

# SAN FRANCISCO BUSINESS TIMES

COVER STORY

## SUTTER'S STUNNER

Hospital giant unveils a \$1 billion project to remake health care in the East Bay – and chart a new future in Emeryville.

HANNAH KANIK, PAGE 16



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**STRUCTURES**

### **Databricks eyes FiDi tower**

The AI infrastructure player is close to signing a big lease at One Sansome, market sources say.  
**SARAH KLEARMAN, 11**

## East Bay Structures



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### REZONING

## Livermore school site could see homes

A Livermore property that was once poised to become a private high school could now have a new future as a residential community.

The City Council voted Feb. 24 to authorize negotiating a development agreement with Adventus Corporation, the property owner of a 122-acre site near 3658 Las Colinas Rd., to one day allow approximately 500 homes to sprout there.

A portion of the site had been slated to become a new private high school after Adventus, which is affiliated with the Oakland Archdiocese, in 2005 entered an agreement with the city, but the project never came to fruition.

With that agreement scheduled to expire at the end of the year, Adventus submitted a new application with the city on Dec. 9 to rezone the land to allow for medium-density residential, though there is no specific development proposal there at this time.

Livermore staffers expect to create a neighborhood plan for the site, similar to the Brisa or Arroyo Vista neighborhoods, to address site issues, natural features, circulation and compatibility with the adjacent neighborhood.

Then, if a final development agreement is approved, Adventus can submit a tentative tract map and site plan design for review in order to develop the site.

### REVISION IN PLAN

# BISHOP RANCH TRIMS ITS HOUSING AMBITIONS



TODD JOHNSON | SFBT

Bishop Ranch is transforming from a traditional office park to a mixed-use development.

## Plans for 10,000 homes scaled down to 'achievable' 8,000

When Sunset Development Co. unveiled its plans to transform Bishop Ranch from a corporate office park into a mixed-use, walkable community, it set an eye-catching goal: to build 10,000 new homes there in the next two decades.

While the San Ramon-based company's overall vision remains the same, it has scaled back the total number of housing units it plans to build there down to 8,000 units.

Sunset Development Co. CEO Alex Mehran Jr. called the 2,000-unit reduction a much more achievable goal for the company that he's confident they can deliver.

"You set these goals, you do block plans for the buildings and you say 10,000 is achievable. Then, when you actually design the projects, there's always something that makes them smaller," Mehran Jr. told the Business Times on Feb. 26. "I've tried to meter back from 10,000 to 8,000 (units) because it's achievable."

Mehran Jr. said infrastructure elements like stormwater basins, parking, set backs, landscaping and transformers all serve to shrink

**"I've tried to meter back from 10,000 to 8,000 (units) because it's achievable."**

Alex Mehran Jr., CEO, Sunset Development Co.

projects and bring down the total possible unit counts.

Sunset Development has publicly announced plans for roughly 4,200 units – about half of its new goal – and has already welcomed its first 130 homeowners to Bishop Ranch in SummerHill Homes' 404-unit development, City Village. The project, which is being built in phases over the next four years, features a mix of townhomes and detached homes.

Belmont Village, a 181-unit senior housing development, finished construction in January and is currently 50% leased.

Related California is also slated to build a 380-unit luxury apartment building at 6201 Bollinger Canyon Road, which Mehran Jr. said is permit ready and is expected to break ground sometime this year.

Sunset Development is also clearing out a 10,000-square-foot office property to make room for a 200-unit affordable housing development for seniors and families with incomes ranging from 30% to 60% of AML, partnering with affordable housing developer Eden Housing on the project.

The project will be built out across two phases: first an 80-unit, five story senior housing structure, followed by a 120-unit, six-story building for families.

Virginia-based AvalonBay is developing a 457-unit project at 6200 Bollinger Rd, across the street from City Center, Bishop Ranch's 300,000-square-foot retail complex.

More than 2,600 homes are set to rise on the site of Chevron's former 92-acre headquarters at 6001 Bollinger Canyon Road, as well as 125,000 square feet of retail and a 2.5-acre park. The project is slated to feature a range of housing types, including a pair of seven-story apartment buildings along Bollinger Canyon Road with ground-floor retail space, four- to five-story mid-rise townhomes and two to three story for-sale homes.

Bishop Ranch has been owned and operated by the Mehran family since 1978. It is among the largest privately owned, master-planned communities in the country.