

DEVELOPMENT UPDATE – DECEMBER 2022

This bi-monthly update provides information on *notable* development projects and long-range planning efforts lead by the Planning Division. It is organized by long range/policy planning projects, development projects which are under review and have not been approved, development projects which have been approved, and development projects which are under construction. Each project subject to State Housing Law's, including Senate Bill 35 (Streamlined Ministerial Review) and Senate Bill 330 (Housing Crisis Act), have a note next to the project description.

For inquiries and current status about a specific project (including upcoming public meetings), you can click on the project planner's name to email them directly or click on the project website, if available. Staff reports, plans, and other project-related documents for projects that have been approved or are under construction can be found on the City's website at [City Documents](#) or via [Legistar](#). A map is also included at the end of the document which shows the location of each project within the City.

LONG-RANGE/POLICY PROJECTS

1. Downtown Precise Plan Update

Updates to subareas A, G, and H in the Downtown Precise Plan regarding design guidelines and minimal ground-floor land use changes. The process includes public outreach, environmental review, and Study Sessions with the Environmental Planning Commission and City Council.

- Project Planner: [Edgar Maravilla](#)
- City Webpage: [Downtown Precise Plan Update](#)

2. R3 (Multiple-Family Residential) Zoning Code Update

Update of the R3 (Multiple-Family Residential) zoning district standards to consider incorporating form-based development standards. The project will include public outreach, an anti-displacement evaluation, creation of form-based development standards, a design handbook, environmental review, public outreach, and Study Sessions with the Environmental Planning Commission and City Council.

- Project Planner: [Eric Anderson](#)
- City Webpage: [R3 Zoning Update](#)

3. Housing Element Update

The Housing Element Update includes reviewing and updating City housing policies to accommodate a share of the region's projected housing needs, which is determined in the Regional Housing Needs Assessment (RHNA) set by the State Department of Housing and Community Development (HCD).

LONG-RANGE/POLICY PROJECTS

The update process will include public outreach, stakeholder meetings, technical assessments, and Environmental Planning Commission and City Council Study Sessions. The Housing Element Update is required to be approved by HCD by January 13, 2023.

- Project Planner: [Ellen Yau](#)
- Webpage: [MV Housing Element](#)

4. Historic Preservation Ordinance and Register Update:

The Historic Preservation Ordinance and Register Update includes updating the City zoning standards regarding historic resources and the Mountain View Register of Historic Resources, which identifies all historically significant properties in the City. The update includes the creation of a Historic Context Statement, a citywide survey to identify eligible historic resources and consider nominations for Castro Street buildings on the National Historic Register. The process includes public outreach and Study Sessions with the Environmental Planning Commission and City Council.

- Project Planner: [Elaheh Kerachian](#)
- Webpage: [Historic Preservation and Register Update](#)

DEVELOPMENT PROJECTS UNDER REVIEW

5. Google North Bayshore Master Plan

Request for a Master Plan to allow up to 7,000 residential units (with up to 20 percent affordable), up to 3.14 million square feet of office, approximately 19 acres of dedicated public parkland, 12 acres of privately-owned, publicly-accessible (POPA) open spaces, 299,000 square feet of ground-floor commercial space, new private streets, new pedestrian and bike improvements, and a private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 151-acre project site; a Development Agreement to allow a 30-year entitlement period; and a Tentative Map for a mixed-use development. The project site is generally located north of US 101 freeway bounded by Charleston Road to the north, Stevens Creek to the east, Space Park Way to the south and Huff Avenue to the west. The plan area also includes portions of the Gateway Master Plan located at the northwest corner of Shoreline Boulevard and the US 101 freeway northbound on-ramp in the P-39 (North Bayshore) Precise Plan.

- Planning Area: North Bayshore
- Project Planner: [Diana Pancholi](#)
- Applicant: Google Inc.

DEVELOPMENT PROJECTS UNDER REVIEW

- City Webpage: [Google North Bayshore Master Plan](#)
- Applicant's Website: [North Bayshore Master Plan](#)

6. 189 North Bernardo Avenue

Request for a Planned Community Permit and Development Review Permit to construct a new 4-story, 80,000 square foot office building, a new parking structure with 4 levels of above-grade parking and 2 levels of underground parking, and minor building modifications to the existing 2-story, 59,000 square foot office building to remain on site; a Transfer of Development Rights for 28,000 square feet as part of the Los Altos School District TDR Program; a Heritage Tree Removal Permit to remove 64 Heritage trees on a 3.8-acre site; and a Development Agreement to extend entitlements up to 7 years. This project is located on the northeast corner of Bernardo Avenue and Central Expressway in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Brittany Whitehill](#)
- Applicant: Sand Hill Property Company

7. 365 - 405 San Antonio Road and 2585 - 2595 California Street (San Antonio Center Phase III)

Request for Amendments to the San Antonio Precise Plan, a Master Plan, a Planned Community Permit and Development Review Permit for a new 7-story, 182,352 square foot commercial building with 150,000 square feet of Transfer of Development Rights (TDR) from the Los Altos School District TDR Program and a shared parking reduction; a Provisional Use Permit to allow an office use; a Heritage Tree Removal Permit to remove five Heritage trees; a Development Agreement to extend entitlements for 7 years; and a Lot Line Adjustment to remove one lot line to combine two parcels into one parcel on a 0.99-acre project site. This project is located on the southeast corner of San Antonio Road and California Street in the P-40 (San Antonio) Precise Plan.

- Planning Area: San Antonio
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Merlone Geier Partners
- City Webpage: [San Antonio Village Center](#)

8. 301 East Evelyn Avenue

Request for a Planned Community Permit and Development Review Permit for a 3-story, 125,000 square foot office building and a 6-level parking structure at an existing office campus with four other existing buildings to remain with 125,000 square feet of Transfer of Development Rights from the

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Los Altos School District TDR Program; and a Heritage Tree Removal Permit to remove 32 Heritage trees on a 16.6-acre project site. This project is located on the south side of Evelyn Avenue between SR-237 and Ferry Morse Way in the P-29 (111 Ferry-Morse Way) Precise Plan.

- Planning Area: Grant/Sylvan Park
- Project Planner: [Ela Kerachian](#)
- Applicant: Joe Nootbar

9. 2110 Old Middlefield Way

Request for a Conditional Use Permit and Development Review Permit to construct a new gas station with 6 fueling stations, a drive-through car wash, and a 547 square foot convenience store on a vacant 0.33-acre project site. This project is located on the northwest corner of Old Middlefield Way and North Rengstorff Avenue in the CS (Commercial-Service) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Phillip Brennan](#)
- Applicant: Amin Salkhi

10. 1332 Park Drive

Request for a Planned Unit Development Permit and Development Review Permit for three small-lot, single-family homes, replacing a single-family home, a Heritage Tree Removal Permit to remove two Heritage trees, and a Preliminary Parcel Map to create three parcels and one common lot on a 0.35-acre project site. This project is located on the north side of Park Drive between Permanente Creek and Mountain View Ave in the R3-1 (Multi-Family Residential) district.

- Planning Area: Miramonte/Springer
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Prasad Parimi

11. 1265 Montecito Avenue

Request for a General Plan Map Amendment from Neighborhood Commercial to High Density Residential; a Zoning Map Amendment from CN (Neighborhood Commercial) district to the R4 (High Density Residential) district; a Development Review Permit to construct a 5-story building with 84 affordable rental units and one manager unit with a State Density Bonus with a development concession and at-grade parking, replacing an existing 12,300 square foot commercial building; and a Heritage Tree Removal Permit to remove six Heritage trees on a 1.04-acre project site. This project

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is located on the southwest corner of North Shoreline Boulevard and Montecito Avenue in the CN (Neighborhood Commercial) zoning district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Edgar Maravilla](#)
- Applicant: Charities Housing

12. 1020 Terra Bella Avenue

Request for a General Plan Map Amendment from General Industrial to High Density Residential; a Zoning Map Amendment from MM (General Industrial) district to P (Planned Community) district; a Planned Community Permit and Development Review Permit to construct a 6-story, 110-unit affordable housing development with two manager units and a 2-story above-grade parking garage, and a State Density Bonus with development waivers, replacing an existing commercial building; and a Heritage Tree Removal Permit to remove one Heritage tree on a 1.04-acre project site. This project is located at the northwest corner of Terra Bella Avenue and San Rafael Avenue in the MM (General Industrial) district.

- Planning Area: Moffett/Whisman
- Project Planner: [Edgar Maravilla](#)
- Applicant: Alta Housing

13. 1040 Terra Bella Avenue

Request for a General Plan Text Amendment to increase allowable floor area ratio in the General Industrial Land Use Designation; a Zoning Map Amendment from MM (General Industrial) district to P (Planned Community) district; a Planned Community Permit and Development Review Permit to a 6-story and 4-story personal storage buildings, replacing 16 existing one-story personal storage buildings, and a Provisional use Permit for a parking reduction to allow 75 parking spaces, in lieu of 214 required spaces on a 4.3-acre project site; a Heritage Tree Removal Permit to remove six Heritage trees; a Lot Line Adjustment to relocate an existing lot line to reduce the project site to 3.7-acres; and a Development Agreement to extend entitlements 7 years. The project is located at the northwest corner of Terra Bella Avenue and San Rafael Avenue in the MM (General Industrial) district.

- Planning Area: Moffett/Whisman
- Project Planner: [Edgar Maravilla](#)
- Applicant: Public Storage

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14. 918 Rich Avenue

Request for a Planned Unit Development Permit and Development Review Permit to construct a 5-story, 32-unit condominium development with a surface parking lot and a State Density Bonus with waivers from development standards, a Heritage Tree Removal Permit to remove three Heritage trees on a vacant 0.7-acre project site; and a Tentative Map to create 32 condominium lots and one common lot. The project is located on the west side of Rich Avenue between Rich Place and El Camino Real in the R3-1 (Multi-Family Residential) district.

- Planning Area: Miramonte/ Sprinter
- Project Planner: [Aki Snelling](#)
- Applicant: Ardenview Homes LLC

15. 320 Logue Avenue

Review of a Planned Community Permit and Development Review Permit to construct a 7-story, 366-unit residential development with underground parking, replacing a 30,750 sq. ft. existing office building, on 2.15-acre site; a Heritage Tree Removal Permit to remove 12 Heritage Trees. The project is located on the west side of Logue Ave between East Middlefield Road and West Maude Ave in the P-41 (East Whisman) Precise Plan. *Project is subject to SB 330.*

- Planning Area: Moffett/Whisman
- Project Planner: [Edgar Maravilla](#)
- Applicant: Carmel Partners

16. 701 West Evelyn Avenue (Marwood)

Request for a modification to a previously-approved Planned Community Development Permit and Development Review Permit to construct a new 4-story commercial building containing 6,500 square feet of ground-floor retail and 28,090 square feet of office with no on-site parking to replace three commercial buildings, including a restaurant, office, and auto repair shop, on a 0.25-acre project site; and a Development Agreement to extend entitlements 7 years. The project is located on the south side of West Evelyn Avenue between Castro and Hope Streets in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Eric Anderson](#)
- Applicant: Marwood

DEVELOPMENT PROJECTS UNDER REVIEW

17. 355, 365, 401, 415 E. Middlefield Road

Request for a Planned Community Permit and Development Review Permit to construct two new five-story apartment buildings with 616 units above podium parking garages, replacing 84,905 square-feet of office and research buildings, and a 0.39-acre public park; a Heritage Tree Removal Permit to remove 23 Heritage Trees; a Vesting Tentative Map to create two residential lots, a parcel for a future public park, and three common parcels on an approximately 6-acre project site. This property is located on the south side of East Middlefield Road between Ellis Street and North Whisman Road in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Phillip Brennan](#)
- Applicant: Miramar Capital

18. 500 and 550 Ellis Street

Request for a Planned Community Permit and Development Review Permit to construct a 6-story, 169,647 square-foot hotel with 201 guest rooms and a 2-story, 37,611 square-foot office building, and a Heritage Tree Removal Permit to remove 14 Heritage Trees, replacing two commercial office buildings, on a 2.16-acre site. This project is located on the west side of Ellis Street between National Avenue and Fairchild Drive in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Ellen Yau](#)
- Applicant: Loren Brown

19. 2400 – 2700 Charleston Rd

Request for a Conditional Use Permit to convert three existing vacant warehouse retail buildings into an research and development office use; a Development Review Permit to add 6,013 square feet to existing mezzanine levels in two buildings as additional floor area, totaling 108,474 square feet on-site, and site and landscaping improvements on a 10.98 acre site with five existing retail buildings and surface parking. This project is located north of Charleston Road and between Industrial Avenue and US 101 freeway in the MM-40 (General Industrial) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Elaheh Kerachian](#)
- Applicant: Kerry Williams

DEVELOPMENT PROJECTS UNDER REVIEW

20. 749 West El Camino Real

Request for a Planned Community Permit and Development Review Permit to construct a new mixed-use development with 299 rental units, 25,335 square feet of ground-floor retail, and two levels of underground parking with a State Density Bonus with development waivers, and a Heritage Tree Removal Permit to remove 23 Heritage trees, replacing an existing bank building and surface parking lot, on a 3.1-acre project site. This project is located on the southeast corner of West El Camino Real and Castro Street in the P-38 (El Camino Real) Precise Plan. *Project is subject to SB 330.*

- Planning Area: El Camino Real
- Project Planner: [Margaret Netto](#)
- Applicant: Greystar

21. 920 Sierra Vista Avenue

Request for a Conditional Use Permit to expand an existing church and a parking reduction to provide 102 parking spaces, in lieu of 151 required spaces; a Development Review Permit to construct a new 8,262 square-foot multi-purpose building; and a Heritage Tree Removal Permit to remove 5 Heritage trees on an existing 1.92-acre site. This project is located at the northwest corner of Sierra Vista Avenue and Plymouth Street in the R3-2sd (Multi-Family Residential - Special Design) district and MM (General Industrial) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Chinese Church in Christ

22. 705 W Dana Street

Request for a Planned Community Permit and Development Review Permit to construct a new 3-story, 19,470 square foot commercial building with ground-floor restaurant and upper floor office with one level of underground public parking, replacing an existing auto repair shop, a Provisional Use Permit to allow the restaurant use, and a Heritage Tree Removal Permit to remove two Heritage trees on a 0.23-acre project site. This project is located on the southwest corner of West Dana Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Downtown
- Project Planner: [Krisha Penollar](#)
- Applicant: Hope Dana LP

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23. 1255 Pear Avenue

Request for a modification to reduce the project size and number of residential units from a previously approved Planned Community Permit and Development Review Permit for a mixed-use development of a 231,210 square foot office building and 635 multi-family residential units, retaining an existing 156,317 square foot office building, and demolishing an existing 103,513 square foot industrial building; and a Heritage Tree Removal Permit to remove 84 Heritage trees and a Tentative Map. This project extends north of La Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P-39 (North Bayshore) Precise Plan.

- Planning Area: North Bayshore
- Project Planner: [Margaret Netto](#)
- Applicant: The Sobrato Organization

24. 194-198 Castro Street

Request for a Provisional Use Permit to allow an administrative office use on the upper floors of a commercial building, and a Planned Community Permit, Development Review Permit, and Historic Preservation Permit to construct a 3-story, 6,086 square foot building addition with a roofdeck to an existing two-story, 7,608 square foot historic building with office and ground-floor restaurant, replacing an existing outdoor patio, on a 0.14-acre site. This project is located on the northwest corner of Castro Street and Villa Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Downtown
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Chee-Yee Chong of Hanson America LLC

APPROVED DEVELOPMENT PROJECTS

25. 198 Easy Street

On May 11, 2021, City Council approved a Planned Unit Development and Development Review Permit for a 5-unit rowhouse development to replace one single-family home, a Heritage Tree Removal Permit to remove 10 Heritage trees; and a Tentative Map to create 5 residential lots and a common lot on a 0.51-acre project site. This project is located on the west side of Easy Street adjacent to the Highway 85 on-ramp in the R3-3sd (Multiple-Family Residential-Special Design) district.

- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)

APPROVED DEVELOPMENT PROJECTS

- Applicant: Phan Architects

26. 1958 Latham Street

On December 10, 2019, City Council approved a Planned Unit Development Permit and Development Review Permit for a new 6-unit rowhouse development on a vacant 0.39-acre project site; and a Tentative Map to create 6 residential lots and one common lot. The project is located on the north side of Latham Street between Escuela and Rengstorff Avenues in the R3-1 (Multiple-Family Residential) district.

- Planning Area: San Antonio
- Project Planner: [Krisha Penollar](#)
- Applicant: Jason Kim Lee

27. 2300 West El Camino Real

On September 14, 2022, the Zoning Administrator approved a two-year Permit Extension for a Provisional Use Permit to allow a hotel use and a parking reduction; a Planned Community Permit and Development Review Permit to allow a new 4-story, 153-room hotel with an expanded one-level underground parking garage, replacing an existing 71-room hotel, on a 0.97-acre project site. This property is located on the north side of El Camino Real between Ortega Avenue and South Rengstorff Avenue in the P-38 (El Camino Real) Precise Plan.

- Planning Area: El Camino Real
- Project Planner: [Aki Snelling](#)
- Applicant: BPR Properties Mountain View

28. 1313 and 1347 West El Camino Real

On August 12, 2020, the Zoning Administrator approved a request for a one-year Permit Extension for a Planned Community Permit and a Development Review Permit, with a State Density Bonus with development waivers, to construct a four-story, mixed-use project with 24 apartment units above ground floor commercial space and two levels of underground parking on a 0.45-acre project site; and a Preliminary Parcel Map to combine 9 lots into a single lot for the project. The project is located on the southwest corner of West El Camino Real and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan. *Project is subject to SB 330.*

- Planning Area: El Camino Real
- Project Planner: [Eric Anderson](#)

APPROVED DEVELOPMENT PROJECTS

- Applicant: Bill Maston Architect and Associates

29. 676 West Dana Street

On December 8, 2020, City Council approved a Planned Community Permit and Development Review Permit to construct a 4-story, mixed-use building with 4,800 square feet of ground-floor commercial, three floors of residential condominiums, and two levels of underground parking, replacing an existing commercial building, on a 0.25-acre project site; and a Tentative Map to create nine condominium lots and a common lot. The project is located on the northeast corner of West Dana Street and Hope Street in the P-19 (Downtown) Precise Plan. *Project is subject to SB 330.*

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Krisha Penollar](#)
- Applicant: William Maston Architect and Associates

30. 828 and 836 Sierra Vista Avenue

On November 10, 2020, the Zoning Administrator and Subdivision Committee jointly approved a request for a one-year extension to a previously approved Planned Unit Development and Development Review Permit for 20 rowhomes with a State Density Bonus with development waivers, to replace three existing single-family homes and one duplex, on a 0.99-acre project site; and a Tentative Map to create 20 residential lots and one common lot. The project is located on the west side of Sierra Vista Avenue between Colony Street and Old Middlefield Way in the R3-2 (Multiple-Family Residential) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Krisha Penollar](#)
- Applicant: Legend Colony

31. 400 Logue Avenue

On June 22, 2021, City Council approved a Planned Community Permit and Development Review Permit for an 8-story, 408-unit residential development, a 36,000 square foot Transfer of Development Rights from the Los Altos School District TDR Program, and a Heritage Tree Removal Permit to remove 5 Heritage trees, replacing a 42,000 square foot office building, on a 2.54-acre project site. This project is located on the west side of Logue Avenue at the terminus of Maude Avenue in the P-41 (East Whisman) Precise Plan. *Project is subject to SB 330.*

- Planning Area: Moffett/Whisman

APPROVED DEVELOPMENT PROJECTS

- Project Planner: [Margaret Netto](#)
- Applicant: Miramar Property Group

32. 1100 La Avenida Street

On July 2, 2021, the Community Development Director issued a ministerial approval for a 4-story apartment building with 100 affordable units, including a State Density Bonus with development waivers, and the removal of 17 Heritage trees, replacing an existing single-story office building, on a 0.96-acre project site. This project is located on the northwest corner of La Avenida Street and Armand Drive in the P-39 (North Bayshore) Precise Plan. *Project is subject to SB 35.*

- Planning Area: North Bayshore
- Project Planner: [Margaret Netto](#)
- Applicant: Eden Housing

33. 570 South Rengstorff Avenue

On September 14, 2021, City Council approved a Planned Unit Development Permit and Development Review Permit to construct 85 rowhouses, replacing 70 existing apartment units, on a 4.07-acre project site; a Heritage Tree Removal Permit to remove 29 Heritage trees; and a Vesting Tentative Map to create eleven lots and seven common lots on 4.07-acre site. The project is located on the northwest corner of Latham Street and South Rengstorff Avenue in the R3-1.25 (Multiple-Family Residential) district.

- Planning Area: San Antonio
- Project Planner: [Ellen Yau](#)
- Applicant: The DeNardi Group

34. 1919 - 1933 Gamel Way and 574 Escuela Avenue

On September 26, 2021, City Council approved a Planned Unit Development Permit and Development Review Permit to allow a 4-story, 121-unit condominium building with a State Density Bonus with development waivers and one level of underground parking to replace 29 apartment units located in existing multi-family residential buildings; a Heritage Tree Removal Permit to remove 10 Heritage trees on a 2.3-acre project site; and a Tentative Map to create 121 condominium units and one common lot. The project is located on the southwest corner of Gamel Way and Escuela Avenue in the R3-1 (Multiple-Family Residential) district.

- Planning Area: San Antonio

APPROVED DEVELOPMENT PROJECTS

- Project Planner: [Margaret Netto](#)
- Applicant: The DeNardi Group

35. 294 - 296 Tyrella Avenue

On November 16, 2021, City Council approved a Planned Unit Development Permit and Development Review Permit to allow 11 rowhouses to replace one existing single-family home and a Heritage Tree Removal Permit to remove one Heritage tree on a 0.52-acre project site; and a Tentative Map to create 11 residential lots and one common lot. This project is located on the southwest corner of Tyrella Avenue and East Middlefield Road in the R3-1 (Multiple-Family Residential) district. *Project is subject to SB 330.*

- Planning Area: Moffett/Whisman
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Tower Investment

36. 747 West Dana Street

On December 14, 2021, City Council approved a Planned Community Permit and Development Review Permit to construct a 3-story mixed-use building with 7,000 square feet of office and 1,600-square feet of ground-floor retail with no on-site parking, replacing a 2,300 square foot retail building, on a 0.07-acre project site; and a Lot Line Adjustment to modify an existing lot line. This project is located on the south side of Dana Street between Castro Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Krisha Penollar](#)
- Applicant: Kenneth Rodrigues and Partners

37. Hope Street Lots (City Lots 4 and 8)

On October 28, 2021, the Zoning Administrator approved a one-year Permit Extension for a previously approved Provisional Use Permit to allow hotel and restaurant uses; a Planned Community Permit and Development Review Permit to construct a five-story, approximately 120,000 square foot hotel building with three levels of underground parking and ground floor accessory commercial space, approximately 52,000 square foot mixed-use building with three levels of underground parking, and street improvements on Hope Street to replace existing City-owned parking Lots 4 and 8 on a 1.37-acre site; and a Heritage Tree Removal Permit to remove 16 Heritage trees and 29 City-owned trees. The project is located on the east and west side of Hope Street between West Evelyn Avenue and Villa Street in the P-19 (Downtown) Precise Plan.

APPROVED DEVELOPMENT PROJECTS

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Robert Green Company
- City Webpage: [Hope Street Lots](#)

38. 756 California Street

On February 22, 2022, Council approved a Planned Community Permit and Development Review Permit to construct a new three-story, 6,997 square-foot commercial building with ground-floor retail and office above to replace an existing single-story commercial building on a 0.07-acre project site. This project is located on the north side of California Street between Castro Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Margaret Netto](#)
- Applicant: Huy Do

39. 601 Escuela Avenue and 1873 Latham Street

On February 8, 2022, City Council approved a General Plan Map Amendment from Medium-Density Residential to Mixed-Use Corridor; a Zoning Map Amendment from the R3-2.5 (Multiple-Family) district to the P-38 (El Camino Real) Precise Plan; an Amendment to the El Camino Real Precise Plan; a Planned Community Permit and Development Review Permit to construct a 3-story, mixed-use project consisting of 25 residential apartment units, 2,700 square feet of ground-floor commercial uses, and one-level of underground parking replacing an existing 6,075 square-foot commercial building and a single-family residence; a Provisional Use Permit for rooftop amenities; and a Lot Line Adjustment to combine two lots into one 0.45-acre project site. This project is located on the southeast corner of Escuela Avenue and Latham Street in the P-38 (El Camino Real) Precise Plan and the R3-2.5 (Multiple-Family Residential) district. *Project is subject SB 330.*

- Planning Area: El Camino Real
- Project Planner: [Ellen Yau](#)
- Applicant: Anderson Architects

APPROVED DEVELOPMENT PROJECTS

40. 1057, 1059, 1061 El Monte Avenue

On February 23, 2022, the Zoning Administrator approved a Conditional Use Permit for a senior care facility use, a Development Review Permit to construct a 4-story, 90-room senior care facility with a State Density Bonus with development waivers, replacing three single-story commercial and medical buildings, and a Heritage Tree Removal permit to remove six Heritage trees and relocate two trees on a 1.25-acre site. This project is located on the east side of El Monte Avenue between El Camino Real and Hollingsworth Drive in the R3-1 (Multiple-Family Residential) district. *Project is subject to SB 330.*

- Planning Area: Miramonte/Springer
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Mitra Malek for MPM Corporation

41. 555 West Middlefield Road

On May 10, 2022, City Council approved a General Plan Map and Text Amendment from Medium-Density Residential to High-Low Density Residential; a Planned Community Permit and a Development Review Permit to allow a 323-unit addition to an existing 402-unit residential apartment development with three new subterranean garages, a new amenity building/leasing office, and a future 1.34-acre public park; a Heritage Tree Removal Permit to remove 57 Heritage trees and relocate 39 trees; a Vesting Tentative Map to create three lots with up to 111 condominium units on a 14.5-acre project site. The project is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) district. *Project is subject to SB 330.*

- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Avalon Bay Communities
- City Webpage: [555 W. Middlefield Road](#)

42. City Lot 12

On April 25, 2022, the Community Development Director issued a ministerial approval of a 5-story, mixed-use development with 120 affordable rental housing units and 2,300 square feet of ground floor commercial, replacing a City public parking lot with 160 parking spaces, on a 1.5-acre site. This project is located on the west side of Bryant Street between Mercy Street and California Street in the P-19 (Downtown) Precise Plan. *Project is subject to SB 35.*

- Planning Area: Central Neighborhoods/Downtown

APPROVED DEVELOPMENT PROJECTS

- Project Planner: [Krisha Penollar](#)
- Applicant: Related/Alta Housing

43. 1885 Miramonte Avenue (St. Francis High School)

On June 22, 2022, the Zoning Administrator approved a modification to a previously approved Conditional Use Permit, Planned Unit Development Permit, and Development Review Permit (PL-2017-346) to add 12,800 square feet of administrative space to Building 100, totaling approximately 56,165 square feet, and Heritage Tree Removal Permit to remove 1 Heritage tree on a 25-acre project site. This project is located on the east side of Miramonte Avenue between Cuesta Drive and Covington Drive in the R1-7.5 (Single-Family Residential) district.

- Planning Area: Miramonte/Springer
- Project Planner: [Phillip Brennan](#)
- Applicant: Saint Francis High School

44. 730 Central Avenue

On June 22, 2022, the Zoning Administrator approved a Conditional Use Permit for a multi-family residential use, and a Development Review Permit to construct a 4-story, 21-unit apartment building with parking at-grade and a State Density Bonus with development waivers, replacing an existing vacant auto repair shop on a 0.24-acre project site. This project is located on the north side of Central Avenue between Moffett Boulevard and Santa Rosa Avenue in the CRA (Commercial Residential-Arterial) district. *Project is subject to SB 330.*

- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: Zachary Trailer

45. 590 Castro Street

On August 30, 2022, the City Council approved a Planned Community Permit and Development Review Permit to construct a 4-story, 105,255 square foot office building with a plaza; a Provisional Use Permit for a parking reduction of 255 spaces, in lieu of the required 314 spaces; and a Heritage Tree Removal Permit to remove 9 Heritage trees on a 0.95-acre site. This project is located on the northeast corner of Castro Street and Church Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown

APPROVED DEVELOPMENT PROJECTS

- Project Planner: [Diana Pancholi](#)
- Applicant: The Sobrato Organization

46. 870 East El Camino Real

On September 27, 2022, the City Council approved a Planned Community Permit and Development Review Permit to construct two, 6-story buildings with 233 new apartment units and one level of underground parking with a State Density Bonus with development waivers, and associated site and façade improvements to existing apartment buildings to remain, replacing three apartment buildings with 42 existing units, resulting in a total of 371 apartment units on-site; a Provisional Use Permit to allow rooftop amenities above the third floor and for a parking reduction; and a Heritage Tree Removal Permit to remove seven Heritage trees on a 9.15-acre site. This project is located on the north side of East El Camino Real between Sylvan Avenue and South Bernardo Avenue in the P-38 (El Camino Real) Precise Plan. *Project is subject to SB 330.*

- Planning Area: El Camino Real
- Project Planner: [Phillip Brennan](#)
- Applicant: Equity Residential

47. 1411 – 1495 West El Camino Real (Lux Largo)

On October 12, 2022, the Zoning Administrator and Subdivision Committee jointly approved a Permit Extension for a Planned Community Permit and Development Review Permit to construct a 53-unit condominium building to replace three existing commercial buildings totaling 13,200 square feet; a Heritage Tree Removal Permit to remove 6 Heritage trees; and a Tentative Map to create 53 condominium lots and one common lot on a 1.25-acre project site. The project is located on the south side of West El Camino Real between Rich Avenue and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan.

- Planning Area: El Camino Real
- Project Planner: [Brittany Whitehill](#)
- Applicant: Steve Saray

48. 2645 - 2655 Fayette Drive

On November 9, 2022, the Zoning Administrator and Subdivision Committee jointly approved a one-year Permit Extension to a previously approved Planned Community Permit and State Density Bonus with development waivers to construct a 6-story, 44-unit condominium building, replacing 6 existing residential units and a 6,900 square foot commercial building; a Heritage Tree Removal Permit to remove 8 Heritage trees on a 0.66-acre project site; and Tentative Map to create 44 condominium

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units and one common lot. The project is located on the south side of Fayette Drive between Del Medio Avenue and San Antonio Road in the R3-D (Multiple-Family Residential) district. *Project is subject to SB 330.*

- Planning Area: San Antonio
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Octane Fayette LLC

49. Google Middlefield Park Master Plan

On November 15, 2022, the City Council approved a Master Plan to allow up to 1,900 residential units (with more than 15 percent affordable), up to 1.317 million square feet of office, approximately 7 acres of dedicated public parkland, a 2.8 acre privately-owned, publicly-accessible (POPA) open space, 50,000 square feet of ground-floor commercial uses (incl. retail, restaurant, services, community space, etc), new private streets, new pedestrian and bike improvements, and an optional private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 40-acre project site; a Development Agreement to allow a 20-year entitlement period; and a Tentative Map to combine 14 existing parcels to create 18 new parcels with up to 1,900 condominium lots and 140 vertical lots for a mixed-use development. This project is generally located at the northeast corner of West Middlefield Road and Ellis Street and north of West Maude Avenue between Logue Avenue and Clyde Avenue in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Lindsay Hagan](#)
- Applicant: Google Inc.
- City Webpage: [Google Middlefield Park Master Plan](#)
- Applicant's Website: [Middlefield Park](#)

50. 1155 and 1185 Terra Bella Avenue

On November 23, 2022, the Zoning Administrator and Subdivision Committee jointly approved a Development Review Permit to construct a 3-story, 20,000 square foot office building with a surface parking lot; a Heritage Tree Removal Permit to remove three Heritage trees; and a Lot Line Adjustment to combine two lots into one 1.3-acre project site. This project is located on the south side of Terra Bella Avenue between North Shoreline Boulevard and Linda Vista Avenue in the MM (General Industrial) and ML (Limited Industrial) districts.

- Planning Area: Moffett/Whisman

APPROVED DEVELOPMENT PROJECTS

- Project Planner: [Brittany Whitehill](#)
- Applicant: Sean Corrigan of Devcor IL, LLC

51. 334 San Antonio Road

On October 25, 2022, City Council approved a Planned Community Permit, and Development Review Permit to construct a 5-story, mixed-use building with 62 condominium units and 2,000 square feet of ground floor retail with two levels of underground parking, a State Density Bonus with development waivers, replacing an existing gas service station, on a 0.62-acre project site; a Provisional Use Permit to allow rooftop amenities above the third floor; and a Tentative Map to create 63 condominium lots and one common lot. This project is located on the northwest corner of San Antonio Road and California Street in the P-40 (San Antonio) Precise Plan. *Project is subject to SB 330.*

- Planning Area: San Antonio
- Project Planner: [Rebecca Shapiro](#)
- Applicant: 334 San Antonio LLC

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52. 2580 and 2590 California Street / 201 San Antonio Circle

On June 26, 2018, the City Council approved a Master Plan, Planned Community Permit, and Development Review Permit to construct a mixed-use development with 632 residential units and 20,000 square feet of commercial space with below-grade parking, replacing an existing 70,000 square foot office building and 53,000 square feet of existing retail; a Heritage Tree Removal Permit to remove 78 Heritage trees; and a Lot Line Adjustment to merge two lots into one 8.63-acre project site. These properties comprise the North of California Street Master Plan Area and are located on the north side of California Street between San Antonio Road and Pacchetti Way in the P-40 (San Antonio) Precise Plan.

- Planning Area: San Antonio
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Greystar
- Applicant's Website: [2580 California Street](#)

PROJECTS UNDER CONSTRUCTION

53. 2000 North Shoreline Boulevard (Charleston East)

On March 8, 2017, City Council approved a Planned Community Permit and Development Review Permit for a two-story, 595,000 square foot office building and a Heritage Tree Removal Permit to remove 196 Heritage trees on a vacant 18.6-acre project site. The project is located on the northwest corner of Charleston Road and North Shoreline Boulevard in the P-39 (North Bayshore) Precise Plan.

- Planning Area: North Bayshore
- Project Planner: [Aki Snelling](#)
- Applicant: Google Inc.
- City Webpage: [Charleston East](#)

54. 1998 - 2024 Montecito Avenue

On May 26, 2015, City Council approved a Planned Unit Development Permit and Development Review Permit with a State Density Bonus with development waivers to construct a 3-story, 17-unit condominium development with underground parking, replacing three apartments and a single-family home, and a Heritage Tree Removal Permit to remove 11 Heritage trees on 0.93-acre project site. The project site is located on the north side of Montecito Avenue between Rengstorff Avenue and Sierra Vista Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Eric Anderson](#)
- Applicant: Stuart Welte

55. 186 East Middlefield Road

On May 17, 2016, City Council approved a Planned Unit Development Permit and Development Review Permit for an 8-unit condominium project with an above-ground parking podium, replacing several small residential structures, and a Heritage Tree Removal Permit to remove 4 Heritage trees. The project spans the block between East Middlefield Road and Flynn Avenue between Tyrella Street and North Whisman Road in the R3-2 (Multiple-Family Residential) district.

- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: DeNardi Homes

PROJECTS UNDER CONSTRUCTION

56. 982 Bonita Avenue

On April 2, 2019, the Zoning Administrator approved a one-year Permit Extension for a previously approved Planned Unit Development Permit and Development Review Permit to construct eight condominium units above an underground parking garage and a Heritage Tree Removal Permit to remove three Heritage trees on a 0.47-acre project site. This project is located on the west side of Bonita Avenue between West El Camino Real and Hans Avenue in the R3-1.5 (Multiple-Family Residential) district.

- Planning Area: Miramonte/Springer
- Project Planner: [Brittany Whitehill](#)
- Applicant: 982 Bonita Avenue LLC

57. 2600 Marine Way (Intuit)

On June 10, 2014, City Council approved a Development Agreement; a Zoning Map Amendment from the ML (Limited Industrial) district to the P (Planned Community) district; a Planned Community Permit for two new office buildings totaling 364,000 square feet and two new parking structures; and a Heritage Tree Removal Permit to remove 40 Heritage trees located on a 9.62-acre project site. The project is located on six parcels south of Garcia Avenue and east of Bayshore Parkway, three parcels north of Garcia Avenue and east of Marine Way, and one parcel south of Casey Avenue (Casey Site) in the P-39 (North Bayshore) Precise Plan.

- Planning Area: North Bayshore
- Project Planner: [Edgar Maravilla](#)
- Applicant: Intuit

58. 410 - 414 Sierra Vista Avenue

On July 8, 2020, the Zoning Administrator and Subdivision Committee jointly approved a one-year Permit Extension for a Planned Unit Development and Development Review Permit to construct a 14-unit rowhouse development on a 0.84-acre project site; a Heritage Tree Removal Permit to remove three Heritage trees; and a Tentative Map to create 14 residential lots and one common lot. The project is located on the west side of Sierra Vista Avenue between San Luis Avenue and San Ramon Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Ellen Yau](#)
- Applicant: Hylan Investment

PROJECTS UNDER CONSTRUCTION

59. 231 - 235 Hope Street

On December 10, 2019, City Council approved a Provisional Use Permit for a residential use; a Planned Community Permit and Development Review Permit for a 4-story, 9-unit condominium project replacing a vacant site; a Heritage Tree Removal Permit to remove two Heritage trees on a 0.26-acre project site; and a Tentative Map for 9 condominium lots and one common lot. The project is located on the east side of Hope Street between Villa and Dana Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods / Downtown
- Project Planner: [Diana Pancholi](#)
- Applicant: Bill Maston Architect & Associates

60. 851 - 853 Sierra Vista Avenue

On January 28, 2020, City Council approved a General Plan Map Amendment from General Industrial to Medium-Density Residential; a Zoning Map Amendment from R3-2sd (Multiple-Family Residential Special Design) and MM (General Industrial) districts to the R3 (Multiple-Family Residential) district; a Planned Unit Development Permit to construct nine rowhouses to replace three existing single-family homes and an industrial building; a Heritage Tree Removal Permit to remove 6 Heritage trees; and a Tentative Parcel Map to create nine individual lots and one common lot on a 0.56-acre project site. This project is located on the northeast corner of Colony Street and Sierra Vista Avenue in the Rd-2sd/MM-40 (Multiple-Family Special Design/General Industrial) districts.

- Planning Area: Moffett/Whisman
- Project Planner: [Hang Zhou](#)
- Applicant: Colony Sierra Homes

61. 1001 North Shoreline Boulevard

On August 25, 2020, City Council approved a General Plan Map Amendment from General Industrial to Mixed Use Center and related General Plan text amendments; a Zoning Map Amendment from ML (Limited Industrial) and MM (General Industrial) districts to P (Planned Community) district; a Planned Community Permit and Development Review Permit to construct a 7-story, 203 unit apartment building with two levels of podium parking, a 7-story, 100 condominium-unit building with two levels of podium parking, and a six-level parking structure to accommodate the existing 111,443 square foot office building to remain on a 7.8-acre project site; a Heritage Tree Removal Permit to remove 23 Heritage trees; and a Tentative Tract Map to subdivide one existing parcel into five parcels associated with an office building, parking garage, two residential buildings, and a common lot. The

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project is located on the northeast corner of North Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts. *Project is subject to SB 330.*

- Planning Area: Moffett/Whisman
- Project Planner: [Edgar Maravilla](#)
- Applicant: Sares Regis Group of Northern California
- City Webpage: [1001 N. Shoreline](#)

62. 2019 Leghorn Street

On June 24, 2020, the Zoning Administrator approved a one-year Permit Extension for a Conditional Use Permit for a research & development use, a Development Review Permit to construct a new two-story, 12,050 square-foot office building to replace five existing residential units and associated accessory structures, and a Heritage Tree Removal Permit to remove two Heritage trees on a 0.86-acre project site. The project is located on the south side of Leghorn Street between North Rengstorff Avenue and Sierra Vista Avenue in the MM-40 (General Industrial) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Krisha Penollar](#)
- Applicant: McKim Design Group

63. 45 W. El Camino Real

On June 12, 2019, the Zoning Administrator approved a Planned Community Permit and Development Review Permit for the redevelopment of the existing service station with a new service station and convenience store, Provisional Use Permit to allow a service station use, and Heritage Tree Removal Permit for the removal of three Heritage trees on a 0.64-acre project site. This project is located at the southwest corner of Grant Road and West El Camino Real in the P-38 (El Camino Real) Precise Plan.

- Planning Area: Miramonte/Springer
- Project Planner: [Phillip Brennan](#)
- Applicant: Chevron USA Inc.

64. 855 - 1023 West El Camino Real

On August 12, 2020, the Zoning Administrator approved a Provisional Use Permit to allow a senior care facility use; a Planned Community Permit and Development Review Permit to allow a mixed-use

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3-story, 60-bed senior memory care facility with 5,883 square feet of ground floor retail and restaurant uses and a parking reduction to provide 42 spaces, in lieu of 59 required spaces, replacing an existing restaurant and retail store; a Heritage Tree Removal Permit to remove 9 Heritage trees; and a Preliminary Parcel Map to combine six lots into one lot on a 0.85-acre site. This project is located on the south side of West El Camino Real between Miramonte Avenue and Castro Street in the P-38 (El Camino Real) Precise Plan. *Project is subject to SB 330.*

- Planning Area: El Camino Real
- Project Planner: [Brittany Whitehill](#)
- Applicant: John D'Ambrosio

65. 777 West Middlefield Road

On May 21, 2019, City Council approved a General Plan Amendment from Medium-Density Residential to High-Density Residential; a Zoning Map Amendment from R3-2 (Multiple-Family Residential) to P (Planned Community) district; a Planned Community Permit and Development Review Permit to construct 716 new apartment units (including 144 affordable units), replacing 208 existing apartment units; a Heritage Tree Removal Permit to remove 127 Heritage trees; and a Preliminary Parcel Map to create two parcels on a 9.84-acre project site. The project is located on the west side of West Middlefield Road between North Shoreline Boulevard and Moffett Boulevard in the R3-2 (Multiple-Family Residential) district.

- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Fortbay

66. 1860-2159 Landings Drive, 1014 - 1058 Huff Avenue, 900 Alta Avenue, 2000 North Shoreline Boulevard (Google Landings)

On June 23, 2020, City Council approved a Master Plan to allow for shared district parking for multiple sites in the North Bayshore; a Planned Community Permit and Development Review Permit to construct a 6-story, 800,000 square foot office building with one level of podium parking, and a four-level parking structure to replace an existing office building on a 30-acre project site; and a Heritage Tree Removal Permit to remove 387 Heritage trees. The project encompasses three separate sites: (1) a proposed new office building on Landings Drive south of Charleston Road, west of Permanente Creek, and north of Highway 101; (2) a proposed new parking structure between Alta Avenue and Huff Avenue at midblock between Charleston Road and Plymouth Street; and (3) a proposed new parking lot at 1851 Charleston Road to serve the office building at 1875 Charleston Road north of the Landings office building. All sites are located in the P-39 (North Bayshore) Precise Plan.

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- Planning Area: North Bayshore
- Project Planner: [Aki Snelling](#)
- Applicant: Google Inc.
- City Webpage: [Google Landings](#)

67. 1555 West Middlefield Road

On May 19, 2020, City Council approved a Planned Unit Development Permit and Development Review Permit for a 115-unit rowhouse development, replacing an existing 116-unit apartment complex; a Heritage Tree Removal Permit to remove 55 Heritage trees; and a Vesting Tentative Map to create 115 residential lots and one common lot on a 5.44-acre site. This project is located on the west side of Middlefield Road between Burgoyne Street and San Pierre Way in the R3-2 (Multiple-Family Residential) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Margaret Netto](#)
- Applicant: SummerHill Homes

68. 773 Cuesta Avenue

On May 25, 2021, City Council approved a Planned Unit Development and Development Review Permit to construct a four-unit, flag lot single-family residential development, replacing one single-family home, a Heritage Tree Removal Permit to remove 11 and relocate 2 Heritage trees, and a Tentative Map to subdivide one lot into four residential lots and one common lot on a 0.70-acre project site. The project is located on the south side of Cuesta Drive between Miramonte Avenue and Begen Avenue in the R1 (Single-Family Residential) district. *Project is subject to SB 330.*

- Planning Area: Miramonte/Springer
- Project Planner: [Brittany Whitehill](#)
- Applicant: The DeNardi Wang Homes

69. 600 Ellis Street

On November 17, 2020, City Council approved a Planned Community Permit and Development Review Permit for a 6-story, 259,595 square foot office building and eight-level parking structure; an 80,000 square foot Transfer of Development Rights from the Los Altos School District TDR Program; Heritage Tree Removal Permit to remove 23 Heritage trees; a Lot Line Adjustment to combine two

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lots into one lot; and a Development Agreement on a 4.45-acre project site. The project is located on the southwest corner of Fairchild Drive and Ellis Street in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: The Sobrato Organization

70. 1255 Pear Avenue

On October 14, 2020, the Zoning Administrator and Subdivision Committee jointly approved a request for a one-year Permit Extension to a previously approved Planned Community Permit and Development Review Permit for a mixed-use development of a 231,210 square foot office building and 635 multi-family residential units, retaining an existing 156,317 square foot office building, and demolishing an existing 103,513 square foot industrial building; and a Heritage Tree Removal Permit to remove 84 Heritage trees and a Tentative Map. This project extends north of La Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P-39 (North Bayshore) Precise Plan.

- Planning Area: North Bayshore
- Project Planner: [Margaret Netto](#)
- Applicant: The Sobrato Organization

