



MEMORANDUM

Date: January 6, 2026

To: Ellen Clark, Director of Community & Economic Development

From: Emily Carroll, Associate Planner

Subject: Community & Economic Development Department Update

The purpose of this memorandum is to provide a summary and update on notable development projects, long-range planning efforts, and transportation planning projects in the city. A map is attached for reference (city-wide projects are not shown). These projects are also shown on an interactive map located on the [Community & Economic Development Department website](#):

DOWNTOWN

1. **475 & 493 St. John Street | Mixed-Use Development**
P22-1009 and P22-0885 | Barone's

Applications for: (1) rezoning the properties from Central-Commercial (C-C) to Planned Unit Development – Mixed-Use (PUD-MU); (2) PUD MU development plan approval to: (a) retain the two-story single-family home; (b) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (c) construct 14 detached single-family homes, two commercial buildings with a public courtyard, new private street, and related site improvements; and (3) Vesting Tentative Tract Map approval to subdivide 2.3 acres into 15 single-family lots, one commercial lot, and three private common space parcels.

- Status Under Construction
- Next Steps/Details: Demolition permits have been issued. Construction and improvement plans are under review by the Building and Safety Division.
- Applicant: Robson Homes
- Staff Contact(s): [Natalie Amos](#)

2. **231 Old Bernal Avenue | Mixed-Use Development**
PUD-152

Application for a Planned Unit Development to demolish an existing office building and construct a three-story building consisting of an approximately 14,000 square-foot single

family residence with an approximately 3,000 square-foot ground floor commercial space with associated site improvements.

- Status Under review.
- Next Steps/Details: Applicant is preparing a resubmittal.
- Applicant: Gautam Patel
- Staff Contact(s): [Diego Mora](#)

3. **379 Bernal Court** | **Residential- Multi-Family**
PUD-153

Applications for rezoning for MU-T to PUD-MDR, a certificate of appropriateness to demolish structures, and PUD development plan approval to construct eight townhomes with related site improvements.

- Status Under review.
- Next Steps/Details: Pending resubmittal.
- Applicant: Gautam Patel
- Staff Contact(s): [Emily Carroll](#)

4. **218 Ray Street** | **Mixed-Use Development**
P24-0730

Application for Design Review to convert the second floor commercial space into a 1,370 square-foot residential apartment unit with a new balcony and on-site parking modifications.

- Status Under Construction
- Next Steps/Details: Building permit under review.
- Applicant: Magdy Farid
- Staff Contact(s): [Diego Mora](#)

ELSEWHERE IN PLEASANTON

5. **1000 Minnie Drive** | **Residential- Single-Family**
PUD-138 | **Spotorno Ranch**

Applications for: 1) PUD development plan approval for a 22-lot single-family residential development with related on- and off-site improvements; and 2) Vesting Tentative Subdivision Map approval to subdivide an approximately 33-acre portion of the approximately 110-acre site into 22 residential lots with on-site improvements.

- Status Approved
- Next Steps/Details: The project was approved by the City Council on February 15, 2022. Improvement plan is under review.
- Applicant: John Spotorno
- Staff Contact(s): [Jenny Soo](#)

6. **11300 Dublin Canyon Rd.** | **Commercial**
PUD-114-01M | **Greek Orthodox Church**

Application for Planned Unit Development (PUD) Major Modification, Minor Subdivision, and Conditional Use Permit to construct and operate a 9,742-square-foot Greek Orthodox Church and 24,971-square-foot community center at 11300 Dublin Canyon Road

- Status Approved
- Next Steps/Details: City Council approved project on September 8, 2021. Building permit is under review.
- Applicant: Greek Orthodox Church
- Staff Contact(s): [Jenny Soo](#)

7. **4452 Rosewood Drive** | **Residential- Multi-Family**
PUD-85-08-01D-06M | **Avalon Bay Project**
Application for a PUD modification to the approved Residences at California Center on a currently vacant site identified as 4452 Rosewood Drive in Hacienda for the following: PUD modification to add 31 additional units at the approved podium building. Zoning for the site is PUD-HDR (Planned Unit Development – High Density Residential) District.

- Status Under construction
- Next Steps/Details: Project is under construction.
- Applicant: Nora Collins
- Staff Contact(s): [Jenny Soo](#)

8. **10807, 11033 and the two western parcels on Dublin Canyon Road** | **Residential- Single-Family**
PUD-130, P18-0078, P18-0079, P18-0081, P18-0081, & Tract Map (TM) 8472 | **Lester/Hidden Valley Project**
Applications for: (1) annexation of four parcels totaling approximately 128.5-acres; (2) amend General Plan Land Use designations to correspond to proposed residential and open space areas; (3) rezone the property from unincorporated and pre-zoned Agriculture to Low Density Residential and Open Space; (4) a PUD development plan to construct 33 single-family homes, including demolition and replacement of two existing homes, with private open space, and dedication of 72.1-acres of land to the East Bay Regional Park District (EBRPD), and construct an EBRPD staging area with trail connections to the Pleasanton Ridge.

- Status Under Review
- Next Steps/Details: Screenchecking the Draft Environmental Impact Report.
- Applicant: Ponderosa Homes
- Staff Contact(s): [Natalie Amos](#)

9. **4141 Foothill Road** | **Residential- Single-Family**
PUD-147 | **Merritt Property**
Applications for 1) annexation, 2) rezoning the property from Unincorporated to PUD-LDR and PUD-BMR, 3) a Planned Unit Development (PUD) development plan to

construct a 111-home age-qualified community with 89 single-family detached homes, 22 affordable senior court-yard detached and duet homes and related on-and off-site improvements, 4) a Vesting Tentative Map, 5) a Development Agreement to vest entitlements, 6) an Affordable Housing Agreement, and 7) certification of the appropriate CEQA document.

- Status Approved
- Next Steps/Details: PUD, Tract Map and Annexation applications approved by Planning Commission and City Council in Summer 2024. Applicant has filed annexation application with LAFCO.
- Applicant: Pat Costanzo
- Staff Contact(s): [Eric Luchini](#)

10. **3200 Hopyard Road
P23-0177 & P23-0178**

Residential- Multi-Family/Condominiums

Application for Design Review and Tentative Tract Map to demolish an existing church and daycare facility and construct 55 attached condominium units comprised of 47 townhome-style units ranging in size from approximately 1,692 to 2,738 square feet (s.f.) per unit, and eight one-bedroom 565 s.f. units and 12 common area parcels with associated site improvements pursuant to SB330 State law provisions; and Affordable Housing Agreement located at 3200 Hopyard Road.

- Status Under Construction
- Next Steps/Details: Demolition Building Permit Issued. Grading Building Permit under review. Townhome Building Permit Construction Permit under review.
- Applicant: Scott Kramer, Tri Pointe Homes Holdings, Inc
- Staff Contact(s): [Diego Mora](#)

11. **2025 Santa Rita Road
P23-0332**

Residential- Multi-Family/Condominiums

Application for Housing Site Compliance Review pursuant to SB330 and Tentative Tract map to demolish an existing motel and construct a housing development consisting of 42 three-story townhome style condominiums ranging from three to four bedrooms with approximately 1,400 to 2,150 square feet with associated site improvements pursuant to SB330 State law provisions; and Affordable Housing Agreement located at located at 2025 Santa Rita Road

- Status Under construction.
- Next Steps/Details: Grading and site work has begun. Building permits under review by Building and Safety Division.
- Applicant: Scott Kramer, Tri Pointe Homes Holdings, Inc
- Staff Contact(s): [Emily Carroll](#)

12. **3300 Busch Road
P23-0480**

Residential- Multi-Family/Condominiums

Applications for Design Review and Vesting Tentative Subdivision Map approval pursuant to SB330 for a project consisting of 306 new single-family residential units (approximately 809,515 square feet total) with 57 junior accessory dwelling units (JADUs) and 84 new affordable multi-family units (approximately 68,600 square feet total) with related roadway and infrastructure improvements and an approximately 2.1-acre neighborhood park at the approximately 51.37-acre site located at 3300 Busch Road.

- Status Approved
- Next Steps/Details: Rough Grading plan is under review.
- Applicant: Square Mile Pleasanton, LLC
- Staff Contact(s): [Jenny Soo](#)

**13. 4400 Black Avenue
P23-0563 & P23-0903**

Residential- Multi-Family/Apartments

Application for Housing Site Compliance Review pursuant to SB330 for a housing development consisting of demolition of an existing commercial building and construction of 59 multi-family residential units and 7 accessory dwelling units with associated site improvements located at 4400 Black Avenue.

- Status Approved
- Next Steps/Details: Applicant preparing building permit submittal.
- Applicant: Kelley Rutchena
- Staff Contact(s): [Diego Mora](#)

**14. 11991 Dublin Canyon
Road
P22-0902**

Commercial

Application for design review approval for the construction of a new commercial building for Hana Japan restaurant.

- Status Approved
- Next Steps/Details: Construction plans under review for permits.
- Applicant: Hana Japan
- Staff Contact(s): [Jenny Soo](#)

**15. 0 Vineyard Avenue
P24-0596**

**Residential- Single-Family
PUSD Vineyard**

Application for Design Review through Housing Site Compliance to construct 27 single-family homes, an approximately 0.65-acre park lot at the rear of the site, and an approximately 2.35-acre lot containing a vineyard and bioretention areas, on a vacant parcel located on Vineyard Avenue and referred to as the PUSD Vineyard site pursuant to SB 330.

- Status Approved
- Next Steps/Details: Final Map under review by the Public Works Land Development Division. Grading and building permits under review by the Building and Safety Division.

	<ul style="list-style-type: none"> • Applicant: Trumark Homes • Staff Contact(s): Emily Carroll
16. 5555 W Las Positas P24-0532	Stanford Health Care SHC Tri-Valley East Wing Addition Application for Design Review approval to construct an approximately three-story 62,000-square-foot building addition, and related site improvements. <ul style="list-style-type: none"> • Status Approved • Next Steps/Details: Building Permit for the on-site work under review. • Applicant: Stanford Health Care Tri-Valley • Staff Contact(s): Diego Mora
17. 5976-5994 W. Las Positas Boulevard PUD-81-30-90D (Development Plan), PUD-85-08-32M (PUD Major Mod), and P25-0289 (Tentative Tract Map)	Residential Steve Mitchell, BMP LPOP, LLC Applications for: 1) a Planned Unit Development Major Modification to the Hacienda Planned Unit Development Land Use Plan for Site 20; 2) a Planned Unit Development Plan to demolish an existing office building and construct 112 townhomes and 13 accessory dwelling units (ADU's) with related site improvements; and 3) a Tentative Tract Map located at 5976-5994 W. Las Positas Boulevard. <ul style="list-style-type: none"> • Status Under Review • Next Steps/Details: Application under review. • Applicant: Steve Mitchell, BMP LPOP, LLC • Staff Contact(s): Diego Mora
EAST PLEASANTON	
18. 3000 Busch Road P25-0176 (DR) and P25-0175 (CUP)	Commercial Amazon Warehouse Building Applications for Conditional Use Permit and Design Review approval to construct an approximately 638,400-square-foot flexible shell industrial building and related site improvements. <ul style="list-style-type: none"> • Status Under review • Next Steps/Details: Application incomplete. • Applicant: Amazon • Staff Contact(s): Eric Luchini
19. 3030 Mohr Avenue	Residential- Single-Family

PUD-154, P25-0118, P25- 0116 | Arroyo Lago

Applications for the following for the construction of 189 single-family homes and a 0.7-acre park on an approximately 26.6-acre undeveloped site with on- and off-site improvements: 1) Annexation, 2) General Plan Amendment 3 and 4) Planned Unit Development rezoning and development plan, and 5) VTM 8423.

- Status Under Review
- Next Steps/Details: Under review
- Applicant: 330 Land Company, LLC.
- Staff Contact(s): [Jenny Soo](#)

20. El Charro Road - Steelwave Parcel H P23-0601 (Rezone) and P23-0600 (Annexation)	Commercial Steelwave - Parcel H
	<p>Annexation of an approximately 20.4-acre site identified by APN 946-1128-4-4 into Pleasanton for a rezoning of I-G-40,000 for the development of the following: 1) an approximately 131,055 square foot, one-story industrial building with a mezzanine; 2) an approximately 156,600 square foot, one-story industrial building with a mezzanine; 3) an approximately 12,000 square foot, two-story retail/office; and 4) on-site parking area of 145 parking stalls and 16 trailer parking stalls.</p> <ul style="list-style-type: none">• Status Under review• Next Steps/Details: Applicant to submit outstanding information• Applicant: Steelwave• Staff Contact(s): Eric Luchini

ADVANCED PLANNING

21. East Pleasanton Policy Framework	Other East Pleasanton Policy Framework
	<p>The East Pleasanton Policy Framework, a focused series of policy updates to the City's General Plan. The process is expected to take about a year to complete, and will create an updated vision and develop General Plan policies and programs to guide the future of the broader East Pleasanton area – including policy direction on land use, conservation, public services, infrastructure, facilities, open space, planning boundaries, and other key issues.</p> <ul style="list-style-type: none">• Status Under Review• Next Steps/Details: Study sessions with the Planning Commission and City Council to be held in winter 2026. Sign up for email updates here: https://www.cityofpleasanton.ca.gov/our-government/community-and-economic-development/east-pleasanton/

- Applicant: City of Pleasanton
- Staff Contact(s): [Emily Carroll](#)

22. **Stoneridge Mall Framework** | **Other**

In December 2023, the City Council approved the Stoneridge Mall Framework Components, which outlined how housing allowed under the 6th Cycle Housing Element was to be allocated among the four property mall owners and six parcels at Stoneridge. It also defined a Vision Statement, Guiding Principles, and a series of Design and Placemaking Elements to be reflected in a future Framework Plan. The intent of the document is to provide guidance for any subsequent efforts related to the comprehensive, long-range planning of the mall. Since approval of the framework, the City has met the Stoneridge Mall property owners to discuss existing conditions and constraints at Stoneridge, understand each owners' development interests and priorities, assess key issues to be identified as part of a master planning effort, and to discuss elements of the next steps.

- Status Approved
- Next Steps/Details: The City will continue to meet with the property owners to identify the next steps and process.
- Applicant: City of Pleasanton
- Staff Contact(s): [Megan Campbell](#)

23. **5835 and 5859 Owens Drive** | **Other**

BART Concept Plan

The 6th Cycle Housing Element, adopted by the City Council and certified by the State, identifies the east Dublin/Pleasanton BART Station as a future location for high-density housing, and includes a program to prepare a concept plan for the station, intended to further redevelopment of the site while addressing parking for new uses and existing commuters.

- Status Under review
- Next Steps/Details: The City Council reviewed and provided direction regarding potential site options at its November 18, 2025, meeting. The project team is working on technical analysis, including that related to parking, to incorporate into the Concept Plan.
<https://www.cityofpleasantonca.gov/our-government/community-and-economic-development/long-range-projects/#:~:text=later%20in%202025.-,BART%20Concept%20Plan,-As%20part%20of>
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

24. **Housing Element Additional Rezones (P25-0727)**

Other

The City is rezoning three additional sites for residential use, which would augment the existing inventory of Housing Sites Previously included in the City's 6th Cycle Housing Element. The three sites are 3825/3875 Hopyard Road, 4515 Rosewood Drive (increasing the total units permitted), and 5960 Inglewood Drive. The rezones, among other amendments, require an addendum to the Environmental Impact Report under CEQA that analyzed the City's 6th Cycle Housing Element. The CEQA work is underway and the rezonings are anticipated to be completed by the end of 2026.

- Status Under review
- Next Steps/Details: Complete the required CEQA for the rezonings
- Applicant: City of Pleasanton
- Staff Contact(s): [Megan Campbell](#) and [Derek Farmer](#)

TRANSPORTATION PROJECTS

25. **Bicycle and Pedestrian Master Plan High Priority Corridor**

Transportation/Traffic Project

The Pedestrian and Bicycle Master Plan, created in January 2010 was updated and adopted by City Council in June 2017. The update created an “All users and abilities” approach to facility design and provided a corridor construction priority. West Las Positas Boulevard was identified as the highest priority corridor and design is underway to develop bicycle and pedestrian improvements along the corridor.

- Status Under construction
- Next Steps/Details: Anticipated completion in by May 2025, with construction to follow in the summer of 2025. Two pilot quick build paint and plastic sections have been completed. The section between Hopyard and Stoneridge will be designed with elevated cycle tracks. The remaining segments will either receive quick build design or wait for a second phase when funding is available.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

TRAFFIC OPERATIONS

26. **Pleasanton Transportation Safety Action Plan**

Transportation/Traffic Project

Pleasanton Transportation Safety Action Plan (PTSAP) will be a comprehensive transportation safety action plan that will also satisfy eligibility requirements for future federal and state funding transportation funding opportunities, such as the Highway Safety Improvement Program, One Bay Area Grant, Active Transportation Program and SS4A Implementation grants.

<ul style="list-style-type: none">• Status• Next Steps/Details:	<p>Under Construction</p> <p>Work began with conducting a literature review of relevant planning documents, crash review analysis, and draft vision and goals. A stakeholder group was identified consisting of city staff and various representatives from the community. The first stakeholder meeting was held on September 29th. Collision data was presented, feedback from the stakeholder group was received. Staff also visited several community organizations advertising the project and to encourage participation in the development of the PTSAP. Staff visited senior events at City Serve, Chamber EGR Meeting, Bicycle Pedestrian Trails Committee, and Pleasanton North Rotary. Two virtual community meetings are scheduled on 11/5 and 11/6 at 6pm. Additional community outreach with PUSD, Lions Club, Rotary are being scheduled between November 2025 and January 2026.</p>
<ul style="list-style-type: none">• Applicant:• Staff Contact(s):	<p>City of Pleasanton</p> <p><u>Cedric Novarino</u></p>

27. **Sunol Boulevard Interchange**

Transportation/Traffic Project

The Sunol Boulevard Interchange is in the Caltrans Right of Way, but any improvements to local interchanges are funded by the local agency. The City issued a request for proposals in late 2017 to design a set of signalized intersections at the two ramp locations. The Project Study Report- Project Development Study (PSR-PDS) document has been officially signed off by Caltrans on January 17, 2020. The PSR-PDS is the initial document required for the Caltrans project development process.

<ul style="list-style-type: none">• Status• Next Steps/Details:	<p>Under Construction</p> <p>This project will construct 2 traffic signal on Sunol Boulevard, reconstruct the westbound to southbound loop ramp including the bridge section and extend the freeway merge section by 1000 feet to allow for smoother transition onto the freeway mainline. City Council approved a contract amendment in June of 2020 with AECOM to complete the next step of the Caltrans project development phase, Preliminary Analysis & Environmental Document (PA&ED). This phase will require more in depth analysis of traffic impacts and</p>
--	--

environmental impact due to project improvement alternatives. This phase of the process is anticipated to take 1 year to complete (completion in July 2021). Caltrans has requested an additional "Safety Analysis," which has added 6 months to the project. Draft Environmental Document and Project report are being reviewed by Caltrans. The draft environmental document was publicly circulated in Spring 2023. The PA&ED phase was officially approved by Caltrans in August 2024. AECOM amended their contract in September 2023 to include project design and have begun exploratory field work. PS&E is anticipated to last 16 months. The Project is programmed to receive \$6 million in State Transportation Improvement Plan funds in FY 27/28. Soil Testing and exploratory work to support PS&E has begun. Staff was informed that the City was not awarded a RAISE Federal Grant. Project is nearing completion of 65% design., this includes roadway and signal plans. Caltrans is requiring a structure type selection study and evaluation (along with cost analysis) of the bridge deck over Sunol Road. Kinder Morgan and Union Pacific have also been contacted as the project encroaches on their facilities.

- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

28. **Valley Ave at Northway Rd** | **Transportation/Traffic Project** **Traffic Signal Installation**

This project will install a new traffic signal at the intersection of Valley Ave and Northway Rd, next to Harvest Park Middle School. Curb extensions will be added to the southeast and southwest corners to reduce crosswalk lengths. This location is the next intersection in the signal priority list. The overall work will improve pedestrian/bicycle safety and improve traffic operations.

- Status Completed
The project was advertised in February 2024 and bids were open on February 21, 2024. City Council Awarded the construction contract to Columbia Electric on April 16, 2024. Construction started in June 2024. The first milestone was met on August 7, 2024 - all civil related work to be completed. The signal was constructed and activated in January 2025. Equipment was delivered and project is complete.
- Next Steps/Details: [Cedric Novarino](#)
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

REGIONAL PROJECTS

29. State Route 84

Transportation/Traffic Project SR 84

SR 84 from Pigeon Pass to I-680 has completed environmental review and Caltrans adopted the environmental document in the summer of 2018. Preliminary engineering and design has started. The design process and right of way acquisition will take approximately two years with construction to follow in 2021.

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.

- Status
- Next Steps/Details:

Under Construction

The segment of SR 84 from Pigeon Pass to I-680 has completed environmental review and Caltrans adopted the environmental document in 2018. Preliminary engineering and design is complete and construction began in April 2021. 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.

Alameda CTC envisions construction completion in Fall 2024.

- Applicant:
- Staff Contact(s):

Caltrans

[Mike Tassano](#)

30. Valley Link

Transportation/Traffic Project Valley Link

In October 2017 the Governor signed Assembly Bill 758 which created The Tri-Valley – San Joaquin Valley Regional Rail Authority. This new authority has been created for the sole purpose of connecting Bart to ACE. The Authority has selected a hybrid powered, multiple-unit vehicle technology with the ability to convert to fully electric power in the future

Valley Link is proposing to provide a new rail service from the existing Dublin / Pleasanton BART Station to San Joaquin County, utilizing existing rights-of-way in the center of the I-580 corridor to provide connectivity between ACE and Bart. Valley Link is proposed to provide frequent, all-day regional rail service with future expansion all the way to Lathrop in the Central Valley

As a first phase in the Valley Link project, the Authority has recommended an initial segment serving the RM3 project corridor, originating from a BART connection at Dublin/Pleasanton Station and continuing to a proposed station at Greenville Road in Livermore, in the I-580 median, including a proposed station at Isabel Road

The Bill also transfers all unencumbered local funds allocated to the BART extension from Bart to the Authority. This is 588 million of the anticipated 1.8 billion needed to construct the ultimate system.

- Status Under Review
- Next Steps/Details: Final EIR and Preferred Alternative adopted in May of 2021. NEPA process and 30% design began in November of 2021 with anticipated completion November of 2024. Construction to begin after sufficient funding is awarded rough estimate for start of construction is 2027/28.
- Applicant: The Tri-Valley – San Joaquin Valley Regional Rail
- Staff Contact(s): [Mike Tassano](#)

31. **680 Express Lane Projects** **Transportation/Traffic Project** **680 express lanes**

The 680 Express Lane is two separate projects. One will construct a new 15-mile express lane from SR 237 in Milpitas to SR 84 in Sunol. The second will extend the express lane from SR 84 to Alcosta.

- Status Approved
- Next Steps/Details: I-680 Express Lane between SR84 and Alcosta Blvd:- August 2020 Final Design and ROW completed. Construction Spring 2022 through Summer 2025. Project Cost : Total cost estimate to implement express lanes for both NB and SB directions is \$480M. The estimated cost for the SB direction is around \$252M. NB express lane on hold. Current construction in the northbound direction is repaving only. Both the northbound repaving and the southbound repaving/express lane construction scheduled for completion in 2025.
- Applicant: Caltrans
- Staff Contact(s): [Mike Tassano](#)

