

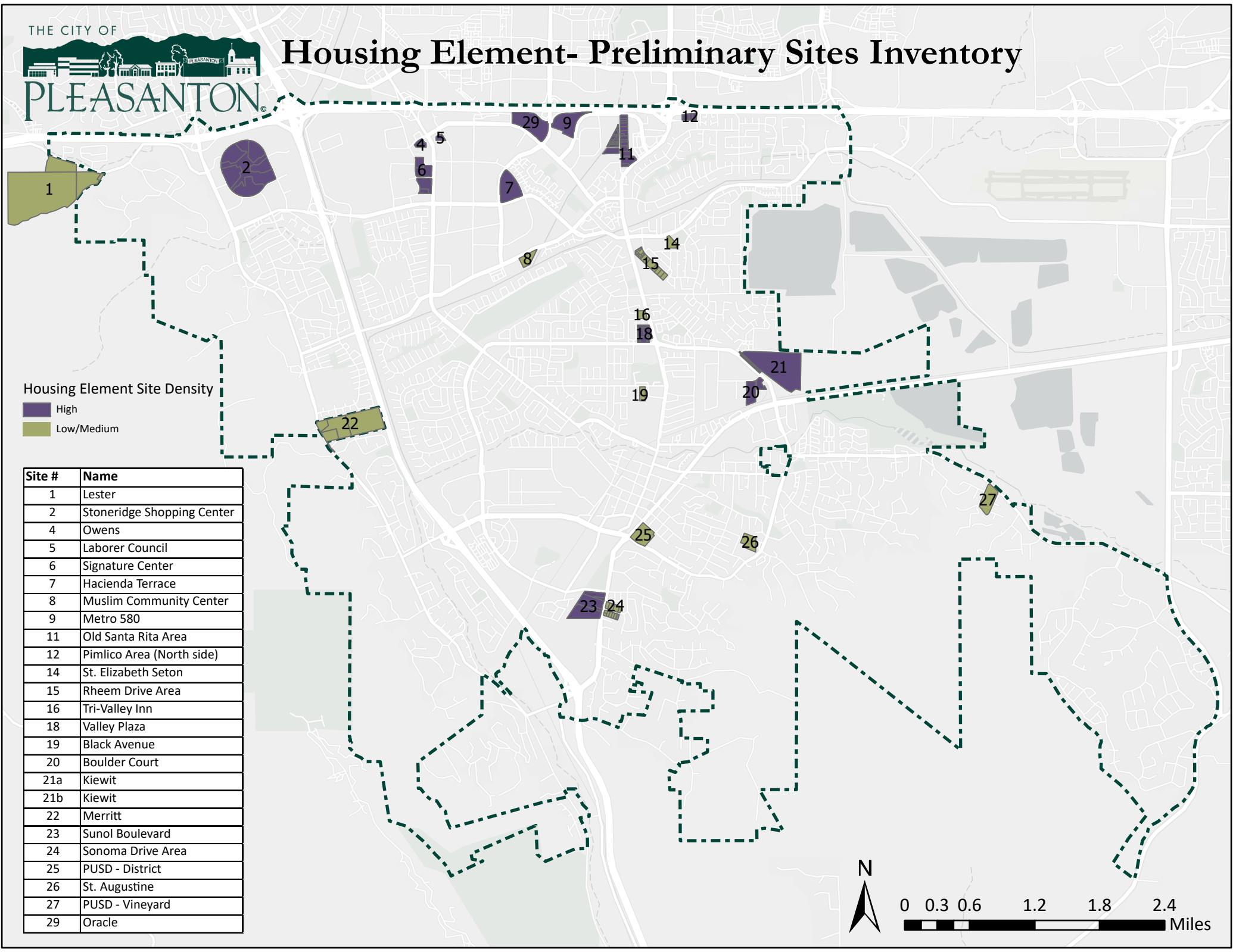
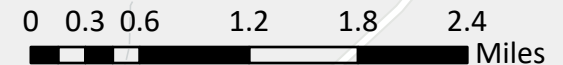


Housing Element- Preliminary Sites Inventory

Housing Element Site Density
 High
 Low/Medium

Site #	Name
1	Lester
2	Stoneridge Shopping Center
4	Owens
5	Laborer Council
6	Signature Center
7	Hacienda Terrace
8	Muslim Community Center
9	Metro 580
11	Old Santa Rita Area
12	Pimlico Area (North side)
14	St. Elizabeth Seton
15	Rheem Drive Area
16	Tri-Valley Inn
18	Valley Plaza
19	Black Avenue
20	Boulder Court
21a	Kiewit
21b	Kiewit
22	Merritt
23	Sunol Boulevard
24	Sonoma Drive Area
25	PUSD - District
26	St. Augustine
27	PUSD - Vineyard
29	Oracle



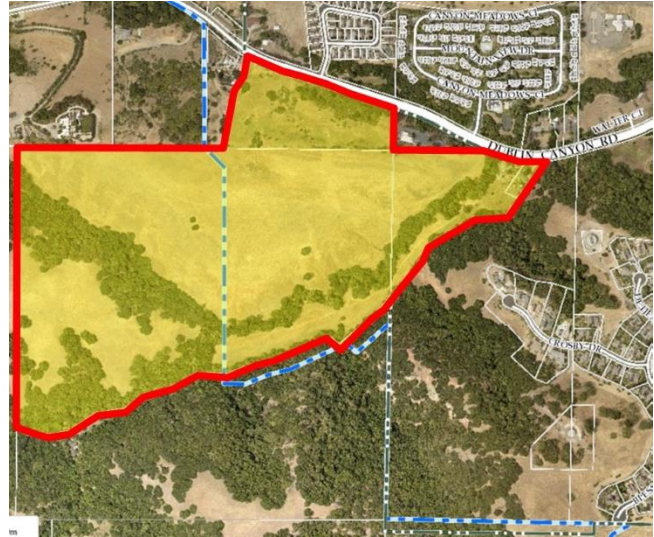
Area 1 - Lester

Location: 10807 and 11033 Dublin Canyon Road

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

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): 124.58 acres, 12.9 acres would be developed with housing.

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. The development would be concentrated on an approximately 12.9-acre portion of the site, off Dublin Canyon Road.

Key Considerations and Feasibility for Site Development:

The property is in unincorporated Alameda County and is currently not located within City boundaries, therefore annexation would be required, along with extension of utilities from existing lines located along Dublin Canyon Road. Consistent with state law the City would be required to negotiate transfer of a portion of County RHNA to the City, following annexation. However, an application is currently under review, therefore feasibility of development is high if the development application is approved.

Area 2 - Stoneridge Shopping Center

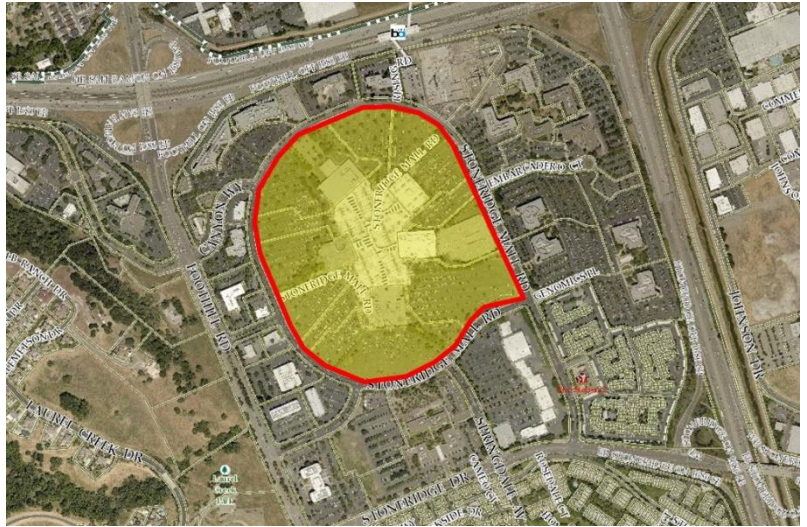
Location: 1008, 1300, 1400, 1500, 1600, & 1700 Stoneridge Mall Road

APN: 941 120109200, 941 120109500, 941 120109403, 941 120102800, 941 120102900, 941 120103006

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): 74.57 acres, 18.00 acres would be developed with housing.



Estimated Potential Number of Housing Units:

Between 900 units (50 DUA) and 1,440 units (80 DUA) (note – this excludes the PUD-MU zoned areas that allow an additional 400 units under existing zoning)

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. The City is also processing an application for a 360-unit residential project on one of the sites designated for housing in the previous Housing Element.

Key Considerations and Feasibility for Site Development:

The site is within ¼ to ½ 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 that there are approximately 18 acres within the current surface parking lots that could realistically develop with high density residential development, given that replacement parking and commercial uses would also be integrated into these areas. 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.

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

Location: 5102 and 5104 Hopyard Road

APN: 941 130101303, 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): 2.30 acres

Estimated Potential Number of Housing Units:
Between 71 units (30 DUA) and 94 units (40 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.



Area 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: Between 41 units (30 DUA) and 54 units (40 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. During the Housing Element update process, staff 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 with a high concentration of office and employment uses in the area.

Area 6 – Signature Center

Location: 4900 & 5000 Hopyard Road

APN: 941 130105700, 941 130105800, 941 130105900, 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): 14.66 acres, 11.00 acres would be developed for housing.

Estimated Potential Number of Housing Units: Between 330 units (30 DUA) and 440 units (40 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 and a separate parking structures. The property owners have proposed converting the two existing parking structures to housing, on an approximately 11-acre portion of the site. 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.

Area 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):
16.35 acres, 2.00 acres would be developed for housing.



Estimated Potential Number of Housing Units: Between 60 units (30 DUA) and 80 units (40 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 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 small-lot single-family and townhome residential uses.

Area 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): 4.86 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 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, and the adjacent property is zoned for housing at a similar density.

Area 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):** 15.51 acres, 5.00 acres would be developed for housing.

Estimated Potential Number of Housing Units: Between 225 units (45 DUA), 300 units (60 DUA), and 375 units (75 DUA)

Background and Description:

The larger property 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, on a 15.5-acre property. The Kohls department store has been a long-standing anchor tenant. The adjacent building which was designed to accommodate secondary anchor tenants has been vacant for a number of years and has experienced high turn turnover of tenants over time. 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 served by two major arterials and lies within ½ mile of freeway on-ramps and is within Hacienda 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.



Area 11 – Old Santa Rita Area

Location: 3534-3956 Old Santa Rita Road

APN: 941 283000100, 941 283000200, 941 283000300, 941 283000400, 941 283000500, 941 283000600, 941 283000700, 941 283000800, 941 283001100, 941 283001200, 941 283001300, 941 283001400, 941 283001500, 941 283001600, 941 283001700, 941 283001800, 941 283001900, 941 283002000, 941 283002100, 941 283002200, 941 283002300, 941 283002400, 941 283002500, 941 283002600, 941 283002700, 941 283002800, 941 283002900, 946 110000203, 946 110000300, 946 110000400, 946 110000500, 946 110000600, 946 110000800, 946 110000900, 946 110001000, 946 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: 22.16 acres

Estimated Potential Number of Housing Units:
Between 656 units (30 DUA) and 1,296 units (60 DUA)

Background and Description:

This area comprises 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 (rental apartments); these units are legal non-conforming.

Key Considerations and Feasibility for Site Development:

There are over 20 parcels with several under common ownership. Most parcels 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 and the 10R Rapid Bus line along Santa Rita Road. Although this area comprises commercial uses, there are a number of residential developments in the vicinity, and a nearby site (the California Center) has been entitled for high-density residential development.

Area 12 – Pimlico Area (North Side)

Location: 4003-4011 Pimlico Drive

APN: 946 110103102, 946 110103502, 946 11013604

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: 3.06 acres

Estimated Potential Number of Housing Units:
Between 64 units (30 DUA) and 85 units (40 DUA)

Background and Description:

This area consists of three sites that are currently developed with a variety of uses including a used auto dealership, a carwash, and rental car agency. The subject sites include large areas dedicated to surface parking with limited small-scale buildings and other improvements.

Key Considerations and Feasibility for Site Development:

All 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 a small commercial shopping center are located to the west. A fast-food restaurant, McDonalds, is located to the west and I-580 is located to the north of the subject sites.

Area 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): 2.94 acres



Estimated Potential Number of Housing Units: Between 34 units (12 DUA) and 51 units (18 DUA)

Background and Description:

This subject area is a vacant parcel, owned by the Archdiocese of Oakland, located adjacent to the existing St. Elizabeth Seton 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, although this is not consistent with the Zoning, 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 is unimproved. 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. The property owner has expressed interest in housing development on this site.

Area 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: 9.80 acres

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 on 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 and warehouse buildings. Many of the buildings are considerably outdated, without any major improvements in recent years. The site is proximate to Santa Rita Road and the 10R rapid bus line.



Area 18 - Valley Plaza

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

APN: 946 329500202, 946 329500600, 946 329500700, 946 329500900, 946 329501000, 946 329501100, 946 329501200, 946 329501300,

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): 7.81 acres, 5.5 acres would be developed for housing

Estimated Potential Number of Housing Units:
Between 166 units (30 DUA) and 220 units (40 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. During the Housing Element process, staff received statements of interest from two of the six property owners, who together control ownership of approximately 80 percent of the center's acreage across four of the eight parcels. The property owners have indicated that they are interested in rezoning their properties to allow for future residential development. Staff is recommending a mixed-use project to retain neighborhood-serving retail uses within the center. Although the redevelopment area comprises over seven acres, to accommodate replacement commercial uses, only 5.5 acres are identified as the housing site.

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.

Area 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): 2.62 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.

Area 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:
Between 284 units (30 DUA) and 378 units (40 DUA)

Background and Description:

The two sites are currently occupied by a construction equipment contractor and a concrete mix supplier. On-site buildings and structures are very limited, and each property is considered underutilized.

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, a manufacturer/supplier of pre-cast concrete products, 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.

Area 21 - Kiewit

Location: 3300 Busch Road

APN: 946 125100704, 946 125100809, 946 125103300

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): 51.62 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, operating under a short-term lease.

Key Considerations and Feasibility for Site Development:

The subject site has long been discussed for potential residential development, including consideration as part of the 4th Cycle Housing Element update and in the Draft East Pleasanton Specific Plan (not adopted), 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.

Area 22 – Merritt Property

Location: 4131 & 4141 Foothill Road

APN: 941 095000301, 941 095000303,
941 095000311, 941 095000312

General Plan Designation: Low
Density Residential

Current Zoning Designation:
Unincorporated Alameda County

**Lot Size (or portion of property
proposed for development):** 46.30
acres



Estimated Potential Number of Housing Units:
90 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. The property is in unincorporated Alameda County and is currently not located within City boundaries, therefore annexation would be required. Consistent with state law the City would be required to negotiate transfer of a portion of County RHNA to the City, following annexation.

Area 23 – Sunol Boulevard Properties

Location: 5505, 5675 Sunol Boulevard

APN: 947 000400105, 947 000400107, 947 000400214, 947 000400304, 947 000400400

General Plan Designation:
General and Limited Industrial

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



Lot Size (or portion of property proposed for development): 24.48 acres

Estimated Potential Number of Housing Units:
Between 718 units (30 DUA) and 956 units (40 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 the ThermoFisher Scientific campus 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. Staff has received affirmative interest from two of the four property owners in redeveloping their properties for housing.

Area 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 000900900, 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-scale 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.

Area 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): 6.40 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. The property owner has indicated affirmative interest in developing this site for housing.

Area 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): 10.64-acre lot with 5 acres proposed to be used for housing

Estimated Potential Number of Housing Units:
Between 15 units (3 DUA) and 25 units (5 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.



Area 29 - Oracle

Location: 5805 Owens Drive

APN: 941 277800305

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):**

20.61 acres, with 3 acres
proposed to be used for housing



Estimated Potential Number of Housing Units: Between 135 units (45 DUA), 210 units (60 DUA), and 262 units (75 DUA)

Background and Description:

The site is currently developed with two five-story office buildings and a four-level parking structure on the eastern portion of the property with an approximately 3-acre portion of the site along the western side of the property vacant.

Key Considerations and Feasibility for Site Development:

The Oracle site consists of with two five-story office buildings and a four-level parking structure built in 2009. The property owners have indicated they are interested in evaluating the future development of their property and have identified a vacant approximately 3.0 acres portion of the property along the western side directly adjacent to the BART parking lot (another high-density site) as available and suitable for high-density residential development. The site is located within Hacienda with a high concentration of office employment and tall, large buildings in the area. The site is directly adjacent to the BART and the 580-freeway.