



## **Development Update – August 2019**

This development update provides information on *notable* development projects and long-range planning efforts lead by the Planning Division. It is updated every two months and 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. You can click on the project planner's name to email them directly with inquiries about a specific project or click on the project website, if available, to find out more about the project. 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@ [City Documents](#). 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. East Whisman Precise Plan**

On June 23, 2015, the City Council accepted a VTA grant to help develop a new East Whisman Precise Plan. The Plan will include policy, standards, and guidelines for new residential, office, and mixed-use development. It will also include new open space and circulation plans for the area.

- Status/Next Step(s): A public draft Precise Plan was released in April. A public draft Environmental Impact Report (EIR) was released in early June. The Environmental Planning Commission (EPC) and Council Public Meetings to adopt the plan are tentatively scheduled for October and November 2019.
- Project Planner: [Eric Anderson](#)
- Webpage: [East Whisman Precise Plan](#)

#### **2. Shenandoah Square Precise Plan**

Annexation of an approximately 17-acre parcel to allow multi-family residential redevelopment; a General Plan Amendment from Medium-Low Density Residential to a designation to be determined; a Zoning Map Amendment from PRE-PF to P (Planned Community / Precise Plan); and a new Precise Plan to regulate future development

activities on the site. This project is located at the northwest corner of Moffett Boulevard and West Middlefield Road in the PRE-PF (Public Facilities) district.

- Status/Next Step(s): A Council study session for the new Precise Plan was held on November 29, 2016 to provide initial input on key topics. Work on the new Precise Plan is on hold pending authorization to proceed from the applicant.
- Project Planner: [Rebecca Shapiro](#)

### **3. Gateway Master Plan**

On May 7, 2019, the City Council authorized a Scope of Work and Contract to develop a Gateway Master Plan for the approximate 30-acre area at Shoreline Boulevard/Highway 101 in the North Bayshore Precise Plan area.

- Status/Next Step(s): Initial project background analysis is underway.
- Project Planner: [Martin Alkire](#)

### **4. Terra Bella Visioning**

The City is developing a Visioning and Guiding Principles Plan for the Terra Bella area to help define a vision for future change in the area. The plan will include development principles which will provide a foundation to guide review of future development projects in the area. At the end of the visioning process, City Council will be presented with the Visioning Plan to consider endorsement and provide other direction to staff. The Visioning Plan process will take approximately 12 months and will include a series of community workshops, public meetings, and hearings.

- Status/Next Step(s): Two community workshops were held in June and August 2018. The project team is currently developing draft visioning documents which will be presented to Council in Fall 2019.
- Project Planner: [Diana Pancholi](#)
- Webpage: [Terra Bella Visioning](#)

### **5. Cannabis Regulations**

On May 23, 2019, the City Council introduced amendments to the cannabis business regulations. The cannabis business regulations allow a maximum of three non-storefront retail cannabis businesses in Mountain View.

- Status/Next Step(s): The cannabis business application and permitting process will begin in September 2019.

- Project Planner: [Clarissa Burke](#)
- Webpage: [Cannabis Regulations](#)

#### **6. Downtown Precise Plan**

On June 25, 2019, the City Council authorized city staff to prepare a scope of work for a consultant team to assist in analyzing potential revisions to Precise Plan Sub Areas A, G, and H regarding design guidelines, feasibility of a historic district overlay and minimal ground-floor land use changes. Once the scope of work is authorized by Council, the process is anticipated to take 18 months and include public outreach, environmental review, and Study Sessions with EPC and City Council.

- Project Planner: [Diana Pancholi](#)

### **Development Projects Under Review**

#### **7. 355-415 East Middlefield Road**

Request for a General Plan Amendment, Zoning Map Amendment, Planned Community and Development Review Permits, and Los Altos School District Transfer of Development Rights square footage, to construct up to 464 new attached residential housing units with structured parking and a new 0.4 acre public park, a Vesting Tentative Map to subdivide the site for attached residential uses and a Heritage Tree Removal Permit on a 6.0-acre project site. The project is located on the south side of East Middlefield Road between Ellis Street and North Whisman Road in the ML (Limited Industrial) district.

- Status/Next Step(s): Under review. DRC tentatively scheduled for Fall 2019.
- Planning Area: Moffett/Whisman
- Project Planner: [Jeff Roche](#)
- Applicant: SummerHill Homes

#### **8. St. Francis High School (1885 Miramonte)**

Request for a Conditional Use Permit to increase the number of students at an existing private high school, Saint Francis High School, a Development Review Permit to allow two new buildings (Center for Innovation and Dining Commons) totaling 94,000 square feet to replace two existing buildings (Buildings 100 and 300) totaling approximately 42,000 square feet on an existing campus, and a Heritage Tree Removal Permit to remove 12 Heritage Trees on a 29.7-acre project site. This project is located on the east side of

Miramonte Avenue between South Drive and Cuesta Drive, located in the R1-7.5 (Single-Family) district.

- Status/Next Step(s): Under review.
- Planning Area: Miramonte/Springer
- Project Planner: [Clarissa Burke](#)
- Applicant: St. Francis High School

**9. 851-852 Sierra Vista Avenue**

Request for a General Plan Map Amendment from General Industrial to Medium-Density Residential; a Zoning Map Amendment from R3-2sd (Multiple-Family Residential Special Design) district and MM (General Industrial) district to 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 13 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.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: SummerHill Homes

**10. Minkoff Office Building (938-954 Villa Street)**

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

- Status/Next Step(s): Under review.
- Planning Area: Central Neighborhoods/Downtown

- Project Planner: [Eric Anderson](#)
- Applicant: The Minkoff Group

#### **11. Insight/Marwood (701 West Evelyn Avenue)**

Request for a Planned Community Development Permit and Development Review Permit to construct a new 4-story commercial building containing 8,050 square feet of ground-floor retail and 30,840 square feet of office with three levels of underground parking. The project is located on the south side of West Evelyn Avenue between Castro and Hope Streets in the P-19 (Downtown) Precise Plan.

- Status/Next Step(s): Under review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Eric Anderson](#)
- Applicant: Marwood

#### **12. 325-339 Franklin Street**

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

- Status & Next Steps: Under review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Rebecca Shapiro](#)
- Applicant: DaRosa Associates

#### **13. 756 California Street**

Request for a Planned Community Permit and Development Review Permit to construct a new three-story, 7,664 square foot commercial building with retail, office, and medical office uses to replace a one-story dental office building on a 0.7-acre project site. The project is located on the north side of California Street between Castro Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Under review.

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

#### **14. 1001 North Shoreline Boulevard**

Request for a General Plan Map Amendment from Industrial to Mixed Use Center, 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 new seven-story, 203 residential unit apartment building with two levels of podium parking, a new seven-story, 100 residential unit condominium building with two levels of podium parking, and a six-level office parking structure to accommodate parking for the existing office building on-site, and a Heritage Tree Removal Permit to remove 23 Heritage trees on a 7.8-acre project site. The project is located on the northeast corner of North Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Clarissa Burke](#)
- Applicant: Sares Regis

#### **15. 555 West Middlefield Road**

Request for a General Plan Amendment from Medium-Density Residential to High-Density Residential, a Zoning Map Amendment from P (Planned Community) district to R4 (High Density Residential) district, and a Development Review Permit to allow a 341-unit addition to an existing 402-unit residential apartment development with three new underground garages, a new leasing office, and a new 1.36-acre public park on a 14.5-acre project site. The project is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) district.

- Status/Next Steps: Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)

- Applicant: Avalon Bay Communities

#### **16. Mountain View Academy (360 South Shoreline Boulevard)**

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

- Status/Next Step(s): Under review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Clarissa Burke](#)
- Applicant: Mountain View Academy

#### **17. 2645 - 2655 Fayette Drive**

Request for a Zoning Map Amendment from R3-D (Multiple-Family Residential) district to P-40 (San Antonio) Precise Plan, a Planned Community Permit to construct a new, 6-story, 44-unit condominium building and a Heritage Tree Removal Permit to remove five Heritage trees on a 2.5-acre project site. 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.

- Status/Next Step(s): Under review.
- Planning Area: San Antonio
- Project Planner: [Matt VanOosten](#)
- Applicant: Octane Fayette, LLC

#### **18. 1919 - 1933 Gamel Way and 574 Escuela Avenue**

Request for a Planned Unit Development Permit and Development Review Permit to construct a new 118-unit condominium development with underground parking to replace 29 apartment units located in seven existing multi-family buildings, and a Heritage Tree Removal Permit to remove seven Heritage trees on a 2.31-acre project site. This project is located on the southwest corner of Gamel Way and Escuela Avenue in the R3-1 (Multiple-Family Residential) district.

- Status/Next Step(s): Under review.
- Planning Area: San Antonio
- Project Planner: [Margaret Netto](#)
- Applicant: The DeNardi Group

#### **19. 294-296 Tyrella Avenue**

Request for a Planned Unit Development Permit and Development Review Permit to construct a 13-unit rowhouse development to replace one existing dwelling unit on a 0.48-acre project site. This project is located on the southwest corner of Tyrella Avenue and East Middlefield Road in the R3-1 (Multiple-Family Residential) district.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Clarissa Burke](#)
- Applicant: Forrest Linebarger

#### **20. 268 Ada Avenue**

Request for a Planned Unit Development and Development Review Permit to construct three new small-lot single family homes to replace one single-family home and a Parcel Map to create three individual lots on a 0.43-acre project site. This project is located on the southwest corner of Ada Avenue and Brenton Court in the R2 (One and Two Family) district.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Erin Horan](#)
- Applicant: Prassad Nallamothe

#### **21. Taco Bell (286 West El Camino Real)**

Request for a Provisional Use Permit to allow a drive-through service use and a parking reduction of 20 parking spaces, in lieu of the required 21 spaces, a Planned Community Permit and Development Review Permit to construct a new 2,127 square foot fast food



restaurant with a drive-through, and a Heritage Tree Removal Permit to remove one Heritage tree on a 0.44-acre project site. This project is located on the north side of West El Camino Real between Ehrhorn Avenue and Calderon Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under review.
- Planning Area: El Camino Real
- Project Planner: [Soroush Aboutalebi](#)
- Applicant: Taco Bell

## **22. 400 Logue Avenue**

Request for a Development Review Permit and Los Altos School District Transfer of Development Rights square footage for a new residential development totaling 367 units across two buildings to replace a light-industrial building on a 2.65-acre project site. This project is located on the west side of Logue Avenue between Maude Avenue and Bayshore Freeway in the ML-T (Limited Industrial Transit Oriented-Office) district.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: LLS

## **23. 465 Fairchild Drive**

Request for a Development Review Permit and Los Altos School District Transfer of Development Rights square footage for a new 259,595 square foot, six-story office building and a seven-story garage, replacing an existing two-story office on a 4.45-acre project site. This project is located on the southwest corner of Fairchild Drive and Ellis Street in the ML-T (Limited Industrial – Transit Oriented) district.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)

- Applicant: The Sobrato Organization

#### **24. 301-381 East Evelyn Avenue**

Request for a Planned Community Permit, a Development Review Permit, and Los Altos School District Transfer of Development Rights square footage for a new three-story, 125,000 square foot office building and a six-level parking garage to replace surface parking lots on a 16.6-acre site. This project is located on the southerly side of East Evelyn Avenue, between Ferry Morse Way and State Route 237.

- Status/Next Step(s): Under review.
- Planning Area: Grant/Sylvan Park
- Project Planner: [Jeff Roche](#)
- Applicant: Joe Nootbaar

#### **25. 1860-2159 Landings Drive, 1014-1058 Huff Avenue, 900 Alta Avenue, 2000 North Shoreline Boulevard (Google Landings Master Plan)**

Request for a Planned Community Permit and Development Review Permit to construct an 803,004 square foot office building with one level of podium parking, a four-story, 536,500 square foot parking structure, and a Heritage Tree Removal Permit to remove 374 Heritage trees, replacing an existing office building on a 26.43-acre project site. The new office building will be located on Landings Drive south of Charleston Road, west of Permanente Creek, and north of Highway 101. The new parking garage is located between Alta Avenue and Huff Avenue midblock between Charleston Road and Plymouth Street. Both sites are located in the P-39 (North Bayshore) Precise Plan.

- Status/Next Step(s): Under review.
- Planning Area: North Bayshore
- Project Planner: [Matthew VanOosten](#)
- Applicant: Google Inc.

#### **26. 189 North Bernardo Avenue**

Request for a Planned Community Permit, a Development Review Permit, and Los Altos School District Transfer of Development Rights for a new 4-story, 86,160 square foot office building and 4-story parking structure on a site with an existing 2-story, 58,400 square foot office building to remain on a 3.83-acre project site. This project is located on the southeast

corner of North Bernardo Avenue and Central Expressway in the ML (Limited Industrial) district.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Matthew VanOosten](#)
- Applicant: Sand Hill Property Company

#### **27. 303 Ravendale Drive**

Request for a Planned Community Permit and a Development Review Permit, and Los Altos School District Transfer of Development Rights for a new six-story, 181,000 square-foot office building and a three-level parking structure on a 4.15-acre project site. This project is located on the east side of Ravendale Drive, between Central Expressway and Ravendale Drive, in the ML (Limited Industrial) district.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Clarissa Burke](#)
- Applicant: Sand Hill Property Company

#### **28. 517-535 Thompson Avenue**

Request for a Planned Unit Development and Development Review Permit for a 16-unit rowhouse development and a Heritage Tree Removal Permit to remove five Heritage trees on a 1.06-acre project site. This project is located on the east side of Thompson Avenue between Junction Avenue and Jane Lane in the R3-2.5 (Multiple-Family Residential) district.

- Status/Next Step(s): Under review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Margaret Netto](#)
- Applicant: Classic Communities

### **29. 198 Easy Street**

Request for a Planned Unit Development and Development Review Permit for a five-unit rowhouse development to replace one single-family home and a Heritage Tree Removal Permit to remove 9 Heritage trees 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.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: Phan Architects

### **30. 1510 West El Camino Real**

Request for a Planned Community Permit and Development Review Permit to construct a new 3-story hotel on a 0.53-acre project site. This project is located on the northwest corner of West El Camino Real and Pettis Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under review.
- Planning Area: El Camino Real
- Project Planner: [Margaret Netto](#)
- Applicant: Alex Comsa Group

### **31. 1958 Latham Street**

Request for a Planned Unit Development Permit and Development Review Permit for a new 6-unit rowhouse development and a Heritage Tree Removal Permit for the removal of one Heritage tree on a 0.39-acre project site. The project is located on the north side of Latham Street between Escuela and Rengstorff Avenues in the R3-1 (Multiple-Family Residential) district.

- Status/Next Step(s): Under Review.
- Planning Area: San Antonio
- Project Planner: [Krisha Penollar](#)

- Applicant: Jason Kim Lee

### **32. 714 Villa Street**

Request for a Development Review Permit and Planned Community Permit to construct a new four-story, 32,812 square foot building with 4,420 square feet of ground-floor retail and 28,392 square feet of office with no on-site parking replacing an existing single-story commercial building on a 0.2-acre site. This project is located on the northwest corner of Hope Street and Villa Street in the P-19 (Downtown) Precise Plan.

- Status/Next Step(s): Under Review.
- Planning Area: Downtown
- Project Planner: [Lata Vasudevan](#)
- Applicant: Calvano Development

### **33. 676 West Dana Street**

Request for a Planned Community Permit and Development Review Permit to construct a 4-story, 20,166 square foot mixed-use project with 3 floors of residential condominiums with ground-floor commercial and two floors of underground parking and a Heritage Tree Removal Permit to remove three Heritage trees, replacing an existing commercial building on a 0.25-acre project site. This project is located on the northeast corner of West Dana Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Status/Next Step(s): Under Review.
- Planning Area: Downtown
- Project Planner: [Lata Vasudevan](#)
- Applicant: William Maston Architect and Associates

### **34. 2483 Whitney Drive**

Request for a Planned Unit Development and Development Review Permit for a 64-unit residential development with 61 stacked, condominium units and 3 detached, small-lot, single-family homes, replacing an existing 40-unit apartment complex; a Heritage Tree Removal Permit to remove 9 Heritage trees; and a Tentative Map to create 64 condominium lots and one common lot on a 1.44-acre site. This project is located on the south side of Whitney Drive between Mayfield Avenue and Diablo Avenue in the R3-1 and R3-1h1s(Multiple-Family Residential Height/Story Limitations) district

- Status/Next Step(s): Under Review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Lata Vasudevan](#)
- Applicant: Whitney Drive Development LLC

### **35. 1555 West Middlefield Road**

Request for a of a Planned Unit Development Permit, Development Review Permit for a 115-unit rowhouse development to replace an existing 116-unit apartment complex; a Heritage Tree Removal Permit to remove 55 Heritage trees; and a Vesting Tentative Map to create 115 individual lots and one common lot on a 5.61-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.

- Status/Next Step(s): Under Review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Margaret Netto](#)
- Applicant: Summerhill

### **36. 810 Miramonte Avenue**

Request for an informal review to construct a new 36-room hotel with underground parking replacing an existing 1,107 square foot auto shop on a 0.32-acre site. This project is located on the southwest corner of West El Camino Real and Miramonte Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under Review.
- Planning Area: El Camino Real
- Project Planner: [Margaret Netto](#)
- Applicant: Dominic Dutru

**37. 855-1023 West El Camino Real**

Request for a Provisional Use Permit to construct a Senior Care facility, a Planned Community Permit and Development Review Permit to construct a new 3-story, 38,272 square foot, 60-bed senior memory care facility with ground floor retail/restaurant uses, and a Heritage Tree Removal Permit to remove 9 Heritage trees, replacing an existing restaurant on a 0.83-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.

- Status/Next Step(s): Under Review.
- Planning Area: El Camino Real
- Project Planner: [Lata Vasudevan](#)
- Applicant: John D'Ambrisio

**38. 231-235 Hope Street (231 Hope St.)**

Request for a Provisional Use Permit for a mixed-use development, a Planned Community Permit for a four story, 9-unit condominium project replacing three apartment homes, and a Heritage Tree Removal Permit to remove 2 Heritage trees on a 0.26-acre project site. The project is located on the east side of Hope Street between Villa and Dana Street in the P-19 (Downtown) Precise Plan.

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

**Approved Development Projects**

**39. 950 West El Camino Real**

On April 30, 2019, the City Council approved a Planned Community Permit and Development Review Permit for a 71-unit affordable studio apartment development, with a Density Bonus Request; a Provisional Use Permit for roof-top amenities above the third floor and residential accessory uses utilizing the ground-floor commercial setback; and a Heritage Tree Removal Permit to remove eight Heritage trees on a 0.61-acre project site.

This project is located on the north side of West El Camino Real between Castro Street and Oak Street in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Approved.
- Planning Area: El Camino Real
- Project Planner: [Matt VanOosten](#)
- Applicant: Palo Alto Housing

#### **40. Flower Mart (525, 555 and 769 East Evelyn Avenue)**

On April 30, 2019, the City Council approved a General Plan Amendment from General Industrial and Medium Density Residential to High Density Residential, a Zoning Map Amendment from P-30 (Sylvan-Dale) Precise Plan and R3.2-2 (Multiple-Family Residential) to R-4 (High-Density Residential), a Planned Community Permit and Development Review Permit to construct 471 new apartment units with the dedication of a 0.68-acre public park, and a Heritage Tree Removal Permit for the removal of 13 Heritage trees on a 5.89-acre project site. The project is located on the south side of East Evelyn Avenue between Moorpark Way and South Bernardo Avenue in the R3 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building Permit Plans under review.
- Planning Area: Grant/Sylvan Park
- Project Planner: [Jeff Roche](#)
- Applicant: Prometheus
- Website: [555 E. Evelyn Avenue](#)

#### **41. 777 West Middlefield Road**

On May 21, 2019, the 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), and a Planned Community Permit and Development Review Permit to allow demolition of 208 existing apartment units and construction of 716 new apartment units (including 144 affordable units). 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.



- Status/Next Steps: Approved
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Fortbay
- Website: [777 West Middlefield Road](#)

#### **42. 759 West Middlefield Road**

Request for a Development Review Permit to construct a 75-unit apartment complex and a Heritage Tree Removal Permit to remove one Heritage tree on a 3.81-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.

- Status/Next Steps: Approved.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Prometheus

#### **43. 1313 and 1347 West El Camino Real**

On December 12, 2018, the Zoning Administrator approved a Planned Community Permit and a Development Review Permit, with a 35% State Density Bonus, to construct a four-story, mixed-use project with 24 apartment units above ground floor commercial space and two levels of underground parking on a 0.45-acre project site. The project is located on the southwest corner of West El Camino Real and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Approved.
- Planning Area: El Camino Real
- Project Planner: [Eric Anderson](#)
- Applicant: Bill Maston Architect & Associates

#### **44. 2005 Rock Street**

On December 12, 2018, the City Council approved a Planned Unit Development and Development Review Permit for a new residential development including eight rowhouse units and seven townhome units, and a Heritage Tree Removal Permit to remove seven Heritage trees on a 1.1-acre project site. The project is located on the south side of Rock Street between North Rengstorff Avenue and Sierra Vista Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building Permit Plans under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Matt VanOosten](#)
- Applicant: Dividend Homes

#### **45. 864 Hope Street**

On November 14, 2018, the Zoning Administrator approved a Planned Community Permit, Development Review Permit and Tentative Map for three residential units to replace one single-family home on a 0.25-acre project site. The project is located on the west side of Hope Street between Yosemite Avenue and Fairmont Avenue in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Approved. Building Permit Plans under review.
- Planning Area: Central Neighborhoods / Downtown
- Project Planner: [Krisha Penollar](#)
- Applicant: Christina Liu and Nai Chuan Lee

#### **46. Hope Street Lots (Lots 4 and 8)**

On November 27, 2018, the City Council approved a Provisional Use Permit to allow a hotel use and restaurant use; a Planned Community Permit and Development Review Permit to construct a five-story, 115,650 square foot hotel building with three levels of subterranean parking, a 52,584 square foot mixed-use building with three levels of subterranean parking, and complete Hope Street improvements 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.

- Status & Next Steps: Approved.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Matthew VanOosten](#)
- Applicant: Robert Green Company

#### **47. LinkedIn (700 East Middlefield Road)**

On November 27, 2018, the City Council approved a Zoning Map Amendment from ML (Limited Industrial) district to a P (Planned Community) district to allow up to 0.86 FAR; a Planned Community Permit to construct three, six-story office buildings, two, six-level parking structures (with one-level below grade) and retain three, two-story office buildings resulting in 1.08 million square feet of office at a 28.7-acre campus to replace two existing office buildings and surface parking lots; a Heritage Tree Removal Permit to remove approximately 138 Heritage trees; and a Lot Line Adjustment to merge three parcels into one parcel. The project is located on the northeast corner of East Middlefield Road and the SR-237 Frontage Road in the ML (Limited Industrial) district.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: LinkedIn
- Webpage: [LinkedIn Campus Development](#)

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

On December 13, 2017, the Zoning Administrator approved a modification to a Planned Community Permit, Development Review Permit and Provisional Use Permit (Permit No. 374-99-PCZA) to allow the demolition of two auto repair buildings and an associated shed to construct a new 3,350 square foot building for the Community School of Music and Arts (CSMA), located on the adjacent parcel at 230 San Antonio Road, and a Heritage Tree Removal Permit to remove two Heritage trees. The project is located on the west side of San Antonio Road between San Antonio Circle and California Street in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Approved.
- Planning Area: San Antonio

- Project Planner: [Krisha Penollar](#)
- Applicant: Artik Art & Architecture

#### **49. 2580 & 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 1.85 FAR mixed-use development with 632 residential units and 20,000 square feet of commercial space with below-grade parking to replace an existing 70,000 square foot office building and 53,000 square feet of existing retail; a Lot Line Adjustment to merge two lots into one lot; and a Heritage Tree Removal Permit to remove 78 Heritage trees on an 8.63-acre project site. These properties comprise the North of California Street Master Plan Area and are located on the north side of California Street between San Antonio Road and Pacchetti Way in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: San Antonio
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Greystar

#### **50. 840 East El Camino Real**

On November 7, 2017, the City Council approved a Provisional Use Permit to allow 49 parking spaces in lieu of 260 required and allow rooftop amenities above the third floor, a Planned Community Permit and Development Review Permit to allow a four-story, 18,366 square-foot addition to an existing four-story, 160-room hotel, including 38 new guest rooms and 4,024 square feet of ground floor commercial space, and a Heritage Tree Removal Permit to remove seven Heritage trees, including four street trees. The project is located on the north side of East El Camino Real between Sylvan Ave and the City limits in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Approved.
- Planning Area: El Camino Real
- Project Planner: [Margaret Netto](#)
- Applicant: IL El Camino Hotel, LLC

#### **51. The Quad / Lovewell (369 North Whisman Road)**

In September 2011, the City Council approved a request for a Transit Oriented Development Permit, Planned Unit Development Permit and Heritage Tree Removal Permit to construct a three-story 70,846 square foot office building, a four-story 109,927 square foot office building, and two, four-story parking structures on a 29.3-acre project site (0.49 FAR) with seven existing office buildings and the removal of 22 Heritage trees. The approval also includes 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 project is located on the east side of North Whisman Road, north of East Middlefield Road.

- Status/Next Step(s): Approved. Entitlements are vested through September 2021.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Whisman Associates, LLC

#### **52. 2019 Leghorn Street**

On May 9, 2018, the Zoning Administrator approved a Conditional Use Permit and 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 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.

- Status/Next Step(s): Approved.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Krisha Penollar](#)
- Applicant: McKim Design Group

#### **53. 410-414 Sierra Vista Avenue**

On June 19, 2018, the City Council approved a Planned Unit Development, Development Review Permit, and a Tentative Map to construct a 14-unit rowhouse development and a Heritage Tree Removal Permit to remove three Heritage trees on a 0.84-acre project site. The project is located on the west side of Sierra Vista Avenue between San Luis Avenue and San Ramon Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Steps: Approved.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Erin Horan](#)
- Applicant: The DeNardi Group

#### **54. 828 and 836 Sierra Vista Avenue**

On October 16, 2018, the City Council approved a Planned Unit Development and Development Review Permit to construct a new 20-unit rowhouse development, with a 20% State Density Bonus, to replace three existing single family homes and one duplex on four parcels on a 0.99-acre project site. 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.

- Status/Next Step(s): Approved. Building Permit Plans under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Krisha Penollar](#)
- Applicant: D&C Development

#### **55. 315 and 319 Sierra Vista Avenue**

On September 11, 2018, the City Council approved a Planned Unit Development Permit, Development Review Permit, and Tentative Map for a new 15-unit rowhouse project, and a Heritage Tree Removal Permit for the removal of four Heritage trees on a 0.9-acre project site. The project is located on the east side of Sierra Vista Avenue between Montecito Avenue and San Luis Avenue the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Steps: Approved. Building Permit Plans under review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Erin Horan](#)
- Applicant: Classic Communities

#### **56. 1185 Terra Bella Avenue**

On August 10, 2017, the Zoning Administrator approved a Development Review Permit to construct a new two-story, 9,700 square foot commercial office building to replace two existing commercial buildings and a Heritage Tree Removal Permit for the removal of three

Heritage trees on a 0.43-acre project site. The project is located on the south side of Terra Bella Avenue between North Shoreline Boulevard and Linda Vista Avenue in the ML (Limited Industrial) district.

- Status/Next Step(s): Approved.
- Planning Area: Moffett/Whisman
- Project Planner: [Brittany Whitehill](#)
- Applicant: Terra Bella, LLC

#### **57. 1075 Terra Bella**

On September 13, 2017, the Zoning Administrator approved a Conditional Use Permit for office use, a Development Review Permit to construct a new 2-story, 19,301 square-foot office building, and a Heritage Tree Removal Permit to remove 29 Heritage trees on a 1.3-acre project site. The project is located on the south side of Terra Bella Avenue between Linda Vista Avenue and San Rafael Avenue in the MM (General Industrial) district.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Calvano Development

#### **58. 870 Leong Drive**

On September 13, 2017, the Zoning Administrator approved 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 project site. The project is located on the west side of Leong Drive between Moffett Boulevard and Highway 101 in the P-32 (Evandale) Precise Plan.

- Status/Next Step(s): Approved. Building Permit Plans under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Temple Hospitality

#### **59. 982 Bonita Avenue**

On May 15, 2018, the City Council approved a Planned Unit Development and a Development Review Permit to construct eight condominiums with below grade parking to replace 4 existing residential units and a Heritage Tree Removal Permit to remove three Heritage trees on 0.47-acre project site. The project is located on the east side of Bonita Avenue between West El Camino Real and Hans Avenue in the R3-1.5 (Multiple-Family Residential) district.

- Status/Next Steps: Approved. Building permit plans under review.
- Planning Area: Miramonte/Springer
- Project Planner: [Brittany Whitehill](#)
- Applicant: Bill Maston Architects & Associates

#### **60. 344 Bryant Avenue**

On February 22, 2017, the Zoning Administrator approved a Planned Unit Development Permit and a Development Review Permit to construct four new single-family homes and a Heritage Tree Removal Permit to remove three Heritage trees on a 0.92-acre project site. The project is located on the north side of Bryant Avenue near Stacey Court.

- Status/Next Steps: Approved. Building permit plans under review.
- Planning Area: Grant/Sylvan Park
- Project Planner: [Krisha Penollar](#)
- Applicant: Kanu Patel

#### **61. 1255 Pear Avenue**

On October 23, 2018, the City Council approved a Planned Community Permit and Development Review Permit to allow a new mixed use development consisting of a 231,210 square foot office building and 635 multi-family residential units with retention of an existing 156,317 square foot office building, a Heritage Tree Removal Permit to remove 84 Heritage trees, and a Tentative Map to merge parcels. The project extends north of La Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P-39 (North Bayshore) Precise Plan.

- Status/Next Steps(s): Approved. Building permit plans under review.
- Planning Area: North Bayshore



- Project Planner: [Martin Alkire](#)
- Applicant: The Sobrato Organization

#### **62. 2310 Rock Street**

On April 2, 2019, the City Council approved a Planned Unit Development Permit, Development Review Permit, and Tentative Map for a new 55-unit rowhouse project and a Heritage Tree Removal Permit to remove 40 Heritage Trees to replace 59 multi-family units on a 3.05-acre project site. This project is located on the north side of Rock Street, between Independence Avenue and North Rengstorff Avenue, in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building Permit Plans under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Matt VanOosten](#)
- Applicant: Dividend Homes

#### **63. 1950 Montecito Avenue**

On March 26, 2019, the City Council approved a Planned Unit Development Permit and Development Review Permit for a 33-unit rowhouse development and a Heritage Tree Removal Permit to remove 22 Heritage trees on a 1.85-acre project site. This project is located on the north side of Montecito Avenue between North Rengstorff Avenue and Sierra Vista Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building Permit Plans under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Diana Pancholi](#)
- Applicant: Dividend Homes

#### **64. Lux Largo (1411 – 1495 W El Camino Real)**

On May 7, 2019, the City Council approved a Planned Community Permit and Development Review Permit to construct a 53-unit, stacked-flat, condominium building to replace three existing commercial buildings totaling 13,200 square feet, a Heritage Tree Removal Permit to remove 6 Heritage trees, and a Tentative Map to create 53 condominium

lots 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.

- Status/Next Step(s): Approved.
- Planning Area: El Camino Real
- Project Planner: [Matthew VanOosten](#)
- Applicant: Steve Saray

#### **65. 1720 Villa Street (Formerly 1696–1758 Villa Street)**

On June 4, 2019, the City Council approved a General Plan Amendment from Medium-Density Residential and Low-Density Residential to High-Density Residential, a Zoning Map Amendment from R3-2 (Multiple-Family Residential) district and R1 (Single-Family Residential) district to P-17 (Villa Mariposa) Precise Plan, a Precise Plan Amendment to the Villa-Mariposa Precise Plan, a Planned Community Permit and Development Review Permit to construct a 226-unit apartment complex over two levels of underground parking to replace 16 apartment units and 3 single family homes, and a Heritage Tree Removal Permit to remove 26 Heritage trees. The project is located on the north side of Villa Street at Chiquita Avenue in the P-17 (Villa-Mariposa) Precise Plan, the R1 (Single-Family Residential) district and the R3-2 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building Permit Plans are under review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Matthew VanOosten](#)
- Applicant: Prometheus
- Website: [1696 – 1758 Villa Street](#)

### **Projects Under Construction**

#### **66. 257 - 279 Calderon Avenue**

On May 8, 2018, the City Council approved a Planned Unit Development Permit and a Development Review Permit to construct a 16-unit rowhouse development to replace nine existing residential units and a Heritage Tree Removal Permit to remove five Heritage trees

on a 0.91-acre project site. The project is located on the east side of Calderon Avenue, north of Dana Street, in the R-3-2 (Multiple-Family Residential) district.

- Status/Next Step(s): Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Brittany Whitehill](#)
- Applicant: SummerHill Homes

#### **67. 535 and 555 Walker Drive**

On June 12, 2018, the City Council approved a Planned Unit Development, Development Review Permit, and Vesting Tentative Map to construct a 58-unit rowhouse development, and a Heritage Tree Removal Permit to remove 16 Heritage trees on a 2.15-acre project site. The project is located on the south of Walker Drive between Alamo Court and Taylor Court in the R3-1 (Multiple-Family Residential) district.

- Status/Next Steps: Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Rebecca Shapiro](#)
- Applicant: D. R. Horton

#### **68. 2044 and 2054 Montecito Avenue**

On November 7, 2017, the City Council approved a Planned Unit Development, Development Review Permit, and Tentative Map for a 52-unit rowhouse development and a Heritage Tree Removal Permit to remove 35 Heritage trees on a 2.8-acre project site. The project is located on the north side of Montecito Avenue between Central Expressway and San Luis Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Steps: Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Brittany Whitehill](#)
- Applicant: SummerHill Homes

#### **69. 2700 West El Camino Real**

On June 27, 2017, the City Council approved a Planned Community Permit and Development Review Permit to construct 211 apartment units and 2,000 square feet of ground floor commercial space with underground parking to replace an existing motel and vacant restaurant buildings, including a 20% State Density Bonus, and a Heritage Tree Removal Permit to remove five Heritage trees on a 2.2-acre project site. The project is located on the north side of El Camino Real between Del Medio Avenue and Cesano Court in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: El Camino Real
- Project Planner: [Diana Pancholi](#)
- Applicant: SummerHill Homes

#### **70. 858 Sierra Vista Avenue**

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

- Status/Next Steps: Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Diana Pancholi](#)
- Applicant: Paul Ryan

#### **71. 333 North Rengstorff Avenue**

On February 27, 2018, the City Council approved a request for a Planned Unit Development Permit, Development Review Permit, and Tentative Map for a 31-unit rowhouse development to replace an existing 32-unit apartment complex, and a Heritage Tree Removal Permit to remove 38 heritage trees on a 1.8-acre project site. The project is located on the east side of North Rengstorff Boulevard between Montecito Avenue and San Luis Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Under construction.

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

**72. Charleston East (2000 North Shoreline Boulevard)**

On March 8, 2017, the City Council approved a Planned Community Permit and Development Review Permit for a two-story, 595,000 square foot, office building under a canopy structure and a Heritage Tree Removal Permit to remove 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.

- Status/Next Steps(s): Under construction.
- Planning Area: North Bayshore
- Project Planner: [Stephanie Williams](#)
- Applicant: Google Inc.
- Website: [Charleston East](#)

**73. Shashi Hotel (1625 North Shoreline Boulevard)**

On November 1, 2016, the City Council approved a Planned Community Permit and Development Review Permit to demolish an existing 12,100 square foot commercial building and construct a five-story, 104,750 square foot, 200-room hotel and a five-level parking structure and a Heritage Tree Removal Permit to remove two Heritage trees on a 1.39-acre project site. The project is located on the southeast corner of North Shoreline Boulevard and Space Park Way in the P-39 (North Bayshore) Precise Plan.

- Status/Next Steps(s): Under construction.
- Planning Area: North Bayshore
- Project Planner: [Margaret Netto](#)
- Applicant: Shashi Hotel

**74. Microsoft (1045-1085 La Avenida)**

On February 8, 2017, the Zoning Administrator approved a Planned Community Permit and Development Review Permit to demolish three office buildings (1, 3 & 4), renovate two

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

- Status/Next Steps(s): Under construction.
- Planning Area: North Bayshore
- Project Planner: [Clarissa Burke](#)
- Applicant: Microsoft

#### **75. 400 San Antonio Road**

On September 27, 2016, the City Council approved a Planned Community Permit and Development Review Permit to construct 583 apartment units and 11,171 square feet of ground floor commercial space in two, five-story and one, seven-story buildings with underground parking to replace seven existing retail, office, and industrial buildings, including a 35% State Density Bonus; a Heritage Tree Removal Permit to remove 59 Heritage trees; and a Preliminary Parcel Map to combine five existing parcels into two parcels on a 5.7-acre project site. The project is located on the west side of San Antonio Road between Fayette Drive and Miller Avenue in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: San Antonio
- Project Planner: [Clarissa Burke](#)
- Applicant: Prometheus

#### **76. 2268 West El Camino Real**

On February 28, 2017, the City Council approved a Planned Community Permit and Development Review Permit for a new 3 to 4 story, 204-unit residential apartment project with underground parking and 4 single-story commercial structures along El Camino Real and Latham Street to replace the 21,026 square foot Olive Tree Shopping Center on a 2.6-acre project site. The project is located on the north side of West El Camino Real and the south side Latham Street between Ortega Avenue and South Rengstorff Avenue in the P-38 (El Camino Real) Precise Plan.

- Status / Next Step(s): Under construction.

- Planning Area: El Camino Real
- Project Planner: [Clarissa Burke](#)
- Applicant: Lennar

#### **77. 1701 West El Camino Real**

On June 21, 2016, the City Council approved a Planned Community Permit with a State Density Bonus to construct a 67-unit affordable studio apartment development (including one, 1-bedroom manager's unit) on a 0.49-acre vacant lot. The project is located on the southwest corner of West El Camino Real and Rich Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: El Camino Real
- Project Planner: [Clarissa Burke](#)
- Applicant: Palo Alto Housing

#### **78. 2025 and 2065 San Luis Avenue**

On April 5, 2016, the City Council approved a Planned Unit Development and Development Review Permit for a new 33-unit rowhouse development on a vacant 0.93-acre project site. The project was initially submitted in October 2014 for a nine-unit development on a vacant lot at 2065 San Luis Avenue. The Developer acquired the adjacent 17-unit apartment complex site at 2025 San Luis Avenue and submitted revised plans in August 2015 for an expanded project on both properties.

- Status/Next Steps: Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Jeff Roche](#)
- Applicant: California Communities/Peninsula Communities

#### **79. 1998-2024 Montecito Avenue**

On May 26, 2015, the City Council approved a Planned Unit Development Permit and Development Review Permit with a State Density Bonus to construct a 3-story, 17-unit condominium development with underground parking to replace 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.

- Status/Next Step(s): Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Eric Anderson](#)
- Applicant: Stuart Welte

#### **80. 750 Moffett Boulevard**

On October 18, 2016, the City Council approved a General Plan Map Amendment from undesignated Caltrans property to Mixed-Use Corridor, a Zoning Map Amendment from A (Agriculture) district and undesignated Caltrans property to P (Planned Community) district, and a Planned Community Permit and Development Review Permit for a 255 room hotel and 200,000 square foot office building on a vacant 10-acre project site. The project is located in the southwest quadrant of Highway 101 and Moffett Boulevard.

- Status: Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Stephanie Williams](#)
- Applicant: Broadreach Capital Partners

#### **81. 186 East Middlefield Road**

On May 17, 2016, the City Council approved a Planned Unit Development Permit and Development Review Permit for an 8-unit condominium project over a shared parking podium, replacing several small residential structures, and a Heritage Tree Removal Permit to remove four Heritage trees. The project will be oriented toward Flynn Avenue and will not remove the structures facing East Middlefield Road. This property 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.

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



- Project Planner: [Eric Anderson](#)
- Applicant: DeNardi Homes

#### **82. 660 Tyrella Avenue**

On May 24, 2016, the City Council approved a Planned Community Permit and Development Review Permit for a new 37 unit rowhouse development and a Heritage Tree Removal Permit to remove eight Heritage trees to replace 52 apartment units on a 1.84-acre project site. The project is located on the southwest corner of Tyrella Avenue and Fairchild Drive in the P-32 (Evandale) Precise Plan.

- Status: Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Clarissa Burke](#)
- Applicant: Taylor Morrison Homes

#### **83. 100 and 420-430 Ferguson Drive**

In June 2015, the City Council approved a Planned Community Permit and Development Review Permit for a 198-unit rowhouse development, a new 2.76-acre public park, and new public streets. The project is located in the P-37 (South Whisman) Precise Plan and is part of the South Whisman Master Plan.

- Status/Next Steps: Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Clarissa Burke](#)
- Applicant: Pulte Homes

#### **84. 500 Ferguson Drive**

In June 2015, the City Council approved a Planned Community Permit and Development Review Permit to construct 394 residential apartments and 3,000 square feet of commercial space in two, four-story buildings over an underground parking garage. The project is located in the P-37 (South Whisman) Precise Plan and is part of the South Whisman Master Plan.

- Status/Next Steps: Under construction.

- Planning Area: Moffett/Whisman
- Project Planner: [Clarissa Burke](#)
- Applicant: EFL Development

#### **85. 2296 Mora Drive**

On February 2, 2016, the City Council approved a Planned Community Permit, Planned Unit Development and Heritage Tree Removal permit to construct 75 attached rowhomes and a 0.45-acre public park to replace 15 existing industrial buildings on 17 lots on a 5.13-acre project site. The project is located on the east side of Ortega Avenue between California Street and the terminus of Ortega Avenue in the P-31 (Mora-Ortega) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: San Antonio
- Project Planner: [Lata Vasudevan](#)
- Applicant: Lennar Homes

#### **86. 394 Ortega Avenue**

On September 20, 2016, the City Council approved a Planned Community Permit and Development Review Permit for a 4-story, 144-unit apartment building with 2 levels of underground parking to replace a single-family home and accessory structures on a 1.62-acre project site. The project is located on the southwest corner of Ortega Avenue and California Street in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: San Antonio
- Project Planner: [Eric Anderson](#)
- Applicant: Anton Development Company

#### **87. El Camino Real Hospital Campus (2500 Grant Road)**

On June 22, 2016, the City Council approved a Planned Community Permit to construct a new 2-story, 56,000 square foot behavioral health building, a new 7-story, 265,000 square foot medical office building, a new 5-level, 390-stall parking structure adjacent to the new medical office building, and 4-level, 430-stall addition to the existing North Parking

Garage; and a Heritage Tree Removal Permit to remove 40 Heritage trees and relocate 17 Heritage trees on the 40-acre hospital campus. The project includes demolition of the following existing buildings: a 16,000 square foot behavioral health building, a 260,000 square foot Old Main Hospital Building, and an 80,500 square foot North Addition Building (adjacent to the Old Main Hospital) and removal of 220 surface parking stalls. The project site is located on El Camino Hospital campus in the P-24 (El Camino Medical Park) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: Miramonte/Springer
- Project Planner: [Diana Pancholi](#)
- Applicant: El Camino Hospital
- Webpage: [El Camino Hospital](#)

#### **88. Evelyn Family Apartments (779 East Evelyn Avenue)**

On March 1, 2016, the City Council approved a General Plan Map Amendment from General Industrial to High-Density Residential, a Zoning Map Amendment from P-30 (Sylvan-Dale) Precise Plan to R4 (High-Density Residential) district, a Development Review Permit to construct a 4-story, 116-unit apartment building for low- and very-low income households, and a Heritage Tree Removal Permit to remove 10 Heritage trees. The project is located on the southwest corner of East Evelyn Avenue and South Bernardo Avenue in the P-30 (Sylvan-Dale) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: Grant/Sylvan Park
- Project Planner: [Clarissa Burke](#)
- Applicant: ROEM

#### **89. 277 Fairchild Drive**

On June 9, 2015, the City Council approved a Planned Community Permit for a 22-unit rowhouse development and a Heritage Tree Removal Permit for the removal of eight Heritage trees on a 1.47-acre site. The project is located on the south side of Fairchild Drive between North Whisman Road and Tyrella Avenue in the P-32 (Evandale) Precise Plan.

- Status/Next Step(s): Under construction.

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

**90. Shorebreeze Apartments (460 North Shoreline Boulevard)**

On January 30, 2018, the City Council approved a Precise Plan Amendment to the P-5 (460 Shoreline Boulevard) Precise Plan, a Planned Community Permit and Development Review Permit to construct 62 affordable units in an existing affordable housing community (Shorebreeze Apartments) to replace 12 affordable units, and a Heritage Tree Removal Permit for the removal of 22 Heritage trees on a 5.34-acre project site. The project is located on the west side of North Shoreline Boulevard between Montecito Avenue and Wright Avenue in the P-5 (460 Shoreline Boulevard) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Lata Vasudevan](#)
- Applicant: MidPen Housing

**91. 580 – 620 Clyde Avenue**

On June 7, 2016, the City Council approved a Zoning Map Amendment from ML (Limited Industrial) to P (Planned Community) district, a Planned Community Permit and Development Review Permit for a new 5-story, 178,477 square foot office building and a three-story parking garage to replace two, one-story light industrial buildings totaling approximately 75,000 square feet, and a Heritage Tree Removal Permit for the removal of 29 Heritage trees on a 5.15-acre project site. The project is located on the west side of Clyde Avenue between Maude Avenue and Clyde Court in the ML (Limited Industrial) district.

- Status/Next Step(s): Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Renault & Handley

