



#### **MEMORANDUM**

Community Development Department

**DATE:** December 2, 2013

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

**FROM:** Peter Gilli, Planning Manager (acting)

SUBJECT: December 2013 - Planning Division Update

This memorandum is a status update of notable private development projects and long range planning projects underway in the City of Mountain View. The projects are organized by Change Area and Neighborhood Planning Area (see Attachment 1 – Planning Division Update Map).

- Notable changes from the prior report are underlined;
- Projects that have received entitlements are marked by ②;
- Projects that are under construction are marked by
- Click on the ricon to e-mail the project planner.

#### NORTH BAYSHORE CHANGE AREA

### 1. North Bayshore Precise Plan Update 🛱

In May 2013, Council approved a revised scope of work for the North Bayshore Precise Plan. A study session covering transportation issues and a preferred alternative is scheduled for December 10, 2014. Completion of this plan is expected by the end of 2014. (North Bayshore Planning Area) (Martin Alkire)

### 2. Intuit (2600 Marine Wy.) 🖘

In July 2012, Council authorized study of a proposal for two new office buildings, consisting of 370,000 square feet (1.0 FAR) for Intuit. Final Council action is expected <u>before summer</u> 2014. (North Bayshore Planning Area) (Stephanie Williams)

### 3. Charleston South Green Loop 🖘

In September 2013, Google applied for permits to construct a one-half mile pedestrian and bicycle pathway from Permanente Creek to North Shoreline Boulevard. The project would result in parking reductions and the removal of three Heritage trees. An Administrative Zoning hearing is anticipated in December 2013 or early 2014. (North Bayshore Planning Area) (Martin Alkire)

## 4. Sobrato Organization (1255 Pear Ave.) 🤡 🖘

In July 2013, the Zoning Administrator approved a 156,900 square foot (0.35 FAR) five-story office building. Building permits were submitted in August 2013, with construction starting in January 2014 and completion by April 2015. (North Bayshore Planning Area) (Scott Planbaeck)

#### SAN ANTONIO CHANGE AREA

#### 5. San Antonio Precise Plan 🖘

In April 2013, Council approved a revised scope of work for the San Antonio Precise Plan. A community meeting is scheduled on January 11, 2014. Completion of this plan is expected by the end of 2014. See <a href="www.sanantoniopreciseplan.com">www.sanantoniopreciseplan.com</a> for more information. (San Antonio Planning Area) (Rebecca Shapiro)

### 6. Pillar Group/Kalcic (420 San Antonio Rd.) 🖘

In January 2013, Council authorized a Gatekeeper request by the Pillar Group to study a high-density apartment project of up to 376 units on 4.6 acres. EPC directed the applicant to add retail space along San Antonio Road and focus on height transitions at the perimeter. (San Antonio Planning Area) (Scott Plambaeck)

### 7. Merlone Geier Partners (MGP) Phase I (455 San Antonio Rd.) 🗸 🍫 🖘

In June 2011, Council approved 330 apartment units, a 65,000 square foot Safeway building and 69,000 square feet of restaurant and retail space. The Safeway opened in April 2013, and the remainder of the apartments and retail spaces will obtain final occupancy through the beginning of 2014. (San Antonio Planning Area) (Nancy Minicucci)

# 8. Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.) 🖘

In December 2011, Council authorized a Gatekeeper request for a mixed-use development. The project consists of office, retail, cinema and hotel buildings. A project EIR and General Plan Subsequent EIR will be necessary for the project. On October 29, the Council reviewed the overall plan and



provided comments. <u>Another study session is anticipated in spring 2014.</u> Final Council action is expected in before summer 2014. Project plans are posted at <u>www.mountainview.gov/planning</u>. (San Antonio Planning Area) (Peter Gilli)

## 9. San Antonio Center (590 Showers Dr.) 🤡 🍫 🖘

In November 2011, the Zoning Administrator approved a new 14,300 square-foot retail building near Trader Joe's. Building plans were submitted in May 2013. Anticipated completion is spring 2014. (San Antonio Planning Area) (Nancy Minicucci)

### 10. Target (555 Showers Dr.) 🖘

In April 2013, Council authorized a Gatekeeper request by Target to study a new 158,000 two-story Target building and 22,500 square feet in ancillary retail buildings. Target submitted plans in mid-September 2013 and an EPC study session occurred in October 2013. Target is revising their plans prior to a Council study session in early 2014. A final Council hearing is anticipated in the latter half of 2014 at the earliest. (San Antonio Planning Area) (Rebecca Shapiro)

### 11. Marazzo - Prometheus (2580 California St.) 🖘

In October 2011, Council authorized a Gatekeeper request by Prometheus to study a high-density apartment project on the existing Safeway site. The project has been inactive since June 2012. (San Antonio Planning Area) (Peter Gilli)

#### EL CAMINO REAL CHANGE AREA

#### 12. El Camino Real Precise Plan 🖘

In April 2013, Council approved a revised scope of work for the El Camino Real Precise Plan. A community meeting is scheduled on January 11, 2014. Completion of this plan is expected by the end of 2014. See <a href="https://www.elcaminorealpreciseplan.com">www.elcaminorealpreciseplan.com</a> for more information. (Central Neighborhoods; San Antonio; Miramonte/Springer; Grant/Sylvan Planning Areas) (Eric Anderson)

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In June 2012, Council approved a 193-unit apartment project at the former San Antonio Inn. Construction began in February 2013 and completion is expected in fall 2014. (San Antonio Planning Area) (Nancy Minicucci)



# 14. Mountain View Montessori (2246 El Camino Real W.) 🤡 🍫 🗟

In July 2012, the Zoning Administrator approved a site and façade improvements and a 1,300 square foot addition to an existing commercial building for a childcare center. Construction started in summer 2013 and will be complete January 2014. (Central Neighborhoods Planning Area) (Eric Anderson)

## 15. UDR (1984 El Camino Real W.) 🗸 🖘

In November 2013, Council approved a 160-unit apartment project with 4,000 square feet of retail space. Construction is planned to start in late 2013 and be complete mid-2015. (Central Neighborhoods Planning Area) (Margaret Netto)

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

In September 2013, Residence Inn applied for a new Gatehouse building with new reception, lobby, and breakfast rooms. <u>A final Administrative Zoning hearing is expected in 2014</u>. (Central Neighborhoods Planning Area) (Nancy Minicucci)

### 17. Residence Inn (1740 El Camino Real W.) 🤡 🖘

In August 2013, the Zoning Administrator approved a Conditional Use Permit for 32 rooms in a four story, 22,000 square foot hotel building. Construction will start in early 2014 and be completed by fall 2014. (Central Neighborhoods Planning Area) (Nancy Minicucci)

### 18. Tropicana Lodge - Prometheus (1720 El Camino Real W.) 🤡 🖘

In March 2013, Council approved a 169-unit apartment on 2.51 acres. Building permits were submitted in August 2013. Construction will start by December 2013 and be completed by summer 2015. (Central Neighborhoods Planning Area) (Scott Planbaeck)

### 19. Austin's - Prometheus (1616 El Camino Real W.) 🖘

In January 2013, Council authorized a Gatekeeper request to study a 67 unit apartment project, adjacent to the Tropicana project. A final Council hearing is anticipated in early 2014. (Central Neighborhoods Planning Area) (Scott Plambaeck)

### 20. First Community Housing (1581 El Camino Real W.) 🖘

In January 2013, Council approved 26 studio units for developmentally disabled individuals and 1 two-bedroom manager unit for First Community Housing. The project will be applying for tax credits during the July 2013 round. (Miramonte/Springer Planning Area) (Margaret Netto)

### 21. Regis Homes (1101 El Camino Real W.) 🖘

In June 2013, Regis Homes applied for a 52 unit condominium development including a density bonus. Council authorized a rezoning of a small portion of the site to the CRA district in September 2013. An EPC study session is anticipated in January 2014. (Central Neighborhoods Planning Area) (Lindsay Hagan)

### 22. Greystar (801 El Camino Real W.) 🖘

In April 2013, Council authorized a Gatekeeper request for a mixed use, high-density apartment proposal. EPC and Council reviewed plans for 175 apartment units and 10,000 square feet of retail space in three four-story buildings in September. A second Council study session is anticipated in January 2014. A final

Council hearing is anticipated in late 2014. Conceptual plans are posted at www.mountainview.gov/planning. (Central Neighborhoods Planning Area) (Stephanie Williams)

### 23. Lennar Apartments (865 El Camino Real E.) 🤡 🛱

In April 2013, Council approved a 150-unit apartment project for SummerHill Apartments. Lennar Apartments purchased the site from SummerHill. Building permit submittal occurred in June 2013. Construction is anticipated to start by November 2013 and be complete by September 2015. (Grant/Sylvan Planning Area) (Margaret Netto)

### 24. Archstone (870 El Camino Real E.) 🖘

In October 2011, Council authorized a Gatekeeper request by Archstone to study a 180 unit apartment complex with 333 apartment units and 6,000 square foot of commercial space. Archstone was acquired by Equity Residential. The project is inactive. (Grant/Sylvan Planning Area) (Peter Gilli)

#### EAST WHISMAN CHANGE AREA

### 25. Kilroy Realty (331 Fairchild Dr.) 🤡 🍫 🖘

In July 2008, Council approved an 87,500 square feet office building. Construction began in December 2012 and completion is expected in December 2013. (Moffett/Whisman Planning Area) (Scott Plannbaeck)

### 26. National Avenue Partners (600 National Ave.) 🖘

In July 2013, Council authorized a Gatekeeper request by National Avenue Partners to study a rezoning of 4.5 acres to allow a new 140,000 square foot office building (0.65 FAR). The EPC reviewed the project at a study session in October 2013. <u>Final Council action is expected before summer 2014.</u> (Moffett/Whisman Planning Area) (Lindsay Hagan)

## 27. TMG Partners (625 – 685 Clyde Ave.) 🗸 🍪 🖘

In March 2013, Council approved a 385,000 square foot (1.0 FAR) office project for TMG Partners. TMG Partners has signed a lease with Samsung to occupy the entire campus. Building permit submittal occurred in June 2013. Construction began in October 2013 and completion anticipated by December 2014. (Moffett/Whisman Planning Area) (Scott Plambaeck)



# 28. Kilroy Realty (690 E. Middlefield Rd.) 🤡 🍪 🖘

In April 2008, Council approved a 340,000 square feet office building (0.5 FAR) for Dostart Development. Kilroy Realty purchased the property and began construction August 2012 and completion of the building shell is expected by <u>in December 2013</u>. (Moffett/Whisman Planning Area) (Margaret Netto)

### 29. RREEF (700 E. Middefield Rd.) 🖘

In June 2012, Council authorized a Gatekeeper request by RREEF to study a rezoning of 23 acres to allow up an additional 600,000 square feet of office area (total of 1 million square feet). A project EIR and General Plan Subsequent EIR are being prepared for the project. An EPC study session was held in September 2012 and a Council study session was held in May 2013. The applicant submitted revised plans in July. Final Council action is expected in summer or fall 2014. (Moffett/Whisman Planning Area) (Scott Plambaeck)

### 30. Symantec (575 E. Middlefield Rd.) 📀 🖘

In February 2010, Council approved a 102,000 square feet office building and eight year Development Agreement for Verisign. Verisign was subsequently acquired by Symantec. The project is inactive. (Moffett/Whisman Planning Area) (Scott Planbaeck)

## 31. The Quad / Lovewell (369 N. Whisman Rd.) 🔮 🖘

In September 2011, Council approved 180,800 square feet of additional office area and a 10 year Development Agreement for Keenan Lovewell. The project is inactive. (Moffett/Whisman Planning Area) (Scott Planbaeck)

#### **MOFFETT CHANGE AREA**

### 32. Prometheus (100 Moffett Blvd.) 🖘

In December 2011, Council authorized a Gatekeeper request by Prometheus to study rezoning of 2.9 acres for high density apartments. In June 2013, Council directed the project design to include a dedicated right-turn lane on Moffett Boulevard at Central Expressway and to close the vehicular ramp from Stierlin Road to Central Expressway. A final Council hearing for the 184 unit project is scheduled on December 3. (Monta Loma/Farley/Rock Planning Area) (Rebecca Shapiro)

#### DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

# 33. Roger Burnell (902 Villa St.) 🤡 🍫 🖨

In July 2012, the Council approved a new 4-story 21,745 square foot office building. Construction started in May 2013 and is expected to be complete by May 2014. (Central Neighborhoods Planning Area) (Scott Planbaeck)

34. Bryant/Dana Office (250 Bryant St.) 

In July 2013, Council approved a three-story, 68,000 square foot office building. Construction started in October 2013 and completion is anticipated by December 2014. (Central Neighborhoods Planning Area) (Rebecca Shapiro)



- 36. Pacific Peninsula (948 California St.) 

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  In April 2012, the Council approved a 5 unit condominium complex. Building permits were issued in May 2013 and completion by spring 2014. (Central Neighborhoods Planning Area) (Eric Anderson)
- 37. Hope Street Investors (235 Hope St.) In August 2013, Hope Street Investors applied for a 4-story, 7 unit condominium project on a 0.25 acre site. The developer is now considering an office building. (Central Neighborhoods Planning Area) (Nancy Minicucci)

- 41. **Downtown Mixed Use Building (605 Castro St.)** 

  In April 2013, Council approved a 28,000 square foot office building and eight residential condominiums. Demolition is expected to occur in October 2013. The construction is expected to start in winter 2013 and be completed by early 2015. (Central Neighborhoods Planning Area) (Stephanie Williams)

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

#### Monta Loma/Farley/Rock Planning Area

### 42. Windsor Academy (908 N. Rengstorff Ave.)

In August 2013, formal plans for a new 2-story, 84-child daycare center was submitted. A final Administrative Zoning hearing is anticipated in early 2014. (Lindsay Hagan)

### 43. Classic Communities (2060 Plymouth Ave.) 🤡 🍪

In April 2012, Council approved a 14 unit rowhouse development for Classic Communities on a 0.8 acre parcel. Construction started in April 2013 and is expected to be completed by May 2014. (Scott Plambaeck)

### 44. City Ventures (827 N. Rengstorff Ave.)

In April 2013, Council authorized a Gatekeeper request by City Ventures to study a rezoning of 1.4 acres of industrial land to allow a mixed-use retail and condominium project. After further consideration, City Ventures intends to propose a lowerdensity rowhouse project. EPC supported the project at a November 2013 study session. (Margaret Netto)

45. ROEM/Eden (819 N. Rengstorff Ave.) 🔮 🖘 In February 2013, Council approved 48 affordable rental studios, 1 one-bedroom manager unit and 1,600 square feet of Building permits were retail space.

submitted in July 2013 and construction is expected to begin in November 2013 with completion by February 2015. (Margaret Netto)



### 46. Morelan Associates (1987 Leghorn St.)

In October 2013, the Zoning Administrator approved a one-story 10,800 square-foot office building on a 0.79 acre site. Construction began in November 2013 and completion is expected in May 2014. (Eric Anderson)

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

In July 2013, Paul Ryan applied for permits to construct a 4-unit small-lot singlefamily development on 0.52 acres. A final Council hearing is anticipated in 2014. (Susie Pineda)

48. City Ventures (1951 Colony St.) 🐼 🖘 In November 2013, Council approved a 33 unit rowhouse project. Building permits are expected in December 2013. Construction is planned to start in spring 2014 and be complete in 2015. (Stephanie Williams)



49. Dividend Homes (1958 Rock St.) 📀 🖘



In June 2013, Council approved a 19 unit

rowhouse project on a 1.13 acre site that is currently developed with 12 rental units. Building permits were submitted in August 2013, with construction expected to start in spring 2014 and completion by spring 2015. (Scott Plambaeck)

50. Paul Ryan (2392 Rock St.)

In March 2013, Paul Ryan applied for permits to construct a 3-unit small-lot singlefamily development on 0.38 acres. A final hearing is anticipated in 2014. (Susie Pineda)

51. San Antonio Station (100 Mayfield Ave.) 🤡 🛱

In 2012 and 2013, permits were approved for site, landscaping and exterior building changes and the removal of 116 Heritage trees. Completion expected in early 2015. In August 2013, it was announced that Google leased the building. (Margaret Netto)

52. Northpark Apartments (111 N. Rengstorff Ave.) 🐼 🧆 🛱

In June 2012, Council approved the demolition of 50 existing units and construction of new 134 units in the southwest corner of the complex. Construction began in February 2013 and completion is expected by the end of 2014. (Stephanie Williams)

53. **333 N. Rengstorff Ave.**  $\square$ 

In October 2006, Council authorized a Gatekeeper request by Mounir Kardosh to property to allow for a 64-unit condominium project on 1.7 acres. In February 2013, the applicant withdrew the Gatekeeper request and submitted an informal application for a 29-unit rowhouse project. Final Council action is anticipated in 2014. (Margaret Netto)

54. Classic Communities (1946 San Luis Ave.)

In September 2013, Classic Communities applied for a 28 unit rowhouse project on a 1.6 acre site. A final Council hearing is anticipated by the summer of 2014. (Susie Pineda)

#### Moffett/Whisman Planning Area

### 55. Calvano Development (1001 N. Shoreline Blvd.)

In November 2012, Calvano Development applied for permits to construct a 29,070 square foot (0.35 FAR), three-story office building. The project has been inactive since March 2013. (Lindsay Hagan)

### 56. Holiday Inn Express (870 Leong Dr.) 🖘

In June 2013, plans for a three-story, 78 room hotel were submitted. The site is known to have contaminated groundwater. <u>The project is undergoing</u> environmental review. (Scott Plambaeck)

### 57. Dividend Homes (111 & 123 Fairchild Dr.)

In November 2012, Dividend Homes applied for permits to replace 6 apartment units and 5 small industrial buildings with 18 rowhouses on a 1.0 acre project site. Final Council action is expected in early 2014. (Scott Plambaeck)

### 58. **115** Evandale Ave. **◊** 🖘

In January 2013, Council approved 6 detached rowhouses. Building permits were submitted in February 2013 and construction is began in October 2013 with completion in fall 2014. (Scott Plambaeck)

### 59. Warmington Residential (277 Fairchild Dr.) 🖘

In April 2013, KB Homes applied for permits for a rowhouse project on a 1.6 acre project site. Warmington Residential took over the project in August 2013. <u>A final</u> Council hearing could occur prior to summer 2014. (Eric Anderson)

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

In April 2013, the City received an application for a 37-unit two-story detached rowhouse project on a 6.4-acre site owned by the San Francisco PUC. A Council public hearing is expected in 2014. (Scott Plambaeck)

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## 62. Tripointe Homes (129 Ada Ave.) 🖘

In May 2013, TriPointe Homes applied for a 4-unit rowhouse project that would be integrated into the approved 135 Ada Avenue project. Final Council action is expected in early 2014. (Nancy Minicucci)

63. **Robson Homes (137 Easy St.)** A In June 2013, Council approved a 21 unit rowhouse project. Construction is anticipated to begin by March 2014 with completion in December 2014. (Lindsay Hagan)



#### 64. **268** Ada Ave. 🖘

In August 2013, revised plans for a 3-unit small-lot single family subdivision on 0.4 acres were submitted. Final City action is expected in <u>spring 2014</u>. (Eric Anderson)

#### 65. **167 N. Whisman Rd.** 🖘

In September 2013, plans for a 2-unit small-lot single family subdivision on 0.3 acres in the Whisman Station Precise Plan were submitted. Final City action is expected in mid-2014. (Scott Plambaeck)

### 66. Antenna Farm (Pacific Dr.)

In October 2012, Council authorized a Gatekeeper request by Signature Homes for an 18 unit, small-lot single family home project on a vacant piece of property in Whisman Station. Final Council action is expected in early 2014. (Stephanie Williams)

# 67. South Whisman Project (Ferguson Rd.)

In March 2009, Council approved the South Whisman Precise Plan to create a new residential neighborhood on 38 acres of land on five separate parcels with three different owners near Whisman Station. In August 2013, Pulte Homes submitted a master plan for up to 652 units on about 28 acres. Final Council action on a master plan could be prior to summer 2014. (Stephanie Williams)

#### San Antonio Planning Area

## 68. Senior Assisted Living (574 Escuela Ave.) 🗸 🖘

In January 2013, Council approved a 44 bed assisted living project. The project is inactive. (Margaret Netto)

### 69. Mora-Ortega Precise Plan 🖘

In February 2012, Council approved an amendment to the Mora-Ortega Precise Plan to extend the amortization of the non-residential uses on Mora Drive until November 2013. The Precise Plan requires all non-residential uses to cease at that time. The site has known groundwater contamination issues that will require mitigation when redeveloped. In September 2013, Council authorized a second extension to the amortization period. (Scott Plambaeck)

#### Central Neighborhooods Planning Area

### 70. Pacific Press - Courtyard (1200 Villa St.) 🖘

In June 2011, Council authorized a Gatekeeper request to allow office FARs up to 0.65. The project is inactive. (Peter Gilli)

# 71. Mountain View Co-Housing Community (445 Calderon Ave.) 🤡 🍫 🖘

In September 2011, Council approved a 19-unit co-housing project on 1.2 acres, which included the relocation and modification to a historic home. Construction is expected to be complete in 2014. (Stephanie Williams)

#### Miramonte/Springer Planning Area

### 72. City Sports (1040 Grant Rd.) 🤡 🗟

In August 2013, the Zoning Administrator approved City Sports Club's application to replace the existing Rite Aid and make façade improvements to the entire multitenant building. <u>Improvements to the rear portion of the site was approved in November 2013</u>. <u>Construction is anticipated to start in early 2014 and be complete in mid-2014</u>. (Nancy Minicucci)

### Grant/Sylvan Planning Area

### 73. Adachi (1991 Sun Mor Ave.) 🖘

In 2005, the Adachi family submitted an informal application for a 13 unit R1 single-family subdivision with a formal application following in 2007. The applicant resubmitted an incomplete application in February 2013 for staff review and the CEQA analysis has begun. A Council date cannot be projected until the applicant submits a complete application. (Nancy Minicucci)

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In September 2012, Council approved a 70-unit attached rowhouse project adjacent to the completed Mondrian project. Building permits have not been submitted. The project and property are for sale. (Scott Plambaeck)

#### CITY-WIDE PROJECTS (not shown on map)

### 75. 2007-2014 Housing Element Implementation 🖘

In January 2012, the Council approved the 2007-2014 Housing Element. <u>In December 2013</u>, Council adopted several zoning ordinance amendments to implement the Housing Element, including: updating the density bonus ordinance, removing the cap on efficiency units and adding reasonable accommodation zoning ordinance updates. (Martin Alkire)

### 76. **2014-2022 Housing Element** 🖘

In June 2013, the City began a state-mandated update to the City's Housing Element. A Draft Housing Element is expected in early 2014. The deadline for completion of the new Housing Element is December 2014. (Margaret Netto)

### 77. Sustainable Communities Strategy (SCS) 🔯

The SCS is a regional strategy to coordinate land use, housing, and transportation planning within the larger Plan Bay Area document, to reduce greenhouse gas emissions for cars and light-duty trucks through 2040. (Martin Alkire)

Attachments: 1. December 2013 - Planning Division Update Map

