THE CITY OF PLEASANTON

Pleasanton Planning Division
200 Old Bernal Avenue / P.O. Box 520 Pleasanton, CA 94566
Phone: (925) 931-5600 Fax: (925) 931-5483

RESIDENTIAL PROJECTS

as of January 1, 2014

Map ID	Development Name/Dev Address Developer/Telephone	Project #	Ordinance #	Tract/Parcel Map Number/APN	Acreage	Unit Type	Total Units	Pre-Existing Units	Bldg. Permits Issued	Bldg. Permits Finaled	Units/ Acre	Project Progress DP	TM	GM	FM	U/C	Staff Planner
Approved Projects																	
2	Barbara Young / 11249 Dublin Canyon Rd	PUD-44	0.1939	941 170000502	2.71	MSF	2	1	0	0	1.10	06	na	F			Jenny Soo (925) 931 -5615
3	Kolb Ranch Estates/orig. 11393 Dublin Canyon Rd	PUD-99-03	0.1805	TR 6951	55.4	LSF	12	2	8	5	0.20	00	*	F	*	*	Staff (925) 437-4009
4	Moller Ranch / Moller Ranch Dr. @ Foothill Rd.	PUD-90-19	0.1503	TR 6618	198	14 LSF, 23 MSF, 62 SSF	99	0	97	97	0.50	91	*	F	*	*	Staff (925) 437-4009
5	Sunrise Senior Living / 5700 Pleasanton Hill	PUD-85-09	0.1214	941-1201-015-02	2.54	Asst. Liv.	132	0	0	0	51.97	85	na	F	na		Staff (925) 437-4009
6	Fuller/Frades/ 4120 Foothill Rd	PUD-3	0.1830	PM 7620	77.5	LSF	3	1	1	1	0.09	01	*	F	*	*	Steve Otto (925) 931-5608
7	Equus Heights/Equus Court Dong Yu	PUD-98-1	0.1747	TR 6275	7.68	LSF	6	1	0	0	0.78	98	*	F	*		Marion Pavan (925) 931-5610
8	Raney / 4693 & 4715 Augustine St.	PUD-72	0.1985	TR 7952 094 015500600 094 015500700	0.5	SSF	6	3	0	0	12.00	08	*	F			Staff (925) 437-4009
9	Golden Eagle Farm / North of Castlewood (Custom & Large Lot)	PUD-85-15	0.1236	TR 5945, 6033	262	LSF	86	0	85	85	0.30	85	*	F	*	*	Staff (925) 437-4009
10	Ponderosa Homes 4202 Stanley Boulevard	PUD-97	O.2077	P13-2077 &TM 8159 946 169100101	2.1	SSF	13	1	0	0	0.16	13	*	F	*		Natalie Amos (925) 931-5613
11	Oak Tree Farm --Phase 3 Currin 925-462-3740	PUD-17/ PMS-29	0.1892	PM 8293	13.5	LSF	3	1	0	0	1.00	03	*	F	*		Jenny Soo (925) 931-5615
12	Oak Tree Acres/ Foothill @ Verona	PUD-92-05	0.1566	TR 5708	9.84	LSF	9	0	6	6	0.90	92	*	F	*	*	Staff (925) 437-4009
13	Serenity Terrace / 1073 Happy Valley Rd	PUD-99-07	0.1795	7162	46.3	LSF	12	0	8	8	1.30	99	*	F	*	*	Jenny Soo 925-5615
14	Mariposa Ranch/Callippe Preserve	PUD-98-16	.1795 .1915 (design guidelines)	TR 7372	345.8	LSF	37	3	23	20	0.10	99	*	F	*	*	Marion Pavan (925) 931-5610
15	Carriage Gardens / Amber Ln, Brianne Ct	RZ-79-12	0.902	TR 4372	35.9	LSF	49	0	48	48	1.40	79	*	M	*	*	Marion Pavan (925) 931-5610
16	Thompson / 6140 Kavala Ct (orig 6240 Sunol Blvd)	PUD-90-21	0.1510	949 000200102	0.98	MSF	3	1	0	0	3.10	91		F			Staff (925) 437-4009
17	Pleasanton Gateway Commons / 1600 Valley Ave.	PUD-96	0.2078 & 0.2079	TR 8147	26.7	APTS & SSF	307	0	0	0	11.50	13	*	M	*		Marion Pavan (925) 931-5610
18	Bach/Lamb / 446 Sycamore Road	PUD-42	0.1914	PM-8735	1.84	LSF	4	1	1	2	2.17	05	*	F	*	*	Marion Pavan (925) 931-5610
24	Hafker / 530 Sycamore Road	PUD-96-04-1M	0.1909	PM 9559	1.29	LSF	3	1	1	1	2.33	4	*	F	*	*	Staff (925) 437-4009
25	Heritage Oaks Estates / 306 Neal Street Connolly	PUD-85-21	0.1243	TR 5699 & PM 5835	2.4	MSF	9	0	8	8	3.80	86	*	F	*		Jenny Soo (925) 931-5615
27	Beratlis Place / 10 Beratlis Place	PUD-91-14	0.1547	TR 5904	8.82	LSF	15	1	2	2	1.90	92	*	F	*	*	Marion Pavan (925) 931-5610
28	Hatsushi/ 2756, 2770 & 2798 Vineyard Ave Amy Hatsushi 925-525-4710	PUD-99-14	0.1936	TR 7890	15	LSF	14	1	1	0	1.07	06	*	F	*	*	Marion Pavan (925) 931-5610
29	Clara Lane Michael Aminian 408-691-0442	PUD-56	0.1947	PM 9455	2.45	LSF	3	1	0	0	0.82	07	na	F			Marion Pavan (925) 931-5610
30	Brians/Miller / (orig. 2562 Vineyard)	PUD-34	0.1907	PM 8214	1.9	LSF	2	0	1	1	1.05	04	*	F	*	*	Marion Pavan (925) 931-5610
31	McCurdy/Yolanda Ct (formerly 2503 Vineyard)	PUD-01-1M	0.1877	TR 7499 / PM 8153	4.2	LSF	5	|1 demo|	2	2	0.70	03	*	F	*	*	Marion Pavan (925) 931-5610

32	Apperson Ridge/Silver Oaks Estates (Berlogar) 2200 Vineyard Ave Frank Berlogar (925) 484-8200	PUD-5	0.1832	TR 7399	8.02	LSF	9	0	7	6	0.30		01	*	F	*	*	Jenny Soo (925) 931-5615
34	Apperson Ridge (Chrisman) 1944 Vineyard Ave Northstar Construction (925) 766-1099			TR 7660 946 135001508	20	LSF	10	0	0	0	0.30		01	*	F	*		Jennifer Wallis (925) 931-5607
35	Sarich / 5 Tuscany Pl (orig. 1630 Vineyard Ave)	PUD-32	0.1974	PM 9776 946 135001504	20	LSF	2	1	1	0	0.10		08	na	F	*	*	Steve Otto (925) 931-5608
36	Avignon (Lin) / 1689 Vineyard Ave Toll Brothers	PUD-6 PUD-06-06m	0.1834 0.8112	TR 8112 946 135001310	63.14	LSF	19	0	13	12	0.30		01	*	F		*	Marion Pavan (925) 931-5610
38	Ruby Hill Signature Properties 925-463-1122	PUD-93-2-1M	0.1551	TR 6554, 6553, 6452, 6647, 6744, 6743, 6539, 6555, 6769, 6841, 6995, 6842, 6804, 6805, 6896, 7158, 7156, 6843, 7014	1303	mixed	850	0	845	843	0.66		91	*	F	*	*	Marion Pavan (925) 931-5610
40	Selway/ Cameron Ave Development	PUD-50-01M	0.2025	TR 7721 946 4574006 / 946 4574007	19.47	LSF	31	2	12	2	1.59		11	*	F	*	*	Marion Pavan (925) 931-5610
41	Lauer/ 2221 Martin Dr.	PUD-97-16	0.1735	PM 7263	5.1	LSF	6	1	1	1	1.20		98	*	F		*	Marion Pavan (925) 931-5610
42	Continuing Life Communities at Staples Ranch 650-234-1319	PUD-68	0.2007	TR 8020	45	630 Sr Apt/ *107 Asst Liv	747	0	532 /*108	75	15.30		12	*	F	*	*	Shweta Bonn (925) 931-5611
43	Austin / 3459 Old Foothill Rd Charles and Scott Austin	PUD-58	0.1942	TR 7813	30.41	LSF	8	1	0	0	1.00		06	*	F			Marion Pavan (925) 931-5610
44	Felton / 471 St. Mary Street	PMS-57	na	PM 8964	0.64	SSF	2	1	0	0	0.32		06	na	F	*		Steve Otto (925) 931-5608
45	Oak Ridge Estates (formerly 1680 Vineyard Ave) Greg Reznick / Threehand LP	PUD-54	0.1938	TR 7815	20.19	LSF	7	| 1 demo |	0	0	0.35		06	*	F	*		Steve Otto (925) 931-5608
46	Angela Rowhouses - 225 W. Angela Mike Knuppe	PUD-55	0.1963	TR 7940	0.24	SSF	5	1 and | 2 demo|	5	0	0.05		07	*	F	*	*	Natalie Amos (925) 931-5613
47	Yee / 4100 Foothill Rd	PUD-87-19-3M	0.2003	941 2100006	29.8	LSF	4	0	0	0	0.13		10	*	F			Marion Pavan (925) 931-5610
48	Scherbarth (orig. Pietronave) / 2500 Vineyard Ave	PUD-60	0.1949	946 460600200	2.62	LSF	3	|1 demo|	0	0	0.87		07	*	F			Staff (925) 437-4009
49	Windstar Communities (BART Property) / 6110 Stoneridge Mall Road	PUD-62	0.1983	941 120107107	6.9	Apts	350	0	0	0	50.72		08	na	M			Steve Otto (925) 931-5608
53	4238 First Street LLC Mike Carey	PUD-64	0.1971	094 0095027	0.31	SSF	5	1	0	0	16.13		08	*	F			Natalie Amos (925) 931-5613
55	Dutra / 1053 Happy Valley Road	PUD-77	0.1990	949 001900200	11.65	LSF	5	|1 demo|	0	0	0.43		09		F			Jenny Soo (925) 931-5615
56	Mederios Gardens / 3835 Vineyard Aven. Michael Aminian	PUD-71	0.1975	946 169907800	0.88	TH	10	|1 demo|	0	0	11.36		08		F			Jenny Soo (925) 931-5615
59	The Village at Ironwood Ponderosa Homes 925-460-8900	PUD-74	0.1987	946 459400600	23.1	3 LSF, 81 SSF & 26 MSF (all senior)	110	0	99	60	4.80		09	*	M	*	*	Steve Otto (925) 931-5608
61	Jennaro Property (3727 Mohr Ave)	PUD-83-12	0.1128	946 457401102	4.96	LSF	6	1	1	1	1.21		84		F			Staff (925) 437-4009
65	Grey Eagle (1 vacant lot)	PUD-82-10	0.1077	TR 5188	47	LSF	28	0	27	27	0.58		83	*	F	*	*	Staff (925) 437-4009
66	Hempy Bethal Lane	PUD-88-16	0.1831	PM 6261	4	LSF	4	1	2	2	1		89	*	F	*	*	Staff (925) 437-4009
69	Donato Builders Inc. 4171 / 4189 Stanely Blvd. David DiDonato (925) 245 0694	PUD-82	0.2021	946 168911, 16- 19	1.17	SSF	13	|1 demo|	0	0	11.1		11	*	F			Marion Pavan (925) 931-5610
71	BRE Properties (Owens Dr & Willow Rd) / Site 1	PUD-81-30-86D	0.2036	941 277801100	8.1	APTS	251	0	0	0	30.00		12	na	*	na		Natalie Amos (925) 931-5613
72	BRE Properties/WP Carey (Gibralter Dr & Haciend Dr) / Site 2	PUD-85-08-12D	0.2035	941 277801300	8.4	APTS	255	0	0	0	30.00		12	na	*	na		Natalie Amos (925) 931-5613
74	Balch, 6010 Alisal Road	PUD-88 (P12-0577 Annex)	0.2057	949 001500102	10.14	LSF	2	1	2	0	5.07		12	na	F	*		Jenny Soo (925) 931-5615

75	Nearon Site- Anton Hacienda Appartments/ St. Anton Partners 5729 West Las Positas Blvd.	PUD-95	0.2071	941 276401500	5.6	APTS	168	0	168		30.00		13	n/a	M	n/a		Janice Stern (925) 931-5606
76	Danville School Street Investors, LLC Sycamore Road (vacant lot)	PUD-93	0.2058	948 001700707	2.23	LSF	4	0	0	0	1.67		13	n/a	F			Jenny Soo (925) 931-5615
77	Roselyn Estates II	PUD-94	0.2067	TR 8139 946 461001400	3.71	LSF	7	0	0	0	1.89		13	*	F			Jenny Soo (925) 931-5615
78	Auf der Maur/Richenbach 3150 Bernal Ave	PUD-87	0.2075	946 454204503	11.5	APTS	345	0	0	0	30.00		13	n/a	*			Shweta Bonn (925) 931-5611
79	The Residences at CA Center 4400-4460 Rosewood Drive Mark English 415-262-2089	PUD-85-08-1D-4M	0.2075	941 278001600 941 278001700 941 278001901	8.4	APTS	305	0			36.3		13	na	M	na		Steve Otto (925) 931-5608

Proposed Projects (not yet approved)

1	5850 W. Las Positas Blvd (Summerhill)	PUD-81-30-88D Formally PUD-103		941 276200600	5.9	APTS	177	0			30.00							Jenny Soo (925) 931-5615
20	Lund Ranch II Greenbriar Homes 925-469-2670 Measures PP/QQ	PUD-25		948 001500104	193.86	LSF, SSF, Duets	50	1			0.26							Marion Pavan (925) 931-5610
52	418 Rose Ave. LLC	PUD-63		094 0153001	0.26	TH	5	0			19.23							Natalie Amos (925) 931-5613
54	Altieri - 1851 Rose Avenue Yvonee Hombeck	PUD-99 Formally PUD-66		946 347900100	9.02	LSF	19	|1 demo|			2.11							Jenny Soo (925) 931-5615
58	Wentworth (Heartwood Communities) / 1157 Happy Valley Road	PUD-75 / PSPA-3/ PGPA-4		949 001900300	6.13	SSF	6	1			0.43							Natalie Amos (925) 931-5613
60	Bringhurst / 990 Sycamore Rd	PUD-53 Formally PUD-97-21		948 001600215	3.33	LSF	5	1			1.50							Jenny Soo (925) 931-5616
68	88 Silver Oaks Ct	PUD-84		946 6135002503	37.4	LSF	2	0			0.05							Jenny Soo (925) 931-5615

Recently Completed Projects - There were no "Recently Completed Projects" for the 2013 calendar year

Project Progress: The following steps are generally required before any new residential project can be built in Pleasanton:

DP Development Plan Approval. Applications for new residential development first receive some type of City development plan approval, usually a "planned unit development" PUD-application.

TM Tentative Map Approval. Before a developer can construct and sell individual homes within a subdivision that will have five or more parcels/lots, the orginal parcel of land where the development will be built must be subdivided into individual, legal lots.

GM Growth Management Program Approval. Residential projects must obtain growth management approval. A "Major Project" receives an allocation for a specific year(s), while a "First-Come, First-Serve Project" obtains building permits on a "first-come, first-serve" basis.

FM Final Map Recordation. Following tentative subdivision map approval (TM), the subdivision of land must be made legal through recordation at the Alameda County Recorder. This administrative process is coordinated through the Engineering Division.

U/C Under Construction. After final subdivision approval, if applicable, the developer may obtain building permits to begin construction. The building permit process is coordinated through the City's Building and Safety Division.

Lengend:

PUD Planned Unit Development
PM Parcel Map
TM Tract/Tentative Map
TH Townhomes
SH Senior Housing/Apartments
AL Assisted living & Skilled Nursing

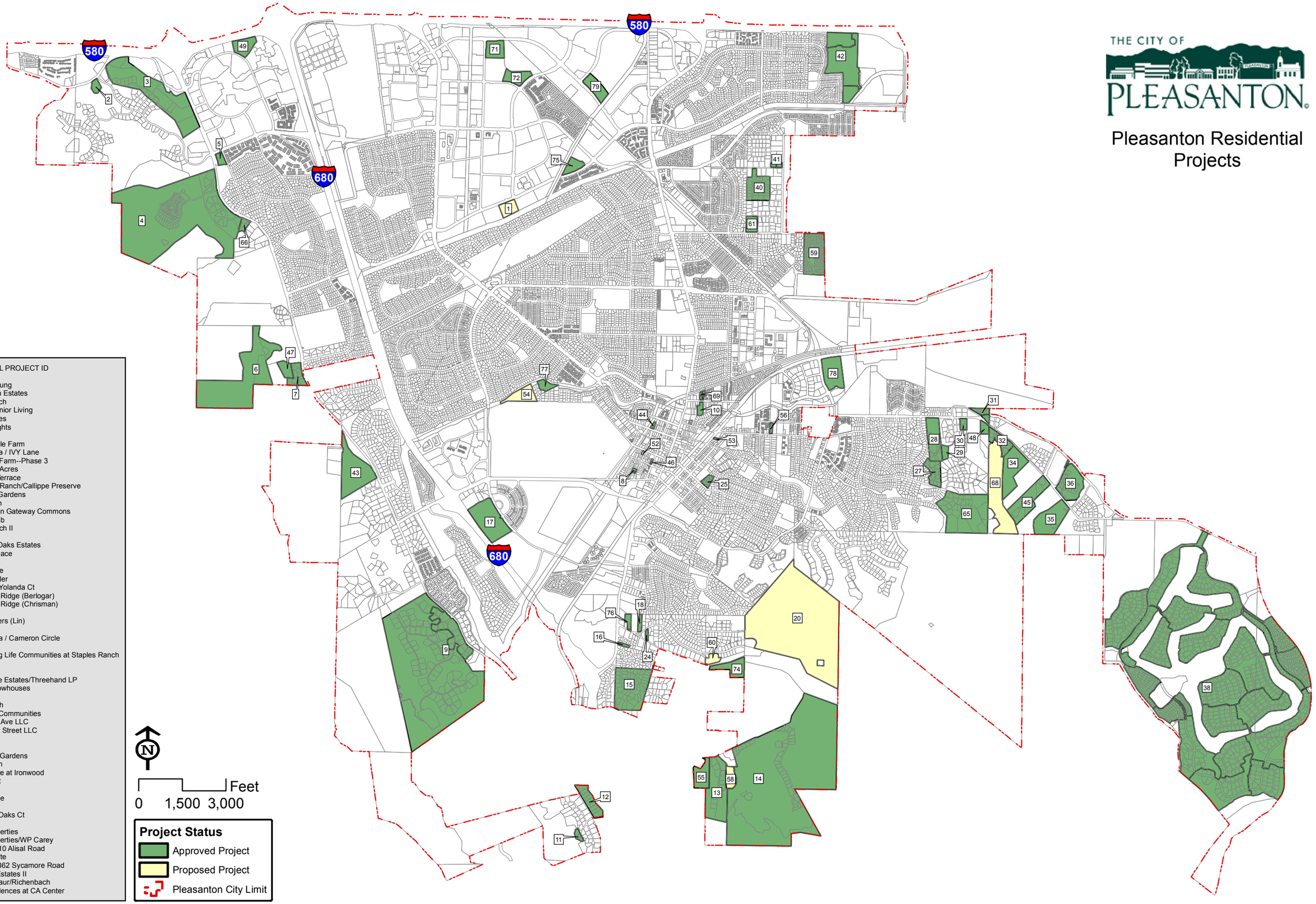
LSF Large-lot single-family: > 10,000 sqft
MSF Medium-lot single-family: 6,500 - 9,999 sqft
SSF Small-lot single-family: < 6,500 sqft
DTS Duets, attached single-family
APT Rental apartments
CON Attached, individual onwership

Growth Management Allocations

M Major Project
F First-Come, First-Serve Project

THE CITY OF PLEASANTON

Pleasanton Residential Projects



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