



## MEMORANDUM

**Date:** May 14, 2026

**To:** Ellen Clark, Director of Community & Economic Development

**From:** Emily Carroll, Associate Planner

**Subject:** **Community & Economic Development Department Update**

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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**

- 475 & 493 St. John Street  
P22-1009 and P22-0885** | **Mixed-Use Development  
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](#)
- 231 Old Bernal Avenue  
PUD-152** | **Mixed-Use Development**  
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: Staff to complete review of the most recent resubmittal from February 2026. Planning Commission hearing scheduled for May 27, 2026.
- 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  
PUD-85-08-01D-06M**

**Residential- Multi-Family  
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  
PUD-130, P18-0078, P18-  
0079, P18-0081, P18-0081,  
& Tract Map (TM) 8472**

**Residential- Single-Family  
  
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: Planning Commission recommended to City Council: 1) certify the FEIR ; 2) approve the project entitlements; and 3) approve the Pre-Annexation and Development Agreement. Anticipated City Council meeting date is 5/19/26.
- 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** | **Residential- Multi-Family/Condominiums**  
**P23-0177 & P23-0178**  
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** | **Residential- Multi-Family/Condominiums**  
**P23-0332**  
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. Buildings are under construction.
- Applicant: Scott Kramer, Tri Pointe Homes Holdings, Inc

- Staff Contact(s): [Emily Carroll](#)

12. **3300 Busch Road** | **Residential- Multi-Family/Condominiums**  
**P23-0480**

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** | **Residential- Multi-Family/Apartments**  
**P23-0563 & P23-0903**

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** | **Commercial**  
**Road**  
**P22-0902**

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** | **Residential- Single-Family**  
**P24-0596** | **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.
- 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.

- 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.

- 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.

- 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-** | **Arroyo Lago**  
**0116**

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: Anticipated Planning Commission date in Spring/Summer 2026.
- Applicant: 330 Land Company, LLC.
- Staff Contact(s): [Jenny Soo](#)

20. **El Charro Road -** | **Commercial**  
**Steelwave Parcel H** | **Steelwave - Parcel H**  
**P23-0601 (Rezone) and**  
**P23-0600 (Annexation)**

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.

- Status: Under review
- Next Steps/Details: Applicant to submit outstanding information
- Applicant: Steelwave
- Staff Contact(s): [Eric Luchini](#)

**ADVANCED PLANNING**

21. **East Pleasanton Policy** | **Other**  
**Framework** | **East Pleasanton Policy Framework**

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.

- Status: Under Review

- Next Steps/Details: Additional analysis is underway. Next update to Council anticipated Summer 2026. Sign up for email updates here: <https://www.cityofpleasantonca.gov/our-government/community-and-economic-development/east-pleasanton/>
- Applicant: City of Pleasanton
- Staff Contact(s): [Ellen Clark](#)

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): [Derek Farmer](#)

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 2018 Pedestrian and Bicycle Master Plan 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. Two quick build pilot projects were completed in 2024. Design is underway in conjunction with the West Las Positas Reconstruction Project to develop bicycle and pedestrian improvements along the corridor.

- Status: Under construction
- Next Steps/Details: The section between Hopyard and Stoneridge is in final design (design completion expected in fall of 2026) and includes protected intersections and elevated cycle tracks. The 30 million dollar project is fully funded. Phase 2 design is underway for the eastern segment of Stoneridge Drive to Fairlands Drive.
- 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.

- Status: Final Design
- Next Steps/Details: Staff held stakeholder meetings 3 and 4 in April 2026. Two community meetings were held in March 2026, and two in April 2026. The last community meeting is scheduled for May 7, 2026. At these meetings, the high-injury and focused high-injury network was presented. These are locations where accidents are most concentrated. Safety countermeasures were developed based on the types of accidents. A group of corridor projects was developed for the focused high-injury network. The project team aims to complete the PTSAP for the May 19th City Council meeting. Council acceptance of the PTSAP allows the city to apply for grants
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

### 27. **Sunol Boulevard Interchange** | **Transportation/Traffic Project**

The Sunol Boulevard Interchange project will construct a set of signalized intersections at the two ramp locations along with bicycle and pedestrian improvements and ramp widening. The Sunol Interchange is in the Caltrans Right of Way, but any improvements to local interchanges are funded by the local agency. Caltrans, however, must review and approve the plans before they will issue a construction permit. The City is in the final stages of the process to secure a Caltrans Permit for construction. This project, however, is only partially funded beyond the design phase.

- Status: Final Design
- Next Steps/Details: This project will construct 2 traffic signals 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 a smoother transition onto the freeway mainline. Completed to date:
  - Project Study Report (Project Development Support) 2017-2020

- Preliminary Analysis & Environmental Document (PA&ED). 2020-2022 additional "Safety Analysis" was required by Caltrans and the draft environmental document was publicly circulated in Spring 2023. The PA&ED phase was officially approved by Caltrans in August 2024.
- Plans Specifications and Estimates (PS&E) 2024-2026 is anticipated be completed in September 2026.

The Project is programmed to receive \$6 million in State Transportation Improvement Plan funds in FY 27/28.

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

## **REGIONAL PROJECTS**

### 28. **State Route 84** | **Transportation/Traffic Project** **SR 84**

Construction of the segment of SR 84 from Pigeon Pass to I-680 was completed in the winter of 2025 and is 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. The completion of this final segment will conclude this 20-year project.

- Status: Complete
- Next Steps/Details: Enjoy the new roadway and reduced congestion in Pleasanton
- Applicant: Caltrans
- Staff Contact(s): [Mike Tassano](#)

### 29. **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

2026 update: Due to funding constraints, the Phase 1 project has been split into 2 projects: Phase 1A from Dublin/Pleasanton Bart to the Vasco Road ACE Station (the 580 median alignment is retained until just east of First Street Local Interchange where it will leave I-580 and follow a new southeast alignment to tie into the existing UP railroad line and the Vasco Road ACE station located on the UP line). Phase 1B will extend from the 580 median location just east of the First Street Local Interchange, create a new Southfront Road Station and continue to Mountain House using a combination of I-580 freeway median, an existing transportation corridor owned by Alameda County, existing Caltrans right-of-way adjacent to the westbound (I-580) freeway, and new right-of-way to be acquired for the Project.

- Status Under Review
- Next Steps/Details: As of early 2026, CEQA is complete for the Phase 1 concept, NEPA has a Finding of No Significant Impact (FONSI), 30% design was completed in December 2024, and the project is moving into Construction Manager/General Contractor based final design and preconstruction for Phase 1A. Construction estimated to begin (pending funding) beginning after the preconstruction/final design period in late 2027 or 2028. Phase 1A targeted for completion in 2032.
- Applicant: The Tri-Valley – San Joaquin Valley Regional Rail
- Staff Contact(s): [Mike Tassano](#)

30. **680 Express Lane Projects** | **Transportation/Traffic Project**  
**680 express lanes**

The 680 Express Lane is two separate projects. Project 1 a 15-mile express lane from SR 237 in Milpitas to SR 84 in Sunol. Project 2 - extend the express lane from SR 84 to Alcosta.

- Status Open and awaiting construction funding
- Next Steps/Details: Project 1:  
Phase 1 is complete - adding 9 mile HOV/express lane between Auto Mall Parkway and SR-84 and has also completed the southbound work to upgrade the I-680 Southbound Express Lane access configuration from controlled access to a near continuous access configuration. Revenue operations resumed on March 31, 2023  
Phase 2 - Construct nearly five miles of HOV/express lane along the northbound direction on I-680 from SR-237 to Auto Mall Parkway. Construction Funding not yet identified.

Project 2: An Environmental Document was completed for both phases in 2020. Design and construction of this

project is planned into two phases: southbound (Phase 1) and northbound (Phase 2).

Phase 1 civil construction is complete and the lane is open to drivers as of February 13, 2026, with tolling to commence later in the year.

Phase 2 final design and construction will be implemented at a future date yet to be determined.

- Applicant:
- Staff Contact(s):

Alameda CTC/Caltrans

[Mike Tassano](#)

