

CITY OF MOUNTAIN VIEW

MEMORANDUM

Community Development Department

DATE: March 1, 2018

TO: Randy Tsuda, Community Development Director

FROM: Stephanie Williams, Acting Current Planning Manager/Zoning

Administrator

SUBJECT: March 2018 - Planning Division Update

The purpose of this memorandum is to inform you about the status of *notable* development projects and long-range planning efforts in the City. I understand that other parties interested in following development and policy changes in the community will likely use this memorandum, so I've also included the name of the project planner assigned to each project and the name of the applicant. Members of the public can click on the project planner's name to email them directly or click on the project website if one is available to find out more about the project. Also included are symbols to let you know whether something is approved – , and/or under construction – , and the projects are organized by *General Plan Change Area* and *Neighborhood Planning Areas* (see Attachment 1 – Map: Planning Division Update for the location of listed projects).

NORTH BAYSHORE CHANGE AREA

1. North Bayshore Precise Plan Update

On February 3, 2015, the City Council directed staff to amend the North Bayshore Precise Plan to include residential land uses. This Precise Plan update comes after the adoption of the North Bayshore Precise Plan in November 2014 and completion of the Bonus FAR application review in May 2015.

The North Bayshore Precise Plan Public Draft was released in November 2016. The Environmental Planning Commission (EPC) recommended adoption of the Precise Plan to the City Council on November 15, 2017. On December 12, 2017 the City Council adopted the Plan and certified the Environmental Impact Report (EIR).

• Status/Next Step(s): The final Precise Plan is available on the City's website.

Planning Area: North Bayshore

• Project Planner: Martin Alkire

• Website: North Bayshore Precise Plan Update

2. North Bayshore Trip Cap Report

The City's 2017 Trip Cap Report was submitted to the City Council on June 6, 2017 and is available on the City's website.

- Status/Next Step(s): New counts were taken in Fall 2017. A mid-year report will be available in Spring and the 2018 Annual Report will be presented to the City Council in June 2018.
- Planning Area: North Bayshore
- Project Planner: Martin Alkire

3. Charleston East (2000 North Shoreline Boulevard 🗸 🍫

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

4. Broadreach (1625 Plymouth Street) 🔮 🍫

On June 21, 2016 the City Council approved a Planned Community Permit and Development Review Permit for a new six story, 224,505 square foot office building and a 4.5 tier parking structure and a Heritage Tree Removal permit for the removal of 15 Heritage trees and the re-location of five Heritage trees on a vacant 5.15 acre project site. The project is located on the south side of Plymouth Street between North Shoreline Boulevard and Alta Avenue.

Status/Next Step(s): Under construction.

Planning Area: North Bayshore

Project Planner: Stephanie Williams

• Applicant: Broadreach Capital Partners

5. 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: Mariya Hodge

• Applicant: Shashi Hotel

6. 1255 Pear Avenue (The Sobrato Organization)

Request for a Planned Community Permit and Development Review Permit to allow up to 635 market rate residential units and 234,247 square feet of new office uses, demolish a total of 103,513 square foot of industrial-office buildings across the site and retain the new five-story, 156,134 square foot office building at the southeast

corner of Pear Avenue and Inigo Way, and one-story, 18,740 square foot industrial office building at the southeast end of the site. The approximately 15.5-acre site 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): Under review.

Planning Area: North Bayshore

Project Planner: Martin Alkire

• Applicant: The Sobrato Organization

7. Microsoft (1045-1085 La Avenida Street) 📀

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 main office building and a new four-level parking garage, and a Heritage Tree Removal Permit for the removal of 85 Heritage trees. The net new square footage is 128,000 square feet 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): Building permit plans are under review.

• Planning Area: North Bayshore

Project Planner: Clarissa Burke

• Applicant: Microsoft

SAN ANTONIO CHANGE AREA

8. 250 San Antonio Circle (Community School of Music and Art)

On December 13, 2017 the Zoning Administrator approved a Modification to a Planned Community Permit, Development Review Permit and Provisional Use Permit to allow the demolition of two auto repair buildings and an associated shed and construction of 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/Rengstorff/Del Medio

• Project Planner: Sierra Davis

• Applicant: Martin Hochroth on behalf of Artik Art & Architecture

9. North of California Street Master Plan (2580 & 2590 California Street/201 San Antonio Circle)

Request for a Master Plan, Planned Community Permit and Development Review Permit to construct a 1.85 FAR mixed-use development with 642 residential units and approximately 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 82 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): Informal review of the Master Plan was completed in 2016 including EPC and City Council study sessions. A formal application was submitted in February 2017 and is under review.

Planning Area: San Antonio/Rengstorff/Del Medio

Project Planner: Mariya Hodge

• Applicant: Greystar

10. Prometheus (400 San Antonio Rd.) 📀 🍫

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 with development waivers allowing up to a 2.5 floor area ratio; 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/Rengstorff/Del Medio

• Project Planner: Clarissa Burke

• Applicant: Prometheus Real Estate Group

11. Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.) 🛭 🍫

In December 2014 Council approved a request for a mixed-use development on 9.9 acres. The project consists of office (360,909 square feet), retail/commercial (107,835 square feet), cinema (approx. 1410 seats) and hotel (167 rooms) totaling approximately 1,080,800 square feet.



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

• Website: San Antonio Center

• Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Rebecca Shapiro

• Applicant: Merlone Geier Partners

12. 2500 California Street (Planned Parenthood)

Request for a Provisional Use Permit for a medical office use to locate in an existing 7,994 square foot, multi-tenant commercial building and a parking reduction to allow 31 parking spaces in lieu of 38 required spaces on a 0.57 acre project site; and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This project is located at the northwest corner of Showers Drive and California Street in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Approved at the March 14, 2018 Administrative Zoning hearing.
- Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Matt VanOosten

• Applicant: Planned Parenthood

13. East San Antonio Center Master Plan

Informal review of a Master Plan for long term redevelopment of the east side of San Antonio Center. The project is located on the west side of Showers Drive, between El Camino Real and California Street in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Application on hold. The Environmental Planning Commission (EPC) held a study session on April 6, 2016. A City Council study session has not been scheduled.
- Planning Area: San Antonio/Rengstorff/Del Medio

• Project Planner: Rebecca Shapiro

• Applicant: Federal Realty

EL CAMINO REAL CHANGE AREA

14. 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 with development waivers allowing up to 2.20 floor area ratio and a total height of up to five stories/65 feet, reduced open space dimension to 15 feet wide, 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): Approved.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Diana Pancholi
- Applicant: Summerhill Homes

15. 2300 West El Camino Real

On June 6, 2017 the City Council approved a Planned Community Permit, Development Review Permit, and Provisional Use Permit to allow construction of a new four-story, 157 room hotel with a level of underground parking. The project 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.

- Status/Next Step(s): Approved.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Diana Pancholi
- Applicant: Arris Studio Architects

16. Lennar Multi Family Communities (2268 W. 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: San Antonio/Rengstorff/Del Medio

• Project Planner: Clarissa Burke

• Applicant: Lennar

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

On April 13, 2016 the Zoning Administrator approved a Development Review Permit to allow the construction of an 8,940 square foot hotel gatehouse and a Heritage Tree Removal Permit for the removal of three Heritage trees on a 3.22 acre project site. The project is located on the north side of West El Camino Real, between Mariposa and Escuela Avenue in the P-38 (El Camino Real) Precise Plan.

• Status/Next Step(s): Building permit plans are under review.

• Planning Area: Central Neighborhoods

• Project Planner: Diana Pancholi

• Applicant: DLR Group

18. 1701 W. El Camino Real 🤡 🍫

On June 21, 2016 the City Council approved a Planned Community Permit and 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: Springer/Cuesta/Phyllis

• Project Planner: Clarissa Burke

• Applicant: Palo Alto Housing

19. Lux Largo (1411 - 1495 W El Camino Real)

Request for a Planned Community Permit and Development Review Permit to construct a 50-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 50 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): Under Review.

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Matthew VanOosten

• Applicant: Steve Saray

20. 1313 and 1347 W. El Camino Real

Request for a Planned Community Permit and a Development Review Permit, with a 32.5% 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): Under review

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Eric Anderson

• Applicant: William Maston Architect & Associates

21. Greystar (801 W. El Camino Real) 🔮 🍫

On December 9, 2014 the City Council approved a Zoning Map Amendment from the CRA (Commercial/Residential-Arterial) district to the P (Planned Community) district, a Planned Community Permit to construct a new mixed-use project with 164 apartment units and 10,800 square feet of commercial space on a 2.39 acre project site. The project is located on the southwest corner of West El Camino Real and Castro Street in the P-38 (El Camino Real) Precise Plan.

Status/Next Step(s): Under Construction.

Planning Area: Springer/Cuesta/Phyllis

Project Planner: Stephanie Williams

• Applicant: Greystar

22. Wonder Years Preschool (86 W. El Camino Real) 📀 🍫

On October 14, 2015 the Zoning Administrator approved a Planned Community Permit and Development Review Permit for a new 2-story, 4,800-square-foot preschool building to replace an existing one-story building that currently houses a car-stereo business, adjacent to their current preschool site. The project is located on the north side of West El Camino Real between Bay Street and Calderon Avenue in the P-38 (El Camino Real) Precise Plan.

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

• Planning Area: Central Neighborhoods

• Project Planner: Eric Anderson

Applicant: Wonder Years Preschool

23. 840 East El Camino Real

On November 7, 2017 the City Council approved 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, a Provisional Use Permit to allow 49 parking spaces in lieu of 260 required, to allow rooftop amenities above third floor, 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: Grant/Sylvan

• Project Planner: Sierra Davis

Applicant: IL El Camino Hotel, LLC

EAST WHISMAN CHANGE AREA

24. 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): The project team is developing draft Precise Plan materials and conducting environmental analysis. EPC and City Council study sessions are tentatively scheduled for May 2018.

Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Website: East Whisman Precise Plan

25. The Quad / Lovewell (369 N. Whisman Rd.)

In September 2011 the City Council approved a request for a Transit Oriented Development, Planned Unit Development Permit and Heritage Tree Removal Permit to construct a three-story 70,846 sq. ft. office building, a four-story 109,927 sq. ft. office building and two four-story parking structures on a 29.3-acre site (0.49 FAR) with seven existing office buildings and the removal of 22 Heritage trees. The approval also included a parking reduction of 143 spaces or 6.9 percent of the required parking, a Tentative Map to create 13 parcels, and a 10-year Development Agreement. The site is located on the east side of North Whisman Road, north of East Middlefield Road.

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

• Planning Area: Moffett/Whisman

• Project Planner: **Stephanie Williams**

• Applicant: Whisman Associates, LLC

26. Renault & Handley (580 – 620 Clyde Avenue) 📀

On June 7, 2016 the City Council approved a new 178,477 square foot, 5-story office building and a three-story parking garage on a 5.15 acre site; the request included a rezoning from ML (Limited Industrial) to P (Planned Community), and a Heritage Tree Removal Permit for the removal of 29 Heritage trees. The project would replace two one-story light industrial buildings totaling approximately 75,000 square feet.

• Status/Next Step(s): Building permit plans are currently under review.

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: Renault & Handley

27. LinkedIn - Campus Redevelopment (700 E. Middlefield Road)

Request for a Rezoning from the 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 for LinkedIn Corporation, to replace two existing office buildings and surface parking lots; a Heritage Tree Removal Permit to remove approximately 75 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): Under review.

• Planning Area: Moffett/Whisman

• Project Planner: **Diana Pancholi**

• Applicant: LinkedIn

• Webpage: http://www.mountainview.gov/linkedincampus

DOWNTOWN AND EVELYN AVENUE CORRIDOR

28. 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). An Environmental Impact Report (EIR) is being prepared for the project pursuant to CEQA Guidelines. 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

• Project Planner: Eric Anderson

• Applicant: The Minkoff Group

29. 701 West Evelyn Avenue (Insight/Marwood)

Request for a Planned Community Development Permit and Development Review Permit to construct a new 4-story commercial building containing 33,850 square feet of office and 8,800 square feet of retail, a roof terrace and two levels of underground parking to replace existing single story commercial; a CEQA determination has not yet been made. This project is located south 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

• Project Planner: Eric Anderson

• Applicant: Insight Realty Company

30. Hope Street Lots (Lots 4 and 8)

Request for a Planned Community Permit and Development Review Permit to construct a 115,650 square foot five-story hotel building with three levels of subterranean parking, a 52,584 square foot mixed-use building with three levels of subterranean parking, and Hope Street improvements to replace existing Cityowned parking Lots 4 and 8 on a 1.37 acre site; a Provisional Use Permit to allow a

hotel use and restaurant use; 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: Under review.

• Planning Area: Central Neighborhoods

• Project Planner: Matthew VanOosten

• Applicant: The Robert Green Company

31. Hope Street Investors (231-235 Hope St.) 🐼 🍫

In June 2015 the City Council approved a Planned Community permit and Provisional Use Permit for a four story, 9-unit condominium project replacing three apartment units, 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 Step(s): Under construction.

• Planning Area: Central Neighborhoods

• Project Planner: Diana Pancholi

• Applicant: Bill Maston Architect & Associates

32. Residential Condominium Project (325 - 339 Franklin Street)

Request for a Planned Community Permit and Development Review Permit to replace 13 existing rental units with a 15-unit residential condominium project 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

• Project Planner: Sierra Davis

Applicant: DaRosa Associates

33. 383 Castro Street

Request for a Planned Community Permit and Development Review Permit to construct a 33,801 square foot commercial building with 25,090 square feet of office over 8,701 square feet of retail to replace a 1,900 square foot restaurant (Bierhaus) on a 0.26 acre project site. The project is located on the northeast corner of Castro Street and California Street in the P-19 (Downtown) Precise Plan.

• Status & Next Steps: Under Review.

Planning Area: Central Neighborhoods

• Project Planner: Matthew VanOosten

Applicant: Joel Karr of WK Design Group

34. 756 California Street

Request for a Planned Community Permit and Development Review Permit to construct a new 7,664 square foot office building to replace a 1-story dental office building and a Provisional Use Permit to allow a ground floor medical office use at a .07-acre project site; and a determination that this project is Categorically Exempt pursuant to Section 15303 of the CEQA Guidelines ("New Construction of Small Structures). This 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

Project Planner: Alexi Wordell

• Applicant: Huy Do

35. St. Joseph's Church (582 Hope Street, corner of Castro & Church) 🕏 🍫

On May 24, 2016 the City Council approved a Planned Community Permit and Development Review Permit to construct a mixed-use development with (1) a 3- to 4-story, 96,500 square foot commercial building along Castro Street with 8,000 square feet of ground-floor retail and 3-levels of underground parking; (2) 12 residential units and a 3,400 square foot church parish office along Hope Street; and (3) a Heritage Tree Removal Permit to remove 4 Heritage trees. This project will replace an existing surface parking lot at the northeast corner of Castro and Church Streets and an existing one-story, 7,400 square foot church parish building on Hope Street. The project is located on the north side of Church Street between Castro Street and Hope Street in the P-19 (Downtown) Precise Plan.

Status & Next Steps: Under construction.

Planning Area: Central Neighborhoods

Project Planner: Rebecca Shapiro

 Applicant: The Sobrato Organization and the Roman Catholic Bishop of San Jose

36. Fairmont Mixed Use Project (881 Castro Street)

On June 14, 2016 the City Council approved a Provisional Use Permit and Planned Community Permit to construct a 4-story, mixed-use building with 8,500 square feet of ground-floor commercial space and 18 condominium units with two levels of underground parking and a Tentative Map to merge four lots into one lot with condominium lots to replace three existing commercial buildings and a four-unit apartment building on a 0.41-acre project site. The project is located on the northeast corner of Castro Street and Fairmont Avenue through to Hope Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Approved. Applicant submitted an application for a one-year extension to the entitlements.
- Planning Area: Central Neighborhoods

Project Planner: Sierra Davis

Applicant: Castro GPRV 10, LLC

37. 864 Hope Street

Request for 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: Under review.

• Planning Area: Central Neighborhoods

Project Planner: Sierra Davis

Applicant: Christina Liu and Nai Chuan Lee

PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN/ EVELYN AVENUE CORRIDOR

Monta Loma/Farley/Rock Planning Area

38. 2019 Leghorn Street

Request for a Development Review Permit and Conditional Use Permit to construct a new two-story, 12,050 square-foot office building and demolish five existing residential units and associated accessory structures on an 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): Under review.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Krisha Penollar

• Applicant: McKim Design Group

39. Paul Ryan (858 Sierra Vista Ave.) 🕏

On November 12, 2014 the City Council approved a request for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to allow four small-lot, single-family homes to replace an existing 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 Step(s): Building permit plans are under review.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Diana Pancholi

• Applicant: Paul Ryan

40. D & C Development (828 and 836 Sierra Vista Avenue, 1975 and 1979 Colony Street)

Request for a Planned Unit Development and Development Review Permit to construct a new 20-unit rowhouse development, including 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; and a determination that the project is categorically exempt pursuant to 15332 of the CEQA Guidelines ("In-Fill Development Projects").

This 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): Under review.

Planning Area: Monte Loma/Farley/Rock

Project Planner: Alexi Wordell

• Applicant: D & C Development

41. 647 Sierra Vista Ave. 🔮 🍫

On October 20, 2015 the City Council approved a Planned Unit Development Permit and Development Review Permit to construct a 29-unit rowhouse project to replace 15 existing residential units and a Heritage Tree Removal Permit to remove two Heritage trees. The project is located on the east side of Sierra Vista Avenue, north of Middlefield Road, in the R3-2.2 (Multiple-Family Residential) district.

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

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Diana Pancholi

• Applicant: Classic Communities

42. 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 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 (Multi-Family Residential) district.

• Status/Next Step(s): Building permit plans are under review.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Paula Bradley

• Applicant: SummerHill Homes

43. California Communities/Peninsula Communities (2025 and 2065 San Luis Avenue) 🗸 🌜

On April 5, 2016 the City Council approved a Planned Unit Development Permit, Development Review Permit, and Tentative Map 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: Mariya Hodge

• Applicant: California Communities/Peninsula Communities

44. 410-414 Sierra Vista Avenue

Request for a Planned Unit Development, Development Review Permit, and a Tentative Map for 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: Under review.

Planning Area: Monta Loma/Farley/Rock

Project Planner: Paula Bradley

Applicant: The DeNardi Group

45. 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 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: Building permit plans are under review.

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Paula Bradley

• Applicant: SummerHill Homes

46. 1998-2024 Montecito Avenue 📀 🍫

On May 26, 2015 the City Council approved an application for a 3-story 17-unit condominium development with underground parking on 0.93 acre project site. The project would replace three apartments and a single-family home, and would remove up to 11 Heritage trees. The project includes a two-unit Density Bonus request and includes one very-low income unit.

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

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Eric Anderson

Applicant: Stuart Welte (Architect)

47. 315 and 319 Sierra Vista Avenue

Request for a Planned Unit Development Permit; a Development Review Permit for a new 15-unit rowhouse project to replace seven single and multiple family units on three lots, a Heritage Tree Removal Permit for the removal of three heritage trees, and a Vesting Tentative Map to create seven lots and eight common lots on a 0.9 acre project site; and a determination that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("In-Fill Development"). This property 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: Under review.

Planning Area: Monta Loma/Farley/Rock

• Project Planner: Paula Bradley

• Applicant: Classic Homes, Adam Kates

48. 1968 Hackett Avenue & 208-210 Sierra Vista Avenue 🐼 🍫

On July 7, 2015 the City Council approved a Planned Unit Development, Development Review Permit, and Tentative Map for a new 24-unit rowhouse development to replace 21 existing apartment units on a 1.60 acre project site. The project is located on the northeast corner of Sierra Vista Street and Hackett Avenue in the R3-2.2 (Multiple-Family Residential) district.



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

• Planning Area: Monta Loma/Farley/Rock

• Project Planner: Rebecca Shapiro

• Applicant: Dividend Homes

49. Shorebreeze Apartments (460 North Shoreline Boulevard)

On January 30, 2018 the City Council approved a request for Precise Plan Amendments to the P-5 (460 Shoreline Boulevard) Precise Plan, Planned Community Permit and Development Review Permit to demolish 12 affordable units and replace them with 62 affordable units in an existing affordable housing community (Shorebreeze Apartments), 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): Approved.

• Planning Area: Monta Loma/Farley/Rock

Project Planner: Paula Bradley

Applicant: MidPen Housing

Moffett/Whisman Planning Area

50. 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: Monte Loma/Farley/Rock

• Project Planner: Paula Bradley

• Applicant: Terra Bella, LLC

51. Calvano/CPR Mountain View Development -(1001 N. Shoreline Boulevard)

Request for a Rezone from ML (Limited Industrial) to P (Planned Community), Planned Community Permit and Development Review Permit to construct a new seven-story residential structure with two levels of podium parking and 203 apartment units, new seven-story residential structure with two levels of podium parking and 100 condominium units, and a six-story office parking structure to accommodate parking for the existing on-site office building, and a Heritage Tree Removal Permit to remove seven 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: Calvano/CRP Mountain View Venture

52. 1075 Terra Bella 🤡

On September 13, 2017 he Zoning Administrator approved a Development Review Permit to construct a new 2-story, 19,301 square-foot office building, a Conditional Use Permit for office uses, 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.

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: Calvano Development

53. 777 West Middlefield Road

Request for a General Plan Amendment from Medium-Density Residential to High-Density Residential, 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 711 new apartment units (including 144 affordable units). The project site 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: Under Review.

• Planning Area: Moffett/Whisman

• Project Planner: Diana Pancholi

• Applicant: Fortbay

54. Shenandoah Square Precise Plan (500 Moffett Boulevard)

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): Council held a kick-off study session for the new Precise Plan on November 29, 2016 to provide initial input on key Precise Plan topics. Work on the new Precise Plan is on hold pending authorization to proceed from the applicant.
- Planning Area: Moffett/Whisman.
- Project Planner: Rebecca Shapiro
- Applicant: California Military Communities, LLC

55. 555 West Middlefield Road

Request for a General Plan Amendment from Medium-Density Residential to High-Density Residential, Zoning Map Amendment from P to R4 (High Density Residential), and a Development Review Permit to allow a 341-unit addition to an existing 402-unit residential development with three new underground garages, a new leasing office for the entire development, and a new 1.48-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: AvalonBay Communities

56. 750 Moffett Boulevard (Moffett Gateway) 🐼 🍫

On October 18, 2016 the City Council approved a General Plan Amendment from undesignated Caltrans property to Mixed-Use Corridor, Zoning Map Amendment from A (Agriculture) and undesignated Caltrans property to P (Planned Community), 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

57. Holiday Inn Express (870 Leong Dr.)

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): The Zoning Administrator's approval was appealed and upheld by the City Council on November 7, 2017.
- Planning Area: Moffett/Whisman

• Project Planner: Diana Pancholi

• Applicant: Temple Hospitality

58. 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: Paula Bradley

• Applicant: Taylor Morrison Homes

59. Warmington Residential (277 Fairchild Dr.)

On June 9, 2015 the City Council approved a Planned Community Permit for a 22-unit rowhouse development on a 1.47 acre site with frontage on Fairchild Drive and Evandale Avenue on the block between North Whisman Road and Tyrella Avenue and a Heritage Tree Removal Permit for the removal of eight Heritage trees to



replace two single-family homes, a motel, and a small convenience store. 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): Building permit plans are under review.

• Planning Area: Moffett/Whisman

Project Planner: Eric Anderson

Applicant: Warmington Residential

60. 555 Walker Drive

Request for a Planned Unit Development and Development Review Permit to construct a 58-unit rowhouse development to replace 56 existing apartment units on a 2.15 acre project site, Heritage Tree Removal Permit to remove 16 Heritage trees, and Vesting Tentative Map to create 11 rowhouse lots and four common lots. 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 review.

Planning Area: Moffett/Whisman

• Project Planner: Mariya Hodge

• Applicant: SummerHill Homes

61. Hetch-Hetchy Property (450 N. Whisman Dr.) 📀 🍫

On November 12, 2014 the City Council approved a Planned Unit Development Permit and Development Review Permit for a 37-unit rowhouse development and a public trail on a vacant 6.4 acre project site. The project is located on North Whisman Road between Whisman Court and Walker Drive in the R-2 (Two-Family Residential) district.



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

• Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: SummerHill Homes

62. 186 East Middlefield Rd. 🤡

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 request to remove four Heritage trees. The project will be oriented toward Flynn Avenue and will not remove the structures facing East Middlefield Rd.

• Status/Next Step(s): Building permit plans are under review.

Planning Area: Moffett/Whisman

• Project Planner: Eric Anderson

• Applicant: DeNardi Homes

63. 167 North Whisman Road 📀

On May 10, 2017 the Zoning Administrator approved a Planned Community Permit and Development Review Permit to construct two single family homes and a Heritage tree removal permit to remove three Heritage trees. The project is located on the southeast corner of North Whisman Road and Pacific Drive in the P-35 (Whisman Station) Precise Plan.

• Status/Next Step(s): Approved.

• Planning Area: Moffett/Whisman

• Project Planner: Clarissa Burke

• Applicant: Jose Rama

64. Antenna Farm (400 Pacific Dr.) 🕏 🌜

On October 28, 2014 the City Council approved a Precise Plan Amendment to the Whisman Station Precise Plan to allow small-lot single-family homes where rowhomes are required and a Planned Community Permit and Development Review Permit for 16 small-lot single-family homes on a vacant 2-acre project site. The project is located at the terminus of Pacific Drive adjacent to the VTA Light Rail Station parking lot in the P-35 (Whisman Station) Precise Plan.

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

• Planning Area: Moffett/Whisman

Project Planner: Stephanie Williams

• Applicant: SummerHill Homes

65. 100 and 420-430 Ferguson Drive (Pulte Homes) 🐼 🍫

In June 2015 the City Council approved a Planned Community Permit and Development Review Permit for a 198-unit rowhouse development, a 2.76-acre public park, and new public streets. The project is located in the 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

66. 500 Ferguson Drive (EFL Development) 🐼 🌜

In June 2015 the City Council approved a Planned Community Permit and Development Review Permit for 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 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

Central Neighborhoods

67. 257, 259, 263, and 265 Calderon Avenue

Request for 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 review.
- Planning Area: Monta Loma/Farley/Rock

Project Planner: Paula Bradley

• Applicant: SummerHill Homes

68. Prometheus (1696 – 1758 Villa Street)

Request for a General Plan Amendment from Medium-Density Residential and Low- Density Residential to High Density Residential, a Zoning Map Amendment from R3-2 and R1 to P-17, a Precise Plan Amendment to the Villa-Mariposa Precise Plan, a Development Review Permit to construct a 226-unit apartment complex over two levels of underground parking to replace a 16-unit apartment building and 3 single family homes, 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): Under review.

• Planning Area: Central Neighborhoods

• Project Planner: Matthew VanOosten

• Applicant: Prometheus

69. Mountain View Academy Staff Housing (360 South Shoreline Boulevard)

Request for a Rezone from R1 (Single-Family Residential) to P (Planned Community) district, a Planned Community Permit to construct three buildings with 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 (Mountain View Academy). 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

• Project Planner: Clarissa Burke

Applicant: Mountain View Academy

San Antonio/Rengstorff/Del Medio Planning Area

70. 2645 - 2655 Fayette Drive

Request for a Development Review Permit to construct a new, 6-story, 44-unit condominium project to replace an existing house, 6-unit single level apartment, and commercial space (carpet cleaning), and a Heritage Tree Removal Permit to remove 5 trees on a 2.5 acre project site; and a determination that the project is categorically exempt pursuant to 15332 of the CEQA Guidelines ("In-Fill Development Projects"). This 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/Rengstorff/Del Medio

• Project Planner: Sierra Davis

• Applicant: Octane Fayette, LLC

71. 2296 Mora Drive 🤡 🌜

On February 2, 2016 the City Council approved a Planned Community Permit, Planned Unit Development and Heritage Tree Removal permit to demolish 15 existing industrial buildings on 17 lots in order to construct 75 attached rowhomes, and a 0.45-acre public park on a 5.13 acre 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/Rengstorff/Del Medio

• Project Planner: Paula Bradley

Applicant: Lennar Homes

72. 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/Rengstorff/Del Medio
- Project Planner: Eric Anderson
- Applicant: Anton Development Company

73. Barry Swenson Builder (1958 Latham Street) 🐼

On March 15, 2016 the City Council approved a Planned Unit Development Permit and Development Review Permit for a new 6-unit rowhouse development to replace a single-family home and large garage structure and a Heritage Tree Removal Permit for the removal of up to five Heritage trees 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): Building permit plans are under review.
- Planning Area: San Antonio/Rengstorff/Del Medio
- Project Planner: Eric Anderson
- Applicant: Barry Swenson Builder

74. 1919, 1945, 1933, Gamel and 574 Escuela

Request for a Planned Unit Development Permit and Development Review Permit for a 53 unit condominium development with underground parking, and a Heritage Tree Removal Permit to remove seven trees on a 1.17 acre project site; and a determination that the project is categorically exempt pursuant to Section 15332 of the CEQA Guidelines ("Infill Development Projects"). 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/Rengstorff/Del Medio

• Project Planner: Sierra Davis

• Applicant: The DeNardi Group

Miramonte/Springer Planning Area

75. El Camino Real Hospital Campus Update (2500 Grant Rd.) 📀 🍫

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.

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

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Diana Pancholi

• Applicant: El Camino Hospital

• Website: El Camino Hospital

76. 982 Bonita Avenue

Request for a Planned Unit Development and a Development Review Permit to demolish 4 existing residential units to construct eight condominiums with below grade parking 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: Under review.

• Planning Area: Springer/Cuesta/Phyllis

• Project Planner: Paula Bradley

• Applicant: William Maston Architects & Associates

Grant/Sylvan Planning Area

77. Flower Mart (525, 555 and 769 East Evelyn Avenue)

Request for a General Plan Amendment from General Industrial to High Density Residential and Medium Density Residential to High Density Residential, a Zoning Map Amendment from P (Planned Community) and to R-4 and R3.2-2 to R-4, a Planned Community Permit and Development Review Permit to construct 471 new apartment units, and a Heritage Tree Removal Permit for the removal of 13 Heritage trees on a 5.89 acre 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): Under review.

• Planning Area: Grant/Sylvan.

Project Planner: Sierra Davis

• Applicant: Prometheus Real Estate Group

78. Evelyn Family Apartments (779 E. Evelyn Avenue) 🤡 🍫

On March 1, 2016 the City Council approved a General Plan Amendment from General Industrial to High-Density Residential, Zoning Map Amendment to rezone the property 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 ten 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

Project Planner: Clarissa Burke

• Applicant: ROEM

79. 344 Bryant Avenue 🕏

On February 22, 2017 the Zoning Administrator approved a Parcel Map to subdivide a 0.9-acre lot into four single-family lots, a Planned Unit Development Permit and a Development Review Permit to construct four new single-family homes replacing one existing single-family home, and a Heritage Tree Removal Permit to remove three Heritage trees. The project is located on the north side of Bryant Avenue near Stacey Court.



• Status/Next Steps: Building permit plans are under review.

• Planning Area: Grant/Sylvan

• Project Planner: Krisha Penollar

• Applicant: Kanu Patel

80. Adachi Project (1991 Sun Mor Avenue) 🤡 🍫

On April 19, 2016 the City Council approved a Planned Unit Development Permit and a Development Review Permit to allow development of 11 single family homes, a Heritage Tree Removal Permit to remove 27 Heritage trees, and a Tentative Map to

subdivide the 5-acre lot into 12 lots. The project is located at the north terminus of Sun Mor Avenue in the R1-10 (Single-Family Residential) district.

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

• Planning Area: Grant/Sylvan.

• Project Planner: Diana Pancholi

• Applicant: SummerHill Homes

CITY-WIDE PROJECTS (Not shown on map.)

81. Multimodal Improvement Plan

In November 2015 the City Council approved a scope of work for a Multimodal Improvement Plan. The Plan will include City improvements, programs and services to support alternative transportation modes, such as bicycles, transit and walking. It will comply with VTA requirements to document existing and future efforts to address increased vehicle congestion and will be reviewed by the VTA Board of Directors. The project also includes a nexus study to adopt a City-wide Transportation Impact Fee.

• Status/Next Step(s): In May 2017 the City Council and VTA Advisory Committees endorsed the Draft Action List. The project team is currently preparing an Impact Fee Nexus Study and Final Multimodal Improvement Plan based on the Action List. A City Council Study Session is tentatively scheduled for April 17, 2018.

• Project Planner: Eric Anderson

Attachment:

March 2018 - Planning Division Update Map

