

Housing Element Update: Preliminary Sites Inventory Summary Sheet

NAME	SITE TYPE/ DENSITY	EXISTING USES	OWNER INTEREST?	LOCATION	GENERAL PLAN LAND USE DESIGNATION ^a	ZONING DESIGNATION	TOTAL ACRES	BUILDABLE ACRES	DENSITY RANGE (DU/AC)	MINIMUM CAPACITY (UNITS)	MAXIMUM CAPACITY (UNITS)	ASSUMED CAPACITY ^b	
1	Lester	Low	Vacant	Yes	10807 and 11033 Dublin Canyon Rd	LDR, OS-A, OS- PHS	Prezoned – A, LDR Unincorporated Alameda County: Low Density Residential, Large Parcel Ag, Parkland	128.50	12.90	2	31	31	31
2	Stoneridge Shopping Center (Mall)	High	Underutilized. Parking Lot	Yes	1008, 1300, 1400, 1500, 1600, & 1700 Stoneridge Mall Rd	ICO - C, MU	C-R(m) District and PUD-MU District	64.82	18.00	45-75	810	1,350	810
3	PUSD - Donlon	Low	Vacant. Surplus portion of Donlon School site	Yes	4150 Dorman Rd	CF-PI	R-1-65 District	19.0	5.50	5	28	28	28
4	Owens (Motel 6 and Tommy T)	High	Underutilized. Two parcels; currently developed with commercial uses (hotel and restaurant) and parking	Unknown	5102-5104 Hopyard Rd	ICO - C	C-F District	2.36	2.36	30-40	71	94	71
5	Laborers Council	High	Underutilized. Developed with existing office building and parking.	Yes	4780 Chabot Dr	MU, ICO - BP	PUD-I/C-O District	1.39	1.36	30-40	41	54	41
6	Signature Center	High	Underutilized. Developed with existing office buildings and parking structure.	Yes	4900-5000 Hopyard Rd	ICO- BP	PUD-I/C-O District	14.38	11.00	30-40	330	440	330
7	Hacienda Terrace	High	Underutilized. Developed with existing office building; housing site is two-acre portion of existing parking lot.	Yes	4309 Hacienda Dr	MU, ICO - BP	PUD-I/C-O District	16.37	2.00	30-40	60	80	60
8	Muslim Community Center	Medium	Underutilized. Developed with existing office building.	Yes	5724 W Las Positas Blvd	MU, ICO - BP	PUD-I/C-O District	5.00	5.00	15-25	75	125	100
9	Metro 580	High	Underutilized. Developed with existing commercial/retail uses (Kohl's, Party City) and parking; housing site is the five-acre portion of excess parking.	Yes	4515-4575 Rosewood Dr	MU, ICO - BP	PUD-I/C-O District	15.52	5.00	45-75	225	375	225
10	ValleyCare	High	Vacant portion of existing Stanford/ValleyCare medical complex	Unknown	3601 Andrews Dr	CF-PI	PUD-P-I District	6.12	3.60	30-40	108	144	108
11	Old Santa Rita Area	High	Underutilized. Approximately 20 parcels, developed with a variety of low-intensity service commercial and light industrial uses.	Unknown	3534-3956 Old Santa Rita Rd	ICO - C	Various	21.85	21.85	30-60	655	1,311	655
12	Pimlico Area (North side)	High	Underutilized. Developed with existing commercial uses (car wash, car rental)	Unknown	4003-4011 Pimlico Dr	ICO - C	PUD-C District and C-F District	2.12	2.12	30-40	64	85	64
13	Pimlico Area (South side)	Medium	Underutilized. Grocery and misc. commercial	Unknown	4000-4040 Pimlico Dr	ICO - C	PUD-C District	1.99	1.99	15-25	30	50	40
14	St. Elizabeth Seton	Medium	Vacant	Yes	Vacant, adjacent to 4001 Stoneridge Dr	MDR	A District	2.85	2.85	15-25	43	71	57
15	Rheem Drive Area (southwest side)	Low/ Medium	Underutilized. 11 parcels, developed with light industrial/service commercial uses	Unknown	2110-2182 Rheem Dr	ICO - I	PUD-I District	9.77	9.77	8-14	78	137	108

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16	Tri-Valley Inn	Medium	Underutilized. 34-room motel and surface parking.	Yes	2025 Santa Rita Rd	ICO - C	C-F District	2.47	2.47	15-25	37	62	50
17	Mission Plaza	High	Underutilized. Multi-tenant retail shopping center and parking.	Unknown	1987-1991 Santa Rita Rd	ICO - C	C-C District	2.22	2.22	30-40	67	89	67
18	Valley Plaza	High	Underutilized. Eight parcels under separate ownership. Developed with multi-tenant commercial center, standalone fast-food restaurants and parking.	Yes	1803-1811 Santa Rita Rd and 4285 - 4305 Valley Ave	ICO - C	PUD-C District	7.33	7.33	30-40	220	293	220
19	Black Avenue	Medium	Underutilized. Vacant office building and parking.	Yes	4400 Black Ave	CF-P	P District	2.59	2.59	15-25	39	65	52
20	Boulder Court	High	Underutilized. Two parcels, occupied by construction contractor and concrete mix supplier.	Unknown	3400 and 3500 Boulder St	ICO - I	I-G-40 District	9.45	9.45	30-40	284	378	284
21a	Kiewit	High	Vacant. (Short-term lease for outdoor storage yard for crane equipment company)	Yes	3300 Busch Rd	CF-P, HDR, ICO - BP, ICO - C, OS-PR, ICO - I <i>(Specific land uses as determined by the East Pleasanton Specific Plan)</i>	I-G-40 District	50.40	5.00	30-40	150	200	150
21b	Kiewit	Low/ Medium	Vacant. (Short-term lease for outdoor storage yard)	Yes	3300 Busch Rd	CF-P, HDR, ICO - BP, ICO - C, OS-PR, ICO - I <i>(Specific land uses as determined by the East Pleasanton Specific Plan)</i>	I-G-40 District	50.40	40.00	8-14	320	560	440
22	Merritt	Low	Vacant.	Yes	4131 and 4141 Foothill Rd	LDR	Unincorporated Alameda County: Low-density Residential	45.59	45.59	2	91	91	91
23	Sunol Boulevard Properties	High	Underutilized. Five parcels, developed with hardware store/lumber yard, public storage, and warehouse/distribution	Yes (1 parcel) Unknown for Others	5505-5675 Sunol Blvd	ICO - I	I-P District	23.89	23.89	30-40	717	956	717
24	Sonoma Drive Area	Medium	Underutilized/vacant. 12 parcels. Two vacant with remainder developed with low-intensity commercial uses and parking.	Unknown	5674-5791 Sunol Blvd and 5600 Sunol Blvd	ICO - I	I-P District	6.51	6.51	15-25	98	163	131

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25	PUSD - District	Medium	Underutilized, occupied with PUSD administrative office, preschool, and maintenance yard. PUSD seeking to re-locate facilities.	Yes	4750 First St	CF-P	P District	10.17	10.17	15-25	153	254	204
26	St. Augustine	Low	Vacant	Yes	3949 Bernal Ave	CF-P	A District	6.31	4.15	2-7	8	29	19
27	PUSD - Vineyard	Low	Vacant	Yes	Vineyard Ave, between Thiessen St and Manoir Ln	CF-P	PUD-School District	10.30	5.00	2	10	10	10
28a	Steelwave (City Parcel)	High Low/Medium	Vacant	Yes	East Pleasanton, between Busch Rd and Stanley Blvd	CF-P, HDR, ICO - BP, ICO - C, OS- PR, ICO - I <i>(Specific land uses as determined by the East Pleasanton Specific Plan)</i>	I-G-40 District	8.0 7.60	8.0 7.60	30 8-14	240 76	240 76	240 76 ^c
28b	Steelwave (Unincorporated Alameda County)	Low- Medium	Vacant	Yes	East Pleasanton, north of Busch Road, west of El Charro	CF-P, HDR, ICO - BP, ICO - C, OS- PR, ICO - I <i>(Specific land uses as determined by the East Pleasanton Specific Plan)</i>	Unincorporated Alameda County: Agriculture	107.54	107.54	8-14	860	1,506	1,015 ^d
29	Oracle	High	Vacant. Surplus portion of Oracle campus site	Yes	5805 Owens Drive	MU, ICO - BP	PUD-I/C-O District	20.44	3	45-75	135	225	135

a See table below for legend to abbreviations

b Assumed capacity of High Density Sites is calculated based on density of 30 du/ac. Assumed capacity of Low-, Low-Medium and Medium-Density sites is based on the average of minimum and maximum capacity, except as otherwise indicated.

c Per property owner statement of interest

d Per property owner statement of interest, mixed densities between 6 and 16 du/ac

General Plan Land Use Designation				Zoning District			
LDR	Residential – Low Density	ICO	Industrial/Commercial/Office	A	Agriculture District	MU	Mixed Use District
MDR	Residential – Medium Density	I	General and Limited Industrial	R-1-65	One-Family Residential District, 6,500 sq. ft. minimum lot size	I	Industrial District
HDR	Residential – High Density	MU	Mixed Use	RM	Multi-Family Residential Districts	I-G-40	General Industrial District, 40,000 sq. ft. min. lot size
PUD	Planned Unit Development	CF	Community Facilities	C	Commercial District	Q	Rock, Sand & Gravel Extraction District
C	Retail/Highway/Service Commercial/Business & Professional Offices	PI	Public and Institutional	CR-(m)	Regional Commercial District (mall)	P-I	Public and Institutional District
BP	Business Park	A	Agriculture	O	Office District	PUD	Planned Unit Development District
		OS	Open Space				
		PHS	Public Health and Safety				
		PR	Parks and Recreation				