

ECONOMIC VITALITY COMMITTEE AGENDA

THURSDAY, APRIL 17, 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 February 20, 2025

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

PUBLIC HEARINGS AND OTHER MATTERS

2. Receive Update on Life Sciences and Biotechnology Industry Business Roadmap and Zoning Recommendations and Provide Feedback
3. Receive Retail Development Program Update
4. Receive Economic Development Information/Updates

MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE

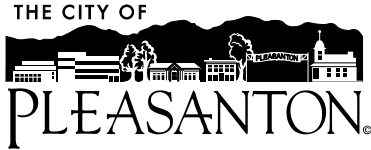
ADJOURNMENT

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.

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.



**ECONOMIC VITALITY COMMITTEE
REGULAR MEETING MINUTES**

**February 20, 2025
7:30 a.m.
200 Old Bernal Avenue, Council Chambers**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Meeting called to order at 7:33 a.m. by EVC Chair Brian Wilson followed by the Pledge of Allegiance.

ROLL CALL

Present: Chair Brian Wilson, Gavin Shea, Josh Chanin, Davinder Channon, Ken Benhamou, Reena Gupta, and Igor Leonov. Steve McCoy-Thompson joined the meeting after roll call.

City staff: Community Development Director Ellen Clark, Economic Development Manager Lisa Adamos, Associate Planner Megan Campbell, Economic Development Program Specialist Simone Pereira

AGENDA AMENDMENTS

None were noted.

CONSENT CALENDAR

Approval of the Consent Calendar which included December 19, 2024, meeting minutes were approved as presented on motion by Ken Benhamou and second by Davinder Channon. 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

3. Receive Updates on Stoneridge Mall Planning & Current Mall Activities

Community Development Director Ellen Clark provided an overview of the progress to date on the Stoneridge Mall Planning which was initiated in August 2022. In January 2023, the City Council adopted the Stoneridge Shopping Center Framework components and more recently, in June 2024, a sixth extension of a Development Agreement with Simon Property Group was approved. City staff held a series of meetings with Simon and the other property owners to make progress on the mall master planning. Future planning efforts are anticipated to include ongoing ownership group and city staff coordination, and preparation of technical studies and analysis.

Stoneridge Mall General Manager Kevin Saldana provided a presentation on current activities and events to increase foot traffic and strengthen community ties.

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 Program Specialist Simone Pereira provided a brief update on the Gift Pleasanton egift card holiday bonus promotion results.

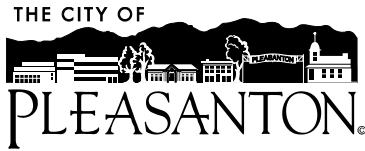
MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE

EVC members requested the following topics for future meetings: Hacienda, housing, and business attraction.

Chair Wilson asked committee members to provide reports on business-related meetings or events recently attended.

MEETING ADJOURNED

The meeting was adjourned at 9:03 a.m.



ECONOMIC VITALITY COMMITTEE REPORT

April 17, 2025
Economic Development

**TITLE: RECEIVE UPDATE ON LIFE SCIENCES AND BIOTECHNOLOGY
INDUSTRY BUSINESS ROADMAP AND ZONING
RECOMMENDATIONS AND PROVIDE FEEDBACK**

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 consists of five 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 5.0 Major Projects Accelerator Program that are related to the Life Sciences/Biotech Sector and the City’s Zoning and Permitting Processes:

5.1 Create Business Roadmap to Provide Clear Pathway for Zoning and Permitting

Identify zoning code modifications that would help bring target sectors to Pleasanton

DISCUSSION

In August 2024, staff presented an agenda item to the Economic Vitality Committee (EVC) outlining the City’s efforts to support the life sciences and biotechnology sector in alignment with EDSP Priority 5.0 – Major Projects Accelerator Program. This work was undertaken to respond to increased interest in Pleasanton from high-value life science and biotech companies and to proactively enhance the City’s competitiveness in attracting and retaining firms in this sector.

To advance these efforts, the City engaged the Alex Greenwood Group to assist in developing a Business Roadmap focused on the zoning and permitting processes that impact the life sciences and biotechnology industry. As the life sciences and biotechnology industry have unique elements associated with its business development and operations, Community Development/Planning staff are working alongside Economic Development

staff on evaluating the City's current zoning and permitting processes and opportunities to support expansion of this industry sector in Pleasanton.

Since August 2024, the City has completed a review of its current industrial zoning framework, received technical assistance and industry feedback, and identified key areas of opportunity. The findings and recommendations prepared by Alex Greenwood were provided to staff.

Key takeaways and recommendations are as follows:

KEY FINDINGS

- **Existing Zoning Supports Industry – with Gaps:** Pleasanton's current industrial zones (I-G and I-P) provide a reasonable foundation for biotech and life sciences use. However, ambiguities and outdated terminology may limit flexibility.
- **Target Industry Alignment:** The biotech and advanced manufacturing industries typically require high-performance, clean industrial space with flexible layouts and scalable utility infrastructure — uses not always clearly permitted or encouraged in current zoning.
- **Life Science Sector Industry Timelines:** Unlike most traditional industrial or office uses, life science businesses often face accelerated timelines — from securing a new round of funding to the time required to open a new lab facility. As a result, these businesses favor zoning processes that are rapid, over-the-counter, and flexible to meet specific industry site requirements. They prefer locations with updated, streamlined zoning to avoid delays and uncertainty. To stay competitive, Pleasanton's zoning should be updated to reflect the industry needs of the life science sector.
- **Competitive Advantage of Tri-Valley:** Pleasanton is well-positioned to compete regionally due to its quality of life, workforce, and emerging cluster of firms, but zoning must be clear and supportive to maintain momentum.

RECOMMENDATIONS

1. Amend the Pleasanton Municipal Code (PMC) to **Update Industrial Definitions and Establish a Third Type of Industrial Use Definition:**
 - **"Light industrial" category would be revised** for less intrusive industrial uses capable of operation in such a manner as to control the external effects of manufacturing processes such as smoke, noise, vibration, soot, and odor. It includes:
 - Warehousing, storage, wholesaling, logistics, and distribution uses.
 - Printing, contractors, and business services not generally patronized by the general public.

- Food processing, recycling, laundry plants, light assembly, and other industrial operations with minimal risk of external impacts.
 - Outdoor storage and construction yard space.
 - Artist or artisan workspace that involves the production of an applied art or craft strictly using hand tools or small mechanical equipment.
 - **“Heavy Industrial” could remain as currently worded** in the PMC.
 - **A new “Innovation-Based Business” (“IBB”) definition** would be added for industrial activities characterized by:
 - Use of advanced technology;
 - Smaller scale production and/or focus on research & development;
 - Operations are entirely indoor; and
 - Industrial processes that are more intensive than Light Industrial uses but do not generate excessive impacts to adjacent properties. Includes Research & Development (R&D), pilot production, or small-to-medium scale production facilities focused on scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products. Uses may include the handling of some hazardous materials but regulated so as to minimize the risk of off-site impacts.
2. **Modify the List of Permitted Uses** to include New IBB Uses Permitted By-Right
 - IBB uses in the I-P, O, PUD-C-O, PUD-I, PUD-I/C-O, PUD-MU, and all of the non-residential zones within the Hacienda PUD (OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD Districts) Districts.
 3. **Modify the Design Review requirements** for (a) industrial tenants leasing space in a previously reviewed and approved building; and (b) and industrial tenants that are permitted by right within an industrial zone.
 - If the City has determined that a use should be permitted by-right, the zoning approval shall be “ministerial” (i.e., approved automatically if certain criteria are met) and processed over the counter.
 - Offer a checklist or pre-application meeting to reduce uncertainty and improve project timelines
 4. **Modify Development Standards** for all Industrial Districts for parking, loading, building heights, signs, service equipment, frontage and setbacks, and emissions.
 5. **Enhance City Website Content** for Prospective Businesses to Determine Zoning of Industrial Sites
 - Improve visibility of Parcel Zoning Map on City website.
 - Provide the PUD zoning ordinances in a convenient, easy-to-access format on the City’s website.

NEXT STEPS

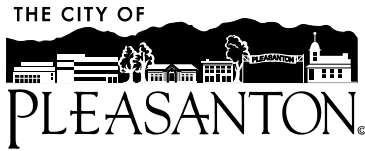
Staff recommends the following actions:

- Begin drafting zoning code amendments consistent with recommendations.
- Present the recommendations and zoning changes to the Planning Commission for approval on proposed zoning changes.
- Present the recommendations and zoning changes to the City Council.
- Continue promoting Pleasanton as a biotech-friendly community through outreach and marketing.

EVC Input

The EVC is invited to ask questions and provide feedback on the information presented.

**ACTION: RECEIVE UPDATE ON LIFE SCIENCES AND BIOTECHNOLOGY
INDUSTRY BUSINESS ROADMAP AND ZONING RECOMMENDATIONS
AND PROVIDE FEEDBACK**



ECONOMIC VITALITY COMMITTEE REPORT

April 17, 2025
Economic Development

TITLE: RECEIVE RETAIL DEVELOPMENT PROGRAM UPDATE

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 consists of five 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 1.0 Economic Development Capacity Building, 2.0 Business Retention, Expansion & Attraction, and 3.0 Local Revenue Growth that are related to retail development and business retention, attraction, and expansion programs:

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

- a. Create and disseminate digital and print collateral to define Pleasanton’s value proposition (“Why Pleasanton” brochure)
- e. Attend 2-3 sector-focused trade shows annually (Regional/State NAIOP, ULI, ICSC)

3.1 Expand Citywide Retail and Tenant Support Program

The City will conduct a retail assessment to obtain retail sales and shopping center performance data to establish focus areas for assistance. The City should also explore the demand for expedited tenant improvement (TI) permitting for cosmetic modifications to help catalyze retail development.

Pleasanton’s high quality of life is supported by a strong job base and a diverse mix of land uses, which generate public revenues to fund high-quality services and amenities. The City includes a variety of retail centers, employment hubs, and hotel properties—all contributing to its economic resilience. Historically, Pleasanton has generated the highest volume of taxable retail sales within the Tri-Valley region, an important indicator

of economic health. However, in recent years, the City has experienced increasing competition for retail and commercial development, a trend exacerbated by the global pandemic. Additionally, the availability of sites for new development has diminished, and some smaller, unanchored centers may require reinvestment to achieve stronger performance. The overarching goal of these Priority Areas is to sustain Pleasanton's economic health and long-term resilience to ensure continued delivery of high-quality public services and amenities.

DISCUSSION

In June 2024, staff presented an overview of a new retail initiative to the Economic Vitality Committee (EVC) outlining the City's efforts for retail attraction and retention aligned with the EDSP priorities. To advance these efforts, the City engaged the Alex Greenwood Group to assist in developing the initiative.

In December 2024, staff provided an update on the City's progress, which included an overview of a void analysis, identification of specific target retail categories, and related recommendations.

Key recommendations from the analysis, which staff has been actively implementing, include:

- **Developing and implementing a focused retail attraction and marketing plan** to highlight the city's economic assets and elevate Pleasanton's visibility as a retail destination
 - Two new business attraction brochures have been developed.
 - A new "**Why Pleasanton**" webpage was created; Visit [Why Pleasanton - City of Pleasanton](#) to explore the new webpage and view the office and retail brochures.
 - Attendance at an ICSC Conference for Broker and Business Engagement
 - Staff attended [ICSC@Monterey](#), which is a premier retail industry event for tenants, developers, brokers, and investors operating in Northern California. Fourteen meetings were held with representatives from retail brokerages, existing Pleasanton retailers, and prospective retailers who are interested in the Pleasanton market.
- **Implementing local retail retention activities** to support long-term success of existing businesses
 - Conducting Business Visits
 - Developed a Business Assistance Series in partnership with the East Bay Small Business Development Center (SBDC) and the Pleasanton Chamber of Commerce
 - Offering free business advising and seminars
 - Connecting local businesses to financial and technical resources

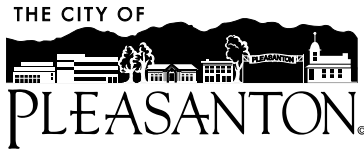
- Implementing *Shop Local* initiatives

Staff will provide an update on the activities and programs that have been accomplished to date, as well as those planned for the remainder of the fiscal year.

EVC Input

The EVC is invited to ask questions and provide comments on the information presented.

ACTION: RECEIVE RETAIL DEVELOPMENT PROGRAM UPDATE



ECONOMIC VITALITY COMMITTEE REPORT

April 17, 2025
Economic Development

TITLE: ECONOMIC DEVELOPMENT INFORMATION/UPDATES

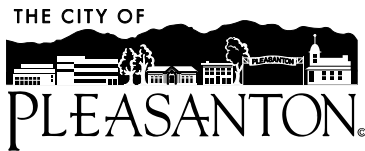
To ensure the Economic Vitality Committee is informed of actions and information pertaining to business-related projects and current business climate, the following documents are provided:

1. Actions of the Zoning Administrator & Planning Commission, March 18, 2025
2. Actions of the Zoning Administrator & Planning Commission, March 4, 2025
3. Community Development Department Update, March 7, 2025

Upcoming Business Meetings, Events and Other Items:

1. **2025 East Bay Capital Summit**, Wednesday, May 7, 2025, 10 AM – 4 PM | Rosewood Commons Conference Center, 4400 Rosewood Drive, Pleasanton | No cost
 - Presented by East Bay Small Business Development Center and co-hosted by the City of Pleasanton and Pleasanton Chamber of Commerce
 - This event consists of lender presentations on financing start-ups and growing businesses and networking with lenders
 - [Registration](#)
2. **2025 #GameChangers**, Thursday, May 8, 2025, 5:30 – 8:30 PM | The Roundhouse at Bishop Ranch, 2600 Camino Ramon #100, San Ramon | Cost \$92.55
 - Presented by Innovation Tri-Valley
 - This event will honor the 2025 #GameChangers and brings together the region's disruptors, founders, funders, mentors, entrepreneurs, influencers, and civic leaders for the Tri-Valley's biggest bash of the year.
 - [Registration](#)
3. **Pleasanton Chamber of Commerce Networking Mixer**, Wednesday, May 14, 2025, 5 – 7 pm, The Club at Ruby Hill | No cost for Chamber members.
 - [Registration](#)
4. **Bike to Wherever Day**, Thursday, May 15, 2025, 7 – 9 AM | Dublin/Pleasanton BART Stations | View more information at bikepleasanton.com

ACTION: RECEIVE ECONOMIC DEVELOPMENT INFORMATION/UPDATES



CITY COUNCIL AGENDA REPORT

March 18, 2025
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0046, Jennifer Berg

Application for Administrative Design Review approval to construct approximately 873-square-foot first and second-floor additions to an existing single-family residence located at 4217 Cabernet Court.

Project Information:

Existing floor area: 2,054 square feet
Total floor area with addition: 2,927 square feet
Lot size: 12,197 square feet
Existing floor area ratio: 16.84 percent
Total floor area ratio with addition: 24.00 percent

Approved. (16 days)

P25-0033, Shivang Shah

Application for Administrative Design Review approval to construct an approximately 255-square-foot covered patio and 357-square-foot addition in the backyard of an existing residence located at 2174 Countryside Court.

Project Information:

Existing floor area: 4,041 square feet
Total floor area with addition: 4,398 square feet
Lot size: 24,360 square feet
Existing floor area ratio: 16.59 percent
Total floor area ratio with addition: 18.05 percent

Approved. (15 days)

P25-0045, Prakash Chudasama

Application for Administrative Design Review approval to construct an approximately 652-square-foot single-story addition to an existing single-family residence located at 1576 Santa Rita Road.

Project Information:

Existing floor area: 1,519 square feet

Total floor area with addition: 2,171 square feet

Lot size: 6,500 square feet

Existing floor area ratio: 23.37 percent

Total floor area ratio with addition: 33.40 percent

Approved. (16 days)

P25-0044, Kaushik Pendurthi

Application for Administrative Design Review approval to construct an approximately 270-square-foot single-story addition to an existing single-family residence located at 6807 Singletree Court.

Project Information:

Existing floor area: 2,023 square feet

Total floor area with addition: 2,293 square feet

Lot size: 6,574 square feet

Existing floor area ratio: 30.77 percent

Total floor area ratio with addition: 34.88 percent

Approved. (8 days)

P25-0062, Jeffery Booth

Application for Administrative Design Review approval to construct an approximately 382-square-foot single-story addition to an existing single-family residence located at 765 E. Angela Road.

Project Information:

Existing floor area: 1,944 square feet

Total floor area with addition: 2,326 square feet

Lot size: 8,063 square feet

Existing floor area ratio: 24.11 percent

Total floor area ratio with addition: 28.85 percent

Approved. (8 days)

P25-0061, Elizabeth Huang

Application for Administrative Design Review approval to construct an approximately 881-square-foot single-story addition to the rear of an existing single-family residence located at 3376 Hartwell Court.

Project Information:

Existing floor area: 1,874 square feet

Total floor area with addition: 2,755 square feet

Lot size: 8,509 square feet

Existing floor area ratio: 22.02 percent

Total floor area ratio with addition: 32.38 percent

Approved. (8 days)

Prepared by:



Melinda Denis
Zoning Administrator

Submitted by:

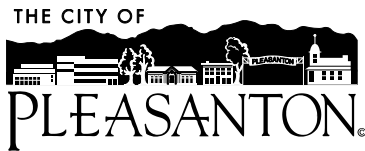


Ellen Clark
Director of Community
Development

Approved by:



Gerry Beaudin
City Manager



CITY COUNCIL AGENDA REPORT

March 4, 2025
Community Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P24-0732, Guy Houston / California Gold Advocacy Group

Application for Sign Design Review approval to install new monument, wall, and canopy signage as part of a gas station rebranding for Gulf Gas Station located at 4212 First Street.

Approved. (0 days)

P25-0001, Simran Sethi

Application for Design Review approval to construct and restore the historically accurate façade improvements and wall sign on an existing historic commercial building located at 629-633 Main Street.

Approved. (0 days)

Prepared by:

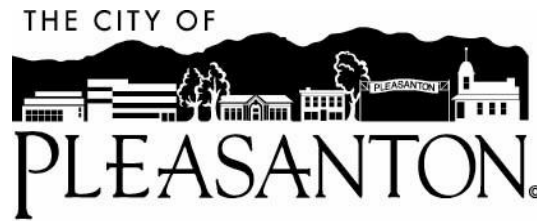
Melinda Denis
Zoning Administrator

Submitted by:

Ellen Clark
Director of Community
Development

Approved by:

Gerry Beaudin
City Manager



MEMORANDUM

Date: March 7, 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: Under Review
 - 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: Pending resubmittal.
- Applicant: Gautam Patel
- Staff Contact(s): [Diego Mora](#)

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

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

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

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

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

- Status Under review.
- Next Steps/Details: Pending resubmittal
- 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 early 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- | **Bringhurst/Sycamore Corner**

**0031/P19-0033/Vesting
Tentative Map 8528**

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. **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](#)

12. **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](#)

13. **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: 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](#)

14. **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: Approved
- Next Steps/Details: Applicant preparing to submit permits.
- Applicant: Bruce Myers
- Staff Contact(s): [Diego Mora](#)

15. **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](#)

16. **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](#)

17. **3030 Mohr Avenue** | **Residential- Single-Family**
PUD-154, P25-0118, P25-0116 | **Arroyo Lago**

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

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

18. 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](#)

19. 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](#)

20. 11991 Dublin Canyon | **Commercial**
Road
P22-0902

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

- Status Under Review
- Next Steps/Details: Submittal items under review.
- Applicant: Hana Japan
- Staff Contact(s): [Jenny Soo](#)

21. 0 Vineyard Avenue | **Residential- Single-Family**
P24-0596 | **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 Under Review

- Next Steps/Details: Zoning Administrator hearing anticipated mid-March. Planning Commission meeting anticipated March 26, 2025.
- Applicant: Trumark Homes
- Staff Contact(s): [Emily Carroll](#)

22. **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: Under Review
- Next Steps/Details: Application is under review.
- Applicant: Stanford Health Care Tri-Valley
- Staff Contact(s): [Diego Mora](#)

23. **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: Planning Commission early 2025.
- Applicant: Danville Brewing Company
- Staff Contact(s): [Eric Luchini](#)

ADVANCED PLANNING

24. **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 early 2025.
- Applicant: City of Pleasanton

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

25. **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](#)

26. **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

- 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 at: <https://www.cityofpleasantonca.gov/our-government/community-development/> The City has started the process to update the ODS; the Planning Commission provided feedback at its meeting on October 23, 2024.
- Applicant: City of Pleasanton
- Staff Contact(s): [Shweta Bonn](#)

27. **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

28. **Bicycle and Pedestrian Master Plan High Priority**

Transportation/Traffic Project

Corridor

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

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 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. The PA&ED phase was officially approved by Caltrans in August 2024. AECOM amended their contract in September 2023 to include project design and have begun exploratory field work. PS&E is anticipated to last 16 months. The Project is programmed to receive \$6 million in State Transportation Improvement Plan funds in FY 27/28. Soil Testing and exploratory work to support PS&E has begun. Staff was informed that the City was not awarded a RAISE Federal Grant.

- 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. Only construction punch list items remain.
- Applicant: City of Pleasanton
- Staff Contact(s): [Cedric Novarino](#)

TRAFFIC CALMING

31. **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. Only E. Angela petition was returned. Two speed lumps were originally planned for installation. Only one was built after resident

changed vote. Radar signs were installed in lieu of speed lumps in December 2024.

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

32. **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 was delayed until the Summer of 2024 due to PGE utility vault relocation. However, in the Spring of 2024, it was determined that insufficient development had occurred to collect the necessary Traffic Impact Fee to fund the project. This project had multiple funding sources and due to the insufficient TIF funding, the project was canceled and has been removed from the CIP. Non TIF project funding has been reallocated. There are not any plans to advance this project at this time.

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

REGIONAL PROJECTS

33. 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](#)

34. 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:
- Staff Contact(s): [Mike Tassano](#)

35. **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](#)

