



Development Update - September 2018

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. 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. Multimodal Improvement Plan and Transportation Impact Fee

On September 11, 2018 the City Council approved a Multimodal Improvement Plan and City-wide Transportation Impact Fee. The Plan includes City improvements, programs and services to support alternative transportation modes, such as bicycles, transit and walking.

- Status/Next Step(s): Approved.
- Project Planner: [Eric Anderson](#)
- Webpage: [Multimodal Improvement Plan](#)

2. 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. Study Sessions are tentatively scheduled for October 2018.
- Project Planner: [Eric Anderson](#)

- Webpage: [East Whisman Precise Plan](#)

3. 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): 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.
- Project Planner: [Rebecca Shapiro](#)

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 its 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 late 2018.
- Project Planner: [Diana Pancholi](#)
- Webpage: [Terra Bella Visioning](#)

5. Cannabis Regulations

The City is developing a permitting and regulatory framework for commercial cannabis activity by the end of 2018, which includes the sale of medical or non-medical/adult-use cannabis and associated products within the City.

- Status/Next Step(s): The Environmental Planning Commission (EPC) recommended approval of new cannabis regulations on September 5, 2018. Council consideration is

anticipated in October 2018.

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

Development Projects Under Review

1. 1255 Pear Avenue

Request for 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 new multi-family residential units, retaining an existing 156,317 square foot office building and demolishing an existing 103,513 square foot industrial building, a Heritage tree removal permit to remove 84 Heritage trees, and a Tentative Map to adjust property lines and 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): Under review.
- Planning Area: North Bayshore
- Project Planner: [Martin Alkire](#)
- Applicant: The Sobrato Organization

2. 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: El Camino Real
- Project Planner: [Matthew VanOosten](#)
- Applicant: Steve Saray

3. 1313 and 1347 W. El Camino Real

Request for 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): Under review
- Planning Area: El Camino Real
- Project Planner: [Eric Anderson](#)
- Applicant: Bill Maston Architect & Associates

4. 355-415 East Middlefield Road (SummerHill Homes)

Request for a General Plan Amendment, Zoning Map Amendment, and Planned Community and Development Review Permits to allow up to 448 new attached residential housing units with structured parking and a new 0.4 acre park to be dedicated to the City, a Vesting Tentative Map to subdivide the site into up to 12 lots (for condominium purposes) 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.
- Planning Area: Moffett/Whisman
- Project Planner: [Jeff Roche](#)
- Applicant: SummerHill Homes

5. LinkedIn (700 E. Middlefield Road)

Request for 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 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: [LinkedIn Campus Development](#)

6. 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
- Project Planner: [Eric Anderson](#)
- Applicant: The Minkoff Group

7. 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. This 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
- Project Planner: [Eric Anderson](#)
- Applicant: Insight Realty Company

8. 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 City-owned 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: Robert Green Company

9. 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: [Rebecca Shapiro](#)
- Applicant: DaRosa Associates

10. 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: WK Design Group

11. 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 on a .07-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
- Project Planner: [Clarissa Burke](#)
- Applicant: Huy Do

12. 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: [Paula Bradley](#)
- Applicant: Christina Liu and Nai Chuan Lee

13. 828 and 836 Sierra Vista Avenue

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. 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): Under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Paula Bradley](#)

- Applicant: D&C Development

14. 2310 Rock Street

Request for 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. The 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): Under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Matt VanOosten](#)
- Applicant: Dividend Homes

15. 2005 Rock Street

Request for a Planned Unit Development Permit, Development Review Permit, and Tentative Map for a new residential development including eight rowhouse units and seven townhome units, and 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): On August 22, 2018, the Zoning Administrator recommended approval to the City Council which is tentatively scheduled for October 2018.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Matt VanOosten](#)
- Applicant: Dividend Homes

16. 1001 North 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: Stockbridge

17. 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 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

18. 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: Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Prometheus

19. 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: Avalon Bay Communities

20. 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

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

Request for a Zoning Map Amendment from R1 (Single-Family Residential) 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
- Project Planner: [Clarissa Burke](#)
- Applicant: Mountain View Academy

22. 2645 - 2655 Fayette Drive

Request for a Zoning Map Amendment from R3-D (Multiple-Family Residential) to P-40 (San Antonio Precise Plan), a Planned Community Permit to construct a new, 6-story, 44-unit condominium project, 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

23. 1919 - 1933 Gamel Way and 574 Escuela Avenue

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 Heritage trees on a 1.17 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

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

Request for a General Plan Amendment from General Industrial and Medium Density Residential to High Density Residential, a Zoning Map Amendment from P (Planned Community) and R3.2-2 to R-4, a Planned Community Permit and Development Review Permit to construct 471 new apartment units, the dedication of an approximately 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): Under review.
- Planning Area: Grant/Sylvan Park
- Project Planner: [Jeff Roche](#)
- Applicant: Prometheus

25. 294 - 296 Tyrella Avenue

Request for a Planned Unit Development Permit and Development Review Permit for a 13-unit rowhouse development 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: [Paula Bradley](#)
- Applicant: Forrest Linebarger

26. 1950 Montecito Avenue

Request for a Planned Unit Development Permit and Development Review Permit for a 33-unit rowhouse development and a Heritage Tree Removal Permit to remove 26 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): Under review.
- Planning Area: Monte Loma/Farley/Rock

- Project Planner: [Paula Bradley](#)
- Applicant: Dividend Homes

27. 2010 San Ramon Avenue

Request for a Planned Unit Development and Development Review Permit for a seven-unit condominium development and a Heritage Tree Removal Permit to remove one Heritage Tree on a 0.52-acre project site. This project is located on the north side of San Ramon Avenue between North Rengstorff Avenue and Sierra Vista Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Paula Bradley](#)
- Applicant: Bill Maston Architect & Associates

Approved Development Projects

1. 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 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
- Project Planner: [Krisha Penollar](#)
- Applicant: Artik Art & Architecture

2. 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 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 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.
- Planning Area: San Antonio
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Greystar

3. 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. Building permit plans under review.
- Planning Area: El Camino Real
- Project Planner: [Diana Pancholi](#)
- Applicant: SummerHill Homes

4. 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. Building permit plans under review.
- Planning Area: El Camino Real
- Project Planner: [Diana Pancholi](#)
- Applicant: Arris Studio Architects

5. 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: El Camino Real
- Project Planner: [Margaret Netto](#)
- Applicant: IL El Camino Hotel, LLC

6. 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 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 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 project 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

7. 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): Approved. Building permit plans under review.
- Planning Area: Central Neighborhoods

- Project Planner: [Diana Pancholi](#)
- Applicant: Bill Maston Architect & Associates

8. 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. Building permit plans under review.
- Planning Area: Central Neighborhoods
- Project Planner: [Margaret Netto](#)
- Applicant: Castro GPRV 10, LLC

9. 2019 Leghorn Street

On May 9, 2018 the Zoning Administrator approved 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): Approved.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Krisha Penollar](#)
- Applicant: McKim Design Group

10. 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): Approved. Building permit plans under review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Diana Pancholi](#)
- Applicant: Paul Ryan

11. 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): Approved. Building permit plans under review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Paula Bradley](#)
- Applicant: SummerHill Homes

12. 410-414 Sierra Vista Avenue

On June 19, 2018 the City Council approved 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: Approved.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Paula Bradley](#)
- Applicant: The DeNardi Group

13. 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: Approved. Building permit plans under review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Paula Bradley](#)
- Applicant: SummerHill Homes

14. 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.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Paula Bradley](#)
- Applicant: Classic Communities

15. 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. Building permit plans under review.
- Planning Area: Monta Loma/Farley/Rock

- Project Planner: [Paula Bradley](#)
- Applicant: MidPen Housing

16. 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: [Paula Bradley](#)
- Applicant: Terra Bella, LLC

17. 1075 Terra Bella

On September 13, 2017 the 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. Building permit plans under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Calvano Development

18. 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): Approved. 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

19. 277 Fairchild Drive

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. 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): Approved. Building permit plans under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Warmington Residential

20. 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: Approved.
- Planning Area: Moffett/Whisman
- Project Planner: [Paula Bradley](#)
- Applicant: SummerHill Homes

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

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

22. 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

23. 257 - 265 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): Approved. Building permit plans under review.
- Planning Area: Monta Loma/Farley/Rock

- Project Planner: [Paula Bradley](#)
- Applicant: SummerHill Homes

24. 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 and a Heritage Tree Removal Permit for the removal of 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): Approved. Building permit plans under review.
- Planning Area: San Antonio
- Project Planner: [Eric Anderson](#)
- Applicant: Barry Swenson Builder

25. 982 Bonita Avenue

On May 15, 2018, the City Council approved 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: Approved.
- Planning Area: Miramonte/Springer
- Project Planner: [Paula Bradley](#)
- Applicant: Bill Maston Architects & Associates

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

On June 7, 2016 the City Council approved a Zoning Map Amendment from ML (Limited Industrial) to P (Planned Community), a Planned Community Permit and Development Review Permit for a new 178,477 square foot, 5-story office building and three-story parking garage, and a Heritage Tree Removal Permit for the removal of 29 Heritage trees to replace two, one-story light industrial buildings totaling approximately 75,000 square feet

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): Approved. Building permit plans under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Renault & Handley

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

Projects Under Construction

1. 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.

2. 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

3. 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 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): Under construction.
- Planning Area: North Bayshore
- Project Planner: [Clarissa Burke](#)
- Applicant: Microsoft

4. 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 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
- Project Planner: [Clarissa Burke](#)
- Applicant: Prometheus

5. 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. 1,410 seats) and hotel (167 rooms) totaling approximately 1,080,800 square feet.

- Status/Next Step(s): Under construction.
- Planning Area: San Antonio
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Merlone Geier Partners

- Website: [San Antonio Center](#)

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

7. 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: El Camino Real
- Project Planner: [Clarissa Burke](#)
- Applicant: Palo Alto Housing

8. 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: Miramonte/Springer
- Project Planner: [Stephanie Williams](#)
- Applicant: Greystar

9. 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: El Camino Real
- Project Planner: [Eric Anderson](#)
- Applicant: Wonder Years Preschool

10. St. Joseph's Church Mixed Use Project (599 Castro Street)

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

11. 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: [Jeff Roche](#)
- Applicant: California Communities/Peninsula Communities

12. 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

13. 750 Moffett Boulevard

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
- Website: [Moffett Gateway](#)

14. 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

15. 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 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

16. 500 Ferguson Drive

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

17. 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
- Project Planner: [Paula Bradley](#)
- Applicant: Lennar Homes

18. 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

19. 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: Miramonte/Springer
- Project Planner: [Diana Pancholi](#)
- Applicant: El Camino Hospital
- Webpage: [El Camino Hospital](#)

20. 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 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

