

# CITY OF MOUNTAIN VIEW

### **MEMORANDUM**

Community Development Department

**DATE:** August 1, 2017

**TO:** Randy Tsuda, Community Development Director

**FROM:** Stephanie Williams, Acting Current Planning Manager/Zoning

Administrator

SUBJECT: August 2017 - Planning Division Update

The purpose of this memorandum is to inform you about the status of *notable* development projects and long-range planning efforts in the City. I understand that other parties interested in following development and policy changes in the community will likely use this memorandum, so I've also included the name of the project planner assigned to each project and the name of the applicant. Members of the public can click on the project planner's name to email them directly or click on the project website if one is available to find out more about the project. Also included are symbols to let you know whether something is approved – ②, and/or under construction – ﴿, and the projects are organized by *General Plan Change Area* and *Neighborhood Planning Areas* (see Attachment 1 – Map: Planning Division Update for the location of listed projects).

#### NORTH BAYSHORE CHANGE AREA

### 1. North Bayshore Precise Plan Update

On February 3, 2015, the City Council directed staff to amend the North Bayshore Precise Plan to include residential land uses. This Precise Plan update comes after the adoption of the North Bayshore Precise Plan in November 2014 and completion of the Bonus FAR application review in May 2015.

The North Bayshore Precise Plan Public Draft was released in November 2016. The Environmental Planning Commission (EPC) and City Council provided comments on the Public Draft at meetings in November.

• Status/Next Step(s): The North Bayshore Precise Plan EIR (Public Draft) is now available on the City's Planning Division website. Adoption hearings are tentatively scheduled for fall 2017.

Planning Area: North Bayshore

Project Planner: Martin Alkire

• Website: North Bayshore Precise Plan Update

### 2. North Bayshore Trip Cap Report

The City's 2017 Trip Cap Report was submitted to the City Council on June 6, 2017 and is available on the City's website.

- Status/Next Step(s): New counts will be taken in Fall 2017. The 2018 Annual Report will be presented to the City Council in late June 2018.
- Planning Area: North Bayshore
- Project Planner: Martin Alkire

### 3. Charleston East (2000 North Shoreline Boulevard)

Planned Community Permit and Development Review Permit for a 595,000 square foot, two-story, office building under a canopy structure and a Heritage Tree Removal Permit on a vacant 18.6 acre project site. The project is located on the northwest corner of Charleston Road and North Shoreline Boulevard in the P-39 (North Bayshore) Precise Plan.

- Status/Next Steps(s): Approved by the City Council on March 8, 2017. Building permit plans are under review.
- Planning Area: North Bayshore
- Project Planner: Stephanie Williams
- Applicant: Google Inc.

# 4. Broadreach (1625 Plymouth Street) 🐼 🍫

Planned Community Permit and Development Review Permit for a new six story, 224,505 square foot office building and a 4.5 tier parking structure and a Heritage Tree Removal permit for the removal of 15 Heritage trees and the re-location of five Heritage trees on a vacant 5.15 acre project site. The project is located on the south side of Plymouth Street between North Shoreline Boulevard and Alta Avenue.

• Status/Next Step(s): Approved by the City Council June 21, 2016. Under construction.

Planning Area: North Bayshore

• Project Planner: **Stephanie Williams** 

• Applicant: Broadreach Capital Partners

### 5. Shashi Hotel (1625 North Shoreline Boulevard) 🤡

Planned Community Permit and Development Review Permit to demolish an existing 12,100 square foot commercial building and construct a five-story, 104,750 square foot, 200-room hotel and a five-level parking structure and a Heritage Tree Removal Permit to remove two Heritage trees on a 1.39 acre project site. The project is located on the southeast corner of North Shoreline Boulevard and Space Park Way in the P-39 (North Bayshore) Precise Plan.



• Status/Next Steps(s): Approved by the City Council November 1, 2016. Building permit plans are under review.

• Planning Area: North Bayshore

• Project Planner: Mariya Hodge

Applicant: Shashi Hotel

### 6. 1255 Pear Avenue (The Sobrato Organization)

Planned Community Permit and Development Review Permit to allow up to 650 market rate residential units and 234,247 square feet of new office uses, demolish a total of 103,513 square foot of industrial-office buildings across the site and retain the new five-story, 156,134 square foot office building at the southeast corner of Pear Avenue and Inigo Way, and one-story, 18,740 square foot industrial office building at the southeast end of the site. The approximately 15.5-acre site extends north of La

Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P-39 (North Bayshore) Precise Plan.

Status/Next Steps(s): Under review.

• Planning Area: North Bayshore

• Project Planner: Martin Alkire

Applicant: The Sobrato Organization

# 7. Microsoft (1045-1085 La Avenida Street)

Planned Community Permit and Development Review Permit to demolish three office buildings (1, 3 & 4), renovate two existing office buildings (2 & 5), construct a new two story main office building and a new four-level parking garage, and a Heritage Tree Removal Permit for the removal of 85 Heritage trees. The net new square footage is 128,000 square feet to the existing 515,000 square feet of office space on a 32-acre project site. The project is located at the southeast corner of La Avenida and Macon Avenue in the P-39 (North Bayshore) Precise Plan.



• Status/Next Steps(s): Approved by the Zoning Administrator on February 8, 2017.

• Planning Area: North Bayshore

• Project Planner: Clarissa Burke

• Applicant: Microsoft

#### SAN ANTONIO CHANGE AREA

# 8. Prometheus (400 San Antonio Rd.) 🐼

Planned Community Permit and Development Review Permit to construct 583 apartment units and 11,171 square feet of ground floor commercial space in two five-story and one seven-story buildings with underground parking to replace seven existing retail, office, and industrial buildings, including a 35% State Density Bonus with development waivers allowing up to a 2.5 floor area ratio; a Heritage Tree Removal Permit to remove 59 Heritage trees; and a Preliminary Parcel Map to combine five existing parcels into two parcels on a 5.7 acre project site. The project is located on the west side of San Antonio Road between Fayette Drive and Miller Avenue in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Approved. Building permits have been issued.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Carly Panos
- Applicant: Prometheus Real Estate Group

# 9. Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.) 🐼 🍫

In December 2014, Council approved a request for a mixed-use development on 9.9 acres. The project consists of office (360,909 square feet), retail/commercial (107,835 square feet), cinema (approx. 1410 seats) and hotel (167 rooms) totaling approximately 1,080,800 square feet.



• Status/Next Step(s): Approved. Under construction.

• Website: San Antonio Center

• Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Rebecca Shapiro

• Applicant: Merlone Geier Partners

### 10. The DeNardi Group (2645 & 2655 Fayette Drive) 📀

Development Review Permit and Tentative Map for a new four-story, 24-unit residential condominium development with underground parking to replace a commercial building and six residential units and a Heritage Tree Removal Permit to remove seven trees and relocate two trees on a 0.65-acre project site. The project is located on the south side of Fayette Drive in the R3-D (Multiple-Family Residential) district.



• Status/Next Step(s): The project was approved by the City Council on June 7, 2016.

• Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Mariya Hodge

Applicant: The DeNardi Group

### 11. 250 San Antonio Circle (Community School of Music and Art)

Modification to a Planned Community Permit, Development Review Permit and Provisional Use Permit to allow the demolition of two auto repair buildings and an associated shed and construction of a new 3,350 square foot building for the Community School of Music and Arts (CSMA), located on the adjacent parcel at 230 San Antonio Road, and a Heritage Tree Removal Permit to remove four Heritage trees. The project is located on the west side of San Antonio Road between San Antonio Circle and California Street in the P-40 (San Antonio) Precise Plan.



• Status/Next Step(s): Under review.

• Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Carly Panos

• Applicant: Martin Hochroth on behalf of Artik Art & Architecture

#### 12. East San Antonio Center Master Plan

Informal review of a Master Plan for long term redevelopment of the east side of San Antonio Center. This property is located on the west side of Showers Drive, between El Camino Real and California Street in the P-40 (San Antonio) Precise Plan.

• Status/Next Step(s): Application on hold. The Environmental Planning Commission (EPC) held a study session on April 6, 2016. A City Council study session has not been scheduled.

Planning Area: San Antonio/Rengstorff/Del Medio

Project Planner: Rebecca Shapiro

Applicant: Federal Realty

# 13. North of California Street Master Plan (2580 & 2590 California Street/201 San Antonio Circle)

Master Plan, Planned Community Permit and Development Review Permit to construct a 1.85 FAR mixed-use development with 641 residential units and approximately 21,400 square feet of commercial space with below-grade parking to replace an existing 70,000 square foot office building and 53,000 square feet of existing retail, a Lot Line Adjustment to merge two lots into one lot, and a Heritage Tree Removal Permit to remove 82 trees on an 8.63-acre project site. These properties comprise the North of California Street Master Plan Area and are located on the north side of California Street between San Antonio Road and Pacchetti Way in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Informal review of the Master Plan was completed in 2016 including EPC and City Council study sessions. A formal application was submitted in February 2017 and is under review.
- Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Mariya Hodge

• Applicant: Greystar

#### EL CAMINO REAL CHANGE AREA

#### 14. 2700 West El Camino Real

Planned Community Permit and Development Review Permit to construct 211 apartment units and 2,000 square feet of ground floor commercial space with underground parking to replace an existing motel and vacant restaurant buildings, including a 20% State Density Bonus with development waivers allowing up to 2.20 floor area ratio and a total height of up to five stories/65 feet, reduced open space dimension to 15 feet wide, and a Heritage Tree Removal Permit to remove five Heritage trees on a 2.2 acre project site. The project is located on the north side of El Camino Real between Del Medio Avenue and Cesano Court in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): The project was approved by the City Council on June 27, 2017.
- Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Diana Pancholi

• Applicant: Summerhill Homes

#### 15. 2300 West El Camino Real

Planned Community Permit, Development Review Permit, and Provisional Use Permit to allow construction of a new four-story, 157 room hotel with a level of underground parking. The project is located on the north side of El Camino Real between Ortega Avenue and South Rengstorff Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): The project was approved by the City Council on June 6, 2017.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Diana Pancholi
- Applicant: Arris Studio Architects

# 16. Lennar Multi Family Communities (2268 W. El Camino Real)

Planned Community Permit and Development Review Permit for a new 3 to 4 story, 204-unit residential apartment project with underground parking and 4 single-story commercial structures along El Camino Real and Latham Street to replace the 21,026 square foot Olive Tree Shopping Center on a 2.6 acre project site. The project is located on the north side of West El Camino Real and the south side Latham Street between Ortega Avenue and South Rengstorff Avenue in the P-38 (El Camino Real) Precise Plan.

- Status / Next Step(s): The City Council approved the project on February 28, 2017. Building permit plans are under review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Clarissa Burke
- Applicant: Lennar

# 17. Residence Inn Gatehouse (1854 W. El Camino Real) 🤡

Request for a Development Review Permit to allow the construction of an 8,940 square foot hotel gatehouse and a Heritage Tree Removal Permit for the removal of three Heritage trees on a 3.22 acre project site. The project is located on the north side of West El Camino Real, between Mariposa and Escuela Avenue in the P-38 (El Camino Real) Precise Plan.

• Status/Next Step(s): Approved by the Zoning Administrator on April 13, 2016. Building permit plans are under review.

• Planning Area: Central Neighborhoods

• Project Planner: Diana Pancholi

• Applicant: DLR Group

### 18. 1701 W. El Camino Real 🕏

Request for a Planned Community Permit and State density bonus to construct a 67-unit affordable studio apartment development (including one, 1-bedroom manager's unit) on a 0.49-acre vacant lot. This project site is located on the southwest corner of West El Camino Real and Rich Avenue in the P-38 (El Camino Real) Precise Plan. This is a City-partnered NOFA project; City Council authorized the reservation of funding for the development at a public hearing on October 20, 2015.

- Status/Next Step(s): Approved. Building permit plans are currently under review.
- Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Carly Panos

Applicant: Palo Alto Housing

### 19. Lux Largo (1411 - 1495 W El Camino Real)

Request for a Planned Community Permit and Development Review Permit to construct a 50-unit, stacked-flat, condominium building to replace three existing commercial buildings totaling 13,200 square feet, a Heritage Tree Removal Permit to remove 6 Heritage Trees, and a Tentative Map to create 50 condominium lots on a 1.25-acre site. This property is located on the south side of West El Camino Real between Rich Avenue and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan.

• Status/Next Step(s): Under Review.

Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Eric Anderson

• Applicant: Steve Saray

#### 20. 1313 and 1347 W. El Camino Real

Request for a Planned Community Permit and a Development Review Permit, with a 32.5% State Density Bonus, to construct a four-story, mixed-use project with 24 apartment units above ground floor commercial space and two levels of underground parking on a 0.45 acre project site. The project is located on the southwest corner of West El Camino Real and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan.

• Status/Next Step(s): Under review

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Eric Anderson

• Applicant: William Maston Architect & Associates

### 21. Harv's Car Wash - Regis Homes (1101 W. El Camino Real) 🤡 🍫

Zoning Map Amendment to rezone the rear portion of the project site from R2-9sd (One- and Two-Family Residential Special Design) district to the CRA (Commercial/Residential-Arterial) district and a General Plan Map Amendment to alter the land use designation for the same portion of the project site from Medium-Density Residential to Mixed-Use Corridor, a Conditional Use Permit and Development Review Permit for a 4-story, 52-unit condominium development with a 35% State Density Bonus, to replace Harv's Carwash, and a Heritage Tree Removal Permit to remove one Heritage tree on a 0.98 acre project site. The project is located on the south side of West El Camino Real between Miramonte Avenue and Castro Street in the P-38 (El Camino Real) Precise Plan.



• Status/Next Step(s): The project was approved by the City Council on November 12, 2014. Under construction with expected completion Summer 2017.

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Mariya Hodge

• Applicant: Regis Homes Bay Area

# 22. Greystar (801 W. El Camino Real) 🔮 🌜

Request for a Zoning Map Amendment from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a new mixed-use project with 164 apartment units and 10,800 square feet of commercial space on a 2.39 acre project site. The project is located on the southwest corner of West El Camino Real and Castro Street in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): The project was approved by the City Council on December 9, 2014. Under Construction.
- Planning Area: Springer/Cuesta/Phyllis

• Project Planner: **Stephanie Williams** 

• Applicant: Greystar

# 23. Wonder Years Preschool (86 W. El Camino Real) 🐼

Planned Community Permit and Development Review Permit for a new 2-story, 4,800-square-foot preschool building to replace an existing one-story building that currently houses a car-stereo business, adjacent to their current preschool site. The project is located on the north side of West El Camino Real between Bay Street and Calderon Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): The project was approved by the Zoning Administrator on October 14, 2015. Building permit plans are under review.
- Planning Area: Central Neighborhoods

• Project Planner: Eric Anderson

Applicant: Wonder Years Preschool

# 24. Loop Convenience Store (790 E. El Camino Real) 🤡 🍫

Planned Community Permit and Provisional Use Permit to construct a new car wash, a new 2,938 square foot convenience store, and 8 fueling stalls to replace an existing 12-stall gas station, car wash and convenience market, and a Heritage Tree Removal Permit to remove 5 Heritage trees on a 0.6-acre project site. The project is located on the northwest corner of East El Camino Real and Sylvan Avenue in the P-38 (El Camino Real) Precise Plan.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Grant/Sylvan

• Project Planner: Eric Anderson

• Applicant: AU Energy, LLC

#### 25. 840 East El Camino Real

Planned Community Permit to allow an 18,748 square-foot, four-story addition, including 40 new guest rooms and 4,122 square feet of ground floor commercial space to an existing four-story, 160-room hotel, a Provisional Use Permit for roof top amenities above the third floor, and a Heritage Tree Removal Permit to remove three Heritage trees on a 2.3 acre project site. This project is located on the far East end of El Camino Real in the P-38 (El Camino Real) Precise Plan.

• Status/Next Step(s): Under review.

Planning Area: Grant/Sylvan

• Project Planner: Carly Panos

• Applicant: IL El Camino Hotel, LLC

#### EAST WHISMAN CHANGE AREA

#### 26. East Whisman Precise Plan

On June 23, 2015, the City Council accepted a VTA grant to help develop a new East Whisman Precise Plan. The Plan will include policy, standards, and guidelines for new residential, office, and mixed-use development. It will also include new open space and circulation plans for the area. In March 2016 the City Council authorized the scope of work for the new plan. Concluding the July 16, 2016 community workshop, staff shared outcomes of the workshop with the EPC and City Council at Study Sessions in August and September of 2016. A second community workshop

was held in December 2016, followed by Study Sessions with the EPC and City Council in February 2017, to endorse a preferred land use alternative. Staff will use the preferred alternative to begin work on the Environmental Impact Report. Additional Study Sessions were held with the EPC and City Council in June 2017 to discuss policy development and circulation.

• Status/Next Step(s): The project team is developing draft plan materials and conducting baseline environmental analysis. EPC and City Council study sessions will be held in late 2017 and early 2018.

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Website: East Whisman Precise Plan

# 27. The Quad / Lovewell (369 N. Whisman Rd.)

In September 2011, the City Council approved a request for a Transit Oriented Development, Planned Unit Development Permit and Heritage Tree Removal Permit to construct a three-story 70,846 sq. ft. office building, a four-story 109,927 sq. ft. office building and two four-story parking structures on a 29.3-acre site (0.49 FAR) with seven existing office buildings and the removal of 22 Heritage trees. The approval also included a parking reduction of 143 spaces or 6.9 percent of the required parking, a Tentative Map to create 13 parcels, and a 10-year Development Agreement. The site is located on the east side of North Whisman Road, north of East Middlefield Road.

• Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through September 2021.

• Planning Area: Moffett/Whisman

• Project Planner: **Stephanie Williams** 

Applicant: Whisman Associates, LLC

# 28. Renault & Handley (580 – 620 Clyde Avenue) 📀

On June 7, 2016, the City Council approved a new 178,477 square foot, 5-story office building and a three-story parking garage on a 5.15 acre site; the request included a rezoning from ML (Limited Industrial) to P (Planned Community), and a Heritage Tree Removal Permit for the removal of 29 Heritage trees. The project would replace two one-story light industrial buildings totaling approximately 75,000 square feet.

• Status/Next Step(s): Approved. Building permit plans are currently under review.

Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: Renault & Handley

### 29. Symantec (575 E. Middlefield Rd.)

In February 2010, the City Council approved a request for a Transit Oriented Development Permit to construct a 102,419 sq. ft., four-story office building on a 10.7-acre site (0.5 FAR) with three existing office buildings and a request for a Heritage tree permit to remove 21 heritage trees. The approval includes upgrades to the existing parking lot and landscaping, a parking reduction of 62 spaces or 7.9 percent of the total required parking, a parcel map to create condominium parcels for the buildings, and an 8-year Development Agreement. This property is located on the south side of East Middlefield Road between Ellis Street.

• Status/Next Step(s): Approved, but inactive at this time. Entitlements are vested through February 2018. The applicant applied for an amendment to the Development Agreement (DA), and the request was considered by the City Council on March 31, 2015. Council approved a DA amendment in May of 2015.

• Planning Area: Moffett/Whisman

• Project Planner: **Stephanie Williams** 

• Applicant: Symantec

# 30. LinkedIn - Campus Redevelopment (700 and 800 E. Middlefield Road and 1100 W. Maude Avenue)

Rezoning from the ML (Limited Industrial) District to a P (Planned Community) District to allow up to 0.86 FAR; a Planned Community Permit to construct three, six-story office buildings, two, six-level parking structures (with one-level below grade) and retain three, two-story office buildings resulting in 1.08 million square feet of office at a 28.7-acre campus for LinkedIn Corporation, to replace two existing office buildings and surface parking lots; a Heritage Tree Removal Permit to remove approximately 75 Heritage Trees; and a Lot Line Adjustment to merge three parcels into one parcel. The project is located on the northeast corner of East Middlefield Road and the SR-237 Frontage Road in the ML (Limited Industrial) district.

• Webpage: <a href="http://www.mountainview.gov/linkedincampus">http://www.mountainview.gov/linkedincampus</a>

Status/Next Step(s): Under review.

• Planning Area: Moffett/Whisman

Project Planner: Diana Pancholi

• Applicant: LinkedIn

#### **MOFFETT CHANGE AREA**

# 31. Prometheus (100 Moffett Blvd.) 🗸 🍫

In December 2013, the City Council approved a 184-unit apartment project. The project includes three new residential buildings on an approximately 2.68 acre site. The project includes the conversion of an existing vehicle on-ramp to a bicycle/pedestrian-only paseo connecting Stierlin Road to the corner of Central Expressway and Moffett Boulevard.



• Status/Next Step(s): Approved. Construction is expected to be completed by August/September 2017.

Planning Area: Moffett/Whisman

Project Planner: Rebecca Shapiro

• Applicant: Prometheus Real Estate Group

#### DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

### 32. Minkoff Office Building (938-954 Villa Street)

Planned Community Permit and Development Review Permit to construct a 41,876 square foot building with 2,922 square feet of restaurant and 38,954 square feet of office to replace two existing restaurants in historic structures (Tied House and Chez TJ). An Environmental Impact Report (EIR) is being prepared for the project pursuant to CEQA Guidelines. This project is located on the north side of Villa Street between Franklin Street and Bryant Street in the P-19 (Downtown) Precise Plan.

- Status/Next Step(s): Under Review. At a study session on June 13, 2017, the City Council provided direction on the project.
- Planning Area: Central Neighborhoods
- Project Planner: Eric Anderson
- Applicant: The Minkoff Group

### 33. Hope Street Investors (231-235 Hope St.)

In June 2015, the City Council approved a request for a Planned Community permit and Provisional Use Permit for a four story, 9-unit condominium project replacing three apartment units, and a Heritage Tree removal permit to remove 2 Heritage trees on a 0.26 acre project site. The project is located on the east side of Hope Street between Villa and Dana Street in the P-19 (Downtown) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: Central Neighborhoods
- Project Planner: Diana Pancholi
- Applicant: Bill Maston Architect & Associates

### 34. Residential Condominium Project (325, 333 & 339 Franklin Street)

Planned Community Permit and Development Review Permit to replace 13 existing rental units with a 15-unit residential condominium project on a 0.52 acre project site. This project is located on the east side of Franklin Street between California Street and West Dana Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Under review.
- Planning Area: Central Neighborhoods

Project Planner: Rebecca Shapiro

• Applicant: DaRosa Associates

# 35. St. Joseph's Church (582 Hope Street, corner of Castro & Church) 🐼 🍫

Planned Community Permit and Development Review Permit to construct a mixed-use development with (1) a 3- to 4-story, 96,500 square foot commercial building along Castro Street with 8,000 square feet of ground-floor retail and 3-levels of underground parking; (2) 12 residential units and a 3,400 square foot church parish office along Hope Street; and (3) a Heritage Tree Removal Permit to remove 4 Heritage trees. This project will replace an existing surface parking lot at the northeast corner of Castro and Church Streets and an existing one-story, 7,400 square foot church parish building on Hope Street. The project is located on the north side of Church Street between Castro Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Under construction. Completion is expected in Fall 2018.
- Planning Area: Central Neighborhoods
- Project Planner: Rebecca Shapiro
- Applicant: The Sobrato Organization and the Roman Catholic Bishop of San Jose

# 36. Fairmont Mixed Use Project (881 Castro Street)

Provisional Use Permit and Planned Community Permit to construct a 4-story, mixed-use building with 8,500 square feet of ground-floor commercial space and 18 condominium units with two levels of underground parking and a Tentative Map to merge four lots into one lot with condominium lots to replace three existing commercial buildings and a four-unit apartment building on a 0.41-acre project site. The project is located on the northeast corner of Castro Street and Fairmont Avenue through to Hope Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: City Council approved the project on June 14, 2016.
- Planning Area: Central Neighborhoods
- Project Planner: Taryn Toyama
- Applicant: Castro GPRV 10, LLC

# PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN/EVELYN CORRIDOR

Monta Loma/Farley/Rock Planning Area

### 37. 2019 Leghorn Street

Development Review Permit and Conditional Use Permit to construct a new two-story, 12,050 square-foot office building and demolish five existing residential units and associated accessory structures on an 0.86 acre project site. The project is located on the south side of Leghorn Street between North Rengstorff Avenue and Sierra Vista Avenue in the MM-40 (General Industrial) district.

- Status/Next Step(s): Under review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: Carly Panos
- Applicant: McKim Design Group

# 38. Windsor Academy (908 N. Rengstorff Ave.) 🗸 🍫

In October 2014, the Zoning Administrator approved a Conditional Use Permit and Development Review Permit for a new 2-story, 8,088-square-foot, 84 child daycare center and a Heritage Tree removal permit to remove two Heritage trees on a 0.43 acre project site. The project includes the demolition of one single-family home, resulting in 7,318 net new square feet of development on the site.

- Status/Next Step(s): Approved. Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: Carly Panos
- Applicant: Windsor Academy

# 39. Paul Ryan (858 Sierra Vista Ave.)

On November 12, 2014 the City Council approved a Request for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to allow for four small-lot, single-family homes to replace an existing home, on a 0.52 acre project site, located on the west side of Sierra Vista Avenue between Colony Street and Plymouth Street in the R3-2 (Multiple-Family Residential) district.

• Status/Next Step(s): Approved. Building permit plans under review.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Diana Pancholi

• Applicant: Paul Ryan

# 40. Paul Ryan (2392 Rock St.) 🕏 🌜

Planned Unit Development Permit and a Heritage Tree Removal Permit for a 3-unit small-lot single-family development on a 0.38 acre project site. The project is located at the northeast corner of Rock Street and Independence Avenue in the R3-2.2 (Multiple-Family Residential) district.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Clarissa Burke

Applicant: Paul Ryan

# 41. 647 Sierra Vista Ave. 🗸 🌜

On October 20, 2015 the City Council approved a 29-rowhome project on a 1.6 acre site in the R3-2.2 (Multiple Family) district.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Diana Pancholi

• Applicant: Classic Communities

### 42. 333 North Rengstorff Avenue

Planned Unit Development Permit, Development Review Permit, and Tentative Map for a 31-unit rowhouse development to replace an existing 32-unit apartment complex on a 1.8 acre project site. The project is located on the east side of North Rengstorff Boulevard between Montecito Avenue and San Luis Avenue in the R3-2.2 (Multi-Family Residential) district.

• Status/Next Step(s): Under review.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Paula Bradley

• Applicant: Summer Hill Homes

#### 43. 2044 and 2054 Montecito Avenue

Planned Unit Development, Development Review Permit, and Tentative Map for a 52-unit rowhouse development and a Tree Removal Permit to remove 37 Heritage trees on a 2.8 acre project site. The project is located on the north side of Montecito Avenue between Central Expressway and San Luis Avenue in the R3-2.2 (Multiple-Family Residential) district.

Status/Next Steps: Under review.

Planning Area: Monta Loma/Farley/Rock

Project Planner: Paula Bradley

• Applicant: Summer Hill Homes

# 44. California Communities/Peninsula Communities (2025 and 2065 San Luis Avenue) 🗸 🌜

Planned Unit Development Permit, Development Review Permit, and Tentative Map for a new 33-unit rowhouse development on a vacant 0.93-acre project site. The project was initially submitted in October 2014 for a nine-unit development on a vacant lot at 2065 San Luis Avenue. The Developer acquired the adjacent 17-unit apartment complex site at 2025 San Luis Avenue and submitted revised plans in August 2015 for an expanded project on both properties.



Status/Next Steps: Approved. Under Construction.

• Planning Area: Monta Loma/Farley/Rock

Project Planner: Mariya Hodge

• Applicant: California Communities/Peninsula Communities

### **45. 1998-2024 Montecito Avenue ◊**

On May 26, 2015 the City Council approved an application for a 3-story 17-unit condominium development with underground parking on 0.93 acre project site. The project would replace three apartments and a single-family home, and would remove up to 11 Heritage trees. The project includes a two-unit Density Bonus request and includes one very-low income unit.



Status/Next Step(s): Under construction.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Eric Anderson

• Applicant: Stuart Welte (Architect)

# 46. 1968 Hackett Avenue & 208-210 Sierra Vista Avenue 📀 🤣

Planned Unit Development, Development Review Permit, and Tentative Map for a new 24-unit rowhouse development to replace 21 existing apartment units on a 1.60 acre project site. The project is located on the northeast corner of Sierra Vista Street and Hackett Avenue in the R3-2.2 (Multiple-Family Residential) district.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Monta Loma/Farley/Rock

Project Planner: Rebecca Shapiro

• Applicant: Dividend Homes

#### 47. 410-414 Sierra Vista Avenue

Planned Unit Development, Development Review Permit, and Tentative Map for a new 14-unit rowhouse development on a 0.84 acre project site. The project is located on the west side of Sierra Vista Avenue between San Luis Avenue and San Ramon Avenue in the R3-2.2 (Multiple-Family Residential) district.

• Status/Next Steps: Under review.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Paula Bradley

• Applicant: The DeNardi Group

### 48. Shorebreeze Apartments (460 North Shoreline Boulevard)

Precise Plan Amendment to amend the P-5 (460 Shoreline Boulevard) Precise Plan to increase the allowable units from 125 to 170 units, Planned Community Permit to demolish 12 affordable townhouse units and replace them with 62 affordable units, and a Heritage Tree Removal Permit for the removal of 18 Heritage trees on a 5.32 acre project site. This project is located on the west side of North Shoreline Boulevard between Montecito Avenue and Wright Avenue in the P-5 (460 Shoreline Boulevard) Precise Plan.

• Status/Next Step(s): Under review.

• Planning Area: Monta Loma/Farley/Rock

Project Planner: Paula Bradley

• Applicant: Mid-Pen Housing

#### 49. 1185 Terra Bella Avenue

Development Review Permit to construct a new two-story, 9,700 square foot commercial office building to replace two existing commercial buildings and a Heritage Tree Removal Permit for the removal of three Heritage trees on a 0.43-acre project site. This project is located on the south side of Terra Bella Avenue between

North Shoreline Boulevard and Linda Vista Avenue in the ML (Limited Industrial) district.

• Status/Next Step(s): Under review.

Planning Area: Monte Loma/Farley/Rock

• Project Planner: Paula Bradley

• Applicant: Terra Bella, LLC

### Moffett/Whisman Planning Area

50. Calvano Development/CPR Mountain View - (1001 N. Shoreline Boulevard) 

© 

© 

Development Review Permit for the construction of a 4-story, 111,443 square foot office building, a Heritage Tree Removal Permit to remove 33 Heritage trees, and Lot Merger to combine 9 lots into one lot on a 7.3-acre project site. The project is located on the northeast corner of North Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts. On April 27, 2016, the Zoning Administrator approved removal of six Heritage trees due to utility undergrounding and an existing major AT&T conduit.

• Status/Next Step(s): Approved. Under construction.

• Planning Area: Moffett/Whisman

• Project Planner: Clarissa Burke

Applicant: Calvano/CPR Mountain View Venture

### 51. Calvano/CPR Mountain View Development -(1001 N. Shoreline Boulevard)

Request for a rezone from ML (Limited Industrial) to P (Planned Community) district, Planned Community Permit to construct a new seven-story residential structure with two levels of podium parking and 203 apartment units, new seven-story residential structure with two levels of podium parking and 100 condominium units, and a six-story office parking structure to accommodate parking for the existing on-site office building, and a Heritage Tree Removal Permit to remove seven Heritage trees on a 7.8-acre project site. The project is located on the northeast corner of North Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts.

• Status/Next Step(s): Awaiting formal application submittal.

• Planning Area: Moffett/Whisman

Project Planner: Clarissa Burke

• Applicant: Calvano/CRP Mountain View Venture

#### 52. 1075 Terra Bella

Development Review Permit to construct a new 2-story, 19,301 square-foot office building, a Conditional Use Permit for office uses, a Heritage Tree Removal Permit to remove 29 Heritage trees on a 1.3 acre project site. The project is located on the south side of Terra Bella Avenue between Linda Vista Avenue and San Rafael Avenue in the MM (General Industrial) district.

• Status/Next Step(s): Under Review.

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: Calvano Development

#### 53. 777 West Middlefield Road

General Plan Amendment from Medium-Density Residential to High-Density Residential, Zoning Map Amendment from R3-2 (Multiple-Family Residential) to P (Planned Community), and a Planned Community Permit and Development Review Permit to allow demolition of 208 existing apartment units and construction of 711 new apartment units (including 144 affordable units). The project site is located on the west side of West Middlefield Road between North Shoreline Boulevard and Moffett Boulevard in the R3-2 (Multiple-Family Residential) district.

• Status/Next Steps: Under Review.

• Planning Area: Moffett/Whisman

• Project Planner: Diana Pancholi

• Applicant: Fortbay

### 54. Shenandoah Square Precise Plan (500 Moffett Boulevard)

Annexation of an approximately 17-acre parcel to allow multi-family residential redevelopment; a General Plan Amendment from Medium-Low Density Residential to a designation to be determined; a Zoning Map Amendment from PRE-PF to P (Planned Community / Precise Plan); and a new Precise Plan to regulate future development activities on the site. This project is located at the northwest corner of Moffett Boulevard and West Middlefield Road in the PRE-PF (Public Facilities) district.

- Status/Next Step(s): Council held a kick-off study session for the new Precise Plan on November 29, 2016 to provide initial input on key Precise Plan topics. Work on the new Precise Plan is expected to begin soon.
- Planning Area: Moffett/Whisman.
- Project Planner: Rebecca Shapiro
- Applicant: California Military Communities, LLC

#### 55. 555 West Middlefield Road

General Plan Amendment from Medium-Density Residential to High-Density Residential, Zoning Map Amendment from P to R4 (High Density Residential), and a Development Review Permit to allow a 341-unit addition to an existing 402-unit residential development with three new underground garages, a new leasing office for the entire development, and a new 1.48-acre public park on a 14.5-acre project site. The project is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) district.

- Status/Next Steps: Under review.
- Planning Area: Moffett/Whisman
- Project Planner: **Diana Pancholi**
- Applicant: AvalonBay Communities

# 56. 750 Moffett Boulevard (Moffett Gateway)

General Plan Amendment from undesignated Caltrans property to Mixed-Use Corridor, Zoning Map Amendment from A (Agriculture) and undesignated Caltrans property to P (Planned Community), and a Planned Community Permit and Development Review Permit for a 255 room hotel and 200,000 square foot office building on a vacant 10 acre project site. The project is located in the southwest quadrant of Highway 101 and Moffett Boulevard.

• Status: Approved by the City Council October 18, 2016. Building permit plans under review.

• Planning Area: Moffett/Whisman

• Project Planner: Stephanie Williams

• Applicant: Broadreach Capital Partners

# 57. Linde Hydrogen Fueling Station (830 Leong Dr.) 📀 🍫

Provisional Use Permit to construct new hydrogen fueling station tank, enclosure and site improvements at an existing gas station, and a Heritage Tree Removal Permit to remove six Heritage trees. The project is located on the northeast corner of Moffett Boulevard and Leong Drive in the P-32 (Evandale) Precise Plan.

- Status/Next Step(s): The project was approved at a Zoning Administrator public hearing on May 25, 2016. Under construction.
- Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: Linde

#### 58. Holiday Inn Express (870 Leong Dr.)

Planned Community Permit and Development Review Permit for the construction of a new 41,039 square foot, 78-room hotel on a 0.85-acre project site. The project is located on the west side of Leong Drive between Moffett Boulevard and Highway 101 in the P-32 (Evandale) Precise Plan.

- Status/Next Step(s): Under review. Project is expected to go to the Zoning Administrator in fall 2017.
- Planning Area: Moffett/Whisman

Project Planner: Diana Pancholi

• Applicant: Temple Hospitality

# 59. 660 Tyrella Avenue 🤡

Planned Community Permit and Development Review Permit for a new 37 unit rowhouse development and a Heritage Tree Removal Permit to remove eight Heritage trees to replace 52 apartment units on a 1.84 acre project site. The project is located on the southwest corner of Tyrella Avenue and Fairchild Drive in the P-32 (Evandale) Precise Plan.

- Status: The City Council approved the project on May 24, 2016. Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: Paula Bradley
- Applicant: Taylor Morrison Homes

### 60. 133-149 Fairchild Dr. 🤡 🍫

Planned Community Permit for a new 35-unit rowhouse development and a Heritage Tree Removal Permit to remove 10 Heritage trees on a 1.8 acre project site. The project is located on the south side of Fairchild Drive between Tyrella Avenue and North Whisman Road in the P-32 (Evandale) Precise Plan.

- Status/Next Step(s): This project is phase II of the 111 Fairchild Drive project. City Council approved the project July 7, 2015. Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: Diana Pancholi
- Applicant: Dividend Homes

# 61. Warmington Residential (277 Fairchild Dr.)

Planned Community Permit for a 22-unit rowhouse development on a 1.47 acre site with frontage on Fairchild Drive and Evandale Avenue on the block between North Whisman Road and Tyrella Avenue and a Heritage Tree Removal Permit for the removal of eight Heritage trees to replace two single-family homes, a motel, and a small convenience store. The project is located on the south side of Fairchild Drive between North Whisman Road and Tyrella Avenue in the P-32 (Evandale) Precise Plan.



• Status/Next Step(s): The City Council approved the project on June 9, 2015. Building permit plans are under review.

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: Warmington Residential

# 62. Hetch-Hetchy Property (450 N. Whisman Dr.)

Planned Unit Development Permit and Development Review Permit for a 37-unit rowhouse development and a public trail on a vacant 6.4 acre project site. The project is located on North Whisman Road between Whisman Court and Walker Drive in the R-2 (Two-Family Residential) district..



• Status/Next Step(s): The City Council approved the project on November 12, 2014. Under construction.

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

Applicant: Summer Hill Homes

### 63. DeNardi Homes (186 East Middlefield Rd.) 📀

Planned Unit Development Permit and Development Review Permit for an 8-unit condominium project over a shared parking podium, replacing several small residential structures and a request to remove up to four Heritage trees. The project will be oriented toward Flynn Ave. and will not remove the structures facing East Middlefield Rd.

- Status/Next Step(s): This project was approved by the City Council on May 17, 2016. Building permit plans are under review.
- Planning Area: Moffett/Whisman
- Project Planner: Eric Anderson
- Applicant: DeNardi Homes

#### 64. 167 North Whisman Rd.

Request for a Planned Community Permit and Development Review Permit to construct two single family homes and a Heritage tree removal permit to remove three Heritage trees. The project is located on the southeast corner of North Whisman Road and Pacific Drive in the P-35 (Whisman Station) Precise Plan.

- Status/Next Step(s): The project was approved by the Zoning Administrator on May 10, 2017.
- Planning Area: Moffett/Whisman
- Project Planner: Clarissa Burke
- Applicant: Jose Rama (Architect); Ian Anderson (Owner)

# 65. Antenna Farm (Pacific Dr.) 🗸 🌜

Precise Plan Amendment to the Whisman Station Precise Plan to allow small-lot single-family homes where rowhomes are required and a Planned Community Permit and Development Review Permit for 16 small-lot single-family homes on a vacant 2-acre project site. The project is located at the terminus of Pacific Drive adjacent to the VTA Light Rail Station parking lot in the P-35 (Whisman Station) Precise Plan.

- Status/Next Step(s): Approved. Under construction.
- Planning Area: Moffett/Whisman

• Project Planner: Stephanie Williams

• Applicant: Summerhill Homes

### 66. 100 and 420-430 Ferguson Drive (Pulte Homes) **②** ❖

Planned Community Permit and Development Review Permit for a 198-unit rowhouse development, a 2.76-acre public park, and new public streets. The project is located in the South Whisman Precise Plan and is part of the South Whisman Master Plan.

- Status/Next Steps: Approved by the City Council on June 2015. Under construction.
- Planning Area: Moffett/Whisman

• Project Planner: Clarissa Burke

• Applicant: Pulte Homes

### 67. 500 Ferguson Drive (EFL Development)

Planned Community Permit and Development Review Permit for 394 residential apartments and 3,000 square feet of commercial space, in two four-story buildings over an underground parking garage. The project is located in the South Whisman Precise Plan and is part of the South Whisman Master Plan.

- Status/Next Steps: Approved by the City Council in June 2015. Under construction.
- Planning Area: Moffett/Whisman

Project Planner: Clarissa Burke

• Applicant: EFL Development

### Central Neighborhoods

### 68. Prometheus (1696 – 1758 Villa Street)

Informal review of a General Plan Amendment from Medium Density Residential and Low Density Residential to High Density Residential, a Zoning Map Amendment from R3-2 and R1 to P-17, a Precise Plan Amendment to the Villa-Mariposa Precise Plan, a Development Review Permit to construct a 240-unit apartment complex over one level of underground parking to replace a 16-unit apartment building and 3 single family homes, a Heritage Tree Removal permit to remove 26 Heritage trees. This property is located on the north side of Villa Street at

Chiquita Avenue in the P-17 (Villa-Mariposa) Precise Plan, the R1 (Single-Family Residential) district and the R3-2 (Multiple-Family Residential) district.

• Status/Next Step(s): The City Council provided direction on the informal application on March 4, 2017. The applicant is preparing a formal application.

• Planning Area: Central Neighborhoods

• Project Planner: Eric Anderson

• Applicant: Prometheus

### 69. Mountain View Academy Staff Housing (360 South Shoreline Boulevard)

Request for a rezone from R1 (Single-Family) to P (Planned Community) district, a Planned Community Permit to construct three buildings with seven apartment units for staff housing, a Heritage Tree Removal Permit to remove six Heritage trees, and a Parcel Map to create two parcels from the existing four parcels on a 2.95 acre project site (Mountain View Academy). The project is located on the northwest corner of South Shoreline Boulevard and California Street in the R1 (Single-Family Residential) district.

• Status/Next Step(s): Under review.

• Planning Area: Central Neighborhoods

• Project Planner: Clarissa Burke

• Applicant: Mountain View Academy

# San Antonio/Rengstorff/Del Medio Planning Area

# 70. 2296 Mora Drive 🔮

Planned Community Permit, Planned Unit Development and Heritage Tree Removal permit to demolish 15 existing industrial buildings on 17 lots in order to construct 75 attached rowhomes, and a 0.45-acre public park on a 5.13 acre project site. The project is located on the east side of Ortega Avenue between California Street and the terminus of Ortega Avenue in the P-31 (Mora-Ortega) Precise Plan.

- Status/Next Step(s): Approved. Under construction.
- Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Paula Bradley

Applicant: Lennar Homes

### 71. Anton Caltega (394 Ortega Avenue) 🔮

Planned Community Permit and Development Review Permit for a 4-story, 144-unit apartment building with 2 levels of underground parking to replace a single-family home and accessory structures on a 1.62-acre project site. The project is located on the southwest corner of Ortega Avenue and California Street in the P-40 (San Antonio) Precise Plan.



- Status/Next Step(s): The City Council approved the project on September 20, 2016. Building permit plans are under review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Eric Anderson
- Applicant: Anton Development Company

# 72. Barry Swenson Builder (1958 Latham Street) 🔮

Planned Unit Development Permit and Development Review Permit for a new 6-unit rowhouse development to replace a single-family home and large garage structure and a Heritage Tree Removal Permit for the removal of up to five Heritage trees on a 0.39-acre project site. The project is located on the north side of Latham Street between Escuela and Rengstorff Avenues in the R3-1 (Multiple-Family Residential) district.

- Status/Next Step(s): The City Council approved the project on March 15, 2016. Building permit plans are under review.
- Planning Area: San Antonio/Rengstorff/Del Medio

Project Planner: Eric Anderson

• Applicant: Barry Swenson Builder

### Miramonte/Springer Planning Area

# 73. El Camino Real Hospital Campus Update (2500 Grant Rd.) 🐼 🍫

Planned Community Permit to construct a new 2-story, 56,000 square foot behavioral health building, a new 7-story, 265,000 square foot medical office building, a new 5-level, 390-stall parking structure adjacent to the new medical office building, and 4-level, 430-stall addition to the existing North Parking Garage; and a Heritage Tree Removal Permit to remove 40 Heritage trees and relocate 17 Heritage trees on the 40-acre hospital campus. The project includes demolition of the following existing buildings: a 16,000 square foot behavioral health building, a 260,000 square foot Old Main Hospital Building, and an 80,500 square foot North Addition Building (adjacent to the Old Main Hospital) and removal of 220 surface parking stalls.

• Website: El Camino Hospital

• Status/Next Step(s): Approved by the City Council on June 22, 2016. Building permit plans are under review. The North Drive Parking Garage addition and Behavioral Health Services building and a new medical office building are under construction.

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Diana Pancholi

• Applicant: El Camino Hospital

#### 74. 982 Bonita Avenue

Planned Unit Development and a Development Review Permit to demolish 4 existing residential units to construct eight condominiums with below grade parking and a Heritage Tree Removal permit to remove six Heritage Trees on 0.47 acre project site. The project is located on the east side of Bonita Avenue between West El Camino Real and Hans Avenue in the R3-1.5 (Multiple-Family Residential) district.

• Status/Next Steps: Under review.

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Paula Bradley

• Applicant: William Maston Architects & Associates

### Grant/Sylvan Planning Area

# 75. Evelyn Family Apartments (779 E. Evelyn Avenue) 🕏 🌜

General Plan Amendment from General Industrial to High-Density Residential, Zoning Map Amendment to rezone the property from P-30 (Sylvan-Dale) Precise Plan to R4 (High-Density Residential) district, a Development Review Permit to construct a 4-story, 116-unit apartment building for low- and very-low income households with two on-site manager units and one-level of underground parking, and a Heritage Tree Removal Permit to remove ten Heritage trees. The project is located on the southwest corner of East Evelyn Avenue and South Bernardo Avenue in the P-30 (Sylvan-Dale) Precise Plan.

- Status/Next Step(s): Approved by the City Council on March 1, 2016. Under construction.
- Planning Area: Grant/Sylvan
- Project Planner: Carly Panos
- Applicant: ROEM

# 76. 344 Bryant Avenue 🕏

Parcel Map to subdivide a 0.9-acre lot into four single-family lots, a Planned Unit Development Permit and a Development Review Permit to construct four new single-family homes replacing one existing single-family home, and a Heritage Tree Removal Permit to remove three Heritage trees. The project is located on the north side of Bryant Avenue near Stacey Court.



• Status/Next Steps: Approved by the Zoning Administrator on February 22, 2017.

• Planning Area: Grant/Sylvan

• Project Planner: Clarissa Burke

• Applicant: Kanu Patel

# 77. Adachi Project (1991 Sun Mor Avenue) 🐼 🍫

Planned Unit Development Permit and a Development Review Permit to allow development of 11 single family homes, a Heritage Tree Removal Permit to remove 27 Heritage trees, and a Tentative Map to subdivide the 5-acre lot into 12 lots. The project is located at the north terminus of Sun Mor Avenue in the R1-10 (Single-Family Residential) district.

- Status/Next Step(s): Approved by City Council on April 19, 2016. Under construction.
- Planning Area: Grant/Sylvan.

• Project Planner: Diana Pancholi

• Applicant: Summerhill Homes

### CITY-WIDE PROJECTS (Not shown on map.)

### 78. Multimodal Improvement Plan

In November 2015 the City Council approved a scope of work for a Multimodal Improvement Plan. The Plan will include City improvements, programs and services to support alternative transportation modes, such as bicycles, transit and walking. It will comply with VTA requirements to document existing and future efforts to address increased vehicle congestion and will be reviewed by the VTA Board of Directors. The project also includes a nexus study to adopt a City-wide Transportation Impact Fee.

- Status/Next Step(s): In May 2017 the City Council and VTA Advisory Committees endorsed the Draft Action List. The project team is currently preparing an Impact Fee Nexus Study and Final Multimodal Improvement Plan based on the Action List.
- Project Planner: Eric Anderson

### Attachment:

• August 2017 - Planning Division Update Map

