



CITY OF MOUNTAIN VIEW

MEMORANDUM

Community Development Department

DATE: February 3, 2015

TO: Randal Tsuda, Community Development Director
Terry Blount, Asst. Community Development Director/Planning Manager

FROM: Gerry Beaudin, Zoning Administrator

SUBJECT: February 3, 2015 – 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 this memorandum will likely be used by other parties interested in following development and policy changes in the community, so I've also included the name of the project planner assigned to each project. Members of the public can click on the project planner's name to email them directly or click on project website if one is available. Also included are symbols to let you know whether something is approved – and/or under construction – . Changes to this month's update are underlined. Finally, 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

The Precise Plan establishes a new vision based on the General Plan's policy direction for the *North Bayshore Change Area*. The vision is based on habitat preservation, sustainability, economic development, and improved mobility. The Precise Plan will include new land use standards to guide future development in the area.

Status/Next Step(s): On November 25, 2014, the City Council approved the Precise Plan and certified the EIR. On February 3, 2015, the City Council will discuss theh plan and potential for residential uses for the area.

Project Planner: [Martin Alkire](#)

2. **Intuit (2600 Marine Wy.)**  

Request for a Zoning Map Amendment from the ML (Limited Industrial) district to the P (Planned Community) district, a Planned Community Permit for two 1.0 office buildings with approximately 364,000 square feet and two new parking structures replacing 133,000 square feet of existing buildings, a Development Agreement, and a Heritage Tree Removal Permit for the removal of 40 Heritage trees located on a 9.62 acre project site.

Status/Next Step(s): Approved. Construction started in June 2014 and is anticipated to be completed in 2016.

Planning Area: North Bayshore

Project Planner: [Stephanie Williams](#)

3. **Charleston South Green Loop**  

In December 2013, the Zoning Administrator approved a new pedestrian and bicycle pathway from Joaquin Road to Alta Avenue for Google. In May 2014, the Zoning Administrator approved an application for the continuation of the pathway with a new segment from Joaquin Road to North Shoreline Boulevard.

Status/Next Step(s): Approved. Construction began in May 2014 and is anticipated to be completed in early 2015.

Planning Area: North Bayshore

Project Planner: [Stephanie Williams](#)

4. **Charleston Retention Basin Habitat Restoration Project**

In January 2014, Google submitted an application to improve the Charleston Retention Basin. The project includes restoration and enhancement of wetlands, the surrounding landscape, and trail system for the area just south of the Steirlin Court and west of North Shoreline Boulevard.

Status/Next Step(s): Under Review.

Planning Area: North Bayshore

Project Planner: [Stephanie Williams](#)

5. **Sobrato Organization (1255 Pear Ave.)**  

In July 2013, the Zoning Administrator approved an application for a Conditional Use Permit, Development Review Permit and a Heritage Tree Removal Permit to allow construction of a 156,317 square foot, five-story office building, replacing nine existing buildings totaling 141,878 square feet, and a Heritage Tree Removal Permit to remove 26 heritage trees on a 10.25-acre site.

Status/Next Step(s): Approved. Construction started in January 2014 and is expected to be completed by April 2015.

Planning Area: North Bayshore

Project Planner: [Scott Plambaeck](#)

6. **Broadreach (1625 Plymouth Street)**

Request for an informal review of a new six story, 224,508 square foot office building and parking structure on a vacant 5.15 acre lot, located on the south side of Plymouth Street between North Shoreline Boulevard and Alta Avenue.

Status/Next Step(s): Under review. Council authorized a gatekeeper to allow the project to be reviewed informally prior to the adoption of the North Bayshore Precise Plan. The applicant submitted plans for informal Development Review Committee (DRC) review and comment.

Planning Area: North Bayshore

Project Planner: [Stephanie Williams](#)

SAN ANTONIO CHANGE AREA

7. **San Antonio Precise Plan** 

The San Antonio Precise Plan establishes new zoning regulations and improvement requirements to implement the 2030 General Plan vision to evolve the area as a diverse regional and community destination with a variety of land uses and mobility improvements.

Status/Next Step(s): On December 2, 2014, the City Council approved the Precise Plan and certified the EIR.

The final Plan will be available to the public in early 2015.

Project Planner: [Rebecca Shapiro](#)

8. **Pillar Group/Kalcic (420 San Antonio Rd.)**

Request for a Planned Community Permit to construct a 373-unit, 4-story apartment building with 10,000 sq. ft. of ground floor retail to replace 7 existing retail, office and industrial buildings totaling approximately 80,670 square feet on a 5.7 acre site, on the west side of San Antonio Road between Fayette Drive and Miller Drive.

Status/Next Step(s): Under review. Council authorized a gatekeeper to amend the General Plan for 14-acres on the west side San Antonio Road and rezone the 5.7-acre project site. The San Antonio Precise Plan was adopted in December 2014, making the General Plan Amendment and Zoning Amendments (the gatekeeper) no longer necessary. The applicant submitted plans for informal Development Review Committee (DRC) review and comment, and the EIR for the project has commenced.

Planning Area: San Antonio

Project Planner: [Scott Plambaeck](#)

9. **Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.)** 

In December 2011, Council authorized a Gatekeeper 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. A project EIR and General Plan



Subsequent EIR are being prepared for the project. Project plans are posted at www.mountainview.gov/planning.

Status/Next Step(s): Approved. The applicant submitted building permit plans, and staff is currently reviewing the plans.

Planning Area: San Antonio

Project Planner: [Nancy Minicucci](#)

10. **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.

Status/Next Step(s): Inactive.

Project Planner: [Gerry Beaudin](#)

11. The DeNardi Group (2645 & 2655 Fayette Drive)

In May 2014, an informal application was submitted for a new four story, 28-unit apartment project on a 0.44-acre site.

Status/Next Step(s): Under review. The applicant submitted plans for informal Development Review Committee (DRC) review and comment.

Planning Area: San Antonio

Project Planner: [Mariya Hodge](#)

EL CAMINO REAL CHANGE AREA

12. El Camino Real Precise Plan 

The El Camino Real Precise Plan establishes new zoning regulations and improvement requirements to implement the 2030 General Plan. The new development standards, land use direction and public improvements for the El Camino Real corridor will revitalize the corridor with a vibrant mix of uses and improved pedestrian character.

Status/Next Step(s): On November 17, 2014, the City Council approved the Precise Plan and certified the EIR.

The final Plan will be available to the public in early 2015.

Project Planner: [Eric Anderson](#)

13. SummerHill Apartments (2650 El Camino Real W.)  

In June 2012, the City Council approved a four-story, 193-unit residential apartment project with underground parking on a 2.91-acre project site replacing the former 60-unit San Antonio Inn motel, and 5,600 square feet of commercial space.



Link to Developer's Website:

<http://www.shapartments.com/communities/active/domus-on-the-boulevard>

Status/Next Step(s): Approved. Construction began in February 2013 and is expected to be completed by March 2015.

Project Planner: [Melinda Denis](#)

14. 2300 W El Camino Real

In August 2014, an informal review application was submitted for the remodel and expansion of an existing hotel, to allow a four-story, 117 room hotel with a level of underground parking. The project site is located on the north side of El Camino Real between Ortega Avenue and South Rengstorff Avenue in the CRA (Commercial/Residential-Arterial) District.

Status/Next Step(s): Under Review.

Planning Area: El Camino Real

Project Planner: [Diana Pancholi](#)

15. UDR (1984 El Camino Real W.) 

In November 2013, the City Council approved a 160-unit apartment project with 4,000 square feet of retail space.

Status/Next Step(s): Approved. Construction is planned to start in spring 2015 and is expected to be completed late-2016.

Planning Area: Central Neighborhoods

Project Planner: [Rebecca Shapiro](#)

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

Request for a Development Review Permit to allow the construction of a 7,844 square foot hotel gatehouse, 13,046 hotel guesthouse building, a Heritage Tree Removal Permit for the removal of 6 heritage trees on a 3.22 acre project site, located on the north side of El Camino Real West, between Mariposa and Escuela Avenue.

Status/Next Step(s): Approved. The Zoning Administrator approved the project at a public hearing on September 10, 2014. The applicant submitted building permit plans, and staff is currently reviewing the plans.

Planning Area: El Camino Real

Project Planner: [Diana Pancholi](#)

17. Residence Inn (1740 El Camino Real W.) 

In August 2013, the Zoning Administrator approved a Conditional Use Permit for a new four story, 22,000 square foot hotel building with 32 rooms on a 0.38-acre site.

Status/Next Step(s): Approved. The applicant will be resubmitting for a building permit in February 2015.

Planning Area: Central Neighborhoods

Project Planner: [Nancy Minicucci](#)

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

In March 2013, the City Council approved a request for a Rezone from CRA (Commercial/Retail Arterial) to P (Planned Community), a Planned Community Permit to construct up to a 162-unit residential apartment building in two four-story buildings and the removal of 11 heritage trees to replace the Tropicana Lodge and Western Appliance Store on a 2.51-acre site, on the north side of El Camino Real, between Mariposa Avenue and Escuela Avenue

Status/Next Step(s): Approved. Construction started in January 2014 and is expected to be completed in summer 2015.

Planning Area: Central Neighborhoods

Project Planner: [Scott Plambaeck](#)

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

In March 2014, the City Council approved a request for a Rezone from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a 66 unit, 4-story apartment building to replace two existing retail buildings totaling approximately 6,100 square feet, and a Heritage Tree Removal Permit for the removal of two heritage trees on a 0.99 acre project site, located on the northwest corner of El Camino Real and Mariposa Avenue

Status/Next Step(s): Approved. Construction started in December 2014 and is expected to be completed in summer 2016.

Planning Area: Central Neighborhoods

Project Planner: [Scott Plambaeck](#)

20. 1701 W. El Camino Real

In April 2014, an application was submitted for a 24-unit residential development, including a State density bonus request for a 20% density bonus (4 units) on a vacant, approximately ½ acre site on the corner of Rich Avenue and El Camino Real West.

Status/Next Step(s): Under review.

Planning Area: Central Neighborhoods

Project Planner: [Rebecca Shapiro](#)

21. First Community Housing (1581 El Camino Real W.) 

In January 2013, the City Council approved 26 studio units for developmentally disabled individuals and 1 two-bedroom manager unit.

Link to Project Website: <http://www.firsthousing.com/blog/author/admin/>

Status/Next Step(s): Approved. Construction began in spring 2014 and is expected to be completed in summer 2015.

Planning Area: Miramonte/Springer

Project Planner: [Stephanie Williams](#)

22. Harv's Car Wash - Regis Homes (1101 El Camino Real W.)  

On November 12, 2014, the City Council approved a 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% density bonus, under State Density Bonus Law, and one-level of underground parking, and a Heritage Tree Removal Permit to remove one Heritage Tree on a 0.98 acre (42,127-square-foot) project site. The proposed project includes demolishing the existing Harv's Carwash and replacing it with 52 ownership units, resulting in approximately 73,445 net new square feet of development on the site.

Status/Next Step(s): Approved. Demolition of the existing site improvements is anticipated for late February 2015 to allow the applicant to complete the FEMA (Federal Emergency Management Agency) approval process to remove the site from

the flood zone. The applicant submitted building permit plans, and staff is currently reviewing the plans.

Planning Area: Central Neighborhoods

Project Planner: [Lindsay Hagan](#)

23. Greystar (801 El Camino Real W.) 

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. This project would replace 22,380 square feet of existing commercial development.

Status/Next Step(s): Approved. The City Council approved the project on December 9, 2014. An application for Building Permit is anticipated in early 2015.

Planning Area: Central Neighborhoods

Project Planner: [Stephanie Williams](#)

24. Medical Building (412 El Camino Real W.) 

In May 2014, the Zoning Administrator approved a request for a new 8,582 square foot medical office building on a 24,484 square foot lot. An appeal was filed in June, but was withdrawn in September. The project involves the removal of two small, vacant commercial structures.

Status/Next Step(s): Approved. A building permit is under review.

Planning Area: Central Neighborhoods

Project Planner: [Eric Anderson](#)

25. Wonder Years Preschool (86 El Camino Real)

In November 2014, Wonder Years Preschool submitted an informal application to build a new 2-story, 4,400-square-foot preschool building on a site adjacent to their current property. The project would replace an existing 1-story building that currently houses a car-stereo business.

Status/Next Step(s): Informal review.

Planning Area: Central Neighborhoods

Project Planner: [Eric Anderson](#)

26. Lennar Apartments (865 El Camino Real E.)  

In April 2013, the City Council approved a 150-unit apartment project for SummerHill Apartments. Lennar Apartments purchased the site from SummerHill.

Status/Next Step(s): Approved. Construction began in November 2013 and is expected to be completed in winter 2015.

Planning Area: Grant Sylvan

Project Planner: [Mariya Hodge](#)

EAST WHISMAN CHANGE AREA

27. National Avenue Partners (600 National Ave.)  

In May 2014, the City Council approved a request by National Avenue Partners to rezone 4.8 acres (210,346 sq. ft.) from ML (Limited Industrial) District to P (Planned Community) District to allow a new 4-story, 140,654 sq. ft. office building (0.67 FAR).

Status/Next Step(s): Approved. Demolition began in October 2014. The applicant submitted building permit plans, and staff is currently reviewing the plans.

Planning Area: Moffett/Whisman

Project Planner: [Lindsay Hagan](#)

28. 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 N. Whisman, north of E. Middlefield Road.

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

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

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.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

30. TMG Partners (625 - 685 Clyde Ave.)  

In March 2013, the City Council approved a request for a Rezoning from ML-T (Limited Industrial-Transit Overlay District) to P (Planned Community) District, to allow up to a 1.0 FAR; and a Planned Community Permit to construct two 192,865 square feet six-story office buildings, and two, six-level parking structures; as well as a Heritage Tree Removal permit to remove 8 heritage trees on an 8.85-acre lot, located on the east side of Clyde Avenue south of Fairchild Drive.



Status/Next Step(s): Approved. Construction was completed in January 2015.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

31. RREEF (700 E. Middlefield Rd.)

The City Council authorized a Gatekeeper for RREEF. Subsequently, RREEF submitted a request for a Rezoning from ML (Limited Industrial) to P (Planned Community) to allow up to a 1.0 FAR, a Planned Community Permit to allow an office development consisting of one eight-story office building, two six-story office buildings, one five-story building, a one-story retail building and a two-story commons building totaling 1,055,604 square feet and two five-level parking structures, and a Heritage Tree Removal Permit to remove 131 Heritage trees, to replace four two-story office buildings totaling 397,510 square feet, on a 24-acre site on the east side of Middlefield Road between Bernardo Avenue and Highway 237.

Status/Next Step(s): Inactive.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

MOFFETT CHANGE AREA

32. Prometheus (100 Moffett Blvd.)

In December 2013, the City Council approved a request by Prometheus Real Estate Group for a 184-unit apartment project. The project includes three residential buildings that replace existing commercial and office 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. In July 2014, the Zoning Administrator approved a reduced development alternative. The reduced development alternative includes the design of a smaller "Building A", and will only be used if the owner cannot secure the land necessary to construct the originally approved project. Construction is underway and expected to be completed by mid-2016.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Rebecca Shapiro](#)

33. Hampton Inn Addition (390 Moffett Blvd.)

In March 2014, the Zoning Administrator approved an application by Hampton Inn and Suites to allow an 11,630 square foot, 21 room addition to an existing 52,707 square foot, 87 room hotel (Hampton Inn and Suites), a parking reduction of 18 spaces (93 from the required 111), and a Heritage Tree Removal Permit to remove 1

Heritage Tree on a 1.34 acre project site. Expansion was made possible when the hotel owner purchasing the adjacent parcel at 330 Moffett Blvd.

Status/Next Step(s): Approved. Building permit submittal is anticipated in early 2015.

Planning Area: Monta Loma/Farley/Rock

Planner: [Elizabeth Cramblet](#)

DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

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

In July 2013, the City Council approved a 67,772 square foot, three-story office building on a 1.13 acre site at the corner of Bryant Street and West Dana Street. The building replaces existing commercial structures and creates approximately 56,000 square of net new development.



Status/Next Step(s): Construction is underway and is expected to be completed by January 2015. Building permits for tenant improvements have been submitted and are currently under review.

Planning Area: Central Neighborhoods

Project Planner: [Rebecca Shapiro](#)

35. Hope Street Investors (231-235 Hope St.)

In July 2014, an application was submitted for a 4-story, 9-unit condominium project replacing three apartment units on a 0.26 acre site located on the east side of Hope Street between Villa and Dana Street.

Status/Next Step(s): Under review.

Planning Area: Central Neighborhoods

Project Planner: [Diana Pancholi](#)

36. Downtown Mixed Use Building (605 Castro St.)  

In April 2013, the City Council approved a 28,000 square foot office building and eight residential condominiums on a 0.5 acre site.

Status/Next Step(s): Approved. Construction began in summer of 2014 and is expected to be completed in 2015.

Planning Area: Central Neighborhoods

Project Planner: [Stephanie Williams](#)

PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN/EVELYN CORRIDOR

Monta Loma/Farley/Rock Planning Area

37. 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 (18,731 sq. ft.) 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.

Planning Area: Monte Loma/Farley/Rock

Project Planner: [Lindsay Hagan](#)

38. City Ventures (827 N. Rengstorff Ave.) 

In April 2013, the City 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 proposed a lower-density rowhouse project.

Status/Next Step(s): Approved. The applicant submitted for building permit in October 2014; plan check is underway.

Planning Area: Monte Loma

Project Planner: [Diana Pancholi](#)

39. ROEM/Eden (819 N. Rengstorff Ave.)  

In February 2013, the City Council approved a three story, mixed-use development with 48 affordable rental efficiency studios, one 1-bedroom manager unit, and 1,600 square feet of commercial development on a 0.83-acre project site, replacing 12 residential units and 8,500 square feet of commercial/retail space.



Status/Next Step(s): Approved. Construction began in December 2013 and is expected to be completed by spring 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Melinda Denis](#)

40. 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. The applicant intends to submit for building permit in spring 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Diana Pancholi](#)

41. City Ventures (1951 Colony St.)  

In November 2013, the City Council approved a 33 unit rowhouse project.



Status/Next Step(s): Approved. Building permits were submitted in December 2013. Construction began in summer 2014 and is anticipated to be completed in 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Stephanie Williams](#)

42. Dividend Homes (1958 Rock St.)  

In June 2013, the City Council approved a request for a Planned Unit Development to allow 19 rowhomes, replacing 12 apartment units, and a Heritage Tree Removal Permit for the removal of 5 Heritage trees, on a 1.13-acre project site, located between Sierra Vista Avenue and North Rengstorff Avenue.

Status/Next Step(s): Approved. Construction began in summer 2014 and completion is expected by June 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Scott Plambaeck](#)

43. Paul Ryan (2392 Rock St.) 

In March 2013, Paul Ryan submitted a request for a Planned Unit Development Permit and a Heritage tree removal permit associated with a 3-unit small-lot single-family development on a 0.38 acre site.

Status/Next Step(s): Approved. On September 24, 2014 the Zoning Administrator and Subdivision Committee held a public hearing and approved the project.

Planning Area: Monta Loma

Planner: [Elizabeth Cramblet](#)

44. San Antonio Station (100 Mayfield Ave.)  

In 2012 and 2013, after significant public input and support from neighbors, the Zoning Administrator approved permits for the site, including landscaping and exterior building changes, and the removal of 116 Heritage trees.

Status/Next Step(s): Approved. Construction began in April 2014 and is expected to be completed in spring 2015.

Planning Area: Monta Loma

Project Planner: [Stephanie Williams](#)

45. San Antonio Station (250 Mayfield Ave.)  

In May, 2014, Google Inc. submitted a request for façade and site improvements for an amenities building on a 17.3 acre site.

Status/Next Step(s): Approved. Construction began in August 2014 and is expected to be completed in spring 2015.

Planning Area: Monta Loma

Planner: [Stephanie Williams](#)

46. Northpark Apartments (111 N. Rengstorff Ave.)  

In June 2012, the City Council approved the demolition of 50 existing units and construction of 134 new units in the southwest corner of the complex.

Status/Next Step(s): Approved. Construction began in February 2013 and is expected to be completed in early 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Stephanie Williams](#)

47. 333 N. Rengstorff Ave.

In February 2014, Moshe Dinar submitted a formal application in February 2014 to construct a 29-unit rowhouse project and a request to remove 37 Heritage trees on a 1.72 acre project site.

Status/Next Step(s): Under review. The project was reviewed by the Zoning Administrator and the Subdivision Committee at a hearing on December 10, 2014. The Zoning Administrator and Subdivision Committee made positive recommendations to Council. Council will hear the item in March 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Elizabeth Cramblet](#)

48. Classic Communities (1946 San Luis Ave.)  

In May, 2014 the City Council approved a request by Classic Communities for a 28 unit rowhouse project on a 1.6 acre site. The properties included a total of 25 existing units.

Status/Next Step(s): Approved. Building Permits were issued in December 2014, and construction began in January 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Diana Pancholi](#)

49. 1998-2024 Montecito Ave.

In September 2014, Stuart Welte submitted a formal application for a 16-unit condominium project with underground parking on 0.93 acre project site. The project would replace three apartments and a single-family home.

Status/Next Step(s): Under review.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Eric Anderson](#)

50. 647 Sierra Vista Ave.

In December 2014, Classic Communities submitted a formal application for a 30 rowhomes project on a 1.6 acre site. The site is split-zoned, with a portion in the CRA (Commerical/Residential-Arterial) District, and a portion in the R3-2.2 (Multiple Family) District.

Status/Next Step(s): Under Review.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Diana Pancholi](#)

51. 1968 Hackett Ave. & 208-210 Sierra Vista Ave.

In December 2014, Dividend Homes submitted a formal application to construction a 24-unit rowhouse project to replace 21 existing apartment units and a request to remove 8 Heritage trees on a 1.60 acre project site.

Status/Next Step(s): Under review.

Planning Area: Monta Loma/Farley/Rock

Project Planner: [Rebecca Shapiro](#)

Moffett/Whisman Planning Area

52. Calvano Development (1001 N. Shoreline Blvd)

Request for a Development Review Permit for the construction of a 4-story, 111,443 square foot office building with outdoor amenity space and a surface parking lot; and a lot merger to combine 10 lots into one parcel on a 7.3-acre site, located on the northeast corner of N. Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts.

Status/Next Step(s): Under review.

Planning Area: Moffett/Whisman

Project Planner: [Lindsay Hagan](#)

53. Holiday Inn Express (870 Leong Dr.)

Request for a 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 site, located on the west side of Leong Drive.

Status/Next Step(s): Under review. The project is undergoing environmental review.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

54. Dividend Homes (111 & 123 Fairchild Dr.) 

In January 2014, the City Council approved a request for a Planned Community Permit and Planned Unit Development Permit to allow 18 rowhomes, replacing 6 apartment units and 5 industrial buildings, and a Heritage Tree Removal Permit to remove eight Heritage trees, on a 1.0-acre project site, located on the southeast corner of Tyrella Avenue and Fairchild Drive.

Status/Next Step(s): Approved. Construction is expected to start in fall 2014 and is expected to be completed by fall 2015.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

55. 133-149 Fairchild Dr.

Request for a Planned Community Permit and Planned Unit Development Permit to allow a new 35-unit rowhouse project and a Heritage Tree Removal Permit to remove 10 Heritage trees on a 1.8 acre project site, located on the south side of Fairchild Drive between Tyrella Avenue and North Whisman Road.

Status/Next Step(s): Under review. This project is phase II of the 111 Fairchild Drive project. A Council hearing is expected in early 2015.

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

56. Warmington Residential (277 Fairchild Dr.)

The applicant is proposing 30 new rowhomes on a 1.5-acre lot. The project would replace a motel and small commercial building.

Status/Next Step(s): Under review. A Council hearing is anticipated in mid-2015.

Planning Area: Moffett/Whisman

Project Planner: [Eric Anderson](#)

57. Hetch-Hetchy Property (450 N. Whisman Dr.)

In April 2013, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for a 37-unit rowhouse development and a public trail on a vacant 6.4 acre property, located on North Whisman Road between Whisman Court and Walker Drive.

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

Planning Area: Moffett/Whisman

Project Planner: [Scott Plambaeck](#)

58. DeNardi Homes (186 East Middlefield Rd.)

In January 2015, the applicant submitted a request for a Planned Unit Development Permit and Development Review Permit for an 8-unit rowhouse project, replacing several small residential structures. The project will be oriented toward Flynn Ave. and will not affect the structures facing East Middlefield Rd.

Status/Next Step(s): Under Review.

Planning Area: Moffett/Whisman

Project Planner: [Eric Anderson](#)

59. **Tripointe Homes (135 Ada Ave.)**  

In October 2012, the City Council approved a 59-unit rowhouse project with two common spaces on a 4.5-acre site near the corner of Ada Avenue and Minaret Avenue.

Status/Next Step(s): Approved. Construction has begun with completion anticipated in April 2015.



Planning Area: Moffett/Whisman

Project Planner: [Nancy Minicucci](#)

60. **Tripointe Homes (129 Ada Ave.)**  

In April 2014, the City Council approved a 4-unit rowhouse project on a 0.50 acre site that will be integrated into the approved 135 Ada Avenue project.

Status/Next Step(s): Approved. Building Permits were issued in October 2014 and construction has begun, with completion anticipated in early 2015.

Planning Area: Moffett/Whisman

Project Planner: [Nancy Minicucci](#)

61. **Robson Homes (137 Easy St.)**  

In June 2013, the City Council approved a Zoning Map Amendment to rezone the property from R3 to R3-2 (Multiple Family Residential) district, and a Planned Unit Development Permit for a 21-unit rowhouse project with a new private street, and a Heritage Tree removal permit to remove 8 Heritage Trees. The project also includes the demolition of a duplex that currently sits on the 1.34 acre (58,387 sq. ft.) project site.



Status/Next Step(s): Approved. Construction has begun with completion anticipated in mid-2015.

Planning Area: Moffett/Whisman

Project Planner: [Lindsay Hagan](#)

62. 167 N. Whisman Rd.

In September 2013, plans were submitted for a 2-unit small-lot single-family subdivision totaling approximately 6,600 square feet on 0.3 acres in the Whisman Station Precise Plan area.

Status/Next Step(s): Under review. The Zoning Administrator will likely hold an administrative zoning hearing to take final action on the project in early 2015.

Planning Area: Moffett/Whisman

Project Planner: [Elizabeth Cramblet](#)

63. Antenna Farm (Pacific Dr.) 

Request for a 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 for 16 small-lot single-family homes on a vacant 2 acre project site.

Status/Next Step(s): Approved. An application for Building Permit is anticipated in early 2015.

Planning Area: Moffett/Whisman

Project Planner: [Stephanie Williams](#)

64. South Whisman Project (Ferguson Rd.)

In March 2009, the City Council approved the South Whisman Precise Plan to create a new residential neighborhood on 38 acres of land on five separate parcels with different owners near Whisman Station. Pulte Homes and EFL Development submitted a master plan and PC permits for 593 units on a 3.0-acre public park on about 28 acres, consisting of 400 residential apartments and 193 rowhouse units.

Status/Next Steps: Under review. A City Council study session was held on October 21, 2014 to allow the Council and public to comment on the project. The applicants are revising the plans to address Council's comments.

Planning Area: Moffett/Whisman

Project Planner: [Melinda Denis](#)

San Antonio Planning Area

65. Senior Assisted Living (574 Escuela Ave.) 

In January 2013, the City Council approved a 44 bed assisted living project.

Status/Next Step(s): Approved. The applicant submitted plans for building permit in spring 2014.

Planning Area: San Antonio

Project Planner: [Stephanie Williams](#)

66. Mora-Ortega Precise Plan

Request for a 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 total project site. The project is located on the east side of Ortega Avenue between California Street and the terminus of Ortega Avenue.

Status/Next Step(s): Under review. The applicant is currently working on revised plans. Zoning Administrator, Subdivision Committee, and Council hearings are expected in 2015.

Planning Area: San Antonio

Project Planner: [Scott Plambaeck](#)

67. Barry Swenson Builder (1958 Latham Street)

In January 2015, a formal application was submitted for a new three story, 6-unit project on a 0.39-acre site, replacing a single-family home and a large garage structure.

Status/Next Step(s): Under review.

Planning Area: San Antonio

Project Planner: [Eric Anderson](#)

Central Neighborhood Planning Area

68. Pacific Press – Courtyard (1200 Villa St.)

In June 2011, the City Council authorized a Gatekeeper request to allow office FAR's up to 0.65.

Status/Next Step(s): Inactive.

Planning Area: Central Neighborhood

Project Planner: [Gerry Beaudin](#)

69. Mountain View Co-Housing Community (445 Calderon Ave.)

In September 2011, the City Council approved a 19-unit co-housing project, which included the relocation and modification to a historic home on site.

Status/Next Step(s): Approved. Construction is expected to be completed in early 2015.

Planning Area: Central Neighborhood

Project Planner: [Stephanie Williams](#)

Miramonte/Springer Planning Area

70. El Camino Real Hospital Behavioral Health Building (2500 Grant Rd.)

Request for a Planned Community Permit to construct a new 2-story, 63,000 sq. ft. Behavioral Health building, a new 7-story, 230,000 sq. ft. medical office building, a new multi-level parking structure adjacent to the new medical office building, and an expansion to the existing North Parking Garage; and a Heritage Tree Removal Permit to remove heritage trees on the 40-acre hospital campus. The project includes demolition of the following existing buildings: 21,300 sq. ft. behavioral health building, 278,372 sq. ft. Old Main Hospital Building, and a 90,12 sq. ft. North Addition (adjacent to the Old Main Hospital).

Status/Next Step(s): Under Review.

Planning Area: Miramonte/Springer

Project Planner: [Lindsay Hagan](#)

Grant/Sylvan Planning Area

71. Adachi (1991 Sun Mor Ave.)

In 2005, the Adachi family submitted an informal application for a 13-unit single-family subdivision on a 5-acre site. A formal application followed in 2007. The applicant resubmitted an incomplete application in February 2013 for staff review and staff provided comment.

Status/Next Step(s): Inactive. The property owner is evaluating options for completing the application process at this time.

Planning Area: Grant/Sylvan

Project Planner: [Diana Pancholi](#)

72. Live Oak Properties (525 East Evelyn Ave.)

In September 2012, the City Council approved a request for a Planned Unit Development Permit, and Development Review Permit to allow a 70-unit attached rowhouse project and a Heritage Tree Removal Permit to remove 7 Heritage trees, on a 3.65 acre lot with existing industrial buildings. The project is Phase II of the Shea Home project on East Evelyn Avenue and is located on the south side of East Evelyn Avenue, east of Highway 237.

Status/Next Step(s): Approved. The property owner requested a permit extension for the PUD permit and the tentative map. The extension of time request was approved by the Zoning Administrator on June 25, 2014.

Planning Area: Grant/Sylvan

Project Planner: [Scott Plambaeck](#)

CITY-WIDE PROJECT(S) (not shown on map)

73. 2014-2022 Housing Element

In June 2013, the City began a state-mandated update to the City's Housing Element.

Status/Next Step(s): A Draft Housing Element was released for public review in spring, 2014. Study sessions were held with the Environmental Planning Commission and City Council to review the Draft Housing Element. The Draft Housing Element was submitted to Housing and Community Development (HCD) for 60 day review in May 2014. In July, 2014, HCD sent a compliance letter to the City. On October 14, 2014, City Council adopted the Housing Element Update. The Housing Element was submitted to HCD for final certification in November, before

the January deadline. A final compliance letter is expected from HCD by February 12, 2015.

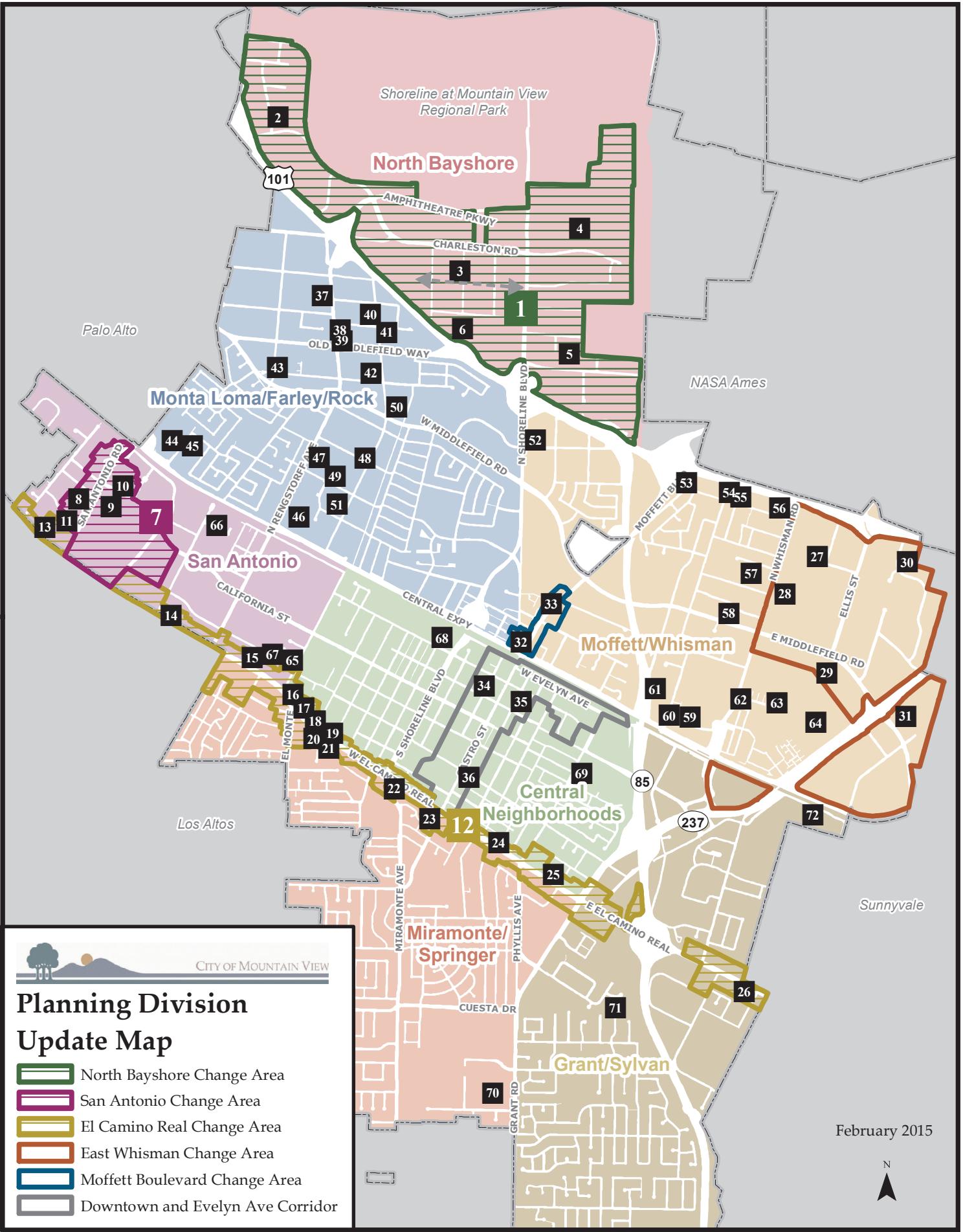
Link to Project Website:

<http://www.ci.mtnview.ca.us/depts/comdev/planning/activeprojects/housingelementupdate.asp>

Project Planner: Martin Alkire

Attachment:

- February 2015 – Planning Division Update Map



Planning Division Update Map

- [Green Box] North Bayshore Change Area
- [Purple Box] San Antonio Change Area
- [Yellow Box] El Camino Real Change Area
- [Orange Box] East Whisman Change Area
- [Blue Box] Moffett Boulevard Change Area
- [Grey Box] Downtown and Evelyn Ave Corridor