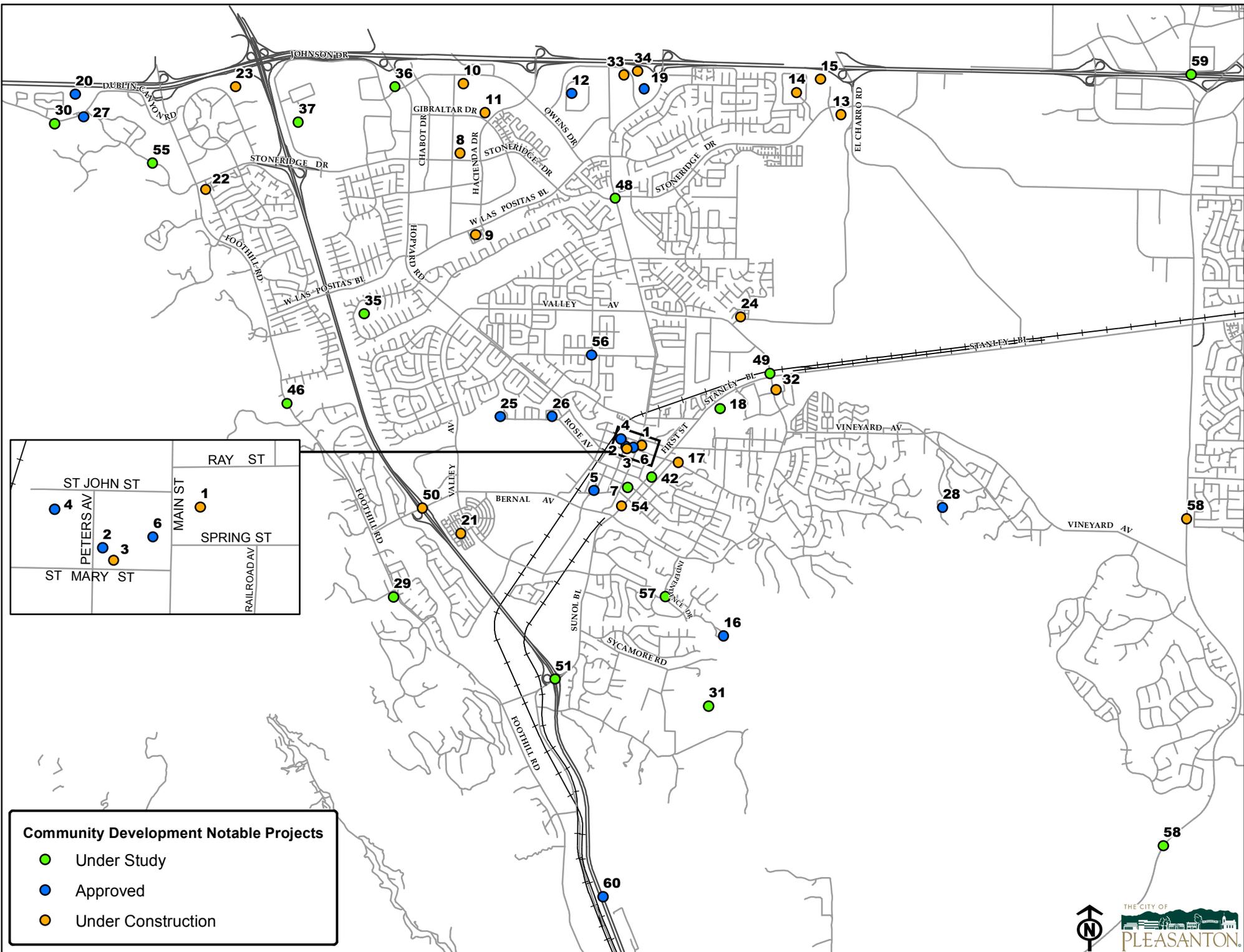
60.



680 Northbound Express Lane

The 680 Northbound Express Lane project will result in the construction of a new 15-mile express lane from SR 237 in Milpitas to SR 84 in Sunol. In addition to this new express lane, the first phase of the project will also convert the southbound Express Lane to a continuous access lane. The environmental document was completed and adopted in the summer of 2015. The project will be designed and constructed in two phases. The first phase will include the construction of a 9 mile section from Auto Mall Parkway in Fremont to SR 84. The design of this first phase began in August

2015 and will conclude in December 2016. Construction is anticipated from May 2017 through December 2018. There isn't a current timeline for phase 2 of the project. In the next few months the Alameda County Transportation Commission will select a Toll System, configure the tolling zones, complete right-of-way appraisals and complete field work and reports for foundation, bridge structure and retaining walls. 65% plans should be completed and submitted to Caltrans in June of 2016. Phase 1 is on scheduled to open in late 2018 or early 2019.



Community Development Notable Projects

- Under Study
- Approved
- Under Construction

