

## ECONOMIC VITALITY COMMITTEE AGENDA

THURSDAY, APRIL 18, 2024  
7:30 AM

Public Works – Remillard Room, 3333 Busch Road, Pleasanton

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**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 November 16, 2023 and February 15, 2024

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

### PUBLIC HEARINGS AND OTHER MATTERS

2. Approve Economic Vitality Committee Meetings for 2024
3. Receive Presentation on Visit Tri-Valley's Destination Strategic Plan
4. Receive Presentation on Pleasanton Unified School District's Workforce Development Programs and Provide Feedback
5. Receive Economic Development Information/Updates

### MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE

### ADJOURNMENT

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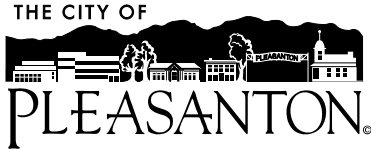
#### Notice

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.

#### Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact the Economic Development Division at 123 Main Street, Pleasanton, CA 94566, econdev@cityofpleasantonca.gov or (925) 931-5039 at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

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**ECONOMIC VITALITY COMMITTEE  
REGULAR MEETING MINUTES**

**November 21, 2023  
7:30 a.m.  
3333 Busch Road, Remillard Meeting Room**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Meeting called to order at 7:37 a.m. by EVC Chair Tracy Farhad followed by the Pledge of Allegiance.

**ROLL CALL**

**Present:** Chair Tracy Farhad, Vice Chair Brian Wilson, Councilmember Valerie Arkin, Roderick O'Brien, Shareef Mahdavi, and Steve McCoy-Thompson. James Cooper arrived after attendance was taken.

**Absent:** Andres Ripa, PUSD Trustee Justin Brown, Daniel Watson, and Reena Gupta

**City staff:** Deputy City Manager Alexa Jeffress and Economic Development Manager Lisa Adamos

**AGENDA AMENDMENTS**

None were noted.

**1. CONSENT CALENDAR**

The August 17, 2023, meeting minutes were approved as presented on motion by Councilmember Valerie Arkin and second by Steve McCoy-Thompson by a vote of 6-0-0.

**ROLL CALL VOTE:**

**AYES:** Chair Tracy Farhad, Vice Chair Brian Wilson, Councilmember Valerie Arkin, Roderick O'Brien, Shareef Mahdavi, and Steve McCoy-Thompson.

**NOES:** None.

**ABSENT:** Andres Ripa, PUSD Trustee Justin Brown, Daniel Watson, and Reena Gupta

**ABSTAIN:** None.

**MEETING OPEN TO THE PUBLIC**

EVC Chair Tracy Farhad opened public comment. There were no public comments. Chair Farhad closed public comment at 7:47 a.m.

**PUBLIC HEARINGS AND OTHER MATTERS**

**2. City Council Liaison Report**

Councilmember Arkin provided updates from the regular City Council meetings held on September 5, September 19, October 3, October 17, and November 7.

### **3. Receive Update on City Commissions and Committees Reorganization for Economic Vitality Committee**

Economic Development Manager, Lisa Adamos provided an overview of the approved changes to the EVC reorganization, including the introduction of new industry sector representation and conversion from current sectors. Ms. Adamos also provided the proposed timeline for implementation of the reorganization, which will occur after enacting legislation is adopted at a future City Council meeting.

### **4. Selection of EVC Chair and Vice-Chair for 2024**

EVC Chair Tracy Farhad opened the discussion and identified Brian Wilson's interest in serving as Chair for 2024. No nominations were made for Vice Chair. ~~Shareef Mahdavi~~ Chair Tracy Farhad made a motion to select Brian Wilson as Chair for 2024 and seconded by ~~Steve McCoy-Thompson~~ Shareef Mahdavi. (Corrected from February 2024 version) The motion passed 7-0-0.

#### **ROLL CALL VOTE:**

**AYES:** Chair Tracy Farhad, Vice Chair Brian Wilson, Councilmember Valerie Arkin, Roderick O'Brien, Shareef Mahdavi, James Cooper, and Steve McCoy-Thompson.

**NOES:** None.

**ABSENT:** Andres Ripa, PUSD Trustee Justin Brown, Daniel Watson, and Reena Gupta

**ABSTAIN:** None.

### **5. Receive Economic Development Strategic Plan Update**

Economic Development Manager, Lisa Adamos provided an overview of Year One implementation priorities and tasks currently being undertaken by Economic Development staff.

### **6. Receive Economic Development Information/Updates**

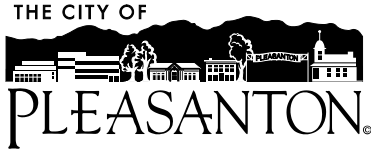
Ms. Adamos noted the Crime Prevention webinar for the Business Community recording is available on the City of Pleasanton YouTube channel and joint Chamber-City Economic Drivers luncheon held the day prior. Chair Tracy Farhad shared Visit Tri-Valley's upcoming Cheer with Beer promotion. The EVC meeting scheduled for December 21, 2023, is canceled.

#### **MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE**

None were noted.

#### **MEETING ADJOURNED**

The meeting was adjourned at 8:59 a.m.



**ECONOMIC VITALITY COMMITTEE  
REGULAR MEETING MINUTES**

**February 15, 2024  
7:30 a.m.  
3333 Busch Road, Remillard Meeting Room**

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Meeting called to order at 7:37 a.m. by EVC Chair Brian Wilson followed by the Pledge of Allegiance.

**ROLL CALL**

Present: PUSD Trustee Laurie Walker, Chair Brian Wilson, James Cooper, Reena Gupta, Roderick O'Brien, and Shareef Mahdavi

Absent: Councilmember Valerie Arkin, Andres Ripa, Daniel Watson, Steve McCoy-Thompson, and Tracy Farhad

Quorum not met.

City staff: Assistant City Manager Pamela Ott, Deputy City Manager Alexa Jeffress, Director of Library and Recreation Services Heidi Murphy, and Economic Development Manager Lisa Adamos

**AGENDA AMENDMENTS**

None were noted.

**1. CONSENT CALENDAR**

Approval of the November 16, 2023, meeting minutes was postponed to the April 18, 2024, meeting due to the absence of a quorum.

**MEETING OPEN TO THE PUBLIC**

EVC Chair Brian Wilson opened public comment. There were no public comments. Chair Wilson closed public comment at 7:47 a.m.

**PUBLIC HEARINGS AND OTHER MATTERS**

**2. City Council Liaison Report**

Councilmember Arkin was absent, therefore Assistant City Manager Ott and Deputy City Manager Jeffress noted that a DEI and Needs Assessment updates were heard at the January City Council meeting. The agenda reports are available at the city's website.

**3. Approval of 2024 Meeting Dates**

This item is postponed for the next meeting due to lack of quorum.

**4. Discussion: Funding Pleasanton’s Future**

Deputy City Manager Jeffress provided a presentation on the city’s financial status, which included the potential for a sales tax increase to be placed on the November ballot. Numerous questions were raised to which Assistant City Manager Ott and Deputy City Manager Jeffress addressed.

**5. Provide Feedback on Draft Agreement with Pleasanton Downtown Association**

Economic Development Manager Lisa Adamos provided an overview of the draft agreement with the Pleasanton Downtown Association, noting updates from the current agreement. The current 5-year agreement expires at the end of the year.

**6. Receive Economic Development Information/Updates**

Ms. Adamos noted the 2024 Energy Summit to be held on March 19, and the State of the City Address by Mayor Karla Brown to be held on March 26.

**MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE**

None were noted.

**MEETING ADJOURNED**

The meeting was adjourned at 8:58 a.m.

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## 2024 EVC MEETING SCHEDULE

**Meets Every Other Month  
Third Thursday at 7:30 a.m.**

January 18 - Canceled

February 15

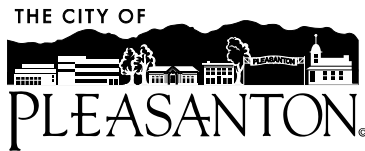
April 18

June 20

August 15

October 17

December 19



## ECONOMIC VITALITY COMMITTEE REPORT

April 18, 2024  
Economic Development

**TITLE: VISIT TRI-VALLEY'S DESTINATION STRATEGIC PLAN**

### **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 and 3.0 Local Revenue Growth that are related to the partnership with Visit Tri-Valley:

#### **1.4 Formalize Community & Business Partnerships**

#### **3.4 Tourism & Hospitality Program**

Since 2006, Visit Tri-Valley (VTV) has been the region's destination marketing organization and manages the Tri-Valley Tourism Marketing District (TVTMD) for the cities of Pleasanton, Livermore, Dublin, and the Town of Danville. The TVTMD is a benefit assessment district designed to generate funding that is used to support VTV's tourism promotion and marketing activities, and destination development programs for assessed businesses. The TVTMD was renewed in 2022 for ten years with an annual assessment rate of \$3.25 per occupied room night. The TVTMD also includes the unincorporated areas of Alameda and Contra Costa Counties, which includes the communities of Alamo, Blackhawk and Sunol, to allow VTV to promote lodging and tourism amenities.

The City is the lead agency for the administration and collection of the assessment district funds and has an agreement with VTV to manage the TVTMD. The City's Tourism & Hospitality Program will leverage the efforts of VTV to promote Pleasanton as a tourism destination.

## **DISCUSSION**

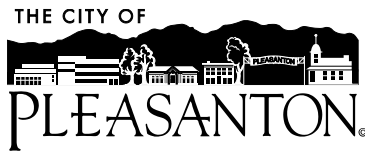
In early 2023, Visit Tri-Valley began the process to develop a 5-year Destination Strategic Plan to develop strategies that help further develop a vibrant visitor economy while also enhancing the quality of life for Tri-Valley residents. The plan, guided by extensive stakeholder input, reflects VTV's commitment to elevating the Tri-Valley as a sought-after destination for visitors and a great place to live for the local community. The DSP contains six priorities to guide the destination and Visit Tri-Valley as an organization through 2028.

- Destination Development
- Direct Marketing and Branding
- Multiuse Venue Development
- Economic Development and Business Friendliness
- Connectivity
- Organizational Development

VTV President & CEO, Tracy Farhad will attend the EVC meeting to provide an overview of the DSP and highlight how the plan aligns with priorities of the City's EDSP to generate increased tourism and spending activity within the community.

The DSP may be viewed online at <https://visittrivalley.com/wp-content/uploads/2023/12/Visit-Tri-Valley-Destination-Strategic-Plan-Reduced-File-Size.pdf>.

**ACTION: RECEIVE PRESENTATION ON VISIT TRI-VALLEY'S DESTINATION STRATEGIC PLAN**



## ECONOMIC VITALITY COMMITTEE REPORT

April 18, 2024  
Economic Development

**TITLE: PLEASANTON UNIFIED SCHOOL DISTRICT WORKFORCE DEVELOPMENT PROGRAMS**

### 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 2.0 Business Retention, Expansion & Attraction that are related to the Pleasanton Unified School District's Workforce Development Programs:

#### 2.4 Assess and Strengthen Talent/Workforce Development Offerings

In recognition that work-based learning is a proven practice for helping high school students make informed career choices, the City will explore and establish partnerships for "Pathway Programs" with local educational institutions including the Pleasanton Unified School District (PUSD) and Las Positas College as well as businesses, career centers, and workforce development boards. The City will also promote occupation certification and apprenticeship partnership opportunities with local educational institutions.

### DISCUSSION

Pleasanton Unified School District (PUSD) operates multiple workforce development programs that strategically provide students with real-world, work-based learning opportunities sponsored by local business partners in order to cultivate workplace readiness skills and establish a talent pipeline for their organizations that begins in Pleasanton schools. Many of the students who participate in these workforce development programs are students enrolled in Career Technical Education (CTE) classes, special education students enrolled in Workability, and Adult Education students enrolled in the Adults with Disabilities (AWD) paid internship program.

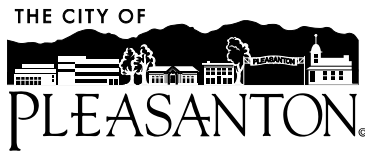
To help facilitate these placements, organizations such as the Pleasanton Chamber of Commerce and Pleasanton Partners in Education play a critical role as champions for this initiative by spreading the word about the importance of this work and connecting PUSD with their members.

PUSD Career Pathways & Adult Learning Director, Dr. Amos Nugent III will attend the Economic Vitality Committee meeting to present an overview of PUSD's workforce development programs, what PUSD has accomplished so far this year and facilitate a dialogue with EVC members on how PUSD can develop a relationship with the City of Pleasanton to expand the scope and impact of PUSD's current workforce development programs.

Considerations for EVC discussion and input:

1. What role can the City take in partnering with PUSD to further workforce development efforts?
2. What methods can the City use to establish and formalize relationships with the business community to create more opportunities for Pleasanton students?

**ACTION: RECEIVE PRESENTATION ON PLEASANTON UNIFIED SCHOOL DISTRICT'S WORKFORCE DEVELOPMENT PROGRAMS AND PROVIDE FEEDBACK**



## ECONOMIC VITALITY COMMITTEE REPORT

April 18, 2024  
Economic Development

### TITLE: ECONOMIC DEVELOPMENT INFORMATION/UPDATES

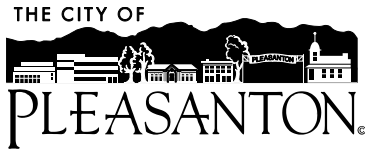
To ensure the Economic Vitality Committee is informed of actions and information pertaining to business-related projects and current business climate, the following documents are provided:

1. Actions of the Zoning Administrator & Planning Commission, April 16, 2024
2. Actions of the Zoning Administrator & Planning Commission, March 19, 2024
3. Actions of the Zoning Administrator & Planning Commission, March 5, 2024
4. Actions of the Zoning Administrator & Planning Commission, February 20, 2024
5. Community Development Department Update, March 2024

#### Upcoming Business Meetings and Events:

1. **Pleasanton Chamber of Commerce Spring Trade Show Mixer**, Wednesday, May 8, 2024, 5 – 7 pm, The Conference Center at Rosewood Commons, 4400 Rosewood Drive, Pleasanton | No cost for attendees – registration required at <https://pleasanton.chambermaster.com/eventregistration/register/4309>
2. **2024 #GameChangers Awards**, Thursday, May 9, 2024, 5 – 8 pm, Goal Line Productions, 5959 Coronado Lane, Pleasanton | Cost: \$75
  - Presented by Innovation Tri-Valley Leadership Group. This event celebrates the region's founders, mentors, influencers, and stakeholders. This year's Pleasanton honoree will join past #GameChangers: 10X Genomics, Tekion, Unchained Labs, and Vagaro.
  - Register at <https://www.eventbrite.com/e/tri-valley-gamechangers-awards-tickets-852412096527?aff=oddtcreator>
3. **Bike to Wherever Day**, Thursday, May 16, 2024, 7 – 9 am, Dublin/Pleasanton and West Dublin/Pleasanton BART Stations
  - This annual event celebrates biking as an alternative travel mode to work, school, or wherever in the Bay Area. Energizer stations will be set up at both BART stations in Pleasanton to provide cyclists with refreshments, free t-shirts and bike bags, while supplies last. Stations are hosted by the cities of Dublin and Pleasanton, Hacienda, and Veeva Systems.

### ACTION: RECEIVE ECONOMIC DEVELOPMENT INFORMATION/UPDATES



## CITY COUNCIL AGENDA REPORT

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April 16, 2024  
Community Development

### **TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION**

#### **P24-0111, Tony Meo/Custom Residential Design**

Application for Administrative Design Review approval to construct an approximately 667-square-foot single-story addition at the rear of the residence with an approximately 222-square-foot attached porch located at 4340 West Ruby Hill Drive.

##### *Project Information:*

*Existing floor area: 4,575 square feet*

*Total floor area with addition: 5,407 square feet*

*Lot size: 28,760 square feet*

*Existing floor area ratio: 15.91 percent*

*Total floor area ratio with addition: 18.80 percent*

Approved. (15 days)

#### **P24-0114, Terry Townsend**

Application for Administrative Design Review approval to construct an approximately 292-square-foot single-story addition that includes an approximately 110-square-foot addition at the front of the residence with an attached covered porch, a vaulted dormer and garage, and an approximately 182-square-foot addition at the rear of the residence located at 4678 Whiting Street.

##### *Project Information:*

*Existing floor area: 1,538 square feet*

*Total floor area with addition: 1,830 square feet*

*Lot size: 5,600 square feet*

*Existing floor area ratio: 27.46 percent*

*Total floor area ratio with addition: 32.68 percent*

Approved. (14 days)

#### **PUD-87-19-05M, Alok Damireddy**

Application for Planned Unit Development (PUD) Minor Modification to an approved Development Plan (PUD-87-19) to modify the approved location and size of the house pads for all six lots located at 4002, 4018, 4034, 4019 and 4035 Equus Court.

Approved. (13 days)

**P24-0134, Dr. Rabin Khetrapal**

Application for Administrative Design Review approval to construct an approximately 190-square-foot second-story addition with five new windows to the rear (south) of the existing two-story residence located at 1785 Via Di Salerno.

*Project Information:*

*Existing floor area: 7,430 square feet*

*Total floor area with addition: 7,620 square feet*

*Lot size: 24,593 square feet*

*Existing floor area ratio: 30.21 percent*

*Total floor area ratio with addition: 30.98 percent*

Approved. (10 days)

**P24-0025, Eric Shepard**

Application for Design Review to construct an approximately 55-square-foot addition to an existing coffee kiosk to construct a bathroom at 6730 Santa Rita Road.

Approved. (1 day)

**P24-0113, Francisco Matos**

Application for Administrative Design Review to install a window at approximately 11-feet and 6-inches on the front (north) side of the existing residence located at 4366 Valley Avenue.

Approved. (7 days)

**P24-0142, Zhengrui He**

Application for Administrative Design Review to construct an approximately 634-square-foot addition that includes: a proposed second-story balcony, re-locating the garage and a new metal roof on the rear of the residence located at 6607 Arlington Drive.

*Project Information:*

*Existing floor area: 5,449 square feet*

*Total floor area with addition: 6,083 square feet*

*Lot size: 20,366 square feet*

*Existing floor area ratio: 26.76 percent*

*Total floor area ratio with addition: 29.87 percent*

Approved. (8 days)

**Planning Commission, March 13, 2024**

Commissioners Present: Vivek Mohan, Ken Morgan, Brandon Pace, Stephanie Wedge and Chair Matt Gaidos

Commissioners Absent: Anurag Jain

**Continued from February 28, 2024 - P23-0117, Bruce Myers, Catalyst Development Partners LLC, Tract 8672, 3200 Hopyard**

Applications for Design Review (P23-0117) and Vesting Tentative Tract Map 8672 approval pursuant to SB 330 to: 1) demolish an existing church and daycare facility; 2) construct a housing development consisting of 57 attached condominium units including 48 three-story townhomes ranging in size from approximately 1,691 to 2,738 square feet and nine apartment units; and related site improvements; and 3) Vesting Tentative Map.

Action Recommended: Adopt Resolution No. PC-2024-03 approving the Application for Design Review (P23-0177) for both designs and Vesting Tentative Map 8672.

Actions Taken: Approve the Design Review (DR) application, filed as P23-0177, for both the original and alternative design, based on the required findings, and subject to the draft conditions of approval in Exhibit A and:

a. Approval of the alternative design contingent on approval of the Affordable Housing Agreement (AHA) by the City Council, and further recommended the City Council consider providing funds from the Low-Income Housing Fund to convert the eight moderate-income affordable apartment units to low-income affordable apartment units.

2. The Vesting Tentative Tract map (VTM) 8672, based on the required findings, and subject to the draft conditions of approval in Exhibit A; and

3. Find the CEQA Guidelines Section 15183 Consistency Checklist for the project is adequate to serve as the environmental documentation for the project and satisfies all the requirements of CEQA.

Vote: 4-1, Morgan opposed

**Planning Commission, March 27, 2024**

Commissioners Present: Commissioners Anurag Jain via teleconference, Vivek Mohan, Ken Morgan, Brandon Pace, Stephanie Wedge and Chair Matt Gaidos

Commissioners Absent: None

**PUD-149, Douglas Harwood, 544 Sycamore Road**

Application for Planned Unit Development (PUD) development plan to: 1) Establish development standards; and 2) Construct an approximately 1,117-square-foot addition to the front, an approximately 65-square-foot attached front covered porch and an approximately 160-square-foot attached rear-covered porch to an existing single-family residence located at 544 Sycamore Road zoned PUD-A (Agriculture).

Action Recommended: Approve PUD-149 as a Consent Calendar item.

Action Taken: Approved as recommended.

Vote: 5-0

**P23-0906, Laura Melchionne, 3132 Tokay Court**

Appeal of the Zoning Administrator's approval of beekeeping application to maintain two beehives on the property located at 3132 Tokay Court.

Action Recommended: Adopt Resolution No. PC-2024-05 denying the appeal, thereby upholding the Zoning Administrator's decision approving the beekeeping application.

Action Taken: Adopt Resolution No. PC-2024-05, as recommended.

Vote: 5-0

Prepared by:



Melinda Denis  
Zoning Administrator

Submitted by:

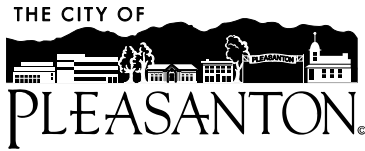


Ellen Clark  
Director of Community  
Development

Approved by:



Gerry Beaudin  
City Manager



## CITY COUNCIL AGENDA REPORT

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March 19, 2024  
Community Development

### **TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION**

#### **P24-0088, Michael Echavia/Cottage Technologies**

Application for Administrative Design Review to construct an approximately 12-foot-tall detached open pergola in the rear yard of the existing residence located at 7788 Bernal Avenue.

Approved. (13 days)

#### **P24-0034, Jody Knight/Rogers Electric**

Application for Design Review approval to replace 31 existing light fixtures, remove a pole and fixture, replace a pole and fixture, add a new pole and two new fixtures located at an existing financial institution at 6005 Stoneridge Drive.

Approved. (25 days)

#### **Planning Commission, February 28, 2024**

Commissioners Present: Anurag Jain, Vivek Mohan, Ken Morgan, Stephanie Wedge, and Chair Matt Gaidos

Commissioners Absent: Brandon Pace

#### **P23-0117, Bruce Myers, Catalyst Development Partners LLC, Tract 8672, 3200 Hopyard**

Applications for Design Review (P23-0117) and Vesting Tentative Tract Map 8672 approval pursuant to SB 330 to: 1) demolish an existing church and daycare facility; 2) construct a housing development consisting of 57 attached condominium units including 48 three-story townhomes ranging in size from approximately 1,691 to 2,738 square feet and nine apartment units; and related site improvements; and 3) Vesting Tentative Map.

Action Recommended:

Approve the Design Review application, filed as P23-0177, based on the required findings and subject to the revised draft conditions of approval in Exhibit A.

Approve the Vesting Tentative Tract Map 8672, based on the required findings and subject to the revised draft conditions of approval in Exhibit A.

Find the CEQA Guidelines Section 15183 Consistency Checklist (Exhibit C) for the project is adequate to serve as the environmental documentation for the project and satisfies all the requirements of CEQA.

Action Taken:

Continue the item to March 13 Planning Commission regular meeting, with request for more information regarding traffic analysis, possible project access from Hopyard Road and the possibility of adding more parking spaces within the proposed project.

Vote: 4-1, Gaidos opposed

Prepared by:



Melinda Denis  
Zoning Administrator

Submitted by:

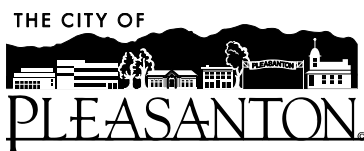


Ellen Clark  
Director of Community  
Development

Approved by:



Gerry Beaudin  
City Manager



## CITY COUNCIL AGENDA REPORT

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March 5, 2024  
Community Development

### **TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION**

#### **P24-0024, Francisco Matos**

Application for Administrative Design Review approval to convert an existing approximately 76-square-foot covered rear porch to living space on the first floor of an existing residence located at 7199 W. Woodbury Court.

#### *Project Information:*

*Existing floor area: 5,330 square feet*

*Total floor area with addition: 5,404 square feet*

*Lot size: 15,188 square feet*

*Existing floor area ratio: 35.09 percent*

*Total floor area ratio with addition: 35.58 percent*

Approved. (9 days)

#### **P24-0037, Bill & Jennifer Reilly**

Application for Administrative Design Review approval to replace the original horizontal siding with custom milled horizontal siding, to match the original siding, on the façade of an existing historic residence located at 637 St. Mary's Street.

Approved. (8 days)

Prepared by:

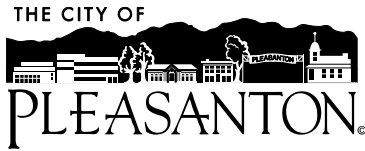
Melinda Denis  
Zoning Administrator

Submitted by:

Ellen Clark  
Director of Community  
Development

Approved by:

Gerry Beaudin  
City Manager



## CITY COUNCIL AGENDA REPORT

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February 20, 2024  
Community Development

### **TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION**

#### **P23-0905, Yung Chen**

Application for Administrative Design Review approval to legalize an existing porch on the side yard and construct an approximately 153-square-foot addition to the rear of the existing residence located at 6048 Inglewood Drive.

#### *Project Information:*

*Existing floor area: 1,976 square feet*

*Total floor area with addition: 2,129 square feet*

*Lot size: 6,500 square feet*

*Existing floor area ratio: 30.40 percent*

*Total floor area ratio with addition: 32.75 percent*

Approved. (12 days)

#### **P24-0014, Grace Chang**

Application for Administrative Design Review approval to construct an approximately 55-square foot front covered porch and an approximately 497-square-foot one-story addition at the rear of the existing residence located at 3375 Harpers Ferry Court.

#### *Project Information:*

*Existing floor area: 1,386 square feet*

*Total floor area with addition: 1,883 square feet*

*Lot size: 7,714 square feet*

*Existing floor area ratio: 17.97 percent*

*Total floor area ratio with addition: 24.47 percent*

Approved. (6 days)

#### **P24-0029, Jonathan Cerny**

Application for Sign Design Review approval to establish a master sign program for Costco located at 7200 Johnson Drive.

Approved. (0 days)

**Planning Commission, January 24, 2024**

Commissioners Present: Anurag Jain, Vivek Mohan, Brandon Pace and Chair Matt Gaidos

Commissioners Absent: Ken Morgan, Stephanie Wedge

**P23-0840, Kidsrobotic, Inc., 6654 Owens Drive**

Application to approve Conditional Use Permit to establish a tutoring facility that serves up to 24 students August through May, and no more than 40 students during summer and winter school breaks at the existing facility located at 6654 Owens Drive.

Action Recommended: Adopt Resolution No. PC-2024-01 approving the Conditional Use Permit application.

Action Taken: Adopt Resolution No. PC-2024-01 approving the Conditional Use Permit application, as recommended.

Vote: 4-0




**P24-0023, Stacy Call, Bottoms Up Espresso, 4299 Valley Avenue**

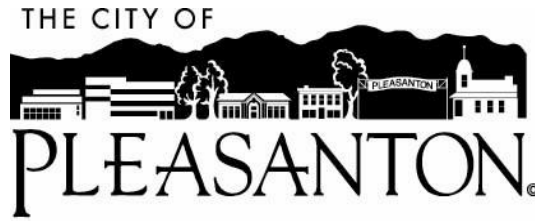
Appeal of the Zoning Administrator’s decision denying an application for Zoning Approval for Bottoms Up Espresso at an existing drive-up kiosk located at 4299 Valley Avenue.

Action Recommended: Adopt Resolution No. PC-2024-02 denying the appeal, thereby upholding the Zoning Administrator’s decision denying the Zoning Approval application.

Action Taken: Adopt Resolution No. PC-2024-02 denying the appeal, with a modification to Section 1 stating that the Planning Commission’s decision applies to the extent that the application and issue is not moot, thereby upholding the Zoning Administrator’s decision as recommended, denying the Zoning Approval application,.

Vote: 3-1 (Mohan abstained)

Prepared by:	Submitted by:	Approved by:
 Melinda Denis Zoning Administrator	 Ellen Clark Director of Community Development	 Gerry Beaudin City Manager



## MEMORANDUM

**Date:** March 4, 2024  
**To:** Ellen Clark, Director of Community Development  
**From:** Emily Carroll, Associate Planner  
**Subject:** **Community Development Department Update**

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

### **DOWNTOWN**

- 4212 and 4226 First Street PUD-143** | **Residential- Single-Family Safreno Property**  
Application for a Planning Unit Development and Rezoning, General Plan Amendment, and Tentative Tract Map, to demolish an existing service station and single-family dwelling and construct six new detached two-story single-family homes with associated site improvements.
  - Status: Applicant Undergoing Plan Revisions
  - Next Steps/Details: The Planning Commission held a workshop on the project's Preliminary Review application February 24, 2020. The applicant submitted a formal PUD application in May 2021. The applicant resubmitted revised plans in December 2021 which are currently under review.
  - Applicant: Safreno Family Living Trust
  - Staff Contact(s): [Jenny Soo](#)
- 475 & 493 St. John Street P22-1009 and P22-0885** | **Mixed-Use Development Barone's**  
Applications for: (1) an amendment to the Downtown Specific Plan requiring a Planned Unit Development application to redevelop 475 and 493 St. John Street; and (2) Design Review approval to: (a) retain the two-story (historic) 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.

- Status Under Review
- Next Steps/Details: Consultant finalizing scope of work for the projects CEQA component.
- Applicant: Robson Homes
- Staff Contact(s): [Natalie Amos](#)

3. **715 Rose Avenue** | **Residential- Multi-Family/Apartments**  
**P19-0410**

Application for Design Review approval to retain the single-family home, demolish the detached garage, and construct two new, two-story detached structures with three new dwelling units on the property.

- Status Approved
- Next Steps/Details: Approved by Planning Commission on April 27, 2022.
- Applicant: Hereld & Ayres
- Staff Contact(s): [Natalie Amos](#)

4. **236 Ray Street** | **Residential- Multi-Family/Apartments**  
**P22-0080**

Application for Administrative Design Review approval to construct an approximately 25-foot tall, 1,510-square-foot two-story detached accessory structure with a carport in the rear yard of an existing residence at 236 Ray Street.

- Status Approved
- Next Steps/Details: Construction drawings have been approved and building permits have been issued.
- Applicant: Tim Ward
- Staff Contact(s): [Diego Mora](#)

5. **4884 Harrison Street** | **Residential- Multi-Family/Apartments/Mixed-Use**  
**P22-0728**

SB 35 Application to construct a new, approximately 48,590-square-foot, five-story tall, mixed-use building consisting of 46 apartment units and an approximately 1,400 square-foot ground-floor commercial space.

- Status Approved
- Next Steps/Details: Complete plan check provided applicant elects to move forward. Potential revised project may come forward in 2024.
- Applicant: AMG & Associates
- Staff Contact(s): [Eric Luchini](#)

6. **4390 First Street** | **Single-Family, Other**  
**P22-0397 & P22-0510**

Applications for Administrative Design Review to construct a 512-square-foot detached accessory dwelling unit over an existing detached garage and a Variance to 1) exceed the maximum height for a proposed accessory dwelling unit from 16-feet to 22-feet; and 2) reduce the minimum required side yard setback of seven-feet to approximately three-feet and one-inch.

- Status: Approved
- Next Steps/Details: Construction drawings have been approved under plan check number B23-0518 (permit issued).
- Applicant: Daniel Warren
- Staff Contact(s): [Diego Mora](#)

**ELSEWHERE IN PLEASANTON**

7. **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: Approved
- Next Steps/Details: Construction of homes on individual lots began in Summer 2022. Final inspections completed on several lots as of December 2023 and will continue through mid 2024.
- Applicant: GHC Lund Ranch, LLC
- Staff Contact(s): [Eric Luchini](#)

8. **6455 Owens Dr.** | **Commercial**  
**PUD-121, P16-1347, and**  
**P16-1349**

Application for a PUD development plan to demolish an existing restaurant building at 6455 Owens Dr. and construct a single-story multi-tenant commercial building totaling approximately 10,000-square-feet in area.

- Status: Under construction
- Next Steps/Details: Anticipated completion date is early 2024. Applicant is in the process of working with staff on tenant improvements.

- Applicant: Abbas Mash
- Staff Contact(s): [Eric Luchini](#)

9. **7200 Johnson Drive** | **Commercial**  
**P17-0967** | **Costco**

Application for Design Review to construct a new 148,613-square-foot Costco.

- Status: Approved
- Next Steps/Details: Project approved in July 2022. Permits to be issued by end of 2023. Construction is underway as of late 2023.
- Applicant: Costco
- Staff Contact(s): [Eric Luchini](#)

10. **7280 Johnson Drive** | **Commercial**  
**P18-0068** | **Two Hotels**

Application for Design Review to construct two new hotels with 231 rooms and a drive-through coffee shop.

- Status: Under construction
- Next Steps/Details: Hotels expected to be completed and open by early 2024.
- Applicant: Theraldson Hospitality Development
- Staff Contact(s): [Eric Luchini](#)

11. **1700 Stoneridge Mall Road** | **Commercial**  
**P18-0340** | **Stoneridge Mall Road**

Application for Design Review approval to demolish the existing Sears Department store (approximately 176,151-square-feet) and construct up to 255,420-square-feet (79,269-square-feet of net increase) of new retail, cinema, specialty, and health club facility uses.

- Status: Approved
- Next Steps/Details: Approved by Planning Commission on April 24, 2019.
- Applicant: Simon Properties
- Staff Contact(s): [Eric Luchini](#)

12. **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](#)

13. **11300 Dublin Canyon Rd. PUD-114-01M** | **Commercial  
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: Guy Houston/Valley Capital Realty
  - Staff Contact(s): [Jenny Soo](#)
14. **4452 Rosewood Drive PUD-85-08-01D-05M** | **Residential- Multi-Family  
Avalon Bay Project**  
Application for a PUD modification to the approved Residences at California Center on a currently vacant site identified as 4452 Rosewood Drive in Hacienda for the following: 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: Applicant is preparing for building permit submittal and issuance.
  - Applicant: Nora Collins
  - Staff Contact(s): [Jenny Soo](#)
15. **990 Sycamore Road PUD-135/P19-0030/P19-0031/P19-0033/Vesting Tentative Map 8528** | **Residential- Single-Family  
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: Approved by Council on August 18, 2020 as proposed. Applicant is preparing improvement plans for City review and approval.

- Applicant: Alaina Stewart
- Staff Contact(s): [Jenny Soo](#)

16. **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](#)

17. **3716 Stanley Blvd. P19-0128 and P19-0129**

**Commercial Public Storage**

Applications for Design Review and Conditional Use Permit to demolish existing storage facility buildings and office, and construct three new buildings totaling approximately 205,027-square-feet for Public Storage.

- Status: Approved
- Next Steps/Details: Approved by Planning Commission on October 28, 2020. City Council affirmed Commission's approval on December 15, 2020. Demolition approved and began in October 2022. Construction drawings (B21-3313) have been approved.
- Applicant: Pat Costanzo
- Staff Contact(s): [Megan Campbell](#)

18. **1008 and 1700 Stoneridge Mall Road PUD-136**

**Residential- Multi-Family/Apartments**

**Stoneridge Mall Housing Project**

Application for a PUD development plan to construct 360 apartment units and parking structure on a site designated for housing at Stoneridge Mall. The project is located the northwest corner of Stoneridge Mall Road and Stoneridge Mall Road.

- Status: Approved
- Next Steps/Details: Planning Commission recommended approval to Council on February 22, 2023. Council approved the project on March 21, 2023. Second Reading was held on April 18, 2023. Applicant preparing to submit for permits in 2024.
- Applicant: Simon Property Group
- Staff Contact(s): [Eric Luchini](#)

19. **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: 10X Genomics
- Staff Contact(s): [Eric Luchini](#)

20. **4141 Foothill Road**  
**PUD-147**

**Residential- Single-Family**  
**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: Under Review
- Next Steps/Details: PUD, Tract Map and Annexation applications submitted in December 2022. Project is under review.
- Applicant: Pat Costanzo
- Staff Contact(s): [Eric Luchini](#)

21. **3200 Hopyard Road**  
**P23-0177 & P23-0178**

**Residential- Multi-Family/Condominiums**

Application for Design Review and Tentative Tract Map to demolish an existing church and daycare facility and construct 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 Under Review
- Next Steps/Details: Planning Commission on Wednesday, March 13, 2024, at 7:00 p.m., 200 Old Bernal Avenue, Council Chambers
- Applicant: Bruce Myers
- Staff Contact(s): [Diego Mora](#)

22. **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: City Ventures
- Staff Contact(s): [Emily Carroll](#)

23. **5976 and 5994 West Las** | **Residential- Multi-Family/Condominiums**  
**Positas Boulevard**  
**P23-0332**

Applicaition for Housing Site Compliance Review pursuant to SB330 for a housing development consisting of demolition of two existing commercial buildings and construction of 146 multi-family residential units with 38 accessory dwelling units and associated site improvements.

- Status Under Review
- Next Steps/Details: The project is under review.
- Applicant: Kelley Rutchena
- Staff Contact(s): [Diego Mora](#)

24. **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 Under Review
- Next Steps/Details: Submittal items under review.
- Applicant: Square Mile Pleasanton, LLC
- Staff Contact(s): [Jenny Soo](#)

**25. 1 Brozosky Hill Lane PUD-150 | Residential- Single-Family**

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 reminder 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](#)

**ADVANCED PLANNING**

**26. Johnson Drive Economic Development Zone (JDEDZ) | Commercial**

General Plan Amendment to change the land use designation of the project site from Business Park (Industrial/Commercial and Office) and General and Limited Industrial to Retail/Highway/ Service Commercial; Business and Professional Offices and a Planned Unit Development (PUD) Rezoning to rezone the project site from Planned Unit Development-General and Light Industrial (PUD-G&LI) District, Planned Unit Development-Industrial/Commercial-Office (PUD-I/C-O) District, and General Industrial (I-G-40,000) District to Planned Unit Development – Commercial (PUD-C) District on 12 parcels at 7106 through 7315 Johnson Drive and 7035 and 7080 Commerce Circle, comprising approximately 40 acres.

- Status Under Construction
- Next Steps/Details: Construction of off-site improvements is underway and will be completed in 2024.
- Applicant: City of Pleasanton
- Staff Contact(s): [Eric Luchini](#)

**27. East Pleasanton Specific Plan | Other**

**East Pleasanton Specific Plan**

The East Pleasanton Specific Plan (EPSP) will provide a comprehensive long-range land use plan for an approximately 1,100-acre area on the east side of the city, extending into unincorporated Alameda County. The Pleasanton General Plan indicates that a specific plan should be prepared for this area; a planning process was originally initiated in 2012 under the guidance of a task force but was “paused” in 2015. In 2019 the City Council identified the East Pleasanton Specific Plan as a work plan priority, and in March 2020,

provided direction to proceed with the planning effort, and that the City Council, Planning Commission, and City staff initiate a “clean slate” approach to the planning for East Pleasanton, which would consider multiple land use options for the entire area through the public process. Additional direction was provided that the Planning Commission and City staff initiate a concurrent and separate pre-housing element process to establish a draft inventory of citywide sites to meet projected Regional Housing Needs Allocations (RHNA) in advance of the formal housing element process – this process will be separately scoped, but will be designed to dovetail with the EPSP process.

- Status Under Review
- Next Steps/Details: The project will commence in 2025.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

**28. Objective Design Standards**

**Other**

**Objective Design Standards**

In 2017, the California Legislature passed a package of 15 laws related to housing, referred to as the “housing package.” The housing package included a number of changes to state law intended to streamline and increase housing production. A further series of housing-related legislation was passed by the legislature in 2019, including SB 330, the Housing Crisis Act. The streamlining provisions of SB 330 and other laws include measures to make approval processes more routine and predictable for developers, including limitations on discretionary review processes and placing an increased emphasis on objective design and development standards as the primary criteria that may be used as the basis for project approval or denial. With these new criteria in place, and expecting the emphasis on objective standards to continue in future legislation, it is in the City’s interest to have a robust body of residential design and development standards in place, to ensure those projects deliver high-quality design, appropriate site planning and amenities, and are compatible with surrounding neighborhoods and the community. Accordingly, the City will be updating the Housing Site Development Standards and Design Guidelines first adopted by City Council in August 2012 and establishing objective standards for other types of residential development, including smaller multi-family infill projects. Additional information can be found on the project website:

[https://www.cityofpleasantonca.gov/gov/depts/cd/planning/objective\\_design\\_standards.asp](https://www.cityofpleasantonca.gov/gov/depts/cd/planning/objective_design_standards.asp)

- Status Approved
- Next Steps/Details: The City adopted Objective Design Standards for Housing Element sites and the R-M, M-U, and C-C zoning districts on January 23, 2023. Modifications to the ODS for Housing Sites were approved by City Council on May 2, 2023. The adopted ODS is available [here](#).
- Applicant: City of Pleasanton

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

29. **Housing Element Update**

**Other**

**Housing Element Update**

The Housing Element is part of the City’s General Plan and is a comprehensive statement by the community of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. Preparation and periodic update of the housing element is required by state law; and thus, the element reflects the state’s housing goal of "attaining decent housing and a suitable living environment for every California family," as well as a reflection of the unique concerns of the community. State law establishes a series of very specific requirements as to the scope, content, and process by which a housing element is updated and adopted, including review and approval (known as certification) by the State Department of Housing and Community Development (HCD) by January 2023.

- Status: Approved
- Next Steps/Details: The City’s Housing Element has been adopted by City Council and certified by the State of California. The City will be implementing the Housing Element in the upcoming months.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

30. **Stoneridge Mall Framework**

**Other**

**Stoneridge Mall Framework**

The City has begun the process to develop a Framework Plan for the Stoneridge Shopping Center, also known as the Stoneridge Mall. The focus of the Framework is the mall properties that lie within the area bounded by Stoneridge Mall Road and contain the Mall buildings and surrounding parking lots. The Framework Plan will provide policy guidance and a conceptual land use plan for future development and potential redevelopment of Stoneridge Mall.

Visit the project website at: <https://www.stoneridgemallframework.com/> to sign up for email updates and to obtain additional information.

- Status: Approved
- Next Steps/Details: The City adopted Stoneridge Mall Framework Components on January 26, 2023. Next steps, when available, will be identified on the project website; sign up for periodic emails to receive notifications about the project: <https://www.stoneridgemallframework.com/>
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

## **TRANSPORTATION PROJECTS**

### **31. 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: The City has combined the West Las Positas roadway reconstruction project with the West Las Positas Bicycle and Pedestrian Improvement Project. This combination of projects allows for the relocation of the curb and gutter and the Bicycle and Pedestrian improvement design has changed to an elevated cycle track along both the north and south sides of West Las Positas. This was the preferred design, but not originally selected by the Pedestrian, Bicycle and Trails Committee due to the high construction cost. With the need to reconstruct the curb and gutter as part of the roadway reconstruction, the overall cost to the pedestrian and bicycle project is reduced making this design alternative feasible. Preliminary design is underway with anticipated completion in 18 months (spring of 2024), with construction to follow in the summer of 2024. A pilot phase project will be installed using paint and plastic to create protected bicycle lanes between Hopyard Road and Hacienda Drive.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

## **TRAFFIC OPERATIONS**

### **32. 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 2 traffic signal on Sunol Boulevard, reconstruct the westbound to southbound loop ramp including the bridge section and extend the freeway merge section by 1000 feet to allow for smoother transition onto the freeway mainline. City Council approved a contract amendment in June of 2020 with AECOM to complete the next step of the Caltrans project development phase, Preliminary Analysis & Environmental Document (PA&ED). This phase will require more in depth analysis of traffic impacts and environmental impact due to project improvement alternatives. This phase of the process is anticipated to take 1 year to complete (completion in July 2021). Caltrans has requested an additional "Safety Analysis" which has added 6 months to the project. Draft Environmental Document and Project report are being reviewed by Caltrans. The draft environmental document was publicly circulated in Spring 2023. It is anticipated that the PA&ED will be approved by Caltrans in September 2023. Upon acceptance, the PS&E phase will begin, which is anticipated to last 16 months.
- Applicant: City of Pleasanton
- Staff Contact(s): [Mike Tassano](#)

**33. 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. Staff is scheduled to award the construction contract on April 16, 2024.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

**TRAFFIC CALMING**

**34. FY 22-23 Traffic Calming | Transportation/Traffic Project**

Staff has completed speed lump installation on Paseo Santa Cruz between Valley and Calle Altamira and on Sycamore Creek Way between Sycamore Creek and Hidden Creek.

- Status Under Review
- Next Steps/Details: Final speed lump on Touriga was installed in November 2023.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

35. **FY 23-24 Traffic Calming** | **Transportation/Traffic Project**

Staff has begun collecting traffic calming data for FY23-24. Currently, there are 11 streets requesting for traffic calming, primarily speed lumps. These streets are: Madeira Drive, Muirwood Drive, Valley Trails Drive, West Las Positas, E. Angela, Mohr Ave, Via De Los Cerros, Calle Altamira, Rose Ave, Arlington Way.

- Status Under Review
- Next Steps/Details: Speed lump petitions have been provided to residents on E. Angela, Springdale, and Kottinger.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

36. **Junipero Street and Independence Drive** | **Transportation/Traffic Project**

In November 2015, City Council directed staff to meet with the residents of Junipero Street and Independence Drive to discuss potential solutions to their traffic-related concerns. Staff began meeting with the neighborhood in March 2016.

Staff and the steering committee met through the summer of 2016 and developed a traffic calming plan which included traffic signal metering, radar speed signs, new crosswalks, speed reduction on Independence Drive, six speed lumps and a major modification to the arterial intersection of Bernal Avenue at Sunol Boulevard/ First Street. The plan was presented to City Council in September 2017 and construction was completed in the winter of 2017 with the exception of the arterial intersection improvements. The arterial intersection design is underway (March of 2018) and design completion is expected in the spring of 2020. Prior to the completion of the design, alternatives will be presented to the surrounding neighborhoods and the Pleasanton Unified School District to receive feedback (Winter 2019).

- Status Under Review
- Next Steps/Details: Installation of all of the traffic calming devices within the Junipero and Independence neighborhood have been completed. The design of the second left turn lane at the intersection of Bernal Avenue and First Street / Sunol Boulevard began in spring 2018. This project expanded to include entry features, upgrade to the mixed use path on Sunol Boulevard, resurfacing of Sunol Boulevard and alteration of all 4 legs of the intersection to provide a protected intersection for bicycles. 100% plans have been received and anticipated construction was for fall 2022. The project is delayed until summer 2024 awaiting PGE relocation of several utility vaults.

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

## **REGIONAL PROJECTS**

### **37. 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 March/April 2024.
- Applicant: Caltrans
- Staff Contact(s): [Mike Tassano](#)

### **38. 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 2023. Construction to begin after sufficient funding is awarded rough estimate for start of construction is 2027/28.
- Applicant:
- Staff Contact(s): [Mike Tassano](#)

39. **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

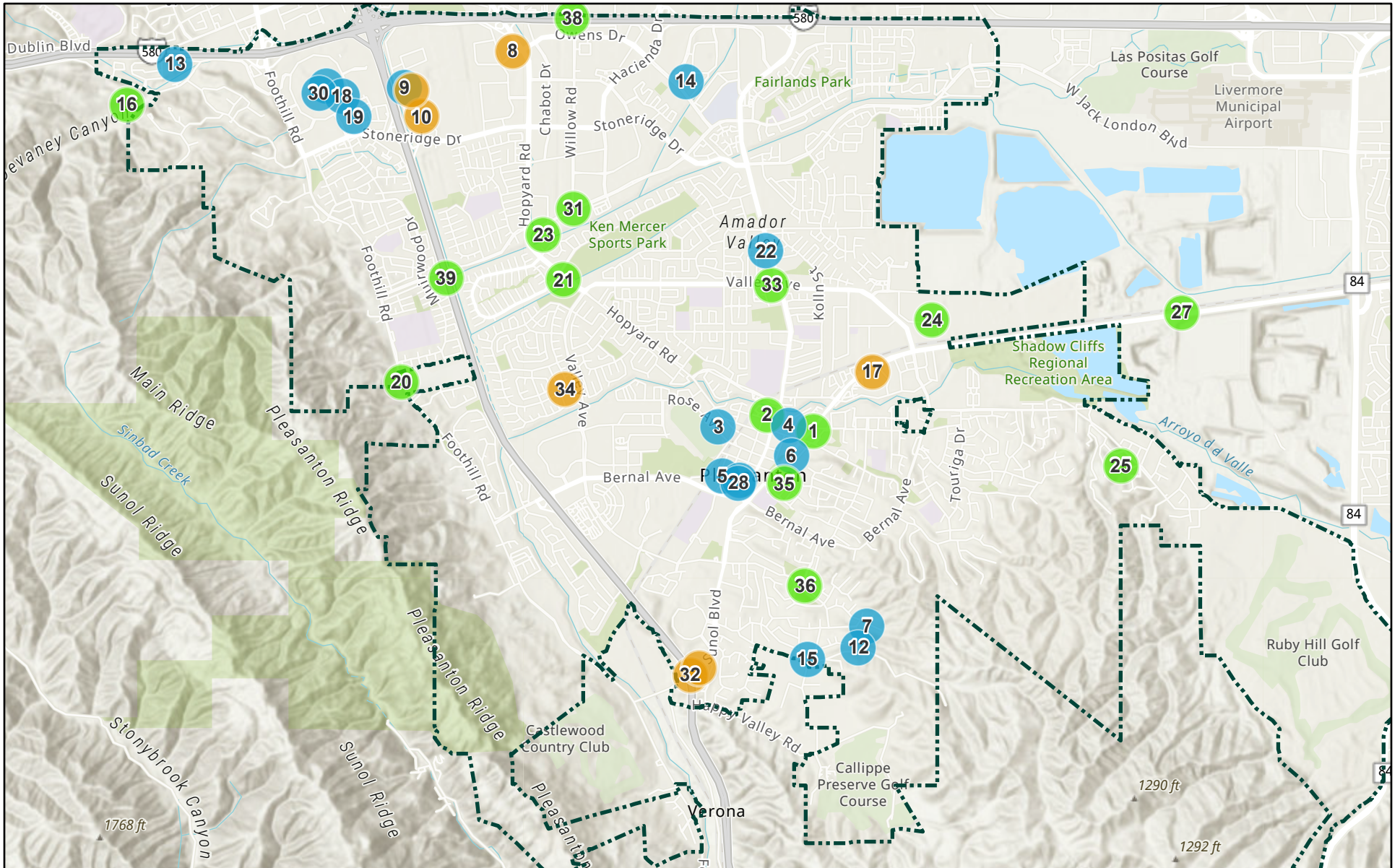
Caltrans

- Applicant:

- Staff Contact(s):

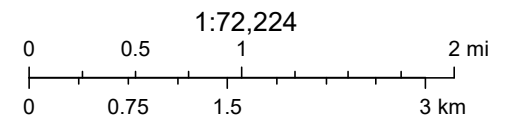
[Mike Tassano](#)

# March 2024 CDD Update



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CDD Development Project



California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA,

Planning Division