



MEMORANDUM

Community Development Department

DATE: June 4, 2014

TO: Randal Tsuda, Community Development Director & Terry Blount,

Assistant Community Development Director/Planning Manager

FROM: Gerry Beaudin, Zoning Administrator

SUBJECT: June 2014 - 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 icon to e-mail the project planner directly or click on project websites if they are available. Also included are symbols to let you know whether something is approved – and under construction – . Finally, the projects are organized by *General Plan Change Area* and *Neighborhood Planning Areas* (see <u>Attachment 1 – Map: Planning Division Update</u> 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.

Link to Project Website: www.northbayshorepreciseplan.org

<u>Status/Next Step(s)</u>: The City Council held a meeting on April 28, 2014 and provided direction on transportation policies for the Precise Plan, including Transportation Demand Management requirements; establishing a vehicle trip cap; and supporting congestion pricing policies. The draft plan is expected to be published in July 2014. The next anticipated hearing dates will be in fall 2014 with the Environmental Planning Commission and City Council.

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.

<u>Status/Next Step(s)</u>: Under review. In May 2014 the project was reviewed by the Environmental Planning Commission (EPC) who forwarded a recommendation for approval of the project to the City Council. A Council public hearing is scheduled for June 10, 2014.

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.

<u>Status/Next Step(s)</u>: Approved. Construction began in May 2014 and is anticipated to be completed in summer 2014.

Planning Area: North Bayshore

Project Planner: Stephanie Williams

4. 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.

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

<u>Planning Area</u>: North Bayshore

Project Planner: Scott Plambaeck

SAN ANTONIO CHANGE AREA

5. San Antonio Precise Plan 🖘

The San Antonio Precise Plan will establish 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.

<u>Link to Project Website</u>: http://www.sanantoniopreciseplan.com

<u>Status/Next Step(s)</u>: The EPC provided recommendations on draft plan materials in May 2014 for key topics such as guiding principles, draft development standards & bicycle improvements. The City Council will review these topics at a study session tentatively scheduled for June 24, 2014. A draft plan is expected to be published later this summer. Completion of this plan is expected by the end of 2014.

<u>Project Planner</u>: Rebecca Shapiro

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

Request for an amendment to the General Plan Land Use Map to change up to 14 acres from General Mixed-Use to Mixed-Use Corridor and a request for a amend the zoning map from CRA (Commercial/Residential-Arterial) to P (Planned Community) and 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.

<u>Status/Next Step(s)</u>: 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 applicant submitted plans for informal Development Review Committee (DRC) review and comment, and the EIR for the project has commenced. Environmental Planning Commission and Council hearings are expected in late 2014 and/or early 2015.

<u>Planning Area</u>: San Antonio

Project Planner: Scott Plambaeck

7. 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.

<u>Status/Next Step(s)</u>: Under review. The Environmental Planning Commission (EPC) will review the project and are expected to make a recommendation to the City Council on June 18, 2014. Final City Council action is expected in July 2014.

Planning Area: San Antonio

Project Planner: Nancy Minicucci

8. 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. The applicant has allowed the original Planned Community Permit and Heritage Tree Removal Permit to expire.

<u>Status/Next Step(s)</u>: Approval expired. The applicant intends to resubmit new plans for Zoning Administrator review and approval in the future.

Planning Area: San Antonio

Project Planner: Nancy Minicucci

9. 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

EL CAMINO REAL CHANGE AREA

10. El Camino Real Precise Plan 🖘

The El Camino Real Precise Plan will implement the 2030 General Plan with new development standards, land use direction and public improvements for the El Camino Real corridor. The vision for the corridor includes a vibrant mix of uses and improved pedestrian character.

Link to Project Website: www.ElCaminoRealPrecisePlan.com

<u>Status/Next Step(s)</u>: On May 20, 2014, the City Council provided direction on key issues, such as intensity, small lot strategies, parking strategies and bicycle improvements. Over the summer, a public draft of the Plan will be released. EPC and Council hearings reviewing the draft will be scheduled later this year. Final adoption will occur at the end of 2014.

<u>Project Planner</u>: Eric Anderson

11. 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 San Antonio Inn motel.



<u>Link to Developer's Website</u>:

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

<u>Status/Next Step(s)</u>: Approved. Construction began in February 2013 and is expected to be completed in fall 2014.

<u>Project Planner</u>: Melinda Denis

12. 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.

<u>Status/Next Step(s)</u>: Approved. Construction is planned to start in fall 2014 and is expected to be completed mid-2016.

Planning Area: Central Neighborhoods

Project Planner: Margaret Netto

13. 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.

<u>Status/Next Step(s)</u>: Under review. A DRC meeting is tentatively scheduled for July 2, 2014. A final Administrative Zoning hearing is anticipated in fall 2014.

Planning Area: El Camino Real

Project Planner: Diana Pancholi

14. 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.

<u>Status/Next Step(s)</u>: Approved. The applicant intends to submit for a building permit in fall 2014.

Planning Area: Central Neighborhoods

Project Planner: Nancy Minicucci

15. 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

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

Planning Area: Central Neighborhoods

Project Planner: Scott Plambaeck

16. 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

<u>Status/Next Step(s)</u>: Approved. The applicant applied for building permits to start construction of the project.

<u>Planning Area</u>: Central Neighborhoods

Project Planner: Scott Plambaeck

17. **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 $\frac{1}{2}$ acre site on the corner of Rich Avenue and El Camino Real West.

<u>Status/Next Step(s)</u>: Under review.

Planning Area: Central Neighborhoods

Project Planner: Rebecca Shapiro

18. 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.

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

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

Planning Area: Miramonte/Springer

<u>Project Planner</u>: Margaret Netto

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

In June 2013, Regis Homes applied for a 52-unit condominium development with a 35% density bonus, under State Density Bonus Law, on a 0.89 acre (38,962 square feet) project site.

<u>Status/Next Step(s)</u>: Under review. A DRC meeting is tentatively scheduled for July 2, 2014. A final Council hearing is anticipated in fall 2014.

Planning Area: Central Neighborhoods

Project Planner: Lindsay Hagan

20. 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.

<u>Link to Project Website</u>:

http://beta.mountainview.gov/depts/comdev/planning/activeprojects/greystar.asp.

<u>Status/Next Step(s)</u>: A final Council hearing is anticipated in late 2014.

Planning Area: Central Neighborhoods

Project Planner: Stephanie Williams

21. 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. The project involves the removal of two small, vacant commercial structures.

Status/Next Step(s): Approved.

<u>Planning Area</u>: Central Neighborhoods

Project Planner: Eric Anderson

22. 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.

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

Planning Area: Grant Sylvan

Project Planner: Margaret Netto

23. Archstone (870 El Camino Real E.) 🖘

In October 2011, the City 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 has since been acquired by Equity Residential.

Status/Next Step(s): Inactive.

Planning Area: Grant/Sylvan

Project Planner: Gerry Beaudin

EAST WHISMAN CHANGE AREA

24. 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.

Planning Area: Moffett/Whisman

Project Planner: Lindsay Hagan

25. 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.

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

Planning Area: Moffett/Whisman Planning Area

Project Planner: Scott Plambaeck

26. 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.

<u>Status/Next Step(s)</u>: Approved, but inactive at this time. Entitlements are vested through February 2018.

Planning Area: Moffett/Whisman

Project Planner: Scott Plambaeck

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

In March 2013, the City Council approved a request for Rezoning from ML-T (Limited Industrial-Transit Overlay Р (Planned District) to 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, sixlevel 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.

<u>Status/Next Step(s)</u>: Approved. Construction began in October 2013 and is expected to be completed by December 2014.

Planning Area: Moffett/Whisman

Project Planner: Scott Plambaeck

28. 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.

<u>Status/Next Step(s)</u>: Under review. A project EIR and General Plan Subsequent EIR are being prepared for the project.

Planning Area: Moffett/Whisman

<u>Project Planner</u>: Scott Plambaeck

MOFFETT CHANGE AREA

29. Prometheus (100 Moffett Blvd.) 🔮 🖘

In December 2013, the City Council approved a request by Prometheus Real Estate Group for a project including 184-unit apartment project, replacing commercial and office buildings on an existing 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.

<u>Status/Next Step(s)</u>: Approved. Demolition of existing onsite improvements is anticipated by summer 2014, and construction is expected to be completed by January 2016.

Planning Area: Monta Loma/Farley/Rock

Project Planner: Rebecca Shapiro

30. Commercial Building (260 Moffett Blvd.) 📀 🍫 🛱

In June 2010, the Zoning Administrator approved a request for a new 2,700 square foot commercial building on a 7,000 square foot lot.

<u>Status/Next Step(s)</u>: Approved. Construction is expected to be completed in summer 2014.

Planning Area: Moffett/Whisman

Project Planner: Eric Anderson

31. 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.

<u>Status/Next Step(s)</u>: Approved. A building permit submittal is expected in summer of 2014.

<u>Planning Area</u>: Monta Loma/Farley/Rock

<u>Planner</u>: Elizabeth Cramblet

DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

32. Roger Burnell (902 Villa St.) 🤡 🌜 🖘

In July 2012, the City Council approved a Planned Community Permit and Development Review Permit to construct a four-story 21,745 sq. ft. office building, a Heritage Tree Removal Permit to remove one tree, the removal of the Pearson House

from the Historic Register and the demolition of the Pearson House and accessory buildings on a 11,250 sq. ft. site located on the northwest corner of Villa Street and Bryant Street.

<u>Status/Next Step(s)</u>: Approved. The project is currently under construction and is expected to be completed by July 2014.

<u>Planning Area</u>: Central Neighborhoods

<u>Project Planner</u>: Scott Plambaeck



<u>Status/Next Step(s)</u>: Construction is underway and is expected to be completed by December 2014.

Planning Area: Central Neighborhoods

Project Planner: Rebecca Shapiro

34. Pacific Peninsula (324 Bryant St.) 🤡 🍫 🖘

In March 2012, the City Council approved seven (7) new residential condominium units on an 11,250 square foot lot.

Status/Next Step(s): Construction is expected to be completed in summer 2014.

<u>Planning Area</u>: Central Neighborhoods

Project Planner: Eric Anderson

35. Pacific Peninsula (948 California St.) 🔮 🍫 🖘

In April of 2012, the City Council approved five (5) new detached residential units on a 13,156 square foot lot.

<u>Status/Next Step(s)</u>: Construction is expected to be completed in summer 2014.

<u>Planning Area</u>: Central Neighborhoods

Project Planner: Eric Anderson

36. Hope Street Investors (235 Hope St.) 🔯

In August 2013, Hope Street Investors informally applied for a 4-story, 7-unit condominium project on a 0.25 acre site.

<u>Status/Next Step(s)</u>: Informal application. The developer expects to submit a formal application by July 2014.

<u>Planning Area</u>: Central Neighborhoods

Project Planner: Nancy Minicucci

In July 2012, the City Council approved a 12 small-lot, single-family subdivision with a new private street on a 1.2 acre (52,292 sq. ft.) project site.

<u>Status/Next Step(s)</u>: Approved. Construction started in October 2013 and is expected to be completed in late summer 2014.

Planning Area: Central Neighborhoods

Project Planner: Lindsay Hagan

38. Classics / Station 361 (209 - 405 W. Evelyn Ave.) 📀 🍫 🗟

In December 2010, the City Council approved 65 rowhouse units on a 3.72 acre site.

<u>Status/Next Step(s)</u>: Approved. Phase 1 (29 units) is completed and fully occupied. Building permits for Phase 2 (36 units) were issued in March 2013 and is expected to be completed in summer 2014.

<u>Planning Area</u>: Central Neighborhoods

Project Planner: Stephanie Williams

39. PSAI Realty Partners (100 - 200 W. Evelyn Ave.) 📀 🍫 🖘

In March 2010, the City Council approved a 48,000 square foot three-story office building.

<u>Status/Next Step(s)</u>: Approved. Construction began in December 2012 and is expected to be completed in summer 2014.

Planning Area: Central Neighborhoods

Project Planner: Stephanie Williams

40. 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.

<u>Status/Next Step(s)</u>: Approved. Demolition began in October 2013. Construction is expected to start in summer 2014 and be completed in late 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

41. Windsor Academy (908 N. Rengstorff Ave.) 🖘

In August 2013, Windsor Academy submitted an application for a new 2-story, 84 child daycare center on a 0.43 acre (18,731 sq. ft.) project site.

<u>Status/Next Step(s)</u>: Under review. An Administrative Zoning public hearing is tentatively scheduled for June 11, 2014.

<u>Planning Area</u>: Monte Loma/Farley/Rock

<u>Project Planner</u>: Lindsay Hagan

42. 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.

<u>Status/Next Step(s)</u>: Under review. EPC recommended approval of the project to City Council in May 2014. Final Council action is expected on June 17, 2014.

Planning Area: Monte Loma

Project Planner: Margaret Netto

43. **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.



<u>Status/Next Step(s)</u>: 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

44. Morelan Associates (1987 Leghorn St.) 🤡 🍫 🖘

In March 2013, the Zoning Administrator approved a new 10,800 square foot office building on a 0.79 acre lot.

<u>Status/Next Step(s)</u>: Approved. Construction is expected to be completed in summer 2014.

Planning Area: Monta Loma/Farley/Rock Planning Area

Project Planner: Eric Anderson

45. Paul Ryan (858 Sierra Vista Ave.) 🖘

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.

<u>Status/Next Step(s)</u>: Under review. A final Administrative Zoning hearing is anticipated in fall 2014.

<u>Planning Area</u>: Monta Loma/Farley/Rock

Project Planner: Diana Pancholi

46. City Ventures (1951 Colony St.)

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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 is anticipated to start in spring 2014 and be completed in 2015.



<u>Planning Area</u>: Monta Loma/Farley/Rock

<u>Project Planner</u>: Stephanie Williams

47. 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.

<u>Status/Next Step(s)</u>: Approved. Construction is expected to start in June 2014 and completion is expected by June 2015.

<u>Planning Area</u>: Monta Loma/Farley/Rock

Project Planner: Scott Plambaeck

48. 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.

<u>Status/Next Step(s)</u>: Under review. The Development Review Committee (DRC) will review the project in the summer of 2014. Subsequent to the DRC review, the Zoning Administrator will review the project at an administrative hearing and make a recommendation to Council. A final City Council hearing is anticipated in late 2014.

Planning Area: Monta Loma

Planner: Elizabeth Cramblet

49. 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.

<u>Status/Next Step(s)</u>: Approved. Construction began in April 2014 and is expected to be completed in late 2014.

<u>Planning Area</u>: Monta Loma

Project Planner: Margaret Netto

50. 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.

<u>Status/Next Step(s)</u>: Approved. Construction began in February 2013 and is expected to be completed by the end of 2014.

<u>Planning Area</u>: Monta Loma/Farley/Rock

<u>Project Planner</u>: Stephanie Williams

51. **333 N. Rengstorff Ave.** \square

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.

<u>Status/Next Step(s)</u>: Under review. This project will be heard by the Development Review Committee (DRC) on June 11, 2014. Subsequent to the DRC review, the

project will be heard by the Zoning Administrator at an administrative hearing, where a recommendation will be made to the City Council. A final City Council action is anticipated in 2015.

Planning Area: Monta Loma/Farley/Rock

Project Planner: Margaret Netto or Elizabeth Cramblet

52. 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.

Planning Area: Monta Loma/Farley/Rock

Project Planner: Gerry Beaudin

53. **1998-2024 Montecito Ave.** 🖘

An informal application for an 18-unit condominium project with underground parking on 0.93 acre project site, located on the north side of Montecito Avenue in the R3-2.2 (Multi-Family Residential) district.

Status/Next Step(s): Under review.

Planning Area: Monta Loma/Farley/Rock

<u>Project Planner</u>: Scott Plambaeck

Moffett/Whisman Planning Area

54. 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.

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

Planning Area: Moffett/Whisman

Project Planner: Scott Plambaeck

55. 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.

<u>Status/Next Step(s)</u>: 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

56. **133-149 Fairchild Dr.** 🖘

Request for a Planned Community Permit and Planned Unit Development Permit to allow a new 38-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.

<u>Status/Next Step(s)</u>: Under review. This project is linked to the 111 Fairchild Drive project. A Council hearing is expected in early 2015.

<u>Planning Area</u>: Moffett/Whisman

Project Planner: Scott Plambaeck

57. **115 Evandale Ave.** 🐼 🍪

In January 2013, the City Council approved a request for a Planned Unit Development Permit and a Development Review Permit for a 6-unit rowhome project on a 0.45-acre vacant lot, on the south east corner of Piazza Drive and Evandale Avenue.

<u>Status/Next Step(s)</u>: Approved. Construction began in October 2013 and is expected to be completed in June 2014.

Planning Area: Moffett/Whisman

<u>Project Planner</u>: Scott Plambaeck

58. 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.

<u>Status/Next Step(s)</u>: Under review. The Zoning Administrator is expected to hold a public hearing for the project and the subdivision application later this summer. A final Council meeting is anticipated in late 2014.

Planning Area: Moffett/Whisman

Project Planner: Eric Anderson

59. 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): Under review.

Planning Area: Moffett/Whisman

Project Planner: Scott Plambaeck

Status/Next Step(s): Approved. The project is currently under construction and is expected to be completed by December 2014.

Planning Area: Moffett/Whisman

Project Planner: Nancy Minicucci



61. 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.

<u>Status/Next Step(s)</u>: Approved. The applicant has submitted for building permit and construction is expected to start in summer 2014.

Planning Area: Moffett/Whisman

Project Planner: Nancy Minicucci

In June 2013, the City Council approved a 21-unit rowhouse project with a new private street on a 1.34 acre (58,387 sq. ft.) project site.



Status/Next Step(s): Approved.

Building permits were issued in May 2014 with construction expected to be completed in mid-2015.

Planning Area: Moffett/Whisman

Project Planner: Lindsay Hagan

63. **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.

<u>Status/Next Step(s)</u>: Under review. The application will be reviewed by the Development Review Committee in the summer of 2014. The Zoning Administrator will likely hold an administrative zoning hearing to take final action on the project in the fall of 2014.

Planning Area: Moffett/Whisman

Project Planner: Elizabeth Cramblet

64. 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.

<u>Status/Next Step(s)</u>: Under review. Final Council action is expected in fall 2014.

<u>Planning Area</u>: Moffett/Whisman

Project Planner: Stephanie Williams

65. 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 three different owners near Whisman Station. Pulte Homes and EFL Development submitted a master plan and PC permits for 584 units on about 28 acres, consisting of 391 residential apartments and 193 rowhouse units.

<u>Status/Next Steps</u>: Under review. The applicant is currently revising the plans to address staff comments.

<u>Planning Area</u>: Moffett/Whisman

Project Planner: Melinda Denis

San Antonio Planning Area

66. Senior Assisted Living (574 Escuela Ave.) 🔮 🛱

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

<u>Status/Next Step(s)</u>: Approved. The applicant submitted plans for building permits in February 2014.

<u>Planning Area</u>: San Antonio

Project Planner: Margaret Netto

67. 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 81 attached rowhomes, 4 detached units and a 0.77-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.

<u>Status/Next Step(s)</u>: Under review. In May 2014, the City received an application for a total of 85-units. Council hearing is expected in 2015.

<u>Planning Area</u>: San Antonio Planning Area.

Project Planner: Scott Plambaeck

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.

<u>Status/Next Step(s)</u>: Approved. Construction is expected to be completed in late 2014.

Planning Area: Central Neighborhood

Project Planner: Stephanie Williams

Miramonte/Springer Planning Area

70. 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 117,142 square foot multi-tenant building on a 7.8-acre project site. Improvements including façade and landscape improvements to the rear portion of the site were approved by the Zoning Administrator in November 2013.

<u>Status/Next Step(s)</u>: Approved. Construction began in December 2013 and is expected to be completed in fall 2014.

Planning Area: Miramonte/Springer

Project Planner: Nancy Minicucci

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.

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

<u>Planning Area</u>: Miramonte/Springer

Project Planner: Nancy Minicucci

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.

<u>Status/Next Step(s)</u>: Approved. The property owner requested a permit extension for the PUD permit and the tentative map. The extension of time request is scheduled for an Administrative Zoning hearing on June 25, 2014.

<u>Planning Area</u>: Miramonte/Springer

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.

<u>Status/Next Step(s)</u>: 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. The deadline for completion of the new Housing Element is January 2015.

Link to Project Website:

http://beta.mountainview.gov/depts/comdev/planning/activeprojects/housingelementupdate.asp

Project Planner: Margaret Netto

Attachment(s):

• June 2014 – Planning Division Update Map

