

ECONOMIC VITALITY COMMITTEE AGENDA

**THURSDAY, AUGUST 21, 2025
7:30 AM**

City Council Chamber, 200 Old Bernal Avenue, Pleasanton

Role of the Economic Vitality Committee: *Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.*

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR – *Items listed on the consent calendar are considered routine in nature and may be enacted by one motion. If discussion is required that item will be removed from the consent calendar and considered separately.*

1. Approve meeting minutes of April 17, 2025

PUBLIC COMMENT – *From the audience for items not listed on the agenda.*

PUBLIC HEARINGS AND OTHER MATTERS

2. Receive i-Gate Innovation Hub Annual Report Presentation and Make Recommendation for Women's Health Series City Support
3. Receive Hacienda Presentation
4. Receive Economic Development Information/Updates

MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE

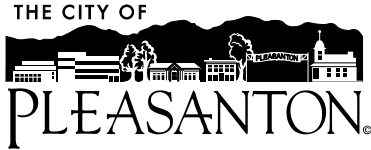
ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda provided to a majority of the Commission after distribution of the agenda packet are available for public inspection at the Economic Development Division, 123 Main Street, Pleasanton.

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**ECONOMIC VITALITY COMMITTEE
REGULAR MEETING MINUTES**

**April 17, 2025
7:30 a.m.
200 Old Bernal Avenue, Council Chambers**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Meeting called to order at 7:36 a.m. by EVC Chair Brian Wilson followed by the Pledge of Allegiance.

ROLL CALL

Present: Chair Brian Wilson, Davinder Channon, Gavin Shea, Josh Chanin, Ken Benhamou, Reena Gupta, and Vice Chair Steve McCoy-Thompson.

Absent: Igor Leonov

City staff: Economic Development Manager Lisa Adamos, Deputy Director of Community Development/Planning & Permit Center Manager Melinda Denis, and Economic Development Program Specialist Simone Pereira

AGENDA AMENDMENTS

None were noted.

CONSENT CALENDAR

Approval of the Consent Calendar which included February 20, 2025, meeting minutes were approved as presented on motion by Vice Chair Steve McCoy Thompson and second by Reena Gupta. The motion passed unanimously.

MEETING OPEN TO THE PUBLIC

Chair Wilson opened public comment. There were no public comments. Chair Wilson closed public comment.

PUBLIC HEARINGS AND OTHER MATTERS

2. Receive Updates on Life Sciences and Biotechnology Industry Business Roadmap and Zoning Recommendations and Provide Feedback

Economic Development Manager Lisa Adamos provided an overview of the progress to date on the Life Sciences and Biotechnology Industry Business Roadmap and Zoning work which was initiated in August 2024. Staff provided an overview of the work completed from August to December 2024, with assistance from consultant, Alex Greenwood Group, which included key findings and recommendations. Planning & Permit Center Manager Melinda Denis provided additional insight on the draft zoning code amendments and permitting modifications.

Next steps will be to present the recommendations and zoning changes before the Planning Commission on May 14, 2025, for a recommendation to the City Council.

Chair Wilson opened public comment. There were no public comments. Chair Wilson closed public comment.

The committee provided feedback on the information presented and asked clarifying questions. No action was taken by the committee.

3. Receive Retail Development Program Update

Economic Development Manager Lisa Adamos provided an overview of the progress to date on the Retail Development Program which was initiated in June 2024. Staff shared new marketing brochures, a new city webpage, and an update on retail retention activities.

Chair Wilson opened public comment. There were no public comments. Chair Wilson closed public comment.

The committee provided feedback on the information presented and asked clarifying questions. No action was taken by the committee.

4. Receive Economic Development Information/Updates

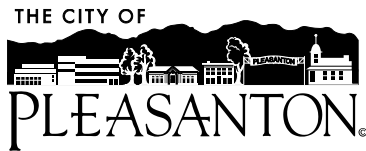
Economic Development Manager Lisa Adamos noted upcoming business meetings and events including the 2025 East Bay Capital Summit, 2025 #GameChangers and Bike to Wherever Day.

MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE

There were no matters initiated by the committee. Chair Wilson acknowledged Reena Gupta's time on the EVC as this was her last meeting as a committee member.

MEETING ADJOURNED

The meeting was adjourned at 8:52 a.m.



ECONOMIC VITALITY COMMITTEE REPORT

August 21, 2025
Economic Development

TITLE: RECEIVE i-GATE INNOVATION HUB ANNUAL REPORT PRESENTATION AND MAKE RECOMMENDATION FOR WOMEN'S HEALTH SERIES CITY SUPPORT

BACKGROUND

In August 2023, the City Council adopted the updated Economic Development Strategic Plan (EDSP) which the Economic Vitality Committee uses as the foundation for its work. The plan comprises of 5 Implementation Plan Priorities:

- 1.0 Economic Development Capacity Building
- 2.0 Business Retention, Expansion & Attraction
- 3.0 Local Revenue Growth
- 4.0 Entrepreneurship & Innovation Outreach
- 5.0 Major Projects Accelerator Program

There are specific actions items under Priority 1.0 Economic Development Capacity Building, 2.0 Business Retention, Attraction & Expansion Program, and 4.0 Entrepreneurship & Innovation Outreach that are related to the partnership with i-GATE Innovation Hub:

1.4 Formalize Community & Business Partnerships

The Economic Development Division will continue to leverage existing regional strategic partnerships through expanded collaboration on the implementation of the City's new Business Retention, Expansion and Attraction Program

2.1 Enhance Visibility, Marketing and Branding Strategy

Plan and support marketing events including Tri-Valley Life Sciences Summit and share success stories that promote the growth of the startup ecosystem

4.1 Enhance Regional Partnerships

One of Pleasanton's greatest strengths is its location within a region with a critical mass of entrepreneurship and innovation activity. Entrepreneurship and innovation programming is a synergistic activity that must build upon the City's existing ecosystem. Extending and strengthening these regional partnerships will require sustained focus on networking and program development.

Since i-GATE's inception in 2010, the City of Pleasanton along with the Cities of Dublin, and Livermore, Town of Danville, and the Lawrence Livermore and Sandia National

Laboratories, have been active partners in supporting the development of the Tri-Valley's startup ecosystem.

While each i-GATE partner organization has unique objectives and makes unique contributions, all benefit from i-GATE's efforts to strengthen the region by helping more startups succeed, including incubation and ecosystem development activities.

DISCUSSION

Pleasanton has continued to develop a strong base of specialized firms that drive innovation in various sectors. The depth of talent and geographic location of Pleasanton within the Tri-Valley have been fundamental drivers behind continued investment and growth of startups. i-GATE's mission is to build a vibrant and diverse network of entrepreneurs and provide them with the resources needed to succeed. The City is supportive of i-GATE's incubation activities and shares the following mutual objectives to help retain incubator graduates in the Tri-Valley region:

- Identify a unique identity for the regional startup economy.
- Prioritize reaching entrepreneurs who are building businesses here and those thinking of relocating/expanding.
- Identify where the Tri-Valley can compete uniquely for a subset of the broader startup market.
- Create a continuous narrative of positive stories about the growth of the local startup economy.
- Promote the rich ecosystem of resources helping local startups flourish.

i-Gate Executive Director, Yolanda Fintschenko will attend the EVC meeting to provide an overview of i-GATE's 2025 Annual Report, Attachment 1, and highlight accomplishments which align with the City's EDSP priorities to promote the growth of the startup ecosystem by leveraging existing regional strategic partnerships.

Women's Health Innovation – A Regional Economic Engine

Events and programs are an effective way to build community and enhance connectivity amongst stakeholders such as policy makers, entrepreneurs, investors, and innovators. The focus of i-GATE's events and programs is to facilitate shared learning and network building opportunities for local entrepreneurs and regional stakeholders. The City partners with i-GATE to identify focus areas for individual events and resources, such as the annual Tri-Valley Life Sciences Summit held in Pleasanton for the last several years. This year's Summit is scheduled for Wednesday, October 15, 2025, and the City is an event sponsor.

i-Gate through Startup Tri-Valley and in partnership with the City of Dublin, Zeiss Medical Technology and the Alameda Alliance for Health held an event, *The Unseen Opportunity in Women's Health*, on May 14, 2025, which highlighted the investment opportunities in women's health and the potential the Tri-Valley has as the women's health innovation ecosystem.

A Tri-Valley Women's Health Series is being planned, consisting of quarterly events in 2026, to focus on women's health and bring together stakeholders to drive awareness, innovation, and policy change. Healthcare providers including John Muir Health, Kaiser Permanente, Stanford Health Care Tri-Valley, and Sutter Health, all of which have a presence in Pleasanton, are proposed to be a part of the series in hosting capacities and featured speakers.

Ms. Fintschenko will provide an overview of the Tri-Valley Women's Health Series, summarized in Attachment 2, for the EVC to consider as an area of focus to build upon and strengthen the City's ecosystem related to healthcare and innovation. Four events are proposed with opportunities for the City of Pleasanton to be an event sponsor, such as with the Tri-Valley Life Sciences Summit.

EVC Input

The EVC is invited to ask questions and offer comments, ideas or suggestions on activities, tools or policies that the City might consider supporting to leverage the continued partnership with i-GATE. The EVC is asked to consider a recommendation for the City to support the Tri-Valley Women's Health Series.

**ACTION: RECEIVE i-GATE INNOVATION HUB ANNUAL REPORT PRESENTATION
AND MAKE RECOMMENDATION FOR WOMEN'S HEALTH SERIES CITY
SUPPORT**

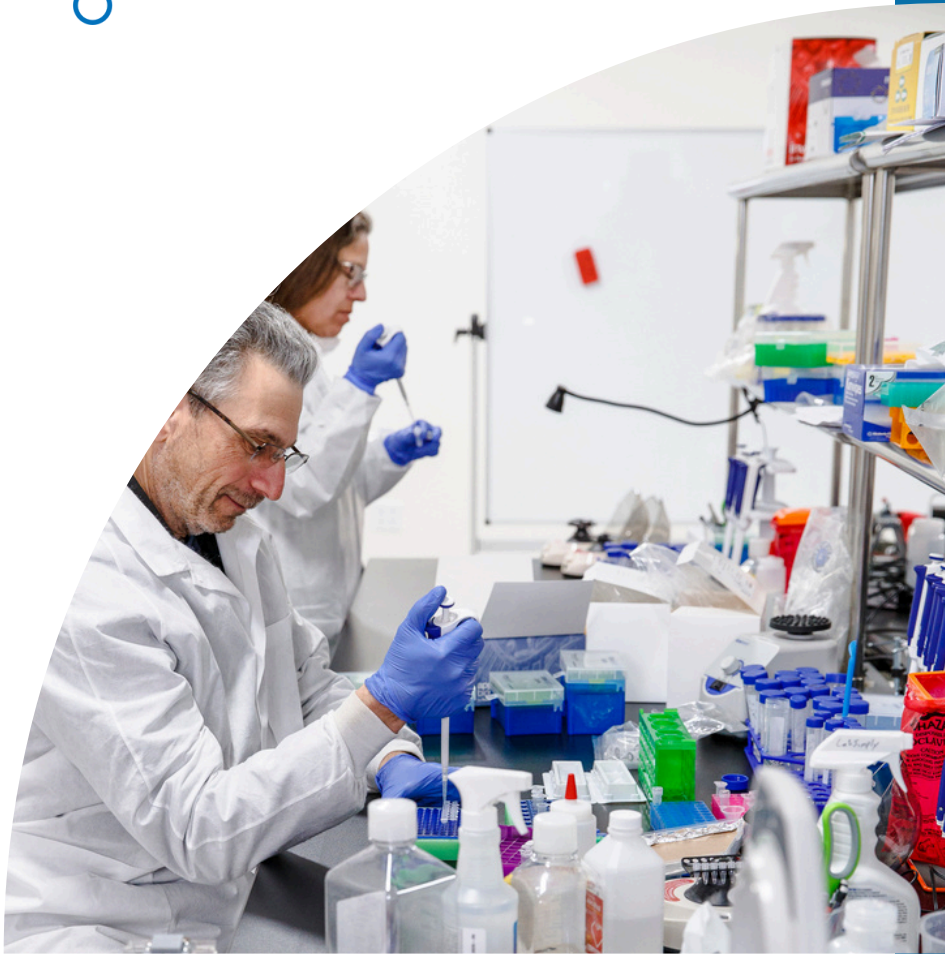


Photo by Spencer Toy

2025

ANNUAL REPORT



About Us

i-GATE was founded in 2010 to help science-based startups succeed in the Tri-Valley.

We've helped 60 companies and seen >\$450M raised

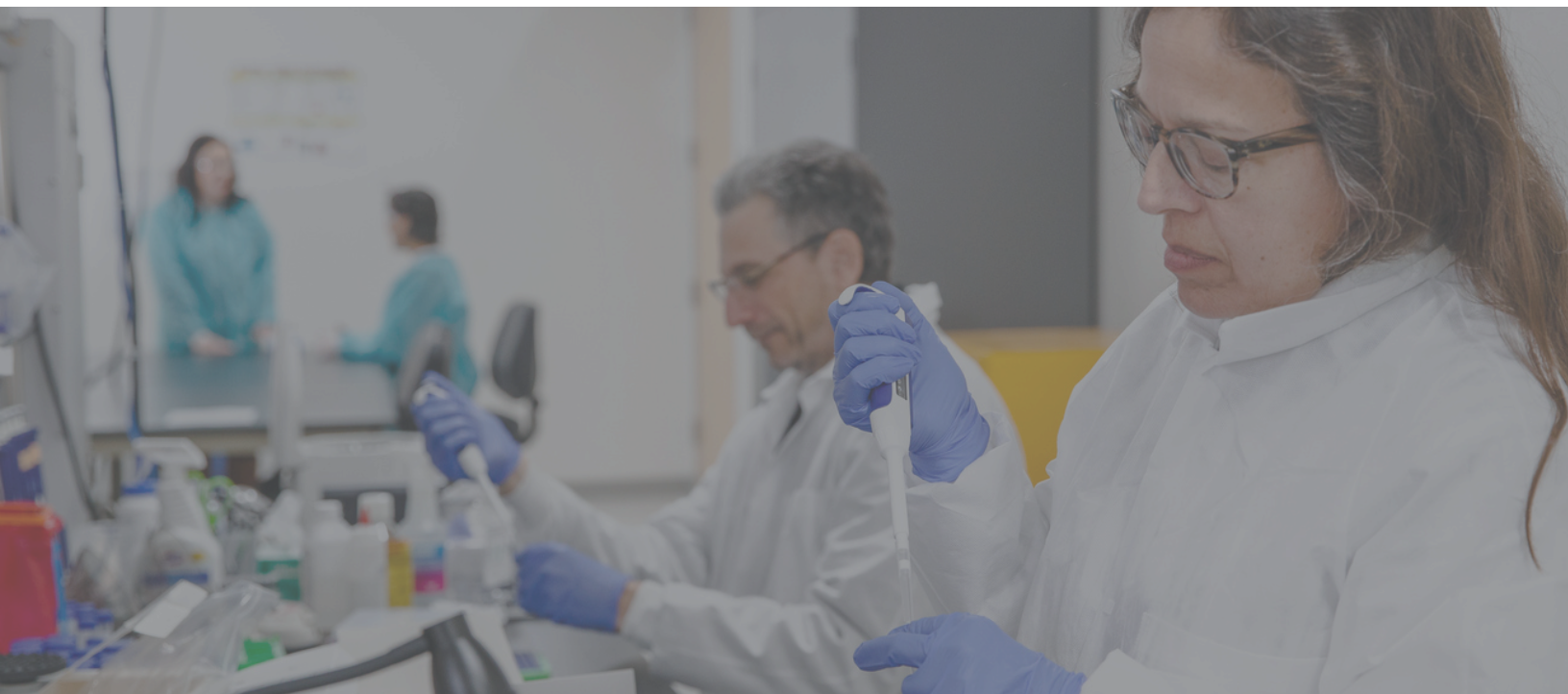
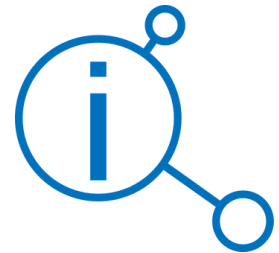


Photo by Spencer Toy

i-GATE Innovation Hub is a non-profit organization focused on increasing economic prosperity through science & technology based entrepreneurship in the Tri-Valley. i-GATE provides startup incubation resources through Daybreaks Labs and connects the regional innovation ecosystem through the Startup Tri-Valley initiative. To learn more, visit igatehub.org

Our Vision

Help science-based startups start and succeed in the Tri-Valley.



Photo by Spencer Toy

Our Mission

1

Brand the Tri-Valley region as a top location to start and grow science-based startups.

2

Provide low cost lab space, tools, and expertise that early stage companies need to launch.

3

Create a fly-wheel of early, mid, and later stage companies to fuel a vibrant and diverse economy that supports knowledge, trade, and service workers.

How We Do It



DAYBREAK LABS PROVIDES

- Facilities
- Access to capital
- Expertise

To reduce technical risk for science-based startups that need lab space and equipment to launch.



STARTUP TRI-VALLEY BUILDS

- Awareness
- Recognition
- Connectivity

In climate technology, AI, life science and womens health.

LAS POSITAS COLLEGE PARTNERSHIP

- Pipeline to talent
- Create opportunity for students
- Connect students to startup networks

We leverage our unique asset in an awarding winning community college to help our founders create a pipeline to talent via internships and events that enrich the student experience and invest in our future.

Our Industry Panel including Daybreak Labs member Matin Hanifzadeh (Rushnu) in the Decarbonizing Our Economy event co-organized with Livermore Lab Foundation, Innovation Tri-Valley, LLNL, and Las Positas College held at Las Positas college in Nov 2024.



Our Team

Executive Director

Yolanda Fintschenko, PhD, is a scientist who began creating marketing strategies to sell products to scientists and engineers in 2015 having cofounded two businesses, Fixate.IO and FounderTraction. Prior to this she served as director of marketing and sales for Labsmith, marketing manager for Thermo Fisher Scientific, and a manager and scientist at Sandia National Labs.

Board Chair

Newell Arnerich is Executive Board Chair of the i-GATE Innovation Hub and Vice Mayor of Danville, California. With over 40 years in public service, he's a seven-time mayor, published author, and frequent lecturer on leadership and urban planning. At i-GATE, he champions inclusive growth and strategic partnerships to support early-stage ventures and regional entrepreneurship



Yolanda Fintschenko, PhD

Executive Director



Meryem Rqibate, MD

Ops Director



Mayor John Marchand Livermore

Vice-Chair



Elsie-Quaite Randall, PhD, MBA, LLNL

Board Member



Vice Mayor Newell Arnerich Danville

Chair



David Haubert, Alameda County Supervisor

Board Member



Councilmember Julie Testa Pleasanton

Board Member



Michelle Gonzalez, Sandia

Board member



Vice Mayor Kashef Qaadri Dublin

Board Member

Our Companies

We hosted 12 companies this fiscal year across medical diagnostics, therapeutics, AI, deep tech and climate technology.

Daybreak companies were attracted to our location because founders or key team members live in or near the Tri-Valley.



EAZEBIO

Women's Health
Diagnostics



AGEISBIO

Age-related disease
therapeutics



RUSHNU

Carbon capture



RATIONAL CHEMISTRY

AI Pharmaceuticals



CRITICAL LOOP

Microgrid tech

CLARICA GENOMICS

CLARICA GENOMICS
Liquid biopsy diagnostic



MAGVOLTS ENERGY

Biodegradable
batteries



SENTINEL DETECTOR

Thermal gas detector



Single cell genomics tech



SOCRATICS AI

Fintech

IMPHASOL

IMPHASOL, INC

Phage-based therapeutics



SOLDIS BIO

Cancer therapeutics

2024-2025 Companies Growing in the Tri-Valley



Bright Silicon Technologies

Optics manufacture for
communications and AI

Moved to private space in Livermore
in July 2024. Expanding to
Pleasanton in 2025.

Who We're Attracting

Companies expressing interest in space at Daybreak Labs cover a wide swathe of industries including therapeutics, medical technology, disease diagnostics, life sciences tools, autonomous industrial tools, biomanufacturing, fabrication tools, and climate tech.

The challenge: to provide the shared space, private space, tissue culture, chemical hood, and engineering, and capital resources to support these companies in Livermore until they are in a position to acquire their own space in the 2500-10,000 sq. foot range.

Therapeutics

Med tech

Autonomous industrial vehicles

Disease diagnostics

Life sciences tools

Climate tech

Biomanufacturing

Advanced Manufacturing

Daybreak Labs KPIs

Daybreak Labs opened in its new location at 7683 Southfront Rd, Ste. 230 in Livermore on October 1, 2022. In the 20 months we have been open we have served 18 companies at Daybreak Labs. In the 2025 fiscal year, we have served 12 companies, we served 11 companies in the previous fiscal year.

STARTUP FUNDING - >\$10M raised in 2024, >\$50M raised since opening

This fiscal year, four early stage Daybreak Labs companies have secured funding including friends and family rounds, SBIR and other non-dilutive grants, and seed round funding a little over >\$10M. This is remarkable considering the current funding climate.

JOBS CREATED AND SUPPORTED - 40 new jobs were created and supported this fiscal year. We estimate that 24 additional jobs in the city of Livermore could be created through indirect and induced effects over the next 10 years.

WORKFORCE DEVELOPMENT

Daybreak Labs companies, with neighbors S2 Genomics and alumni Buzzkill Labs, hosted a teacher externship through Bay Area LEED in June 2025. Since May of 2025, we have seen 9 Las Positas College students placed in internships across five startups in the Tri-Valley thanks to our joint programming with Las Positas College, including with one Daybreak Labs company. There will be a total of 11 college interns working at two companies in Daybreak Labs in the summer of 2025. All Daybreak Labs student interns are Tri-Valley residents.

Daybreak Labs KPIs

30 Events FY24 | 449 attendees | ↑ 14% YOY

Events



Community



Happy Hours & Pitch Practice

Lab Users Meetings

Lunch and Learns (for founders and investors)

Lab tours (including City of Livermore Teen Academy)

<https://daybreaklabs.org/events/>

Startup Tri-Valley KPIs

Branding the Tri-Valley as the place to start science-based startups

Events

FY25 EVENTS

799 Attendees, 122% ↑ YOY

Attracted 105 Founders, 123% ↑ YOY

45 investors, 275% ↑ YOY

5 New Event Types, 16 sponsors, 11 New this FY

AI SUMMIT

August 21, 2024 IN PERSON EVENT

**TRI-VALLEY
ARTIFICIAL INTELLIGENCE
SUMMIT 2024**

Making AI Serve Us: A Discussion About Privacy, Transparency, Guard Rails, and Bias, and Use in the Real World

Wednesday, August 21
4:00-7:00 p.m.
Patelco Credit Union Headquarters
3 Park Place, Dublin, CA 94568

Saurabh Kumar
Resolve.ai
Moderator

Chiranjeevi Ikkurthy ("IC")
Stanford Health
Care Tri-Valley
Panelist

Chun Jiang
Monterey AI
Panelist

Brian Spears
Lawrence Livermore
National Laboratory
Panelist

DUBLIN CALIFORNIA

Patelco
CREDIT UNION

REZOLVE.ai

STARTUP TRI VALLEY

Startup Tri-Valley KPIs

Events, Continued

Branding the Tri-Valley as the place to start science-based startups

LIFE SCIENCES SUMMIT

October 23, 2024 IN PERSON



2024 TRI-VALLEY LIFE SCIENCES SUMMIT

October 23, 2024 | 4:30 - 7:30 pm

STARTUP TRI VALLEY PLEASANTON

HOSTED AND PRESENTED BY: KAISER PERMANENTE®

AI SERIES

Sept. 18, 2024 IN PERSON



STARTUP TRI VALLEY ARTIFICIAL INTELLIGENCE SERIES

GenAI Attacks and Defenses

Presented by Dublin Technology Center Workspaces

Wednesday, September 18, 2024
5:30-7:00 p.m.
Dublin Technology Center Workspaces
6200 Village Parkway, Dublin, CA 94568

Dr. Neil Daswani
Co-Director, Stanford Advanced Cybersecurity Program

Scan to register

DUBLIN CALIFORNIA DUBLIN TECHNOLOGY CENTER WORKSPACES STARTUP TRI VALLEY

DECARBONIZING OUR ECONOMY

Nov. 8, 2024 IN PERSON



DECARBONIZING OUR ECONOMY

Technology & Workforce Solutions for a Sustainable Future

November 8, 2024
8:30 am - 12:00 pm
Mertes Center
Las Positas College

STARTUP TRI VALLEY CHABOT LAS POSITAS LIVERMORE LAB FOUNDATION INNOVATION TRI VALLEY LEADERSHIP GROUP LAWRENCE LIVERMORE NATIONAL LABORATORY

WOMEN'S HEALTH

May 14, 2025 IN PERSON



STARTUP TRI VALLEY

THE UNSEEN OPPORTUNITY IN WOMEN'S HEALTH

Wednesday, May 14
11:30 AM - 1:30 PM
Zeiss Innovation Center
5300 Central Pkwy, Dublin, CA 94568

DUBLIN CALIFORNIA

Hosted by: ZEISS Seeing beyond

Presented by: Alliance ALAMEDA FOR HEALTH

March 19, 2024 IN PERSON



STARTUP TRI VALLEY AI/LIFE SCIENCE SERIES EVENT

AI Digital Twins: Advancing a Novel Fetal Pulse Oximeter to FDA Approval

Dr. Neil Daswani, MD
Co-Director, Stanford Advanced Cybersecurity Program
Raydiant Oximetry

Dr. Paul Stanton, PhD
Chief Scientific Officer
Raydiant Oximetry

Devika Maheshwari
VP Global Marketing
Raydiant Oximetry

Wednesday, March 19
5:30 p.m. - 7:30 p.m.
Patelco Credit Union Headquarters

Patelco CREDIT UNION ZOMO DUBLIN CALIFORNIA PLEASANTON

CLEAN TABLE

April 8, 2025 IN PERSON



Startup Tri-Valley KPIs

Branding the Tri-Valley as the place to start science-based startups

Podcast

5 Seasons, 24 Episodes

<https://startuptrivalley.org/podcast/>

Benchmarks

6 episodes this FY

>2,250 downloads (all time)

488 DL this FY

Tri-Valley Audience

37% of audience from the Tri-Valley

12 % of audience from Silicon Valley and San Francisco



P O D C A S T



**Where AI Meets the Edge:
A Conversation with Dr.
Brian Spears, Director of
the AI3 Incubator at LLNL**

Startup Tri-Valley KPIs

Branding the Tri-Valley as the place to start science-based startups

Press

GOAL: Earned articles in Tri-Valley and East Bay media outlets.

ACHIEVED: 7 news articles in the last FY.

Recent Articles from The Independent and The Livermore Vine shown below

TOP STORY

Lab, College and Businesses Work Toward Decarbonized Economy in the Tri-Valley

Las Positas College Seminar Highlights Progress

By David Jen Nov 14, 2024

Listen to this article now
Powered by Trinity Audio
00:00 05:18

The Tri-Valley stands to play an important part in green technology as California moves closer to its mid-century climate goals, according to a recent survey conducted by FM3 Research.

Composed of 44 business leaders, nonprofit leaders, elected officials and local government employees, the survey's respondents counted the area's economic and academic environment, as well as its geographical location, as its main strengths.

"The employers that we spoke to were very positive about the Tri-Valley's position, geographically being between the Bay Area and the Central Valley (and) having access to a highly educated, well-trained workforce that's working in some of the foremost institutions in the country on these issues," said FM3

Livermore VINE

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The Unseen Opportunity in Women's Health event featured a panel of entrepreneurs developing innovations in women's health. (Photo by Advance Creative for Startup Tri-Valley)

An audience of community leaders, investors, innovators and health care professionals gathered in Dublin at ZEISS Medical Technology recently to discuss innovations and investment opportunities in women's health.

Startup Tri-Valley KPIs

Branding the Tri-Valley as the place to start science-based startups

DIGITAL AUDIENCE GROWTH

MAILING LIST							
Added FY2025			Added FY 2024			YOY Growth - Founders	YOY OverAll
Total	Founders	Investors	Total	Founders	Investors		
922	62	20	393	43	4	44.19%	134.61%

LINKEDIN	Total Followers	New Followers	Impressions	Reactions	Comments	Reposts	Total Followers	New Followers	YOY OverAll
DAYBREAK LABS SHOWCASE PAGE	773	218	47,382	1506	98	38	555	329	39.28%
STV SHOWCASE PAGE	1148	259	297,461	1030	44	66	889	261	22.56%

Workforce Development KPIs

Maximizing community impact through partnerships with Las Positas College to embed i-GATE activities in campus life through events, internships, and other workforce development activities.

- Jan 2025 - signed MOU with Las Positas College to foster an innovation campus through internships and events
- Daybreak Labs
 - Joint Internship Lunch and Learn with LPC to train founders
 - 3 LPC Interns this FY
- Startup Tri-Valley
 - April 30 - Joint internship event hosted with LPC on campus
 - 6 Tri-Valley Startups Featured
 - >50 students attended
 - 7 interns hired



Progress

- GOAL: Curate and connect our Tri-Valley Investment Community
 - Hosted 4 investor focused, invitation only events
 - Increased investor awareness and attendance at events
- GOAL: Continue events and podcast for Startup Tri-Valley
 - 7 events this FY, 4 new
 - 6 podcasts published this FY
- GOAL: Increase Instagram Presence
 - A Las Positas College intern
- GOAL: Secure resources to lower cost of space and offer private labs through Daybreak Labs
 - We continue to work with the cities in the Tri-Valley to secure space
- GOAL: Connect Daybreak Alums, local founders and experienced operators to new Daybreak Labs companies.
 - We have doubled our advisor network
- GOAL: Expand our investor network
 - We have expanded our investor network and now have 3 advisors who are investors
- GOAL: Demonstrate deal flow
 - We are currently at 70% capacity and average 50% capacity. Our goal is to average 70-80% and hit 100% capacity.
- GOAL: Attract corporate sponsors for our programs
 - We attracted \$67,905 in corporate sponsorship, with \$42,905 from event sponsorships and \$25,000 donated to the organization itself from Stanford Health Care Tri-Valley

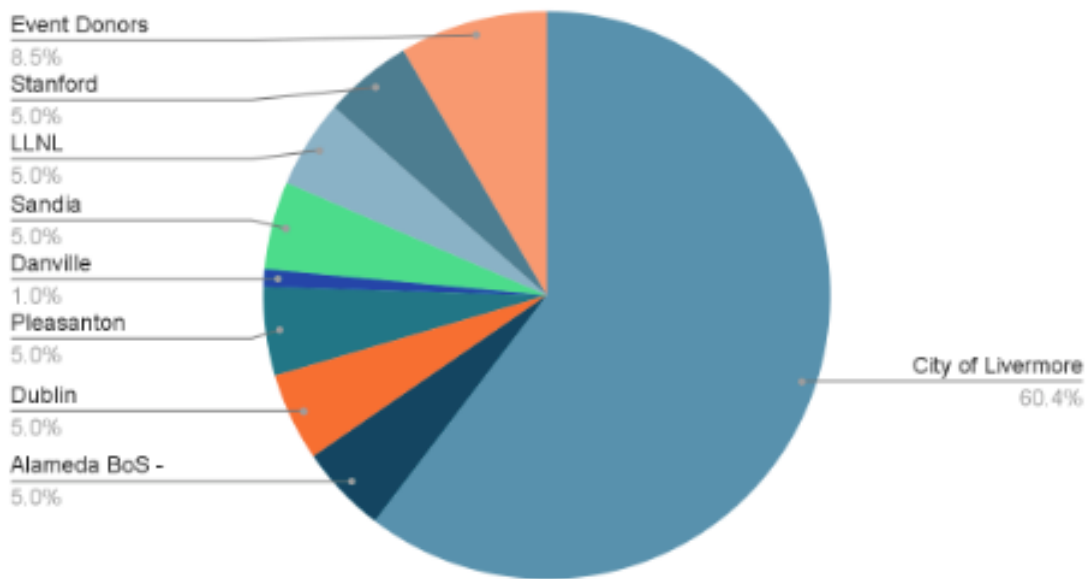
Summary

We average 50% company capacity at Daybreak Labs. One company moved this fiscal year to Livermore and is expanding in Pleasanton. We also raised \$25K in additional corporate sponsorship for i-GATE from Stanford Health Care Tri-Valley, and \$42,905 from event sponsorships for a total of \$67,905 from corporate donors.

We announced an MOU with Las Positas College in February 6, 2025. This groundbreaking partnership is aimed at fostering innovation, educational growth, and workforce development in the Tri-Valley region. Through the signing of a Memorandum of Understanding (MOU), the two organizations have formalized their commitment to providing new opportunities for students, entrepreneurs, and the broader community. This has translated into two events with Las Positas College, one aimed at preparing founders to hire and host interns, and one aimed at students to help them find internships with Tri-Valley Startups. Through these events, 9 Las Positas College student interns have been placed.

The funding picture for early stage companies is still bleak. For this reason, we are seeking corporate sponsorship to cover a grant program for companies that would be awarded in a competitive process, workforce development activities such as internships, and ecosystem building events and programming.

FY2025 FUNDING



The City of Livermore contributes the most funding to provide an incubator space to attract companies to Livermore.

FUNDRAISING

GRANTS

- LEARNING-ALIGNED EMPLOYMENT PROGRAM (LAEP) - HIRED LPC INTERN (90% SALARY REIMBURSED)
 - Focused on our Instagram social media strategy in partnership with the City of Livermore to increase community awareness
 - Program discontinued by state. Ended in August 2024.

PROGRAM EARMARKS

- Wrote a proposal for a \$3M Earmark for Workforce Development Facility at the airport. Submitted by City of Livermore. Approved and went forward to House Appropriations Committee. Removed from 2025 budget. Re-submitted with a focus on frontier tech and aviation.

CORPORATE SPONSORSHIP

- Startup Tri-Valley Events
- Daybreak Labs events
- GOAL: Expand corporate support to organization, not just events.
 - Attracted \$25K in funding from Stanford Health Care Tri-Valley, our first corporate organizational sponsor.

What Next?

Key steps to attract and support early stage science-based startups include:

- Establishing a corporate-donated fund for making grants to Daybreak Labs founders through a competitive process;
- Reducing cost of space while also acquiring or attracting second stage space for private lab space on the order of 150-3000 sq. feet for early stage companies to allow them to grow and gain independence while still using Daybreak Labs resources;
- Connect startups with a talent pipeline through our partnership with Las Positas College;
- Connect students with our innovation ecosystem through joint events, programming, and collaboration with Las Positas College;
- Raise awareness with and connect our local investor community to our organization and to each other.

Next Steps

- Demonstrate deal flow
- Secure philanthropic and grant funding to support founders, workforce development, and ecosystem building activities
- Secure resources to lower costs and expand space to offer private labs through Daybreak Labs
- Increase community awareness using outreach
 - Social media (Instagram)
 - In person or video briefings
- Expand Startup Tri-Valley events
 - Increase involvement of Las Positas College community
 - Add emerging topics like climate tech and advanced manufacturing
- Build on momentum of FY25 women's health event
- Add needed lab and other equipment to support current and future companies
- Formalize the connections between Daybreak Alums, local founders and experienced operators to new Daybreak Labs companies and founders



Phone Number

925 231-2333



Email Address

info@igateihub.org



Website

daybreaklabs.io
startuptrivalley.org
igateihub.org



Daybreak Labs Company Profiles



daybreaklabs.io

AgeisBio

SNAPSHOT

AgeisBio develops therapeutics for age-related diseases.

CURRENT STATE:

No longer member. Now at a stage where all lab work is being done with contract research organizations.

AgeisBio team Aditi Malu, PhD and John Stattler, JD.

WHY DAYBREAK LABS?

The workforce lives in the Tri-Valley.

The company needs access to a tissue culture suite and BSL2 lab to reduce technical risk.



Clarica Genomics

SNAPSHOT

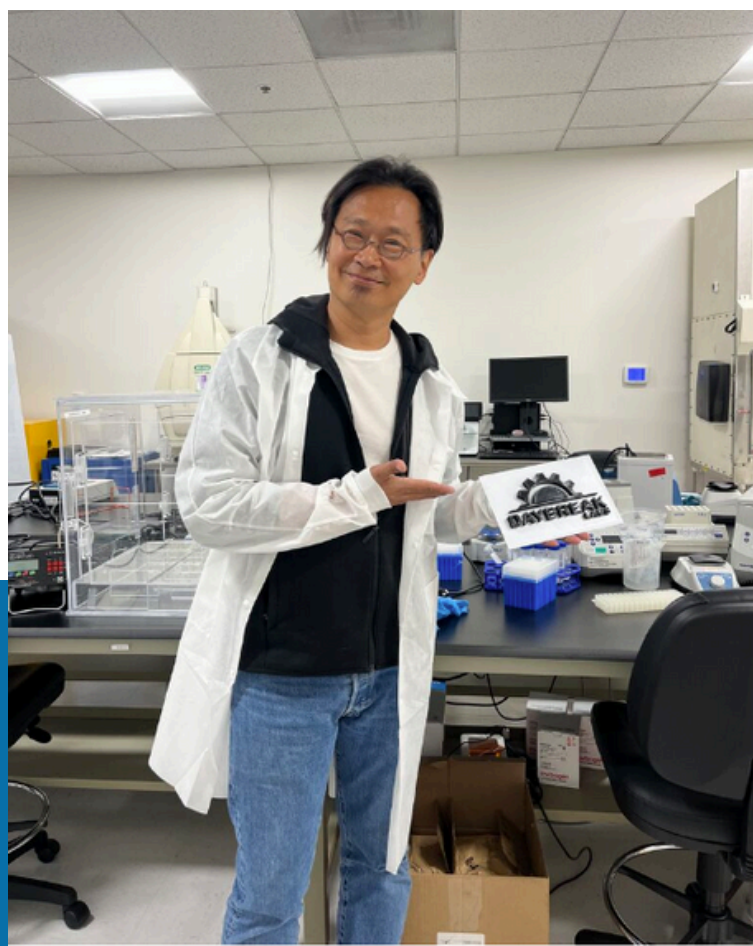
Clarica Genomics is a liquid biopsy-based cancer diagnostics company.

WHY DAYBREAK LABS?

Founder Austin So lives in Pleasanton. He chose Daybreak Labs for its affordability, location, BSL2 lab space, supportive community, and founder resources.

CURRENT STATE:
DAYBREAK LABS MEMBER

**Austin So, PhD, Founder,
Clarica Genomics**



Critical Loop

SNAPSHOT

<https://www.criticalloop.com/>

Critical Loop offers battery microgrid solutions to buildings.

CURRENT STATE:
HQ in San Diego,
no longer at Daybreak Labs

Drew Felker,
former Head of Customer
Relations
Critical Loop, current Daybreak
Labs Advisor

WHY DAYBREAK LABS?

Daybreak Labs Advisor and current Critical Loop head of Customer Relations is located in Livermore. Critical Loop founders are i-GATE Alumni.



CS GENETICS

SNAPSHOT

<https://csgenetics.com>

Single cell analysis
technology company.

Late stage company that has
already raised \$20.6M.

WHY DAYBREAK?

Scientific Advisor, Ted
Tarasow, serial entrepreneur
and Tri-Valley resident,
wanted access to a BSL2 lab
for product development.

CURRENT STATE:
DAYBREAK LABS
HQ in Cambridge, UK
and San Diego, CA

Scientific Advisor [Ted Tarasow](#), COO [Jay Harger](#), Research Associate [Erin Tarasow](#), CSO [Mike Stubbington](#) with executive director of i-GATE in center.



EAZEBIO

SNAPSHOT

<https://www.eazebio.com/>

Eazebio is a precision health company advancing the future of diagnostics and preventive care with a biomarker-powered platform to detect health challenges earlier and intervene smarter.

Total funding amount: Not disclosed.

Stage: Pre-seed

CURRENT LOCATION:
DAYBREAK LABS

Eazebio founder and CEO Reem Mahrat is Daybreak Labs Entrepreneur in Residence

WHY DAYBREAK?

Founder lives in Pleasanton and also appreciates the community, support, advisor network, and lab space that Daybreak Labs provides.



INPHASOL

SNAPSHOT

<https://www.inphasol.com/>

Inphasol is an early stage pre-seed therapeutics company commercializing phage-based drug delivery developed at Texas A&M.

CURRENT LOCATION:
DAYBREAK LABS

**Imphasol Co-Founder
Justin Boekman**

WHY DAYBREAK?

Co-founder is located in Fremont and originally from the Bay Area.



Magvolts Energy

SNAPSHOT

Magvolts Energy is a pre-pre-seed biodegradable battery company.

WHY DAYBREAK LABS?

Founder Irene Chen chose Daybreak Labs for its affordability, location, supportive community, and lab and founder resources.

CURRENT LOCATION:
MOVED TO SAN DIEGO

**Irene Chen, PhD,
Founder,
Magvolts Energy**



RATIONAL CHEMISTRY

SNAPSHOT

<https://www.rationalchemistry.com/>

Rational Chemistry is a pre-seed AI Pharmaceutical company.

WHY DAYBREAK LABS?

Location. Vivek, a Dublin resident, was looking for a local founder community, an advisor network, and needs access to a BSL2 lab.

CURRENT LOCATION:
DAYBREAK LABS

**Vivek Jayan, co-founder
and CEO of Rational
Chemistry**



RUSHNU

SNAPSHOT

<https://rushnu.com>

Rushnu decarbonizes heavy industry through a proprietary carbon capture process. FY24 AWARDED NSF SBIR GRANT.

This year Rushnu entered an agreement with the City of Livermore to do a pilot scale demonstration of their technology with the City of Livermore Wastewater Treatment Plant. Work will begin FY25.

CURRENT LOCATION:
DAYBREAK LABS

WHY DAYBREAK LABS?

The founder lives in Pleasanton and needs access to a lab bench and chemical fume hood to reduce technical risk of his product.



Rushnu founder Matin Hanifzadeh, Ph.D

SENTINEL DETECTOR

SNAPSHOT

Sentinel Detector is a pre-seed company focused on reducing carbon gas emission by detecting gas leaks in industrial processes using a AI.

CURRENT LOCATION:
DAYBREAK LABS

**Jason Hsu, co-founder
of Sentinel Detector and
Daybreak Labs Alumnus**

WHY DAYBREAK LABS?

Jason Hsu, a former Daybreak Labs member, lives in Pleasanton, and was looking for a community, advisor network, space, and a strong partnership with the City of Livermore for potential future pilot demos.



SOCRATICS AI

SNAPSHOT

<https://socratics.ai/>

Socratics.ai automates modeling financial capital markets.

WHY DAYBREAK?

Location. Daybreak Labs is close to the home of founder, Pleasanton resident Tim Eun, and Tri-Valley interns he hired this summer.

CURRENT LOCATION:
DAYBREAK LABS

Socratics AI founder Tim Eun with Las Positas College student interns Cydney Leung and Elena Minasyan



Photo by Spencer Toy

Soldis Bio

SNAPSHOT

Soldis Bio is a cancer therapeutics company and Kilpatrick Kickstart awardee.

WHY DAYBREAK LABS?

Afra was looking for cost-effective lab space and community, an advisor network and investor network.

CURRENT LOCATION:
OAKLAND

**Kickstart awardee,
Soldis Bio founder Afra
Berger**



Women's Health Innovation – A Regional Economic Engine

i-GATE's vision for a Startup Tri-Valley Initiative in Women's Health

The Opportunity

Women's health is a \$60B+ global market that remains dramatically underserved. The Tri-Valley region is uniquely positioned to lead in this space by leveraging its science-based startup ecosystem, strong public-private partnerships, four hospital systems (Stanford Health Care, Kaiser Permanente, Sutter Health, and John Muir Health) and growing investor interest. Our initiative transforms unmet clinical needs into economic growth by supporting women's health startups from idea to scale.

Why It Matters Now

- Unmet Need: Women's health conditions are underdiagnosed, underfunded, and underserved—yet they affect over half the population.
- Market Momentum: Investors like Genevieve LeMarchal of Suncoast Ventures and Linda Greub of Avestria Ventures call this the “unseen opportunity” in healthcare.
- Regional Readiness: The Tri-Valley is home to Daybreak Labs, the only coworking hard tech lab with BSL2 space in the region, and a growing network of founders, funders, and clinical partners.

Proposed Strategic Goals

- Education: Launch a Tri-Valley Women's Health Innovation Series
- Critical Mass: Attract 10+ startups in women's health to the Tri-Valley in 2 years by using housing and transportation from the Tri-Valley
- Funding: Attract or unlock \$10M+ in follow-on investment
- Jobs: Create 100+ high-quality jobs in health innovation
- Leadership: Position the Tri-Valley as a national hub for women's health entrepreneurship

Why Us

About i-GATE Innovation Hub

Founded in 2010, i-GATE is a nonprofit economic development organization dedicated to building a thriving startup community in the Tri-Valley. Our mission is to increase economic prosperity through entrepreneurship by helping science-based startups start and succeed.

Our Vision

- Brand the Tri-Valley as a top location to launch and grow science-based startups
- Provide affordable lab space, tools, and expertise to early-stage companies
- Create a flywheel of early, mid, and late-stage companies to fuel a vibrant economy

Our Programs

Daybreak Labs

The Tri-Valley's only coworking lab and office space, Daybreak Labs supports pre-seed and seed-stage biotech, life sciences, and climate tech startups. We help founders reduce technical risk and accelerate time to market through:

- Shared lab and office space
- Access to lab equipment
- Founder advisory and mentorship programs

Startup Tri-Valley

An ecosystem-building initiative that connects founders to capital, talent, and visibility. We host a podcast, summits, event series including networking events to elevate the region's innovation profile and support science-based entrepreneurship.

Workforce Development with Las Positas College

Through a formal partnership with Las Positas College, we:

- Offer internships and entrepreneurship training to students
- Host joint events and innovation showcases
- Build a talent pipeline that connects students to startups and emerging industries

Contact

Yolanda Fintschenko, PhD

Executive Director, i-GATE Innovation Hub & Daybreak Labs

yolandaf@igateihub.org | (925) 784-3597

igateihub.org | startuptrivalley.org | daybreaklabs.io

Women's Health Series Proposal: 2026

The Women's Health Series is a quarterly event series scheduled for the calendar year 2026. Each event will focus on a critical and often underrepresented topic in women's health, bringing together stakeholders from across the healthcare ecosystem to drive awareness, innovation, and policy change.

Event Topics

1. Preventing Birth Trauma - Featured, Raydiant Oximetry + John Muir
2. Obesity and Women's Health- Featured, EazeBio + Kaiser Permanente
3. Menopause and Innovation- Featured, Mira + Stanford Health Care Tri-Valley
4. Endometriosis: Addressing Underdiagnosis - Featured, Aster Care + Sutter Health

Goals

- Remove barriers to deploying capital and reduce policy friction to improve patient outcomes.
- Bridge the gap between hospitals and patients through technology.
- Highlight financial benefits to hospitals and policy implications.
- Showcase success stories and unmet needs in women's health.

Stakeholders and Participants

- Policy makers (e.g., Rebecca Bauer-Kahan, Momni-bus advocate)
- Payers and funders (insurance companies, investors, grant makers)
- Founders and technology innovators (e.g., Raydiant Oximetry)
- Patient-led groups and advocates

- Healthcare providers and decision-makers
- Sponsors (e.g., Prenuvo for private MRIs)

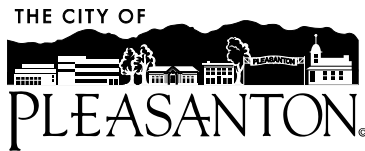
Format and Locations

- Events will be held quarterly in 2026 (Feb, May, Aug, Oct or Nov)
- Potential evening venues include Dublin or Pleasanton (space donation opportunities).
- Potential daytime events at Wente Vineyard (sponsorship opportunity) or at Tri-Valley hospital systems event space (suggest 12 - 2 pm).
- Recognition for participating hospital systems (plaque presented by Alameda County Supervisor Haubert).
- Collaboration with Supervisor Haubert's office and Alameda Alliance for Health.



Call to Action

We are seeking partners, sponsors, and participants to co-organize, fund, and contribute to the Women's Health Series. Join us in shaping the future of women's health through impactful, collaborative events.



ECONOMIC VITALITY COMMITTEE REPORT

August 21, 2025
Economic Development

TITLE: A HACIENDA VIEW PRESENTATION

BACKGROUND

In August 2023, the City Council adopted the updated Economic Development Strategic Plan (EDSP) which the Economic Vitality Committee uses as the foundation for its work. The plan comprises of 5 Implementation Plan Priorities:

- 1.0 Economic Development Capacity Building
- 2.0 Business Retention, Expansion & Attraction
- 3.0 Local Revenue Growth
- 4.0 Entrepreneurship & Innovation Outreach
- 5.0 Major Projects Accelerator Program

There are specific actions items under Priority 1.0 Economic Development Capacity Building, 2.0 Business Retention, Attraction & Expansion Program, and 4.0 Entrepreneurship & Innovation Outreach that are related to the partnership with Hacienda:

1.4 Formalize Community & Business Partnerships

The Economic Development Division will continue to leverage existing regional strategic partnerships through expanded collaboration on the implementation of the City's new Business Retention, Expansion and Attraction Program.

2.3 Formalize Recurring Employer/Business Meetings to Create Touchpoints with City

The Economic Development Division will plan and deliver recurring employer/business meetings to build personal relationships and expand the City's list of community champions through exceptional customer service.

4.1 Enhance Regional Partnerships

One of Pleasanton's greatest strengths is its location within a region with a critical mass of entrepreneurship and innovation activity. Entrepreneurship and innovation programming is a synergistic activity that must build upon the City's existing ecosystem. Extending and strengthening these regional partnerships will require sustained focus on networking and program development.

DISCUSSION

Hacienda, managed by the Hacienda Business Park Owners Association, is the largest development of its kind in Northern California at 875 acres. Hacienda began its first

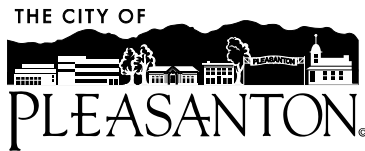
development phase in August 1982 and has seen an impressive history of growth with about 670 companies employing approximately 14,500 people and where approximately 5,800 residents call home. Some of Pleasanton's largest companies, including Oracle, Kaiser Permanente, Roche Molecular Systems, Stanford Health Care Tri-Valley, Veeva Systems, Ice Mortgage Technology, BayOne Solutions, Vagaro, Bio-Rad Laboratories, Gap Inc, and Zoho Corporation are located in Hacienda.

To advise City staff and the City Council on economic trends, it is valuable for the Economic Vitality Committee to have an understanding of Hacienda, particularly most recent developments that provide a mix of commercial and retail space, housing, and amenities and serve as a foundation for maintaining Pleasanton's strong employment base. To provide this background, General Manager James Paxson will offer an overview of Hacienda with a presentation titled, "*A Hacienda View*," and how he guides the continual repositioning of Hacienda to remain a premier location in which to work and live in the Bay Area.

EVC Input

The EVC is invited to ask questions and offer comments, ideas or suggestions that the City might consider to leverage the continued partnership with Hacienda.

ACTION: RECEIVE PRESENTATION AND OFFER FEEDBACK



ECONOMIC VITALITY COMMITTEE REPORT

August 21, 2025
Economic Development

TITLE: ECONOMIC DEVELOPMENT INFORMATION/UPDATES

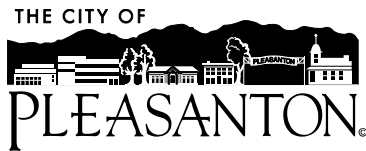
To ensure the Economic Vitality Committee is informed of actions and information pertaining to business-related projects and current business climate, the following documents are provided:

1. Actions of the Zoning Administrator & Planning Commission, August 19, 2025, including Planning Commission Approval and Recommendation to City Council for amendments to the Pleasanton Municipal Code to create standards applicable to Life Sciences and Innovation-Based Businesses (as recommended by the EVC at its April 17, 2025, meeting)
2. Actions of the Zoning Administrator & Planning Commission, July 15, 2025
3. Actions of the Zoning Administrator & Planning Commission, June 17, 2025
4. Actions of the Zoning Administrator & Planning Commission, June 3, 2025
5. Actions of the Zoning Administrator & Planning Commission, May 20, 2025
6. Actions of the Zoning Administrator & Planning Commission, May 6, 2025
7. Actions of the Zoning Administrator & Planning Commission, April 15, 2025
8. Sales Tax Update, 1st Quarter 2025
9. Sales Tax Update, 4th Quarter 2024
10. 2025 Biocom California 2025 Life Science Economic Impact Report – Bay Area 2024 Performance
11. Community Development Department Update, May 7, 2025

Upcoming Business Meetings, Events and Other Items:

1. **3rd Annual Tri-Valley AI Summit**, hosted by City of Dublin & Patelco in partnership with Startup Tri-Valley, Wednesday, August 20, 2025, from 4-7 pm, Patelco Credit Union Corporate Headquarters, 3 Park Place, Dublin, No Cost, [Registration](#)
2. **State of the Tri-Valley**, hosted by San Francisco Business Times and Innovation Tri-Valley, Wednesday, September 10, 2025, from 5:30 – 8:30 pm, Roundhouse Event Center, 2600 Camino Ramon, San Ramon, \$120, [Registration](#) - 10% discount code ITV10.

ACTION: RECEIVE ECONOMIC DEVELOPMENT INFORMATION/UPDATES



CITY COUNCIL AGENDA REPORT

August 19, 2025
Community and Economic Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0228, David Ford/All Sign Services

Application for Sign Design Review to remove two existing, non-illuminated, wall signs and a monument sign tenant panel and install two new, non-illuminated, wall signs and a monument sign tenant panel for Big Brand Tire and Service located at 3687 Old Santa Rita Road.

Approved. (1 day)

P25-0269, Bijay Batna

Application for Administrative Design Review to construct first and second story additions totaling approximately 186 square feet to an existing residence located at 7466 Laurel Court.

Project Information:

Existing floor area: 2,113 square feet

Total floor area with addition: 2,299 square feet

Lot size: 5,794 square feet

Existing floor area ratio: 36.47 percent

Total floor area ratio with addition: 39.68 percent

Approved. (8 days)

P25-0235, Public Storage

Application for a non-illuminated rental office sign, non-illuminated address sign, and reface two illuminated monument signs for Public Storage located at 3555 Stanley Boulevard.

Approved. (5 days)

P25-0267, Pleasanton Garbage Service

Application for Design Review to allow a temporary trucking terminal for outdoor storage of equipment and vehicles located near 3000 Busch Road (APN: 946-1350-3-18).

Approved. (3 days)

P25-0268, Devendra Deshwal

Application for Administrative Design Review approval to construct an approximately 133-square-foot single-story addition to the rear of an existing residence located at 4236 Jensen Street.

Project Information:

Existing floor area: 1,762 square feet

Total floor area with addition: 1,895 square feet

Lot size: 6,111 square feet

Existing floor area ratio: 28.83 percent

Total floor area ratio with addition: 31.01 percent

Approved. (9 days)

P25-0264, Michael Suchocki

Application for Administrative Design Review to construct an approximately 468-square-foot single-story addition to an existing residence located at 560 E Angela Street.

Project Information:

Existing floor area: 1,265 square feet

Total floor area with addition: 1,733 square feet

Lot size: 6,860 square feet

Existing floor area ratio: 18.44 percent

Total floor area ratio with addition: 25.26 percent

Approved. (18 days)

P25-0257, Dheeraj Sharma

Application for Administrative Design Review to construct an approximately 59-square-foot single-story addition at the southwest (front) and approximately 994-square-foot second-story addition to the east (right) of the home located at 4755 Woodthrush Court.

Project Information:

Existing floor area: 1,629 square feet

Total floor area with addition: 2,682 square feet

Lot size: 6,901 square feet

Existing floor area ratio: 23.61 percent

Total floor area ratio with addition: 38.86 percent

Approved. (44 days)

P25-0274, Neil Ginty

Application for an Administrative Design Review for the construction of an approximately 286-square-foot addition on the west side of the existing house located at 7784 Applewood Way.

Project Information:

Existing floor area: 1,732 square feet

Total floor area with addition: 2,018 square feet

Lot size: 9,476 square feet

Existing floor area ratio: 18.28 percent

Total floor area ratio with addition: 21.3 percent

Approved. (8 days)

PLANNING COMMISSION – July 23, 2025

Commissioners Present: **Commissioners Jagoe, Jain, Pace, Wedge and Chair Morgan**

Commissioners Absent: **Commissioner Mohan**

P25-0244, Kevin Crow/Ballistic United Soccer Club, 4501 Pleasanton Avenue

Application for a Conditional Use Permit to operate a year-round outdoor Futsal facility at the Alameda County Fairgrounds located at 4501 Pleasanton Avenue

Action Recommended: Adopt Resolution No. PC-2025-15, approving the application.

Action Taken: Adopted Resolution No. PC-2025-15, with modification to add a condition of approval disallowing the use of a public announcement system.

Vote: 5-0

P22-0902, Jonathan James/William Wood Architects, 1991 Dublin Canyon Road -

Consideration of adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared under California Environmental Quality Act (CEQA) Guidelines and approval of a Design Review application for the construction of an approximately 6,445-square-foot restaurant with on- and off-site improvements located at 1991 Dublin Canyon Road (APN 941-1710-10-1)

Action Recommended: Adopt Resolution No. PC-2025-16, adopting the IS/MND and approving the application.

Action Taken: Adopted Resolution No. PC-2025-16, as recommended.

Vote: 5-0

Continued from May 28, 2025 - P25-0192, City of Pleasanton, Innovation-Based Businesses (IBB) Zoning Text Amendments

Application to amend Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBB uses in the C-R(p), I-P, I-G,

O, PUD-C (Johnson Drive Economic Development Zone), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for (a) industrial tenants leasing space in a previously reviewed and approved building; and (b) industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for IBB uses.

Action Recommended: Adopt Resolution No. PC-2025-17, approving the PMC zoning text amendments.

Action Taken: Adopted Resolution No. PC-2025-17, as recommended.

Vote: 5-0

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:



Ellen Clark
Director of Community and
Economic Development

Approved by:



Gerry Beaudin
City Manager

CITY COUNCIL AGENDA REPORT

July 15, 2025
Community and Economic Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0258, Jason Hamid / Eastbay Motorcars

Application for Design Review approval to modify the exterior building color for the existing building located at 4321 First Street.

Approved. (0 days)

PUD-80-08-02M, Holly Patubo

Application for a Planned Unit Development (PUD) Minor Modification to an approved Development Plan (PUD-80-08) to allow for approximately 6-foot-tall fencing throughout the Harvest Square HOA area from the previously approved approximately 5-foot-tall fencing.

Approved. (19 days)

P25-0243, Doug Aiken / The Quiet Knot

Application to conduct a Non-Exempt Home Occupation at 2744 Foothill Road. Home occupation consists of hosting wedding ceremonies Friday - Sunday 1 p.m. to 6 p.m. with no more than 10 people in attendance with no receptions or amplified music.

Approved. (15 days)

P25-0218, Shalini Gupta, Drawing Lessons

Application for a Non-Exempt Home Occupation to operate a home business to teach drawing lessons Tuesday to Friday from 4 p.m. to 5:30 p.m. and on Saturday from 10 a.m. to 11:30 a.m. for a maximum of five children (aged 5-14) at one time located at 5804 Corte Mente.

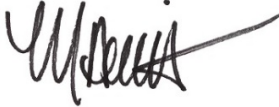
Approved. (11 days)

PUD-85-10-08M, Goble Family LP II, Hopyard Village Shopping Center

Application for a Planned Unit Development (PUD) Minor Modification to an approved Development Plan (PUD-85-10) to convert lawn to Water Efficient Landscape Ordinance (WELO) compliant landscaping at the Hopyard Village Shopping Center located at 3003-3059 Hopyard Road.

Approved. (13 days)

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:



Ellen Clark
Director of Community and
Economic Development

Approved by:



Gerry Beaudin
City Manager

CITY COUNCIL AGENDA REPORT

June 17, 2025
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0199, Basavaraj Karadaka

Application for Administrative Design Review approval to legalize the approximately 655-square-foot second floor of the residence and install new windows on the north and south elevations of the second floor located at 3942 Churchill Drive.

Project Information:

Existing floor area: 1,173 square feet

Total floor area with addition: 1,828 square feet

Lot size: 7,013 square feet

Existing floor area ratio: 16.73 percent

Total floor area ratio with addition: 26.07 percent

Approved. (14 days)

PUD-136-X, Cecily Barclay / Simon Property Group

Zoning Administrator approval for a one-year time extension of an application for Planned Unit Development (PUD) Development Plan approval to construct 360 multi-family apartment units and related site improvements, including a new parking structure located at 1008 Stoneridge Mall Road.

Approved. (1 day)

P25-0216, Satpati Sayantan

Application for Administrative Design Review to construct an approximately 699-square-foot addition to the rear of an existing residence located at 5598 Corte Sonora

Project Information:

Existing floor area: 2,490

Total floor area with addition: 3,189 square feet

Lot size: 10,719 square feet

Existing floor area ratio: 23.23 percent

Total floor area ratio with addition: 29.75 percent

Approved. (18 days)

PUD-82-16-23M/P25-0193, Olivia Zhan

Applications for a Planned Unit Development (PUD) Minor Modification to the approved PUD development plan (PUD-82-16) and for Administrative Design Review (P25-0193) for the following at 826 Gray Fox Circle: 1) to modify the existing PUD approved building envelope in the front of the project site for the proposed addition; 2) to convert the approximately 594-square foot existing garage to living space, construct a 307-square foot addition, and a new 745-square foot attached garage. (Garage square footage not included in floor area ratio calculation.)

Project Information:

*Existing floor area: 3,622 square feet
Total floor area with addition: 4,523 square feet
Lot size: 36,014 square feet
Existing floor area ratio: 10.06 percent
Total floor area ratio with addition: 12.56 percent*

Approved. (23 days)

P25-0221, Brent Silacci

Application for Administrative Design Review to construct a new approximately 702-square-foot second-story addition to the north of an existing residence located at 4919 Drywood Street.

Project Information:

*Existing floor area: 1,806 square feet
Total floor area with addition: 2,508 square feet
Lot size: 6,500 square feet
Existing floor area ratio: 27.78 percent
Total floor area ratio with addition: 38.58 percent*

Approved. (25 days)

P25-0232, Chinar Desai

Application for Administrative Design Review approval to construct an approximately 37-square-foot single-story addition to the front and an approximately 288-square-foot single-story addition to the southwest of the residence located at 3980 Fairlands Drive.

Project Information:

*Existing floor area: 2,274 square feet
Total floor area with addition: 2,599 square feet
Lot size: 6,704 square feet
Existing floor area ratio: 33.92 percent
Total floor area ratio with addition: 38.77 percent*

Approved. (9 days)

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:

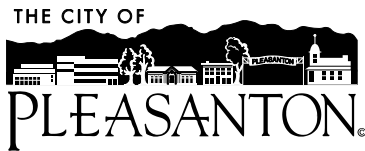


Ellen Clark
Director of Community
Development

Approved by:



Gerry Beaudin
City Manager



CITY COUNCIL AGENDA REPORT

June 3, 2025
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0145, Nora Collins / AvalonBay Communities, Inc.

Application for Sign Design Review approval to establish a Master Sign Program for AvalonBay Communities located at 5601 Owens Drive.

Approved. (3 days)

P25-0226, Martin Dais / NorCal Construction

Application for Administrative Design Review approval to construct an approximately 13-foot-1-inch-tall patio cover on the north (rear) of the residence located at 4070 Jackie Court.

Approved. (10 days)

P25-0178, Michael Hardman / iSmash

Application for a Minor Conditional Use Permit for an indoor recreation use with over 20 participants at 4225 Rosewood Drive, Suites 23-25.

Approved. (10 days)

P25-0180, Alex Garduno / East Bay Motorcars

Application for Sign Design Review to remove five existing wall signs and install four, non-illuminated, wall signs on the existing buildings located at 4321 First Street.

Approved. (6 days)

Prepared by:

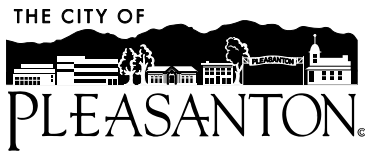
Melinda Denis
Zoning Administrator

Submitted by:

Ellen Clark
Director of Community
Development

Approved by:

Gerry Beaudin
City Manager



CITY COUNCIL AGENDA REPORT

May 20, 2025
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0187, David Ford

Application for Sign Design Review approval to install one approximately eight-and-a-half-square-foot non-illuminated wall sign reading "Eye Level Learning Center" at 4456 Black Avenue, Suite 250.

Approved. (0 days)

P25-0161, Aruna Kureti

Application to establish a Cottage Food Operation (Beyond the Spice) to prepare baked goods with direct sales to customers at 7961 Paragon Circle.

Approved. (10 days)

P25-0047, Molly Promes Swenson / Stanford Health Care Tri-Valley

Application for Design Review approval to construct an approximately 835-square-foot mechanical enclosure, exterior duct work, and related site improvements located at 5575 W. Las Positas Boulevard

Approved. (0 days)

Prepared by:

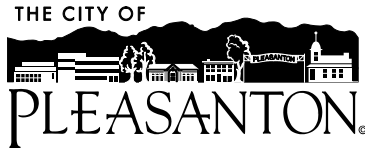
Melinda Denis
Zoning Administrator

Submitted by:

Ellen Clark
Director of Community
Development

Approved by:

Gerry Beaudin
City Manager



CITY COUNCIL AGENDA REPORT

May 6, 2025
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0104, Douglas Harwood / Classic Home Design

Application for Administrative Design Review approval to construct an approximately 1,201-square-foot single and second-story addition with an approximately 210-square-foot balcony at the rear of the residence located at 1788 Terra Court.

Project Information:

Existing floor area: 12,602 square feet

Total floor area with addition: 13,803 square feet

Lot size: 32,926 square feet

Existing floor area ratio: 38.27 percent

Total floor area ratio with addition: 41.92 percent

Approved. (12 days)

P25-0143, Alexandar Angkawijaya

Application for Administrative Design Review approval to construct an approximately 428-square-foot single-story addition to the southwest of the residence located at 6872 Herrin Court.

Project Information:

Existing floor area: 1,372 square feet

Total floor area with addition: 1,800 square feet

Lot size: 6,551 square feet

Existing floor area ratio: 20.94 percent

Total floor area ratio with addition: 27.48 percent

Approved. (12 days)

P25-0146, Suling Cheah / SLC Design

Application for Administrative Design Review approval to install a clerestory window on the south elevation of the residence located at 3790 Kamp Drive.

Approved. (9 days)

P25-0097, Sumie He / Fun Share LLC

Application for Minor Conditional Use Permit (MCUP) for the operation of a game arcade in an existing space located within the Stoneridge Shopping Center at 1468 Stoneridge Mall Road, Suite E101.

Approved. (13 days)

P25-0048, Douglas Harwood / Classic Home Design

Application for Design Review approval to construct an approximately 7,075-square-foot two-story single-family residence with an approximately 1,383-square-foot four-car garage and related landscape and site improvements on a vacant lot located at 1917 Ticino Court.

Project Information:

Existing floor area: vacant lot

Total floor area: 7,075 square feet

Lot size: 34,301 square feet

Existing floor area ratio: vacant lot

Total floor area ratio: 20.63 percent (not including garage)

Approved. (12 days)

P25-0144, Steve Peterson / Advertising Products, Inc.

Application for Sign Design Review approval to install two new wall signs for Rexroth located at 1183 Quarry Lane.

Approved. (0 days)

P24-0730, Magdy Farid

Application for Design Review approval to convert the existing second-floor commercial space into an approximately 1,370-square-foot two-bedroom residential apartment unit with a new approximately 108-square-foot balcony and on-site parking modifications located at 218 Ray Street. (No new square footage constructed with proposed project.)

Approved. (12 days)

P25-0160, Rimma Sherman

Application for a Cottage Food Operation (Zefir Boutique) to prepare zefir with direct sales to customers at 4150 Creekwood Court.

Approved. (22 days)

P25-0027, Shwetali Jakate / Best In Class Education

Application for Minor Conditional Use Permit (MCUP) approval to operate a tutoring center with a maximum of 15 students at any one time located at 4466 Black Avenue, Suite B.

Approved. (14 days)

P25-0177, Cheng Tung Huang

Application for Administrative Design Review for an approximately 258-square-foot single-story addition to the rear of an existing residence at 3609 S Gettysburg Court.

Project Information:

*Existing floor area: 1,722 square feet
Total floor area with addition: 1,980 square feet
Lot size: 7,743 square feet
Existing floor area ratio: 22.24 percent
Total floor area ratio with addition: 25.57 percent*

Approved. (12 days)

P25-0152, Udayan Banerji

Application for Administrative Design Review approval to construct an approximately 427-square-foot addition at the rear of the existing residence located at 3937 Kern Court.

Project Information:

*Existing floor area: 1,390 square feet
Total floor area with addition: 1,817 square feet
Lot size: 7,000 square feet
Existing floor area ratio: 19.86 percent
Total floor area ratio with addition: 25.96 percent*

Approved. (8 days)

P25-0188, Rodney D. Parame

Application for Administrative Design Review approval to construct an approximately 320-square-foot cabana with a maximum height of 13'-6" located at 1981 Palmer Drive.

Project Information:

*Existing floor area: 2,566 square feet
Total floor area with addition: 2,886 square feet
Lot size: 12,061 square feet
Existing floor area ratio: 21.28 percent
Total floor area ratio with addition: 23.93 percent*

Approved. (14 days)

P25-0190, Srivasu Kakarla

Application for Administrative Design Review approval to construct two single-story additions totaling approximately 648 square feet to the existing residence located at 511 Mavis Drive.

Project Information:

Existing floor area: 1,797 square feet

Total floor area with addition: 2,445 square feet

Lot size: 8,114 square feet

Existing floor area ratio: 22.15 percent

Total floor area ratio with addition: 30.13 percent

Approved. (8 days)

P25-0191, Leon Sullivan

Application for Administrative Design Review approval to construct an approximately 761-square-foot single-story addition to an existing single-family residence located at 4380 Dorman Court.

Project Information:

Existing floor area: 1,840 square feet

Total floor area with addition: 2,601 square feet

Lot size: 10,150 square feet

Existing floor area ratio: 18.13 percent

Total floor area ratio with addition: 25.63 percent

Approved. (8 days)

P25-0179, Lingyun Shi

Application for Minor Conditional Use Permit (MCUP) approval for an educational facility for no more than 20 children with special needs at any given time located at 5960 Stoneridge Drive, Suite 101.

Approved. (8 days)

P25-0131, Zheng Yang & Dong Wen

Application for a Non-Exempt Home Occupation permit to operate a home-based after-school program for a maximum of five children (ages four to ten) between the hours of 2-6 p.m. Monday through Friday at the existing residence located at 3279 Clifford Circle.

Approved. (19 days)

Planning Commission, April 23, 2025

Commissioners Present: Anurag Jain, Vivek Mohan, Brandon Pace and Chair Ken Morgan

Commissioners Absent: Stephanie Wedge

P23-0177, Street Names for 3200 Hopyard Road

Approve public street names for Design Review (P23-0177) and Amendment to Vesting Tentative Tract Map 8672 at 3200 Hopyard Road.

Action Recommended: Adopt Resolution No. PC-2025-07 approving the application.

Action Taken: Adopted Resolution No. PC-2025-07, as recommended.

Vote: 4-0

P23-0332, Street Names for 2025 Santa Rita Road

Approve public street names for Design Review (P23-0332) and Amendment to Vesting Tentative Tract Map 8672 at 2025 Santa Rita Road.

Action Recommended: Adopt Resolution No. PC-2025-08 approving the application.

Action Taken: Adopted Resolution No. PC-2025-08, as recommended.

Vote: 4-0

P23-0480 & Vesting Tentative Map 8680, 3300 Busch Road

Consideration of: 1) Approval for applications for Housing Site Compliance Review (Design Review Case No. P23-0480) and Vesting Tentative Map 8680 approval pursuant to SB 330 for the construction of: a) 310 detached two-story single-family residential homes with 62 junior accessory dwelling units (JADU); b) 102 multiple-family rental units in five, three-story buildings which include 101 affordable housing units and one manager unit; c) a two-acre park owned/maintained by the development's Homeowners Association (HOA) with access to the general public; and d) on- and off-site improvements; 2) Adoption of CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Environmental Impact Report (FEIR); and 3) Recommendation to the City Council to enter into an Affordable Housing Agreement for the proposed project at 3300 Busch Road.

Action Recommended: Adopt Resolution No. PC-2025-09 approving the applications, inclusive of modified Condition of Approval 143; adopting the Section 15183 CEQA Consistency Checklist; and recommending City Council approval of the Affordable Housing Agreement.

Action Taken: Adopted Resolution No. PC-2025-09, as recommended.

Vote: 4-0

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:

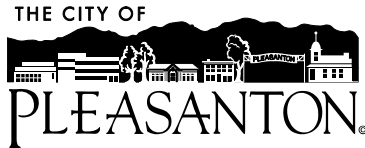


Ellen Clark
Director of Community
Development

Approved by:



Gerry Beaudin
City Manager



CITY COUNCIL AGENDA REPORT

April 15, 2025
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0071, Adam Jenkins / Proficient Landscape Inc

Application for Administrative Design Review approval to construct a detached, approximately 576-square-foot cabana with an approximate height of 12-feet at 3553 Milleford Court.

Approved. (25 days)

P25-0003, Hongyun Xu

Application to establish a Cottage Food Operation (Bliss Bakery) to prepare baked goods with direct sales to customers at 3027 Camino Del Cino.

Approved. (13 days)

P23-0088, Michael Murphy / Ware Malcomb

Application for Design Review procedure to install a connecting trail segment along the eastern edge of a property located at 4747 Willow Road.

Approved. (7 days)

P25-0139, Amy and Frank Jones

Application for Administrative Design Review approval to construct an approximately 660-square-foot one-story addition to the right side of the existing residence located at 6101 Homer Court.

Project Information:

Existing floor area: 1,555 square feet

Total floor area with addition: 2,215 square feet

Lot size: 8,445 square feet

Existing floor area ratio: 18.41

Total floor area ratio with addition: 26.22 percent

Approved. (12 days)

P25-0140, Ira Jain

Application for Administrative Design Review approval to construct the following: 1) an

approximately 534-square-foot one-story addition; 2) an attached covered porch in the rear; and 3) an increase of building height from the existing approximately 16 square feet to the proposed 20 feet located at 4776 Black Avenue.

Project Information:

Existing floor area: 1,818 square feet

Total floor area with addition: 2,352 square feet

Lot size: 7,194 square feet

Existing floor area ratio: 25.27

Total floor area ratio with addition: 32.69 percent

Approved. (12 days)

P25-0005 & P25-0006, Tho Nguyen

Applications for Design and Sign Design Review approval to repaint the building and install new signage at 5280 Hopyard Road.

Approved. (14 days)

P25-0088, Trang Dunlap

Application for Administrative Design Review approval to construct an approximately 152-square-foot addition to an existing single-family residence located at 4306 First Street.

Project Information:

Existing floor area: 1,259 square feet

Total floor area with addition: 1,411 square feet

Lot size: 7,800 square feet

Existing floor area ratio: 16.14

Total floor area ratio with addition: 18.09 percent

Approved. (20 days)

P25-0089, Anil Kumar Gopalapura Venkatesh

Application for Administrative Design Review approval to construct approximately 1,235 square feet of one-story and two-story additions to an existing single-family residence located at 4014 Schween Court.

Project Information:

Existing floor area: 2,098 square feet

Total floor area with addition: 3,333 square feet

Lot size: 9,056 square feet

Existing floor area ratio: 23.17 percent

Total floor area ratio with addition: 36.8 percent

Approved. (22 days)

P25-0141, Minesh Patel

Application for Administrative Design Review to construct a pergola with a maximum height of approximately 11' located at 1045 Rutledge Place.

Approved. (16 days)

P25-0121, Chris Louie

Application for Administrative Design Review approval to construct an approximately 170-square-foot single-story addition to an existing single-family residence located at 3310 Sorrel Downs Court.

Project Information:

Existing floor area: 3,323 square feet

Total floor area with addition: 3,493 square feet

Lot size: 11,623 square feet

Existing floor area ratio: 28.59 percent

Total floor area ratio with addition: 30.05 percent

Planning Commission, March 26, 2025

Commissioners Present: Anurag Jain, Brandon Pace, Stephanie Wedge, and Chair Ken Morgan

Commissioners Absent: Vivek Mohan

P24-0596, Pleasanton Unified School District, 0 Vineyard Avenue

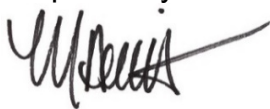
Application for Vesting Tentative Map 8724, a 27-lot subdivision, an approximately 3-acre park lot with bioretention areas, and a lot for the internal streets.

Action Recommended: Adopt Resolution No. PC-2025-06 approving the application.

Action Taken: Adopted Resolution No. PC-2025-06, as recommended.

Vote: 4-0

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:



Ellen Clark
Director of Community
Development

Approved by:



Gerry Beaudin
City Manager

CITY OF PLEASANTON

SALES TAX UPDATE

1Q 2025 (JANUARY - MARCH)



PLEASANTON
TOTAL: \$ 6,263,023

6.2%
1Q2025



0.4%
COUNTY

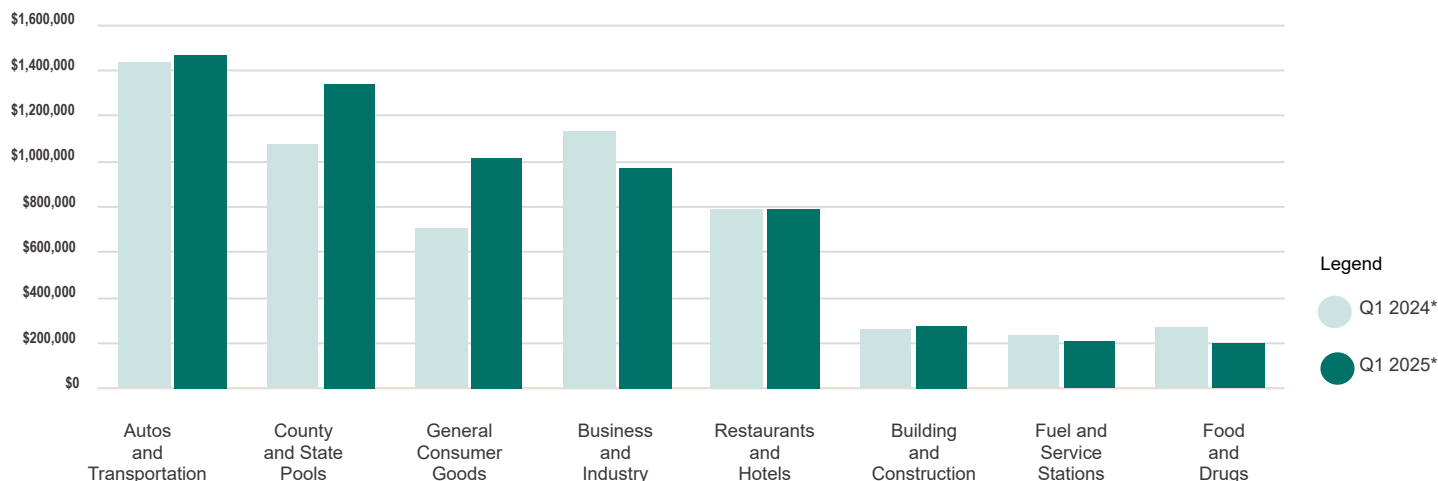


0.3%
STATE



**Allocation aberrations have been adjusted to reflect sales activity*

SALES TAX BY MAJOR BUSINESS GROUP



CITY OF PLEASANTON HIGHLIGHTS

Pleasanton's receipts from January through March were 16.4% above the first sales period in 2024. Excluding reporting aberrations, actual sales were up 6.2%.

The overall growth can be attributed to the general consumer group with a new outlet that is hiding the ups and downs. The autos-transportation group grew this quarter most likely due to consumers purchasing cars ahead of possible price increases due to likely tariffs.

Building-construction was boosted by an anomaly and a one-time surge.

Restaurants-hotels outpaced the countywide and statewide averages; openings of new outlets boosted casual dining while quick service was up due to increases in menu prices.

Service stations were down this quarter as prices at the pump were lower than the comparable quarter. Business-industry saw slowing in several categories including medical/biotech, business services and light industry; the declines were lessened by strong sales in the electrical equipment category that has several business that fluctuate and this quarter was positive.

The increase in point of sale increases the City's portion of the pool leading to 24% growth in the City's allocation.

Net of aberrations, taxable sales for all of Alameda County grew 0.4% over the comparable time period; the Bay Area was up 0.5%.





STATEWIDE RESULTS

California’s local one-cent sales and use tax receipts for January through March 2025 increased by 0.34% compared to the same quarter in 2024, after adjusting for accounting anomalies. While this modest growth may signal the end of an eight-quarter decline, it could be temporary, as the broader economy remains on the edge between recovery and further slowdown.

The first quarter is traditionally the lowest sales tax-generating period of the year, often influenced by seasonal weather and post-holiday consumer behavior.

Notably, the autos-transportation and building-construction sectors—both of which had been dragging down statewide results over the past two years—showed the strongest rebounds this quarter. In the autos sector, used car sales and leasing activity led the recovery. Consumers are increasingly opting for more affordable vehicles and shorter-term commitments, moving away from high-end purchases. In construction, pent-up demand for repairs and improvements, especially in weather-affected and wildfire-damaged areas like Southern California, drove strong sales for building material suppliers.

Other segments generating modest growth included business-industry and countywide use tax pools, largely due to continued strength in online sales. Sales of goods already in California before purchase are reported under business-industry fulfillment centers. Goods shipped from outside the state are reported under county pools, based on the destination of the out-of-state shipment. Online shopping remains a preferred option for value-conscious consumers, contributing significantly to tax receipts in these categories.

Calendar year 2024 saw a decline in fuel-

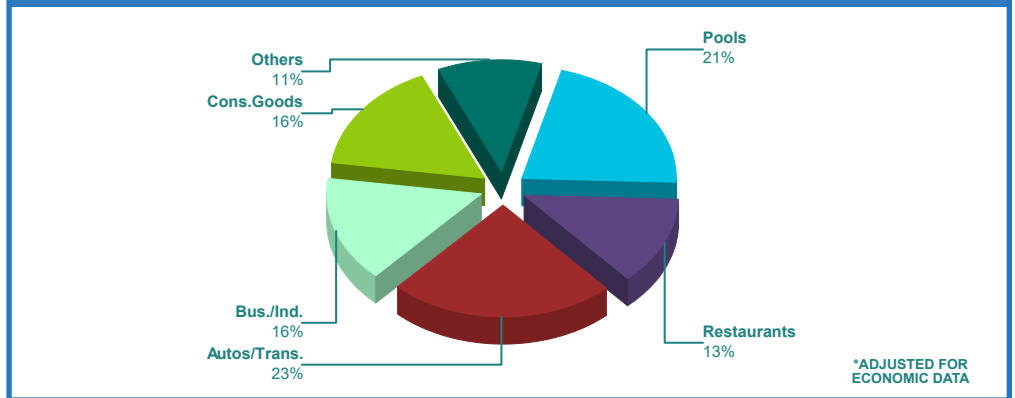
related tax receipts due to lower global crude oil prices—a trend that continued into 1Q 2025. Fuel-related returns dropped by 5%. This decline also affected general consumer goods, as large retailers that sell fuel typically report all sales under a single taxpayer ID. As a result, brick-and-mortar merchants such as post-holiday family apparel stores, winter sporting goods vendors and closures of variety stores contributed to weaker performance.

Although food-drugs is the smallest of the eight tax groupings, it was significant that cannabis returns continued a downturn trend that has been ongoing for over two years. Bankruptcies, customer shopping

alternatives and oversaturation of retail footprint diminished taxes coming from drug stores.

As 2025 begins, sales tax returns remain modest, reflecting broader economic volatility. Key factors influencing our outlook include: ongoing national tariff and trade negotiations and decisions on the federal funds rate - which directly affect consumer interest rates. Recent Middle East conflicts, which temporarily spiked crude oil prices and threatened local gas prices during the summer, will be a short-term concern. In summary, “uncertainty” remains the most accurate descriptor of California’s current and future economic climate.

REVENUE BY BUSINESS GROUP Pleasanton This Quarter*



TOP NON-CONFIDENTIAL BUSINESS TYPES

Pleasanton Business Type	Q1 '25*	Change	County Change	HdL State Change
New Motor Vehicle Dealers	889.8	3.8% ↑	-1.6% ↓	-0.6% ↓
Casual Dining	466.4	4.5% ↑	2.2% ↑	1.3% ↑
Medical/Biotech	319.1	-11.8% ↓	-20.8% ↓	-0.8% ↓
Service Stations	204.0	-11.4% ↓	-5.8% ↓	-5.8% ↓
Quick-Service Restaurants	170.3	3.6% ↑	-1.6% ↓	-0.9% ↓
Electronics/Appliance Stores	136.5	9.3% ↑	-0.3% ↓	-0.6% ↓
Department Stores	124.8	-5.8% ↓	4.2% ↑	-4.4% ↓
Business Services	118.8	-17.2% ↓	6.6% ↑	9.1% ↑
Auto Lease	118.3	2.4% ↑	73.9% ↑	20.6% ↑
Light Industrial/Printers	104.2	-33.3% ↓	-12.5% ↓	-2.9% ↓

*Allocation aberrations have been adjusted to reflect sales activity *In thousands of dollars

CITY OF PLEASANTON

SALES TAX UPDATE

4Q 2024 (OCTOBER - DECEMBER)



PLEASANTON

TOTAL: \$ 6,936,041

4.2%

4Q2024



-1.2%

COUNTY



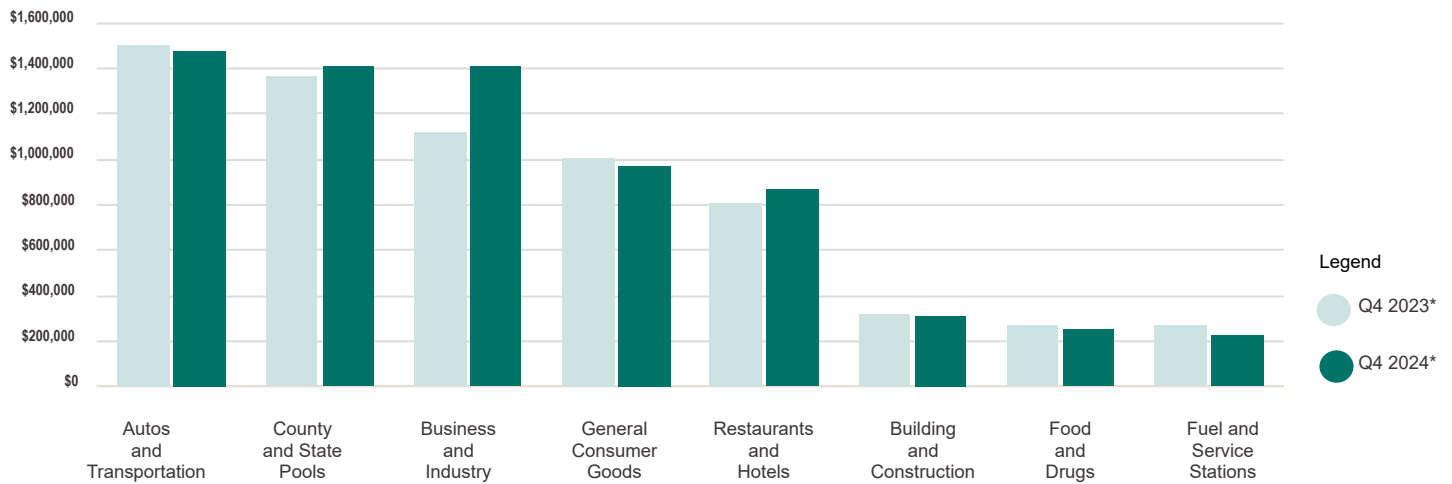
-1.1%

STATE



**Allocation aberrations have been adjusted to reflect sales activity*

SALES TAX BY MAJOR BUSINESS GROUP



CITY OF PLEASANTON HIGHLIGHTS

Pleasanton's receipts from October through December were 10.6% above the fourth sales period in 2023. Excluding reporting aberrations, actual sales were up 4.2%.

Point of sales gains totaled 4.5%; business-industry was the key contributor as taxes rose \$291,000. Technology companies outlays contributed to bigger payments from IT services, electrical/office equipment and light industrial sectors.

Casual dining grew 5%; a combination of elevated menu prices and recent openings. A new venue helped the fast causal segment; overall this restaurant category increased 7%.

Luxury brands sales struggled in the past year; not so for Pleasanton in this filing period. Buyers took advantage of better deals, inventory availability and drove new vehicle dealerships up 3%. Those

not willing to take on long term auto loans went the leasing route; results soared 19%. A slump in used car transactions provoked a 2% overall decrease by this group.

For the second consecutive quarter global crude oil prices were in retreat mode, resulted in service stations submitting 15% less revenues.

Holiday sales were soft, caused a 4% drop from general consumer goods. Shoppers looked for value, spent less at department, specialty and apparel retailers. Taxes expected from the opening of a national chain store in October were misallocated in error, not in the totals noted above; a future correction is expected this fiscal year.

Pool allocations improved 3%, in line with statewide estimates. Net of aberrations, taxable sales for the Bay Area dipped 0.5%.





STATEWIDE RESULTS

California's local one cent sales and use tax receipts during the months of October through December were 1.1% lower than the same quarter one year ago after adjusting for accounting anomalies. The fourth quarter is notably the highest sales tax generating period of the year but exhibited diminished year-over-year returns as consumers struggled with tariff concerns and pulling back on discretionary spending.

For the past eight quarters - two calendar years - statewide results have declined; led mostly by autos-transportation and building-construction suppressed activity due to the sustained high interest rate environment. Specifically, this quarter, as new and used car returns pulled back, only leasing activity improved likely representing buyers willingness to wait for more advantageous economic conditions before committing to long term obligations. Furthermore, building-construction drops spanned multiple categories including building materials, plumbing/electrical and contractors as property owners delay repairs and improvements until they're more comfortable tapping available equity.

During this holiday shopping period, brick-and-mortar general retailers slumped 2.4%, further hindered by lower gas prices. Recent closures by merchants selling variety/ low priced items and weaker returns from department stores were most impactful. As consumers appeared more interested in value/discounted items vs higher priced/ luxury goods, overall statewide receipts revealed growth from online retailers by way of local returns through fulfillment centers and allocations via each county's use tax pool demonstrating a desire to spend, just more through different vendors which shifted local tax distributions.

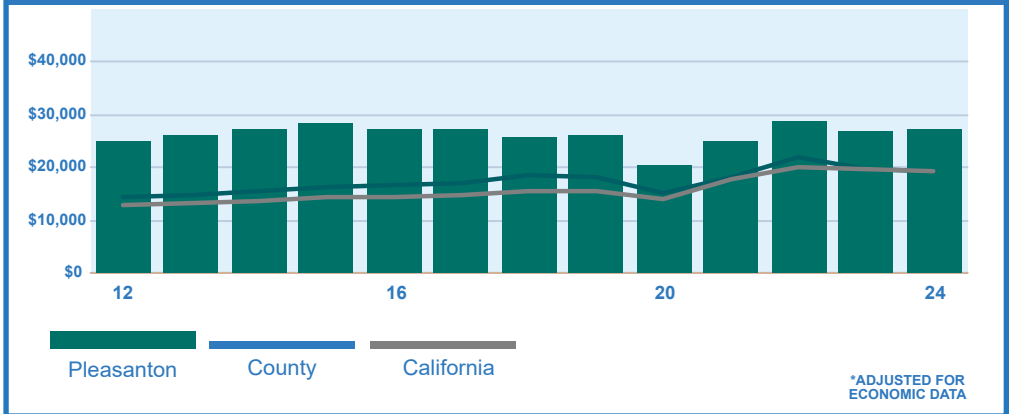
Fuel and service stations experienced a drop of 14% largely due to the decreased price of global crude oil. While this dynamic hurt the sector results, it did allow for more disposable income to be spent in other areas and does not appear to be changing in the near term.

Revenue from restaurants sustained a modest gain of 1.3%, with only a waning from fine dining establishments - consistent with spending trends in other sectors. As eateries try and balance higher menu prices and demand, a 'return to office' call by businesses could inspire future increased foot traffic for many venues in metropolitan centers.

The fourth quarter also marks the end of the calendar year. As expected 2024 was 1.2% lower than 2023 with most sectors taking a hit. Only restaurants, business-industry and allocations via the county use tax pools improved.

With national tariff discussions happening at the federal level, consumers start 2025 wondering if higher priced goods and difficult decisions are on the horizon. Also, the Federal Reserve Board hasn't signified any relief by way of lower interest rates leaving only minimal growth expectations to come. The theme of the current economic outlook is uncertainty.

SALES PER CAPITA*



TOP NON-CONFIDENTIAL BUSINESS TYPES

Pleasanton Business Type	Q4 '24*	Change	County Change	HdL State Change
New Motor Vehicle Dealers	993.5	2.8% ↑	0.8% ↑	-2.3% ↓
Medical/Biotech	519.6	22.7% ↑	-2.9% ↓	0.0% ↓
Casual Dining	485.2	5.6% ↑	2.2% ↑	1.9% ↑
Service Stations	222.5	-14.8% ↓	-12.8% ↓	-12.9% ↓
Department Stores	204.8	-4.5% ↓	-16.5% ↓	-7.1% ↓
Building Materials	196.0	2.6% ↑	-6.1% ↓	-3.4% ↓
Electronics/Appliance Stores	185.5	5.7% ↑	0.0% ↓	-2.6% ↓
Business Services	180.6	85.9% ↑	2.3% ↑	-1.5% ↓
Quick-Service Restaurants	177.0	2.9% ↑	0.7% ↑	1.7% ↑
Light Industrial/Printers	135.0	21.4% ↑	9.3% ↑	-1.9% ↓

*Allocation aberrations have been adjusted to reflect sales activity *In thousands of dollars

BAY AREA

2024 PERFORMANCE

IMPACT BY THE NUMBERS

\$123.6B

total economic
output

\$2.15B

overall funding
from the NIH
and NSF

254,365

total jobs
supported

\$43.2B

total labor
income

150,491

directly employed
life science
workers

MORE KEY METRICS

3,809 life science establishments

\$210,560 average yearly salary

The Bay Area includes the nine counties surrounding the San Francisco Bay: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma counties.

BAY AREA REGIONAL SPOTLIGHT

The Bay Area region comprising nine counties - Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, and Sonoma - employed 150,491 life science workers in 2024, which represents a 3.8% decline in overall life science employment versus 2023. The decline is mainly driven by job loss in the analytical laboratory instrument manufacturing; R&D in biotechnology; R&D in engineering, physical, and life sciences; and pharmaceutical preparation manufacturing

sub-sectors. Despite the aggregate job loss, job gains were observed in several sub-sectors, namely colleges and universities and electromedical apparatus manufacturing. The region's highly educated workforce, reinforced by proximity to research institutions such as UC San Francisco, Stanford, and UC Berkeley, continues to position the region as one of the most elite and active life science clusters in the world.

Overall Impact of Life Science Sectors in Bay Area, 2024

Impact Type	Direct Impact	Indirect Impact	Induced Impact	Total	Multiplier
Employment	150,491	57,899	45,975	254,365	1.69
Labor Income (\$B)	\$30.5B	\$8.6B	\$4.0B	\$43.2B	1.41
Output (\$B)	\$93.5B	\$19.5B	\$10.5B	\$123.6B	1.32

County-Level Economic Impact of Life Science Sectors in Bay Area Geographies, 2024

County	Total Emp	Total Labor Income	Total Output
Alameda County	71,817	\$8.8B	\$25.0B
Contra Costa County	7,269	\$0.8B	\$2.4B
Marin County	5,980	\$1.2B	\$4.4B
Napa County	555	\$0.1B	\$0.2B
San Francisco City and County	22,409	\$3.6B	\$7.6B
San Mateo County	71,582	\$15.5B	\$50.3B
Santa Clara County	65,200	\$12.5B	\$29.6B
Solano County	3,356	\$0.3B	\$2.1B
Sonoma County	6,178	\$0.6B	\$1.9B

BAY AREA REGIONAL SPOTLIGHT

Key Metrics in Bay Area Geographies, 2024

Key Metrics	Direct Employment	Mfg Employment	Direct Emp YOY Growth %	Establishments	Avg Salary/Yr	LQ	NIH Awards	NSF Awards
Alameda County	39,685	12,895	-0.9%	853	\$170,945	4.94	\$322.1M	\$63.4M
Contra Costa County	4,052	1,363	-14.8%	275	\$119,145	1.31	\$8.3M	\$2.0M
Marin County	3,049	1,989	-3.0%	110	\$280,728	35.87	\$25.3M	\$0.4M
Napa County	360	222	-2.6%	25	\$97,823	1.83	\$0.9M	-
San Francisco City and County	16,001	944	-9.5%	547	\$209,066	2.11	\$928.51M	\$18.6M
San Mateo County	42,602	11,028	-3.9%	714	\$267,240	14.42	\$65.8M	\$7.5M
Santa Clara County	39,192	13,541	-3.2%	1,064	\$207,775	4.35	\$653.0M	\$53.8M
Solano County	2,206	1,425	-6.9%	81	\$101,022	3.14	\$0.3M	-
Sonoma County	3,344	2,169	2.3%	140	\$129,582	4.40	\$0.1M	\$2.5M

County-Level Employment in Life Science Sectors in Bay Area Geographies, 2024

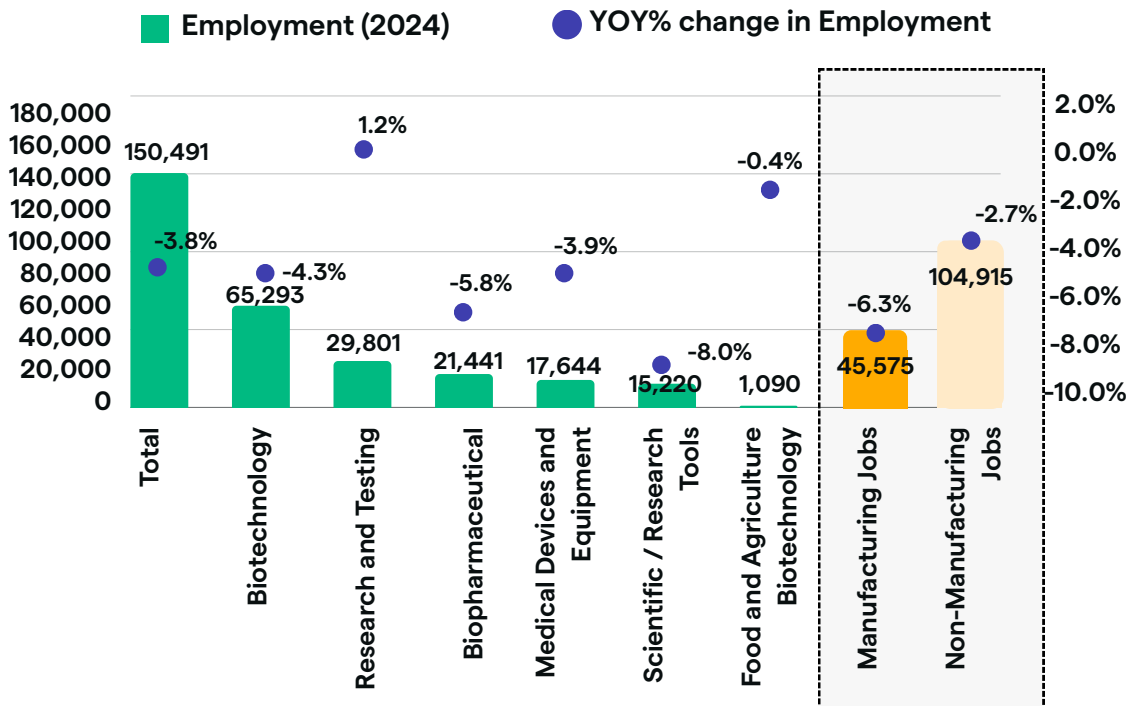
County	Biopharma	Biotech	Food and Ag Biotech	Research and Testing	Medical Devices and Equipment	Scientific /Research Tools	Total
Alameda County	3,222	18,435	588	6,456	6,496	4,488	39,685
Contra Costa County	534	1,245	114	832	925	402	4,052
Marin County	2,065	708	3	177	91	5	3,049
Napa County	49	31	3	78	81	118	360
San Francisco City and County	428	6,625	171	7,800	432	545	16,001
San Mateo County	11,218	23,620	111	4,250	2,253	1,150	42,602
Santa Clara County	2,484	14,174	39	9,239	5,518	7,738	39,192
Solano County	1,147	184	7	298	564	7	2,206
Sonoma County	293	271	55	671	1,286	768	3,344

BAY AREA REGIONAL SPOTLIGHT

Biotechnology was the largest sub-sector for employment with 65,293 individuals, followed by Research and Testing, which employed 29,801 individuals.

The Biopharmaceuticals sub-sector followed, with 21,441 individuals.

Life Science Employment and Growth in Bay Area, 2024



Major life science employers in the region:

- Abbott Laboratories (Regional Office)
- Bayer (Regional Office)
- BioMarin (HQ)
- Boehringer Ingelheim (Regional Office)
- Exelixis (HQ)
- Genentech (Regional Office)
- Gilad Sciences (HQ)
- Grail (HQ)
- Intuitive Surgical (HQ)
- Johnson & Johnson (Regional Office)
- Merck (Regional Office)
- Thermo Fisher Scientific (Regional Office)
- Verily (HQ)

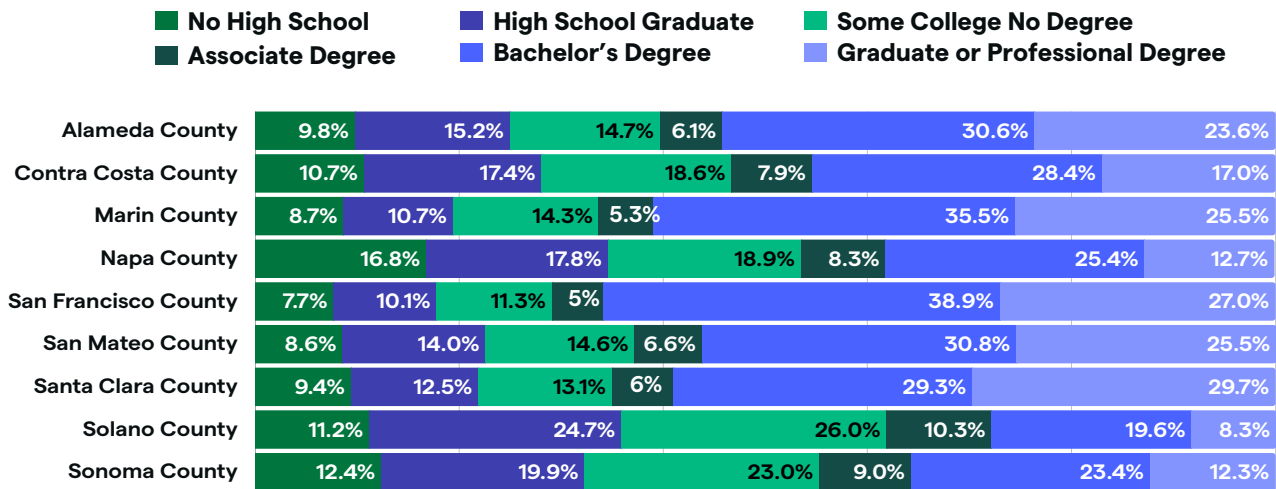


BAY AREA REGIONAL SPOTLIGHT

The San Francisco Bay Area has a distinct competitive advantage with a highly educated workforce; a sizeable percentage of adults in Marin County (25.5%), the County of San Francisco (27%), Santa Clara County (29.7%), and San Mateo County (25.5%) have a graduate or

professional degree. The life science industry supports jobs for all education levels and Biocom California makes a concerted effort to engage with communities around the bay to broaden awareness of the employment opportunities that exist.

Educational Attainment in Bay Area Geographies, 2023*



Policy Priorities

In the Bay Area, we advocate for land use and zoning policies that allow for predictable and timely development processes to facilitate future life science projects, using a fact-based approach to determine where labs can locate. We support accessible and reliable utilities, responsible reductions in business tax

burdens, and sustainability measures that consider lab processes and make use of existing infrastructure. We also engage on traditional business issues, such as advocating for more seamless transit infrastructure and the availability of middle-income housing.

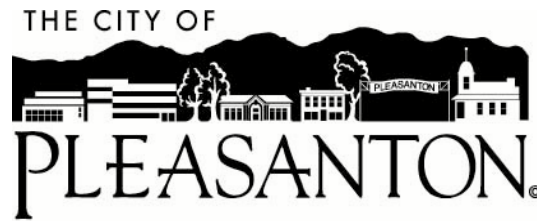
*2023 is the latest year the data is available

BIOCOM CALIFORNIA | BAY AREA CLUSTER

Biocom California is the advocate for California’s life science sector. Our South San Francisco office aims to build the networks that are critical to growth in this thriving regional ecosystem. Our targeted programs and customized services are tailored to the specific needs of the Bay Area region. We work on behalf of our members to drive public policy, build an enviable network of industry leaders, create access to capital, introduce cutting-edge STEM education programs, and create robust value-driven purchasing programs.

For full report visit www.biocom.org/eir





MEMORANDUM

Date: July 17, 2025

To: Ellen Clark, Director of Community Development

From: Emily Carroll, Associate Planner

Subject: **Community 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 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: Approved.
 - Next Steps/Details: Reviewed and approved at City Council's January 9, 2025, hearing.
 - 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: Planning Commission workshop, tentatively scheduled for August 27, 2025.
- 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 Approved
- Next Steps/Details: Submit for building permits.
- Applicant: Magdy Farid
- Staff Contact(s): [Diego Mora](#)

ELSEWHERE IN PLEASANTON

5. **Terminus of Lund Ranch** | **Residential- Single-Family**
Road | **Lund Ranch II**
PUD-25, Tract Map 8352

Applications for: (1) 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 Rd.; (2) Development Agreement to vest entitlements for the project; (3) certification of the Final Environmental Impact Report (EIR) prepared for the project; (4) Growth Management Agreement; and (5) Affordable Housing Agreement. Project includes approximately 160-acres of dedicated open space. Project submitted to June 7, 2016 ballot following February 2016 City Council approval; majority of voters supported project moving ahead.

- Status Under construction
- Next Steps/Details: Construction of homes nearly complete and should be finished in mid 2025.

- Applicant: GHC Lund Ranch, LLC
- Staff Contact(s): [Eric Luchini](#)

6. **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.
- Applicant: John Spotorno
- Staff Contact(s): [Jenny Soo](#)

7. **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. Applicant is preparing for permit submittal.
- Applicant: Guy Houston/Valley Capital Realty
- Staff Contact(s): [Jenny Soo](#)

8. **4452 Rosewood Drive** | **Residential- Multi-Family**
PUD-85-08-01D-05M | **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: 1) modifying site layout including on-site circulation, parking, and open spaces areas; 2) updating exterior elevations of all buildings; 3) changing the retail use of the corner building to a daycare center subject to a conditional use permit approval, and 4) modifying related on- and off-site improvements. Zoning for the site is PUD-HDR (Planned Unit Development – High Density Residential) District.

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

9. **990 Sycamore Road** | **Residential- Single-Family**

PUD-135/P19-0030/P19-0031/P19-0033/Vesting Tentative Map 8528

Bringhurst/Sycamore Corner

Applications for: 1) an amendment to the North Sycamore Specific Plan (NSSP) to: a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Low Density Residential (PUD-LDR); b) allow the proposed PUD-LDR lots to access from Sycamore Creek Way; c) realign the planned public trail on the project site; 2) PUD development plan approval for a five-lot single-family residential development with related on- and off-site improvements; and 3) Vesting Tentative Subdivision Map approval to subdivide the 3.28-acre parcel into five residential lots for four new homes and one existing home.

- Status: Approved
- Next Steps/Details: Subdivision and improvement plans are in review prior to recordation.
- Applicant: Alaina Stewart
- Staff Contact(s): [Jenny Soo](#)

10. **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: Application under review and continuing work on the Environmental Impact Report.
- Applicant: Ponderosa Homes
- Staff Contact(s): [Natalie Amos](#)

11. **1701 Springdale Drive 10X Genomics PUD-139 and P20-0973**

Commercial

Master Planned Campus

Applications for a Planned Unit Development (PUD) Rezoning and Development Plan to: (1) demolish the existing approximately 163,500-square-foot commercial buildings; (2) rezone the subject parcel from C-R (p) (Regional Commercial - peripheral sites)

District to PUD-C-O (Planned Unit Development – Commercial-Office) District; and (3) construct up to three new multi-story research and development, office and laboratory buildings totaling approximately 381,000-square-feet, a parking structure, and related site improvements over multiple phases.

- Status: Approved
- Next Steps/Details: Phase I improvements completed in May 2023. Phase II improvements on hold as of August 2022. Applicant is exploring ancillary on-site projects as of November 2024.
- Applicant: 10X Genomics
- Staff Contact(s): [Eric Luchini](#)

12. **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 will file for annexation with LAFCO in early 2025.
- Applicant: Pat Costanzo
- Staff Contact(s): [Eric Luchini](#)

13. **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 57 multi-family residential units (48 condominium and 9 affordable rental) with associated site improvements pursuant to SB330 State law provisions; and Affordable Housing Agreement located at 3200 Hopyard Road.

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

14. **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 Approved
- Next Steps/Details: The Zoning Administrator approved the Design Review application on October 30, 2023. The Planning Commission approved the Vesting Tentative Map on November 8, 2023. The applicant has submitted improvement and building plans.
- Applicant: Scott Kramer, Tri Pointe Homes Holdings, Inc
- Staff Contact(s): [Emily Carroll](#)

15. **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: Building permit under review.
- Applicant: Square Mile Pleasanton, LLC
- Staff Contact(s): [Jenny Soo](#)

16. **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 Under Review
- Next Steps/Details: Pending resubmittal.
- Applicant: Kelley Rutchena
- Staff Contact(s): [Diego Mora](#)

17. **1 Brozosky Hill Lane** | **Residential- Single-Family**
PUD-150

Applications for Planned Unit Development (PUD) development plan approval and Minor Subdivision to subdivide an approximately 20-acre site to four lots, consisting of three new single-family lots with one remainder lot containing the existing residence and for the construction of three new homes.

- Status Under Review

- Next Steps/Details: Submittal items under review.
- Applicant: Terry Townsend
- Staff Contact(s): [Jenny Soo](#)

18. **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: Under Review
- Next Steps/Details: Item will be heard at 7/23/25 Planning Commission meeting.
- Applicant: Hana Japan
- Staff Contact(s): [Jenny Soo](#)

19. **0 Vineyard Avenue P24-0596** | **Residential- Single-Family PUSD Vineyard**

Application for Design Review through Housing Site Compliance to construct 27 single family homes and a 3-acre park 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: Zoning Administrator approved Hosuing Site Compliance Review application on March 12, 2025. Planning Commission approved Vesting Tentative Map March 26, 2025 and amended Vesting Tentative Map, to allow for split park project on July 9, 2025. Improvement plans under review.
- Applicant: Trumark Homes
- Staff Contact(s): [Emily Carroll](#)

20. **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: Obtain Building Permit approval for the on-site work.
- Applicant: Stanford Health Care Tri-Valley
- Staff Contact(s): [Diego Mora](#)

21. **3595 Utah Street P24-0420 (DR) and P24-0421 (CUP)** | **Commercial Danville Brewing Company**

Applications for: 1) Conditional Use Permit approval for beer production and related brew pub tasting room; and 2) Design Review approval to construct an approximately 8,100-square-foot building, 2,000-square-foot covered patio, and related site

improvements on a vacant lot.

- Status Under Review
- Next Steps/Details: Approved by the Planning Commission on May 14, 2025. Building permit under review.
- Applicant: Danville Brewing Company
- Staff Contact(s): [Eric Luchini](#)

EAST PLEASANTON

22. **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](#)

-
23. **3030 Mohr Avenue
PUD-154, P25-0118, P25-0116** | **Residential- Single-Family
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](#)

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

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

25. East Pleasanton Policy Framework

Other

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: Stakeholder meetings completed. Planning Commission Study Session tentatively scheduled for August 27, 2025.
- Applicant: City of Pleasanton
- Staff Contact(s): [Emily Carroll](#)

26. Stoneridge Mall Framework

Other

Stoneridge Mall Framework

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](#)

TRANSPORTATION PROJECTS

27. 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 Review
- 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

28. 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: Under Construction
- Next Steps/Details: City Council will award a consultant contract on July 15, 2025. A kickoff meeting will be held week of July 21, 2025.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

29. 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.

- Status Under Construction
- Next Steps/Details: This project will construct two 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. 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 environmental impacts 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. The 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 its contract in September 2023 to include project design and has 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 have begun. Staff was informed that the City was not awarded a RAISE Federal Grant. The project is currently in project design between 35-65%.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

30. **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 Under Review
- Next Steps/Details: 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. Waiting on equipment replacement only.

- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

REGIONAL PROJECTS

31. 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: Under Construction
- Next Steps/Details: 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: Caltrans
- Staff Contact(s): [Mike Tassano](#)

32. 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](#)

33. **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 SR 237 to Milpitas
The southbound direction was completed in 2010. The first phase of the northbound project will construct the nine-mile section from Auto Mall Parkway in Fremont to SR 84. The Construction was awarded in November 2017 and construction began in the summer of 2018 and should be completed in 2020. There is no current timeline for Phase 2 of the project.
I-680 Express Lane between SR4 and Alcosta Blvd:
Draft Environmental Release for public review – March 2020
Project Report and Final Environmental Document Approval – August 2020
Final Design and ROW completed - Fall 2021
Construction scheduled to begin Spring 2022 through Summer 2025.
Project Cost : Total cost estimate to implement express lanes for both NB and SB directions is \$480M. In the light of limited available & anticipated funding and to address

near term traffic needs, a decision has been made to proceed with the design, right of way and construction work for the SB direction as the phase 1 of this project. The estimated cost for the SB direction is around \$252M. Caltrans has a project in works to pave the existing pavement within approximately the same limits as the express lane. Caltrans has agreed to split their rehab project into NB and SB directions. They plan to move forward with the NB rehab as a stand-alone project which would go to construction in spring 2021. Their SB rehab will be combined with the SB express lane project and will begin construction in Spring 2022. schedule for the combined SB rehab and express lane project:

- Design and ROW start – Jan 2020
- Design and ROW completion – October 2021
- CTC allocation of SHOPP and other state funds – Dec 2021
- Construction contract advertisement – January 2022
- Construction start – April 2022
- Construction completion – Summer 2025

Caltrans

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

