

Housing Element Update 6th Cycle (2023-2031)

Preliminary Sites Inventory

Data Summaries and Ranking for Sites Under
Consideration



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Sites Under Consideration

Work is proceeding on the 6th Cycle (2023-2031) Housing Element Update which, among other components, will include an updated inventory of sites that can accommodate the City’s Regional Housing Need Allocation (RHNA). Based on a preliminary evaluation of the capacity of existing sites zoned for residential development, there is a need to identify additional locations for future re-zoning to allow for residential use, including sites suitable for both lower-income and market-rate housing to address the shortfall between the RHNA and the existing capacity. The table below identifies the expected shortfall based on various income categories.

Table 1: Existing Residential Capacity and “Gap”					
	Income Category				Total
	Very Low	Low	Moderate	Above Moderate	
RHNA	1,750	1,008	894	2,313	5,965
Existing Residential Zoning					
<i>Carryover from prior Housing Element</i>	1,146		372	0	1,417
<i>Capacity from existing residential zoning</i>	256		185	387	929
Pipeline Projects					
<i>Entitled/Approved Projects</i>	23		-	371	394
ADUs	24 ¹	25	25	8	82
Projected Shortfall ²	(1,284)		(312)	(1,547)	(3,143)

¹ The 24 ADU units are split evenly between the “Extremely Low” and “Very Low” income categories.

² Although the analysis of existing capacity generally identifies production in more detail across affordability categories, HCD’s guidance treats planning for “lower-income” housing in a manner that conceptually aggregates Extremely-Low, Very-Low and Low-Income categories, and therefore the table similarly aggregates them.

In September 2021, City staff began to compile a list of prospective sites from various sources, including developer- and property owner- nominated sites, sites that have known interest in housing development, and sites that may have redevelopment capacity based on their characteristics (such as location, size, and existing utilization or underutilization) and other analysis. After initial review and consideration, staff has identified 28 properties or areas to be considered for rezoning to allow residential development. Unlike the 4th Cycle Housing Element update where only high-density sites were rezoned, staff has identified sites for consideration at high-, medium-, and low- densities to meet not only the City’s outstanding lower income housing needs but also the remaining moderate or above moderate income housing needs.

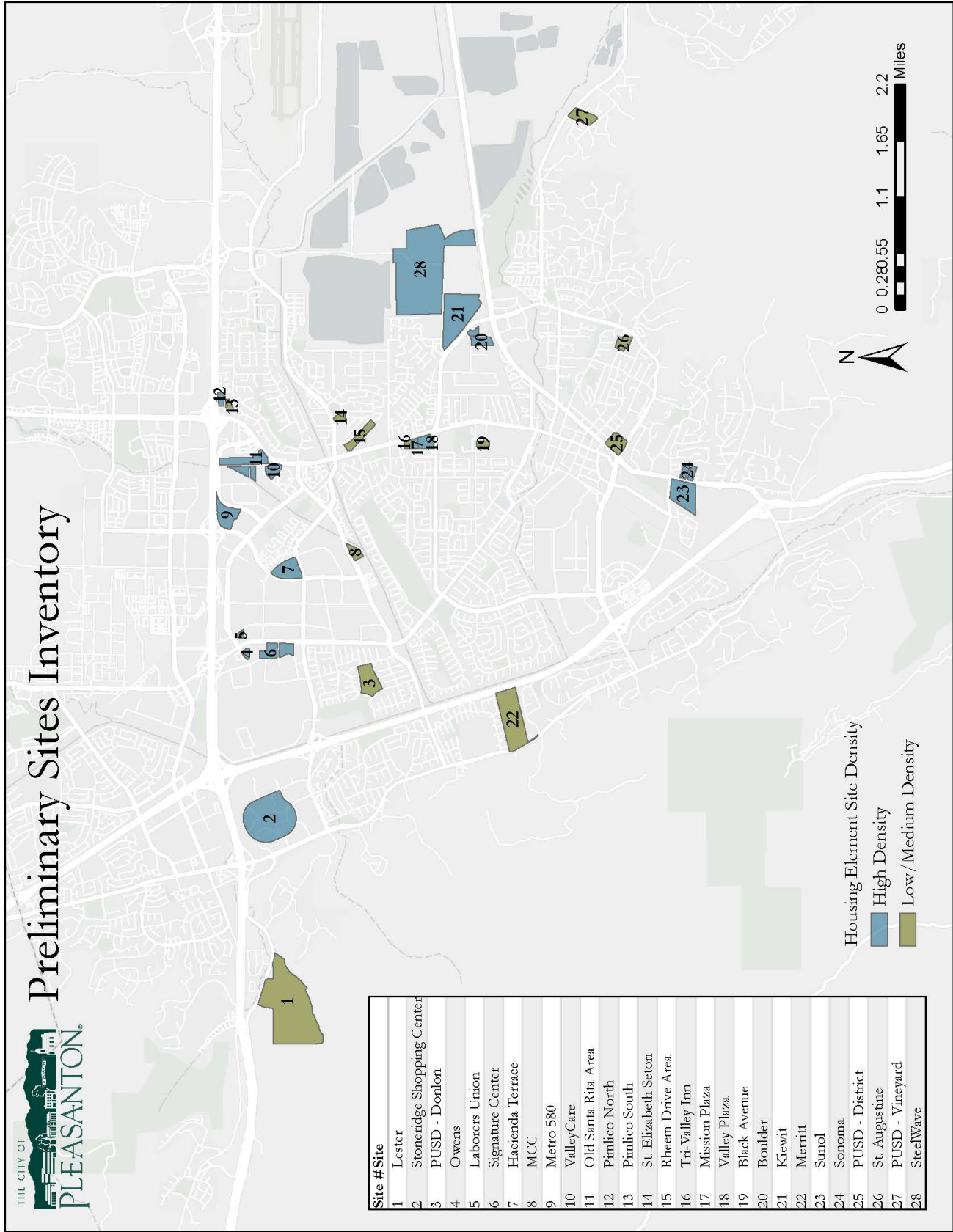
Table 2 and the accompanying map shows the 28 properties. To facilitate discussion, these sites have then been numbered based on geographic location within the city but are otherwise in no particular order.

Site summaries for each site or areas under consideration including the lot or area size, existing uses, current zoning, current general plan designation, and other background information are included in this document. Site scoring, based on approved criteria as described in the next section, is also included in each summary.

Table 2: List of Initial Sites/Areas for Consideration			
Site Number and Name			
1	Lester	15	Rheem Drive Area (southwest side)
2	Stoneridge Shopping Center (Mall)	16	Tri-Valley Inn
3	PUSD – Donlon	17	Mission Plaza
4	Owens (Motel 6 and Tommy T)	18	Valley Plaza
5	Laborer Council	19	Black Avenue
6	Signature Center	20	Boulder Court
7	Hacienda Terrace	21	Kiewit
8	Muslim Community Center	22	Merritt
9	Metro 580	23	Sunol Boulevard Area
10	ValleyCare	24	Sonoma Drive Area
11	Old Santa Rita Area	25	PUSD – District
12	Pimlico Area (North side)	26	St. Augustine
13	Pimlico Area (South side)	27	PUSD – Vineyard
14	St. Elizabeth Seton	28	SteelWave



Preliminary Sites Inventory



Site #	Site
1	Lester
2	Stoneridge Shopping Center
3	PUSD - Donlon
4	Owens
5	Laborers Union
6	Signature Center
7	Hacienda Terrace
8	MCC
9	Metro 580
10	ValleyCare
11	Old Santa Rita Area
12	Pimlico North
13	Pimlico South
14	St. Elizabeth Seton
15	Rheem Drive Area
16	Tri-Valley Inn
17	Mission Plaza
18	Valley Plaza
19	Black Avenue
20	Boulder
21	Kiewit
22	Merritt
23	Sunol
24	Sonoma
25	PUSD - District
26	St. Augustine
27	PUSD - Vineyard
28	SteelWave

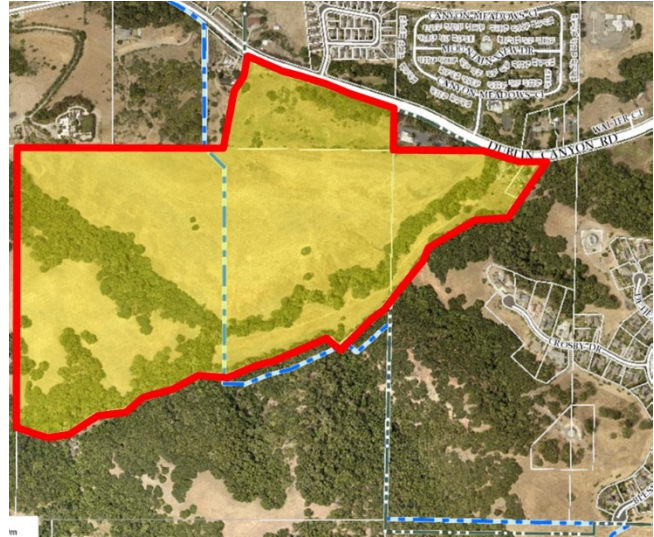
Site 1 - Lester

Location: 10807 and 11033 Dublin Canyon Road

APN: 941 250000200, 941 250000300, 941 260000206, 941 270000200, 941 130800700

General Plan Designation: Low Density Residential, Open Space-Public Health and Safety, and Open Space-Agriculture and Grazing

Current Zoning Designation: Unincorporated - Prezoned-Agriculture (A) District



Lot Size (or portion of property proposed for development): 12.9 acres

Estimated Potential Number of Housing Units: 31 units based on submittal of application PUD-130

Background and Description:

The City has received and is currently processing an application for Planned Unit Development (PUD) rezoning and development plan (and accompanying environmental review) to demolish two homes and construct 31 single-family detached homes with related on-and-off-site improvements and public land dedication and improvements. The project also entails annexation and subdivision of the 128.5-acre site, 115.6 acres of which would be preserved as open space.

Key Considerations and Feasibility for Site Development:

The property is in unincorporated Alameda County and is currently not located within City boundaries. However, an application is currently under review, therefore feasibility of development is high if the development application is approved.

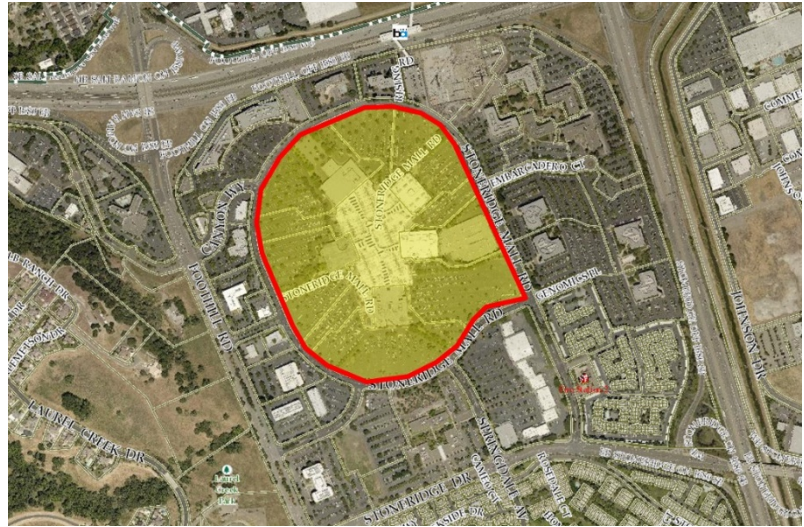
Site 2 - Stoneridge Shopping Center

Location: 1008, 1300, 1400, 1500, 1600, & 1700 Stoneridge Mall Road

APN: 941 120109200, 941 120109500, 941 120109403 & 941 120102800, 941 120102900, & 941 120103106

General Plan Designation:
Retail/Highway/Service
Commercial Business and
Professional Offices

Current Zoning Designation:
Regional Commercial District [C-R(m)] and Planned Unit Development – Mixed Use (PUD-MU)



Lot Size (or portion of property proposed for development): 18.00 acres

Estimated Potential Number of Housing Units:
Between 540 units (30 DUA) and 1080 units (60 DUA)

Background and Description:

The area within the loop created by Stoneridge Mall Road contains the Stoneridge Shopping Center. The shopping center comprises a number of two-story retail buildings with one parking garage (adjacent to the formerly Sears store); the remainder of the site is surface parking. It includes the smaller-scale tenant spaces (managed by Simon Properties) and five anchor department stores: JCPenney, two Macy's stores, and two vacant tenants (formerly Sears and Nordstrom). Several different owners control the land within the Shopping Center, with Simon Property Group the largest single owner. The previous Housing Element designated two areas of the shopping center for high density housing, in the southeast quadrant and northwest quadrant of the mall site. In year 2019, Simon Property Group received Design Review approval for a significant commercial expansion on the site of the former Sears retail space and parking structure, although construction of the project is currently on hold.

Key Considerations and Feasibility for Site Development:

The site is within ¼ mile of the West Dublin/Pleasanton BART station, and a ¼ mile from the freeway on ramp as well as within close proximity to a high concentration of office/employment uses.

The Stoneridge Shopping Center has approximately 40 acres of surface parking, not including the area already designed for housing. Staff has identified 18 of those acres as available and suitable for high density residential development. Several of the current owners at the Shopping Center have identified interest in the creation of a newly envisioned center creating a dynamic new neighborhood to complement the existing and future mall uses. Simon, the largest property owner, has participated in several other similar residential projects at their malls nationwide. Considerations for future projects would include the requirement to relocate any eliminated surface parking within new parking structures.

Site 3 – PUSD Donlon

Location: 4150 Dorman Road

APN: 941 130800700

General Plan Designation:
Elementary School, Public and Institutional

Current Zoning Designation:
One-family Residential District (R-1-6,500)

Lot Size (or portion of property proposed for development): 5.5 acres



Estimated Potential Number of Housing Units:
28 units at 5 DUA

Background and Description:

The subject property is owned by the Pleasanton Unified School District (PUSD), with the campus of Donlon Elementary School occupying the eastern portion of the property and the remainder vacant. The site has a General Plan Land Use Designation of Public Institutional (School) and is zoned R-1-6,500. The Donlon site is surrounded by a single-family residential neighborhood, also zoned R-1-6,500.

Key Considerations and Feasibility for Site Development:

The Pleasanton Unified School District has identified approximately 5.5 acres of this existing approximately 19-acre school site in which it has interest in zoning for residential development, and potentially disposing of.

Since the property currently has a residential land use designation, only a General Plan amendment would be required to allow for future development. There is no interest in intensifying the current Zoning designation of R-1-6500; the single-family zoning that is contemplated would be consistent with the adjacent single-family neighborhood surrounding the school.

Site 4 – Owens Drive (Tommy T's and Motel 6)

Location: 5102 and 5104 Hopyard Road

APN: 941 130101303 and 941 130104701

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation:
Freeway Interchange Commercial
District (C-F)

**Lot Size (or portion of property
proposed for development):** 2.36
acres

**Estimated Potential Number of
Housing Units:**
71 units at 30 DUA



Background and Description:

The Owens Drive area comprises two adjacent sites that are currently developed with a two-story motel and a single-story comedy club/restaurant. Each site has a large proportion of surface parking and is considered underutilized.

Key Considerations and Feasibility for Site Development:

Each of the two sites were constructed in 1975 and are considerably outdated without any major improvements completed in recent years. The site is within ½ mile of the Dublin/Pleasanton BART station, and a ¼ mile from the freeway on ramp as well as within close proximity to a high concentration of office employment off of Owens Drive and within Hacienda Business Park.

Site 5 - Laborers Council (Northern California District Council of Laborers)

Location: 4780 Chabot Drive

APN: 941 277103300

General Plan Designation: Mixed
Use/Business Park

Current Zoning Designation:
Planned Unit Development –
Industrial/Commercial-Office (PUD-
I/C-O)



Lot Size (or portion of property proposed for development): 1.39 acres

Estimated Potential Number of Housing Units: 41 units @ 30 DUA

Background and Description:

The site is currently developed with a two-story office building with surface parking.

Key Considerations and Feasibility for Site Development:

The subject site contains a two-story office constructed in 1999. Recently, staff has received inquiries from the property owner interested in converting the property to a residential use. The site is located on a major arterial and is within $\frac{1}{3}$ mile of the East Dublin/Pleasanton BART station and I-580 freeway access. In addition, the site is located within Hacienda Business Park with a high concentration of office and employment uses in the area.

Site 6 - Signature Center

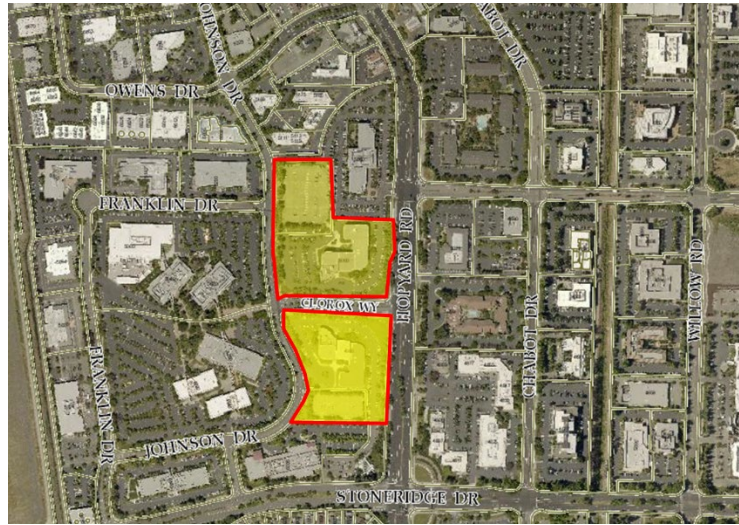
Location: 4900 & 5000 Hopyard Road

APN: 941 130105700, -800, -900, & 941 130106001

General Plan Designation:
Business Park

Current Zoning Designation:
Planned Unit Development –
Industrial/Commercial-Office (PUD-
I/C-O)

Lot Size (or portion of property proposed for development): 11.00 acres



Estimated Potential Number of Housing Units: 330 units @ 30 DUA

Background and Description:

The area consists of four parcels, two on the north side of Clorox Way and two on the south side of Clorox Way. Three of the parcels are each developed with a four-story office building, and one has a two-story parking structure; all four sites have surface parking.

Key Considerations and Feasibility for Site Development:

The Signature Center sites consist of two four-story office buildings built in 1985 and 1986. The property owners have identified approximately 14 acres as available and suitable for high-density residential development to be integrated within the existing site (i.e., the existing office buildings to remain). The property owner has developed building plans showing up to 278 units in a six-story building (approximately 25 du/ac.), although have indicated their willingness to provide more density.

All future projects would be required to ensure there is adequate parking for all existing office uses in addition to any new residential units.

The site is located on a major arterial and within ½ mile of the East Dublin/Pleasanton BART station and I-580 freeway access. In addition, the site is located near a high concentration of office and employment uses in the area.

Site 7 - Hacienda Terrace

Location: 4309 Hacienda Drive

APN: 941 276100403

General Plan Designation:
Mixed Use/Business Park

Current Zoning Designation:
Planned Unit Development –
Industrial/Commercial-Office
(PUD-I/C-O)

**Lot Size (or portion of property
proposed for development):**
2.00 acres



Estimated Potential Number of Housing Units: 60 units @ 30 DUA

Background and Description:

The site is currently developed with three five-story office buildings with surface parking.

Key Considerations and Feasibility for Site Development:

The Hacienda Terrace site consists of three five-story office buildings built in 1985. The property owners have indicated they are interested in evaluating the future development of their property and have identified approximately two acres at the corner of Hacienda Drive and Gibraltar Drive as available and suitable for high-density residential development, which would be integrated into the existing office buildings as a mixed-use development. Preliminary analysis indicates that the site currently maintains excess office parking so the parking that is removed to accommodate future residential development may not need to be replaced, although this would be verified with a project proposal. The site is located within Hacienda Business Park with a high concentration of office employment and tall, large buildings in the area. A residential neighborhood consisting of three developments (Siena at Hacienda, Valencia at Hacienda, and Avila at Hacienda) is located to the east across Gibraltar Drive and consists of detached single-family and townhome residential uses.

Site 8 – Muslim Community Center (MCC)

Location: 5724 W Las Positas Blvd.

APN: 941 276201301

General Plan Designation: Mixed Use/Business Park

Current Zoning Designation: Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O)

Lot Size (or portion of property proposed for development): 5.00 acres



Estimated Potential Number of Housing Units: Between 75 units (15 DUA) and 125 units (25 DUA)

Background and Description:

The site is currently developed with a single-story office building that is occupied by the Muslim Community Center (MCC) and preschool. The site is developed with a large playground and surface parking. The property is adjacent to the Arroyo Mocho Canal (located to the south) and the Tassajara Creek (located to the east).

Key Considerations and Feasibility for Site Development:

The MCC site consists of a large one-story office building built in 1984. The property owners have indicated that they are interested in rezoning their properties to allow for future residential development. The site is located within Hacienda Business Park with a high concentration of office employment and tall, large buildings in the area. A project with density of 12.5 DUA was approved and constructed on the nearby site to the west at 5850 West Las Positas.

Site 9 - Metro 580

Location: 4515
Rosewood Drive

APN: 941 277900900

**General Plan
Designation:** Mixed
Use/Business Park

**Current Zoning
Designation:** Planned
Unit Development –
Industrial/Commercial-
Office (PUD-I/C-O)

**Lot Size (or portion
of property proposed
for development):** 5.00 acres



Estimated Potential Number of Housing Units: Between 150 units (30 DUA) and 300 units (60 DUA)

Background and Description:

The site is currently developed with three commercial buildings; one building has an anchor tenant, one building consists of smaller tenant spaces, and a third building contains multiple smaller inline spaces. The center is served by a large, shared parking lot.

Key Considerations and Feasibility for Site Development:

The Metro 580 shopping center consists of three commercial buildings constructed in 1986. The department store Kohls has been a long-standing anchor tenant. The adjacent building which was designed to maintain secondary anchor tenants has generally been vacant and has experienced high turn turnover with tenants in recent years. Currently one space in this building is occupied and the other space is vacant. The property owners have indicated they are interested in evaluating the future development of the northern portion of their property that currently maintains the secondary anchor building and have identified approximately five acres as available and suitable for high-density residential development to be integrated into the center as a mixed-use development. The site is located served by two major arterials and lies within ½ mile of freeway on-ramps and is within Hacienda Business Park with a high concentration of office employment and tall, large buildings in the area. The East Dublin/Pleasanton BART station is located approximately 0.8 miles from the site.

Site 10 - ValleyCare

Location: 3601 Andrews Drive

APN: 946 320003600

General Plan Designation:
Public and Institutional

Current Zoning Designation:
Planned Unit Development –
Public and Institutional (PUD-P-I)

Lot Size (or portion of property proposed for development): 3.60 acres



Estimated Potential Number of Housing Units:
108 units @ 30 DUA

Background and Description:

The site is currently mostly vacant with a small portion of surface parking.

Key Considerations and Feasibility for Site Development:

The subject site is part of the Stanford/ValleyCare medical campus but is largely vacant with a small amount of surface parking. It is currently being used as an on-site construction management yard for current improvement projects going on at ValleyCare Medical Center.

Site 11 – Old Santa Rita Area

Location: 3534-3956 Old Santa Rita Road

APN: 941 283000200, 941
283000300, 941 283000400, 941
283000500, 941 283000600, 941
283000700, 941 283000800, 941
283002800, 941 283002900, 946
110000203, 946 110000300, 946
110000500, 946 110000600, 946
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110001100, 946 110001200, 946
110001402, 946 110001701, 946
110002900, 946 110003000, 946
110003103, 946 320000205



General Plan Designation:

Retail/Highway/Service
Commercial Business and Professional Offices

Current Zoning Designation: Service Commercial District (C-S), Planned Unit Development – Commercial-Office (PUD-C-O), Planned Unit Development – Office (PUD-O), Planned Unit Development – Service Commercial (PUD-C-S), Planned Unit Development – Commercial (PUD-C), Planned Unit Development – Central Commercial (PUD-C-C)

Area Size: 21.17 acres total

Estimated Potential Number of Housing Units:

Between 635 units (30 DUA) and 1,270 units (60 DUA)

Background and Description:

This area is comprised of multiple parcels that are currently developed with a variety of uses including: various light industrial uses such as vehicle service and repair shops, mini-storage facilities, contractors' yards, vehicle inventory storage for a nearby car dealership, as well as auto salvage, dismantling, and recycling facilities, and assorted light commercial uses such as a restaurant and car stereo shop. There is one property along Old Santa Rita Road that is currently developed with residential units; these units are legal non-conforming.

Key Considerations and Feasibility for Site Development:

There over 20 parcels with a number of properties are under common ownership. Most sites have a single owner, although one property includes commercial condominiums

under separate ownerships. Along Old Santa Rita Road, nine of the parcels are considered vacant or highly underutilized (e.g., very low intensity outdoor uses, with small outbuildings). The majority of the buildings along Old Santa Rita Road were constructed in the 1970's and early 1980's. Many of the buildings are considerably outdated without any major improvements done in recent years. The site is also located within ½ of freeway on ramps.

Site 12 – Pimlico Area (North Side)

Location: 4003-4011 Pimlico Drive

APN: 946 110103102, 946 11010200, 946 11010604

General Plan Designation: Retail/Highway/Service Commercial Business and Professional Offices

Current Zoning

Designation: Planned Unit Development – Commercial (PUD-C) and Freeway Interchange Commercial District (C-F)



Area Size: 2.12 acres total

Estimated Potential Number of Housing Units: 64 units at 30 DUA

Background and Description:

This area consists of three sites is currently developed with a variety of uses including a used auto dealership, a carwash, and rental car business. The subject sites include large areas improved only with surface parking and have limited buildings and other improvements.

Key Considerations and Feasibility for Site Development:

Each of the properties within this area are underutilized, with low intensity commercial uses and large areas of surface parking, most buildings are outdated without any major improvements in recent years. The area is a ¼ mile from the I-580 freeway on ramp and abuts the eastbound freeway on-ramp that parallels I-580. Adjacent uses include multifamily residential uses to the east and a childcare center (KinderCare) and low-profile commercial shopping center are located to the south (the shopping center to the south is also a site for purposes of this inventory, “Pimlico Area (South Side)”). A fast-food restaurant, McDonalds, is located to the west and as mentioned, I-580 is located to the north of the subject sites.

Site 13 – Pimlico Area (South Side)

Location: 4000-4040 Pimlico Drive

APN: 946 110103200

General Plan Designation:
Retail/Highway/Service
Commercial Business and
Professional Offices

Current Zoning Designation:
Planned Unit Development –
Commercial (PUD-C)

**Lot Size (or portion of
property proposed for
development):** 1.99 acres



Estimated Potential Number of Housing Units:
Between 30 units (15 DUA) and 50 units (30 DUA)

Background and Description:

This subject area is currently developed with multi-tenant shopping center, currently occupied by a grocery store (India Cash and Carry), restaurant and service businesses, as well as surface parking.

Key Considerations and Feasibility for Site Development:

The subject site currently maintains two single-story multi-tenant commercial buildings constructed in 1987. The site has a large area of surface parking and is considered underutilized and outdated without any major improvements done in recent years. A single-family residential neighborhood, part of the Fairlands subdivision, is situated to the south. Other commercial uses (a restaurant and service station) are located to the west and a childcare center (KinderCare) is located to the east of the subject site.

The site is a ¼ mile from the I-580 freeway on ramp.

Site 14 – St. Elizabeth Seton

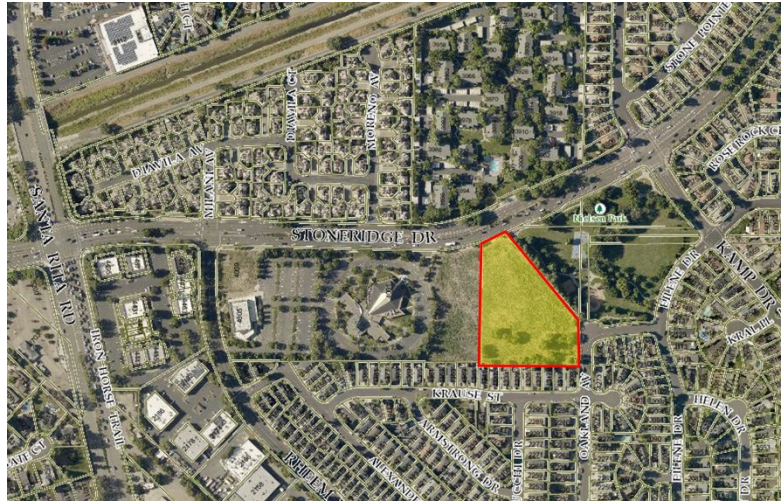
Location: Vacant, adjacent to 4001 Stoneridge Drive

APN: 946 455001704

General Plan Designation: Medium Density Residential

Current Zoning Designation: Agriculture (A) District

Lot Size (or portion of property proposed for development): 2.85 acres



Estimated Potential Number of Housing Units: Between 43 units (15 DUA) and 71 units (30 DUA)

Background and Description:

This subject area is a vacant parcel located adjacent to the existing St. Elizabeth Seton Church; also owned by the church.

Key Considerations and Feasibility for Site Development:

The subject site is currently vacant and located near the intersection of two major arterial streets, Stoneridge Drive and Santa Rita Road. The site currently has a General Plan Designation of Medium Density Residential which would allow for a density between 2-8 DUA. The subject zoning is Agriculture which would allow for one dwelling per five acres, thus a change to the zoning designation would be required to bring it into alignment with the land use designation identified in the General Plan. The site is generally flat and has no improvements. Nielson Park is located to the east, medium density residential uses are located to the south, St. Elizabeth Seton Church is located to the west, and the iMT Apartments are located across Stoneridge Drive to the north.

Site 15 - Rheem Drive Area: Southwest Side

Location: 2110, 2118, 2126, 2134, 2142, 2150, 2158, 2166, 2174, 2178, 2186, and 2182 Rheem Drive

APN: 946-455000700, 946-455000800, 946-455001001, 946-455001100, 946-455001200, 946-455001300, 946-455001400, 946-455002700, 946-455002800, 946-455002900, 946-455003000, 946-455003100



General Plan Designation:
General and Limited Industrial

Current Zoning Designation: Planned Unit Development–Industrial (PUD-I)

Area Size: 9.77 acres total

Estimated Potential Number of Housing Units:
Between 78 units (8 DUA) and 137 units (14 DUA)

Background and Description:

This area is made up of 11 parcels developed with one-story light industrial/service commercial buildings and surface parking. The sites back up to the Iron Horse Trail and front onto Rheem Drive, directly across from attached single family units and townhomes.

Key Considerations and Feasibility for Site Development:

The buildings within this area were constructed in the early 1980's and are developed with light industrial warehouse buildings. Many of the buildings are considerably outdated without any major improvements done in recent years.

Site 16 – Tri-Valley Inn

Location: 2025 Santa Rita Road

APN: 946 329500104

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation:
Freeway Interchange Commercial
District (C-F)

**Lot Size (or portion of property
proposed for development):** 2.47
acres



Estimated Potential Number of Housing Units:
Between 37 units (15 DUA) and 62 units (25 DUA)

Background and Description:

The site is currently developed with a 34-unit motel with surface parking. A restaurant is also located on the site and has frontage on Santa Rita Road.

Key Considerations and Feasibility for Site Development:

The Tri-Valley Inn was constructed in 1954. Staff has received inquiries from the property owner interested in converting the property to a residential use and being considered as part of the Housing Element update. The site is located along a major arterial; adjacent uses include Mission Plaza across Lockhart Lane to the south, single-family residential uses to the north, west, and across Santa Rita Road to the east. A small proportion of the subject site is adjacent to 154-unit multi-family residential development that consists of apartment units and townhomes.

Site 17 - Mission Plaza

Location: 1987, 1989, and 1991
Santa Rita Road

APN: 946 329500106

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation:
Central-Commercial District (C-C)

**Lot Size (or portion of property
proposed for development):** 2.22
acres



Estimated Potential Number of Housing Units:
67 units (30 DUA)

Background and Description:

The center is a multi-tenant shopping center made up of three single-story buildings with surface parking. Tenants include Uncle Credit Union and variety of restaurant and personal service uses.

Key Considerations and Feasibility for Site Development:

The shopping center was constructed in 1977 and is under single ownership. Adjacent uses include the Tri-Valley Inn across Lockhart Lane to the north, a two-story office building to the south (Valley Plaza further to the south), residential uses across Santa Rita Road to the east, and a 154-unit multi-family residential development that consists of apartment units and townhomes to the west.

Site 18 - Valley Plaza

Location: 1801, 1803, 1807, 1809, 1811 Santa Rita Road & 4295, 4285, 4303, 4305 Valley Avenue

APN: 946 329500900, 946 32950202, 946 32950306, 946 32950600, 946 32950700, and 946 329501000, 946 32950100, 946 32950200, 946 32950300

General Plan Designation:
Retail/Highway/Service Commercial
Business and Professional Offices

Current Zoning Designation:
Planned Unit Development –
Commercial (PUD-C)



Lot Size (or portion of property proposed for development): 7.83 acres

Estimated Potential Number of Housing Units:
235 units (30 DUA)

Background and Description:

Valley Plaza shopping center is developed across eight parcels with six property owners. The shopping center includes five multi-tenant commercial buildings, two fast-food drive-thru restaurants and one restaurant in a standalone building. All parking within the center is surface parking.

Key Considerations and Feasibility for Site Development:

Valley Plaza was constructed in the 1970's and consists of eight commercial and office buildings. There are a total of six property owners for the center. Staff currently received interest from two of the six property owners who maintain ownership of approximately 80 percent of the center (four of the eight parcels). The property owners have indicated that they are interested in rezoning their properties to allow for future residential development. A service station is located to the southeast of the site. Other adjacent uses include apartments and townhomes to the west, a two-story office building to the north (and Mission Plaza further north), and medium density residential uses consisting of townhome and single-family development across Santa Rita Road to the east.

Site 19 – Black Avenue

Location: 4400 Black Avenue

APN: 946 338000600

General Plan Designation: Public and Institutional

Current Zoning Designation: Public and Institutional District (P)

Lot Size (or portion of property proposed for development): 2.59 acres



Estimated Potential Number of Housing Units:
Between 39 units (15 DUA) and 65 units (25 DUA)

Background and Description:

The site is currently developed with a vacant office building with a significant amount of surface parking, formerly occupied by AT&T.

Key Considerations and Feasibility for Site Development:

The building was constructed in 1973. The building is currently unoccupied, and the property owner has stated interest in converting the property to a residential use and being considered as part of the Housing Element update process. Adjacent uses include education uses to the west and south (Quarry Lane School and Amador Valley High School, respectively), Amador Valley Community Park and Dolores Bengtson Aquatic Center across Black Avenue to the north, and single-story office buildings that have medical uses as tenants to the east.

Site 20 - Boulder Court

Location: 3400 & 3500 Boulder Street

APN: 946 125101300, 946 12510000

General Plan Designation: General and Limited Industrial

Current Zoning Designation: General Industrial District (I-G-40)

Lot Size (or portion of property proposed for development): 9.45 acres



Estimated Potential Number of Housing Units:
284 units (30 DUA)

Background and Description:

The two sites are currently occupied by a construction equipment contractor and a concrete mix supplier. There are very few buildings on-site with each site relatively underutilized and/or vacant.

Key Considerations and Feasibility for Site Development:

The sites are considered underutilized with very low intensity uses and minimal site improvements. Adjacent uses include Oldcastle Infrastructure across Boulder Street to the north, light industrial uses to the west, a self-storage facility to the south and to the east. The site lies within a much wider area of service commercial and light industrial uses. Stanley Boulevard and the railroad tracks lie to the south of the area.

Site 21(a) and (b) - Kiewit

Location: 3300 Busch Road

APN: 946 125100704

General Plan

Designation: General and Limited Industrial

Current Zoning

Designation: General Industrial District (I-G-40)

Lot Size (or portion of property proposed for development): 50.40 acres



Estimated Potential Number of Housing Units:

150 units at 30 DUA, and between 320 units (8 DUA) and 560 units (14 DUA)

Background and Description:

The subject site is considered vacant and underutilized with only small outbuildings currently on-site. It is currently occupied by a construction equipment storage company.

Key Considerations and Feasibility for Site Development:

The subject site has long been considered for residential development with the property being considered as part of the 4th Cycle Housing Element update as well as the East Pleasanton Specific Plan, although no decision to allow residential uses on these specific sites has been made. There is interest in developing the site with an affordable high density residential development up to 150 units on approximately five acres of the site with the remainder of the site developed with a mix of between 300-375 single-family detached and attached units as well as a dedicated park/open space area.

The site is located within the City limits and Urban Growth Boundary.

Site 22 – Merritt Property

Location: 4131 & 4141 Foothill Road

APN: 941 095000301, 941 09500303,
941 09500311, 941 09500312

General Plan Designation: Low
Density Residential

Current Zoning Designation:
Unincorporated Alameda County

**Lot Size (or portion of property
proposed for development):** 45.59
acres



Estimated Potential Number of Housing Units:
91 units (2 DUA)

Background and Description:

The subject property is an unincorporated parcel located west of Foothill Boulevard.

Key Considerations and Feasibility for Site Development:

Over the past 20 years, the owners of these properties have showed continued interest in annexing the property into Pleasanton and developing it as a residential development. Staff has recently received a preliminary application to construct a 111-unit age-qualified community, consisting of 89 single-family detached homes (including one existing home), 22 affordable courtyard detached and duet homes for seniors. Although the property is currently unincorporated, it has Pleasanton General Plan land use designation of Low Density Residential which allows for a maximum density of 2 dwelling units per acre (91 units total based on the property size). Adjacent and nearby uses are residential; Foothill High School is located farther to the north.

Site 23 – Sunol Boulevard Properties

Location: 5505, 5675 Sunol Boulevard

APN: 947 000400105, 947 00040107, 947 00040214, 947 00040304, 947 00040501

General Plan Designation:
General and Limited Industrial

Current Zoning Designation:
Industrial Park District (I-P)

Lot Size (or portion of property proposed for development): 23.89 acres

Estimated Potential Number of Housing Units:
717 units (30 DUA)

Background and Description:

This area is composed of five parcels owned by four owners. Uses include a hardware store and lumber yard, a public storage facility and a warehouse distribution center. All of the parcels include large areas of surface parking.

Key Considerations and Feasibility for Site Development:

The sites are considered underutilized with very low intensity uses and very little site improvements in relationship to the lot sizes. In addition, the sites are located within ½ mile of freeway on ramps. Adjacent uses include Thermo Fisher Scientific to the south, residential uses to the west and north, and St. Augustine Cemetery and light-industrial buildings and office buildings across Sunol Boulevard to the east.



Site 24 - Sonoma Drive Area

Location: 5674-5791 Sonoma Drive and 5600 Sunol Blvd

APN: 948 000900100, 948 000900200, 948 000900300, 948 000900401, 948 000900600, 948 00090900, 948 000901000, 948 000901100, 948 000901200, 948 000901300, 948 000901600, 948 000901700

General Plan Designation: General and Limited Industrial

Current Zoning Designation: Industrial Park District (I-P)



Lot Size (or portion of property proposed for development): 6.51 acres

Estimated Potential Number of Housing Units:
Between 98 units (15 DUA) and 163 units (25 DUA)

Background and Description:

This subject area is currently developed with a number of single-story small light industrial buildings. There are total of 12 parcels, two of which are vacant. This area serves as an entry that leads into a residential neighborhood to the east of Sunol Boulevard.

Key Considerations and Feasibility for Site Development:

There is a total of 12 properties however a number of adjacent properties are under common ownership including the two vacant parcels northeast of the intersection of Sunol Boulevard and Sonoma Drive.

With the exception of one building built in 1999, the remainder of the buildings were built in the mid 1980's. Many of the buildings are considerably outdated without any major improvements done in recent years. The sites are also located within ½ mile of freeway on ramps. Adjacent uses include St. Augustine's Cemetery to the south, residential uses to the north and east, and a hardware store and lumber yard, a public storage facility and a warehouse distribution center across Sunol Boulevard to the west.

Site 25 – PUSD District

Location: 4750 First Street

APN: 094 000100103

General Plan Designation: Public Institutional

Current Zoning Designation: Public and Institutional District (P)

Lot Size (or portion of property proposed for development): 10.7 acres



Estimated Potential Number of Housing Units:
Between 152 units (15 DUA) and 254 units (25 DUA)

Background and Description:

The subject property is the current location of the Pleasanton Unified School District offices, Village High School, Horizons Early Education Center, District Maintenance yard, and STEAM preschool.

Key Considerations and Feasibility for Site Development:

Many of the buildings onsite were constructed in the 1970's and are considered outdated. Based on the PUSD's growing needs, it is seeking opportunities to relocate its existing facilities from this site to another location, and making the site available for residential development, although the school district would need to identify and obtain a new location for all current operations on the site prior to any future development.

The site does not include the adjacent ballfield and park along Bernal Avenue (Pleasanton Upper Playfields) which would remain a City facility. The PUSD property lies outside of the boundaries of the Downtown Specific Plan. Bernal Avenue and First Street, both major arterials, border the site. Nearby uses include a commercial building and parking lot immediately opposite the site, single family residential uses across Abbie Street to the north, and the playfields to the east.

Site 26 – St. Augustine

Location: 3949 Bernal Avenue

APN: 946 255001401

General Plan Designation: Public and Institutional

Current Zoning Designation:
Agriculture District (A)

Lot Size (or portion of property proposed for development): 4.15 acres



Estimated Potential Number of Housing Units:
Between 8 units (2 DUA) and 29 units (7 DUA)

Background and Description:

This subject area is a vacant portion of property adjacent to the existing St. Augustine Catholic Church.

Key Considerations and Feasibility for Site Development:

The subject site is currently a vacant portion of the St. Augustine Church parcel. The site is generally flat and unimproved. Surrounding uses are all medium density residential.

Site 27 – PUSD Vineyard

Location: Vineyard Avenue, between Thiessen Street and Manoir Lane

APN: 946 461900100

General Plan Designation: Public and Institutional

Current Zoning Designation: Planned Unit Development – Elementary School (PUD – Elementary School)

Lot Size (or portion of property proposed for development): 10-acre lot with 5 acres proposed to be used for housing

Estimated Potential Number of Housing Units:
10 units (2 DUA)

Background and Description:

The subject property is currently vacant and is zoned PUD-Elementary School. It is part of the Vineyard Avenue Corridor Specific Plan, and is surrounded by rural density, large single-family residential homes.

Key Considerations and Feasibility for Site Development:

The subject site was dedicated to the Pleasanton Unified School District as part of the development of the Vineyard Avenue Specific Plan, as a prospective location for a future school site. Based on the location, PUSD has determined that the location would not be suitable for a new school and has indicated an interest in identifying the site for future residential development. The site is currently part of the Vineyard Avenue Specific Plan and would require a Specific Plan Amendment to allow for residential development.



Site 28(a) and (b) - SteelWave

Location: Busch Road

APN: 946 125000694
(County), 946 135000312
County), 946 135000317
(City)

General Plan Designation:
General and Limited Industrial

Current Zoning Designation:
City Parcel: General Industrial
District (I-G-40)
County Parcels:
Unincorporated



Lot Size (or portion of property proposed for development): 123.18 acres

Estimated Potential Number of Housing Units:

240 units at 30 DUA, and approximately 1,091 units at densities between 8-14 DUA
(Total 1,331 Units)

Background Description:

The subject site is currently vacant and underutilized. All but one parcel is located within County jurisdiction with part of the area outside of the Urban Growth Limit.

Key Considerations and Feasibility for Site Development:

The subject site has long been under discussion for residential development as part of the the East Pleasanton Specific Plan, although no decision to allow residential uses on these specific sites has been made. There are a total of three parcels within the area proposed for residential development. Two parcels (28b) are located outside of the City Limits, in unincorporated Alameda County. One parcel (28a) is located within Pleasanton City limits, but outside of the Urban Growth Boundary (UGB), and located just east of the property recently acquired by Amazon for a proposed distribution facility. There is interest in developing the area with an affordable high density residential development up to 240 units on approximately eight acres of the parcel within City limits. The remainder of the area is outside of City limits within unincorporated Alameda County and is proposed to be developed with approximately 1,091 single-family detached and attached units as well as a separate 10-acre dedicated park/open space area. The majority of the area is not within City limits and a portion of the area is also outside of the Urban Growth Boundary.

Site Selection Criteria and Initial Sites Ranking



On September 21, 2021, the City Council approved final sites selection criteria to be used to aid in initial sites selection evaluation for potential sites, with the goal of creating a refined list of sites that will be analyzed as part of the environmental review phase of the project. The sites criteria and overall sites selection process is proposed to follow a similar framework as was used in the 4th Cycle Housing Element, taking the criteria used in this previous cycle as a starting point, and updating and refining it as needed for the 6th Cycle process.

Scoring Framework and Selection Methodology

The scoring criteria are intended to be scored by answering “Yes” or “No” for each question. One point is awarded for each “Yes” answer, with the projects with the most points ranked highest. To minimize the complexity of the evaluation, responses are weighted equally, as a relatively simple metric for side-by-side comparison. It is important to reiterate, this process is intended to provide an initial screening evaluation of sites against each other, based on criteria as objective as possible.

The following outlines the seven topic areas for the site selection criteria for the 6th Cycle Housing Element Update:

Section 1: Site Size and Infill Criteria

These criteria incorporate parameters assigned in state law for the suitability of sites for higher-density housing (minimum of 0.5 acres and maximum of 10 acres); to provide a more precise definition of “infill” development in alignment with state law; and to reflect the availability of both wet infrastructure (water and sewer) as well as dry infrastructure (electricity, telecommunications), which is also a requirement of state law.

Section 2: Proximity to Modes of Transportation

These criteria carry forward parameters included in the prior Housing Element, including proximity to BART or transit stops with frequent headways, proximity to bicycle facilities, and convenient freeway access.

Section 3: Proximity to Services and Amenities

These criteria reflect both the general planning principle that residential uses should be convenient to schools, parks, and other amenities, and also respond to criteria in the TCAC program that prioritize proximity to these sorts of community amenities in its scoring for affordable housing funding.

Section 4: Environmental Impacts/Hazards

These criteria reflect key categories of natural hazard, and of potential exposure to negative environmental elements such as noise, air pollution, or odors as well as proximity to the Livermore Airport Influence Area.

Section 5: Impacts on Sensitive Resources

These criteria reflect the protection of sensitive resources such as trees, biological or historic resources.

Section 6: Height and Mass Compatibility

These criteria reflect create parameters to gauge consistency and compatibility with adjacent neighboring residential uses.

Section 7: Interest in Site:

These criteria gauge property owner interest for high-density housing and whether the site is vacant or underutilized. Although, per HCD guidance, jurisdictions with a RHNA over 5,000 units are not required to provide evidence of property-owner agreement, it is beneficial to do so since sites (and particularly non-vacant sites) assigned to lower-income housing come under greater scrutiny from HCD.

The Final Sites Selection Criteria is included in Table 3.

Table 3: Sites Selection Criteria	
Yes=1 Point, No=0 Points	
1. Site Size and Infill Criteria (per Housing and Community Development Criteria)	
	a. (For sites intended to accommodate housing at a density of 30 DUA or more) The site, or the portion of a site to be rezoned, is larger than 0.5 acres in size, and less than 10 acres in size. (If not applicable ¹ =1)
	b. (For sites intended to accommodate housing at a density of 30 DUA or more) The site is 1 acre or more in size allowing for more State/Federal financing opportunities (If not applicable=1)
	c. Site is an infill site (Site is located within the Urban Growth Boundary and adjoins urbanized land use for at least 75% of its perimeter (adjoins means adjacent to, or only separated by an improved public right-of-way.)
	d. Site is not anticipated to require off-site sewer, water, or dry utilities infrastructure improvements.
	e. Site is adjacent to Recycled Water infrastructure.
2. Proximity to Modes of Transportation²	
	a. Site is within 1/3 mile of a BART station.
	b. Site is within 1/2 mile of a BART station.
	c. Site is within 1/3 mile of transit stop with 15-minute headway to a BART station.
	d. Site is within 1/3 mile of transit stop with 30-minute headway.
	e. Site is adjacent to an existing bike facility. (Class I shared use path, Class II bicycle lane or buffered bicycle lane, Class III bicycle route or Class IV separated bikeway)
	f. Site is within 1 mile of freeway on-ramp.
3. Proximity to Services and Amenities	
	a. Site is within 1/2 mile of an existing or approved grocery store selling staples, fresh meat, and fresh produce, including a multipurpose store with a grocery section selling these products.
	b. Site is within 1/2 mile of an existing elementary school.
	c. Site is within 1/2 mile of an existing middle school.
	d. Site is within 1 mile of an existing high school.
	e. Site is not within the enrollment area of a school with insufficient current or projected capacity, as determined by Pleasanton Unified School District based on current demographic and other studies.
	f. Site is within 1/2 mile of an existing public park or open space area as identified in the General Plan or a planned improvement in the City's Capital Improvement Program.

¹ Only applicable to sites intended for high-density housing, all other sites receive "1" score. This note also applies to criteria 1b, 6a, 6b and 7.

² Distances measured "as the crow flies"

4. Environmental Impacts/Impact on Future Residents	
	a. Site would not expose future residents to odor impacts from any existing or known future source.
	b. The project is anticipated to meet noise standards with no or with reasonable mitigation measures. (If adjacent to or across the street from freeway or rail line = 0)
	c. Site is not within BAAQMD's air quality screening distance for new sensitive receptors.
	d. Site is within the standard response time for emergency services as identified by the General Plan.
	e. The site is outside of the following natural hazard areas (0 or 1 point for each)
	<ul style="list-style-type: none"> • Site is not within Alquist Priolo zone or fault zone as identified in the General Plan.
	<ul style="list-style-type: none"> • Site is not within earthquake induced landslide zone as identified in the General Plan.
	<ul style="list-style-type: none"> • Site is not within a Special Fire Protection Area as identified in the General Plan.
	<ul style="list-style-type: none"> • Site is not within a 100-year Flood Zone.
	f. Site is located outside of the Airport Influence Area as identified in the Livermore Municipal Airport Land Use Compatibility Plan.
5. Impact on Trees, Biological or Historic Resources	
	a. Site will not likely require significant tree removal or mitigation.
	b. Site will not likely require an environmental analysis related to loss of suitable habitat for, or the taking of, sensitive or special status species, or is unlikely to be significantly constrained by the potential presence of sensitive habitat or species.
	c. Site will not likely require an analysis related to impacts on historic resources.
6. Height and Mass Compatibility	
	a. The project (for higher-density housing sites, assuming three stories are proposed) will be no more than one story higher than the average number of stories of all adjacent residential development including residential development across a residential collector or local street. (If not applicable=1)
	b. The Floor Area Ratio (FAR) of the proposed project (for higher-density housing sites, assuming an FAR of 80%) will be less than twice of the allowed midpoint density FAR for development on all adjacent sites and sites across a residential collector or local street (not including parks/designated open space.) (If not applicable=1)
	c. Site is not adjacent to or across (a residential collector or local street) from one or more existing single-family detached residential homes.
7. Interest in Site	
	a. (For sites intended to accommodate housing at a density of 30 DUA or more) Property owner/developer has expressed interest in the site for high density residential development. (If not applicable=1)
	b. Site or portion of site to be developed is vacant or underutilized.

Site Scoring

Scores in the ranking ranged from a minimum of 12 points, to a maximum of 26 points (out of a total of 34 points available). Of note, many sites had “tied” scores, and the majority scored over 20 points. The following summarizes the scores and ranking:

All Sites: Overall Scores/Ranking

Eight sites scored 26 points (Site #3: PUSD Donlon, Site #7: Hacienda Terrace, Site #15: Rheem Drive Area, Site #16: Tri-Valley Inn, Site #18: Valley Plaza, Site #19: Black Avenue, Site #24: Sonoma Drive, and Site #25: PUSD – District Office.)

Another seven sites, including the remaining sites in Hacienda (Site #9: Metro580, Site #8: Muslim Community Center), Site #6: Signature Center, Site #10: ValleyCare, Site #23: Sunol Blvd Area, Site #25: Mission Plaza), as well as the two church sites (Site #14: St. Elizabeth Seton, and Site #26: St. Augustine), scored 24 or 25 points.

Stoneridge Shopping Center (Site #22) scored just below the top tier of sites, with 22 points. Its lower score was principally because it lacks close access to grocery stores, parks, and schools). Stoneridge ranked similarly with some of the sites proposed on existing light-industrial parcels such as Site #20: Boulder Court, and Site #11: Old Santa Rita Area, as well as with Site #21: Kiewitt.

The lowest-ranked sites, based on the scoring criteria, were those in the most peripheral areas, including Site #28: SteelWave, Site #22: Merritt, and Site #1: Lester, who scored 12, 14 and 15 points respectively. However, some infill sites also scored relatively poorly, including the two sites on Pimlico (Sites #12 and #13), and Site #4: Owens Area, each of which scored less than 20 points.

Site No.	Site Name	Score	Rank
3	PUSD – Donlon	26	1
7	Hacienda Terrace	26	
15	Rheem Drive Area (southwest side)	26	
16	Tri-Valley Inn	26	
18	Valley Plaza	26	
19	Black Avenue	26	
24	Sonoma Drive Area	26	
25	PUSD – District	26	

Table 4: Summary of Scoring and Ranking for All Site			
Site No.	Site Name	Score	Rank
9	Metro 580	25	2
14	St. Elizabeth Seton	25	
17	Mission Plaza	25	
6	Signature Center	24	3
8	Muslim Community Center	24	
10	ValleyCare	24	
23	Sunol Boulevard Area	24	
5	Laborer Council	23	4
26	St. Augustine	23	
2	Stoneridge Shopping Center (Mall)	22	5
20	Boulder Court	21	6
21	Kiewit	21	
11	Old Santa Rita Area	20	7
13	Pimlico Area (South side)	19	8
27	PUSD – Vineyard	19	
4	Owens (Motel 6 and Tommy T)	18	9
12	Pimlico Area (North side)	17	10
22	Merritt	15	11
1	Lester	14	12
28	SteelWave	12	13

High Density Housing Sites: Scores and Ranking

Among the high-density sites, the highest (tied) scores were for Site #26: Hacienda Terrace and Site #18: Valley Plaza, with other sites ranked/scored as noted above. The lowest ranked site (Site #28: SteelWave) scored 12 points.

Table 5: Summary of Scoring and Ranking for High Density Sites			
Site No.	Site Name	Score	Rank
7	Hacienda Terrace	26	1
18	Valley Plaza	26	
9	Metro 580	25	2
17	Mission Plaza	25	
6	Signature Center	24	3
10	ValleyCare	24	
23	Sunol Boulevard Area	24	
5	Laborer Council	23	4
2	Stoneridge Shopping Center (Mall)	22	5
20	Boulder Court	21	6
21	Kiewit	21	
11	Old Santa Rita Area	20	7
4	Owens (Motel 6 and Tommy T)	18	8
12	Pimlico Area (North side)	17	9
28	SteelWave	12	10

Low- and Medium-Density Sites: Scores and Ranking

Six sites were top-ranked with 26 points, including Site #3: PUSD-Donlon, Site #15: Rheem Drive, Site #16: Tri-Valley Inn, Site #19: Black Avenue, Site #24: Sonoma Drive Area, and Site #25: PUSD-District. Again, Lester and Merritt scored the lowest, along with the PUSD-Vineyard site.

Table 6: Summary of Scoring and Ranking for High Density Sites			
Site No.	Site Name	Score	Rank
3	PUSD – Donlon	26	1
15	Rheem Drive Area (southwest side)	26	
16	Tri-Valley Inn	26	
19	Black Avenue	26	
24	Sonoma Drive Area	26	
25	PUSD – District	26	
14	St. Elizabeth Seton	25	2
8	Muslim Community Center	24	3
26	St. Augustine	23	4
13	Pimlico Area (South side)	19	5
27	PUSD – Vineyard	19	
22	Merritt	15	6
1	Lester	14	7
28	SteelWave	12	8

Sites Scoring Summary

As can be seen from the rankings, there is not a particularly clear geographic pattern to the ranking, and sites in all quadrants of the city scored relatively well – this is helpful in the goal to select sites that reflect a relatively even distribution throughout Pleasanton.

In terms of which sites scored relatively better or worse, sites in more central portions of the City (which tend to be more conveniently located to community amenities and services), generally scored more highly, as did sites in Hacienda, which benefit from transit proximity and some strategically located commercial centers. The lowest-scoring sites were greenfield sites on the edges of the city, although, somewhat surprisingly, some infill locations (like the Pimlico and Owens Drive sites) did relatively poorly. Complete scoring for all sites under each category can be found in the following table.

Final Scoring Criteria for 6th Cycle (2023-2031) Housing Element Update Sites Selection
Adopted September 21, 2021

Key: 1 = Yes; 0 = No

Site Name	Lester	Stoneridge Shopping Center	PUSD - Donlon	Owens Sites	Laborer Council	Signature Center	Hacienda Terrace	Muslim Community Center	Metro 580	ValleyCare	Old Santa Rita	Pimlico North	Pimlico South	St. Elizabeth Seton	Rheem Drive	Tri-Valley Inn	Mission Plaza	Valley Plaza	Black Avenue	Boulder	Kiewit	Merritt	Sunol Sites	Sonoma Drive	PUSD - District	St. Augustine	PUSD - Vineyard	SteelWave	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	
1. Site Size and Infill Criteria																													
a. (For sites intended to accommodate housing at a density of 30 DUA or more) The site, or the portion of a site to be rezoned, is larger than 0.5 acres in size, and less than 10 acres in size. (If not applicable =1)	1	0	1	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	0	1	1	1	1	0	
b. (For sites intended to accommodate housing at a density of 30 DUA or more) The site is 1 acre or more in size allowing for more State/Federal financing opportunities (If not applicable=1)	1	1	1	1	1	1	1	1	1	1	0	0	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	
c. Site is an infill site (Site is located within the Urban Growth Boundary and adjoins urbanized land use for at least 75% of its perimeter (adjoins means adjacent to, or only separated by an improved public right-of-way.)	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	
d. Site is not anticipated to require off-site sewer, water or dry utilities infrastructure improvements.	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	0	
e. Site is adjacent to Recycled Water infrastructure.	0	0	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Section 1 Subtotal:	2	3	4	4	4	4	5	5	5	4	3	3	4	4	4	4	4	4	4	4	3	3	2	4	4	4	4	1	
2. Proximity to Modes of Transportation																													
a. Site is within 1/3 mile of a BART station.	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
b. Site is within 1/2 mile of a BART station.	0	1	0	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
c. Site is within 1/3 mile of transit stop with 15 minute headway to a BART station.	0	0	0	0	0	0	1	0	1	1	1	0	0	1	1	1	1	1	1	1	1	0	0	0	1	0	0	0	
d. Site is within 1/3 mile of transit stop with 30 minute headway.	0	1	1	1	1	1	1	1	1	1	1	0	0	1	1	1	1	1	1	1	1	0	1	1	1	1	0	0	
e. Site is adjacent to an existing bike facility. (Class I shared use path, Class II bicycle lane or buffered bicycle lane, Class III bicycle route or Class IV separated bikeway)	1	0	0	0	0	1	1	1	1	1	0	0	0	1	0	1	1	1	0	0	1	0	1	0	1	0	1	0	
f. Site is within 1 mile of freeway on-ramp.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0	0	1	1	1	0	0	0	0	
Section 2 Subtotal:	2	4	2	3	4	4	4	3	4	4	3	1	1	4	3	3	3	3	2	2	3	1	3	2	3	1	1	0	

Final Scoring Criteria for 6th Cycle (2023-2031) Housing Element Update Sites Selection

Adopted September 21, 2021

Site Name	High Density Sites		Low / Medium Density Sites																									
	Lester	Stoneridge Shopping Center	PUSD - Donlon	Owens Sites	Laborer Council	Signature Center	Hacienda Terrace	Muslim Community Center	Metro 580	ValleyCare	Old Santa Rita	Pimlico North	Pimlico South	St. Elizabeth Seton	Rheem Drive	Tri-Valley Inn	Mission Plaza	Valley Plaza	Black Avenue	Boulder	Kiewit	Merritt	Sunol Sites	Sonoma Drive	PUSD - District	St. Augustine	PUSD - Vineyard	SteelWave
Site Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
3. Proximity to Services and Amenities																												
a. Site is within ½ mile of an existing or approved grocery store	0	0	1	1	1	1	0	0	0	1	1	1	1	0	0	1	1	1	1	0	0	0	1	1	1	0	0	0
b. Site is within ½ mile of an existing elementary school.	0	0	1	0	0	0	0	0	0	1	1	1	0	1	1	1	1	1	1	1	1	0	1	1	1	1	0	0
c. Site is within ½ mile of an existing middle school.	0	0	0	0	0	1	1	1	0	0	0	0	0	0	0	1	1	1	1	0	0	0	1	1	1	0	0	0
d. Site is within 1 mile of an existing high school.	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	0	0	0
e. Site is not within the enrollment area of a school with insufficient current or projected capacity, as determined by Pleasanton Unified School District based on current demographic and other studies.	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	1	1	1	1	0	0
f. Site is within ½ mile of an existing public park or open space area as identified in the General Plan or a planned improvement in the City's Capital Improvement Program.	0	1	1	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0
Section 3 Subtotal:	0	1	4	1	2	3	2	2	1	3	3	3	2	3	4	5	5	5	5	3	3	2	6	6	6	3	1	0
4. Environmental Impacts/Impact on Future Residents																												
a. Site would not expose future residents to odor impacts from any existing or known future source.	1	1	1	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	1	1	1	1	1	0	0
b. The project is anticipated to meet noise standards with no or with reasonable mitigation measures. (If adjacent to or across the street from freeway or rail line = 0)	0	0	1	0	0	0	1	1	0	0	0	0	0	1	1	1	1	1	1	0	0	1	1	1	1	1	1	0
c. Site is not within BAAQMD's air quality screening distance for new sensitive receptors.	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
d. Site is within the standard response time for emergency services as identified by the General Plan.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
e. The site is outside of the following natural hazard areas (0 or 1 point for each)																												
· Site is not within Alquist Priolo zone or fault zone as identified in the General Plan.	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1
· Site is not within earthquake induced landslide zone as identified in the General Plan.	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1
· Site is not within a Special Fire Protection Area as identified in the General Plan.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1
· Site is not within a 100-year Flood Zone.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1
f. Site is located outside of the Airport Influence Area as identified in the General Plan.	1	1	1	1	1	1	1	1	1	1	1	0	0	1	1	1	1	1	1	1	0	1	1	1	1	1	1	0
Section 4 Subtotal:	5	7	9	6	6	6	8	8	7	7	7	6	6	8	8	8	8	8	8	6	5	4	8	8	8	8	7	5

Final Scoring Criteria for 6th Cycle (2023-2031) Housing Element Update Sites Selection

Adopted September 21, 2021

Site Name	High Density Sites		Low / Medium Density Sites																									
	Lester	Stoneridge Shopping Center	PUSD - Donlon	Owens Sites	Laborer Council	Signature Center	Hacienda Terrace	Muslim Community Center	Metro 580	ValleyCare	Old Santa Rita	Pimlico North	Pimlico South	St. Elizabeth Seton	Rheem Drive	Tri-Valley Inn	Mission Plaza	Valley Plaza	Black Avenue	Boulder	Kiewit	Merritt	Sunol Sites	Sonoma Drive	PUSD - District	St. Augustine	PUSD - Vineyard	SteelWave
Site Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
5. Impact on Trees, Biological or Historic Resources																												
a. Site will not likely require significant tree removal or mitigation.	0	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	1	1	0	1	1	1
b. Site will not likely require an environmental analysis related to loss of suitable habitat for, or the taking of, sensitive or special status species, or is unlikely to be significantly constrained by the potential presence of sensitive habitat or species.	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	0	0
c. Site will not likely require an analysis related to impacts on historic resources.	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Section 5 Subtotal:	1	3	3	3	3	3	3	3	3	3	3	3	3	2	3	3	3	3	3	3	1	3	3	2	3	2	2	
6. Height and Mass Compatibility																												
a. The project (for higher-density housing sites, assuming three stories are proposed) will be no more than one story higher than the average number of stories of all adjacent residential development including residential development across a residential collector or local street. (If not applicable=1)	1	1	1	0	1	1	1	1	1	1	0	0	1	1	1	1	1	1	1	0	1	1	1	1	1	1	1	1
b. The Floor Area Ratio (FAR) of the proposed project (for higher-density housing sites, assuming an FAR of 80%) will be less than twice of the allowed midpoint density FAR for development on all adjacent sites and sites across a residential collector or local street (not including parks/designated open space.) (If not applicable=1)	1	0	1	0	1	0	1	1	1	0	0	0	1	1	1	1	0	0	1	0	0	1	0	1	1	1	1	0
c. Site is not adjacent to or across (a residential collector or local street) from one or more existing single-family detached residential homes.	0	1	0	1	1	1	1	0	1	1	1	1	0	0	1	0	1	1	1	1	0	1	0	0	0	0	0	1
Section 6 Subtotal:	2	2	2	1	3	2	3	2	3	2	1	1	2	2	3	2	2	2	3	1	2	2	2	2	2	2	2	
7. Interest in Site																												
a. (For sites intended to accommodate housing at a density of 30 DUA or more) Property owner/developer has expressed interest in the site for high density residential development. (If not applicable=1)	1	1	1	0	1	1	1	1	1	0	0	0	1	1	1	1	0	1	1	1	1	1	0	1	1	1	1	1
b. Site or portion of site to be developed is vacant or underutilized.	1	1	1	0	0	1	0	0	1	1	0	0	0	1	0	0	0	0	0	0	1	1	1	0	0	0	1	1
Section 7 Subtotal:	2	2	2	0	1	2	1	1	2	1	0	0	1	2	1	1	0	1	1	2	2	2	0	1	1	2	2	
Total	14	22	26	18	23	24	26	24	25	24	20	17	19	25	26	26	25	26	26	21	21	15	24	26	26	23	19	12