



MEMORANDUM

Community Development Department

DATE: October 4, 2013

TO: Randal Tsuda, Community Development Director

FROM: Peter Gilli, Planning Manager (acting)

SUBJECT: October 2013 - Planning Division Update

This memorandum is a status update of notable private development projects and long range planning projects underway in the City of Mountain View. The projects are organized by Change Area and Neighborhood Planning Area (see Attachment 1 – Planning Division Update Map).

- Notable changes from the prior report are underlined;
- Projects that have received entitlements are marked by ②;
- Projects that are under construction are marked by
- Click on the ricon to e-mail the project planner.

NORTH BAYSHORE CHANGE AREA

1. North Bayshore Precise Plan Update 🖘

In May 2013, Council approved a revised scope of work for the North Bayshore Precise Plan. On September 16, the Council discussed district-wide sustainability in North Bayshore. The EPC held a study session for the Precise Plan on September 25 and the Council will discuss the Plan on October 15. Completion of this plan is expected by the end of 2014. (North Bayshore Planning Area) (Martin Alkire)

2. Sobrato Organization (1255 Pear Ave.) 🤡 🛱

In July 2013, the Zoning Administrator approved a 156,900 square foot (0.35 FAR) five-story office building. Building permits were submitted in August 2013, with construction starting in January 2014 and completion by April 2015. (North Bayshore Planning Area) (Scott Plannbaeck)

3. Intuit (2600 Marine Wy.) 🖘

In July 2012, Council authorized study of a proposal for two new office buildings, consisting of 370,000 square feet (1.0 FAR) for Intuit. The EPC held a study session on October 2 and the Council will discuss the project on October 22. Final Council action is expected in spring 2014. (North Bayshore Planning Area) (Stephanie Williams)

SAN ANTONIO CHANGE AREA

4. San Antonio Precise Plan 🖘

In April 2013, Council approved a revised scope of work for the San Antonio Precise Plan. The EPC and B/PAC discussed the plan on September 11 and 26, and the City Council will discuss the plan on October 8. Completion of this plan is expected by the end of 2014. See www.sanantoniopreicseplan.com for more information. (San Antonio Planning Area) (Rebecca Shapiro)

5. Pillar Group/Kalcic (420 San Antonio Rd.) 🔯

In January 2013, Council authorized a Gatekeeper request by the Pillar Group to study a high-density apartment project on 4.6 acres. The applicant submitted plans for a 376 unit project. EPC reviewed the plan at a study session on September 25. Staff and EPC direction was to incorporate retail space along San Antonio Road and focus on height transitions at the perimeter. (San Antonio Planning Area) (Scott Plambaeck)

6. Merlone Geier Partners (MGP) Phase I (455 San Antonio Rd.) 🐼 🍫 🖘

In June 2011, Council approved 330 apartment units, a 65,000 square foot Safeway building and 69,000 square feet of restaurant and retail space. The Safeway opened in April 2013, and the remainder of the apartments and retail spaces will obtain final occupancy through the beginning of 2014. (San Antonio Planning Area) (Nancy Minicucci)

7. Merlone Geier Partners (MGP) Phase II (405 San Antonio Rd.) 🖘

In December 2011, Council authorized a Gatekeeper request for a mixed-use development consisting of office, retail, and hotel uses on 9.9 acres. Revised plans were submitted in August 2013 for an office, retail, cinema and hotel project. A project EIR and General Plan Subsequent EIR will be necessary for the project. The EPC reviewed the plan at a study session on October



<u>2.</u> Council will review the plan on October 29. Final Council action is expected in before summer 2014. Project plans are posted at <u>www.mountainview.gov/planning</u>. (San Antonio Planning Area) (Melinda Denis)

8. San Antonio Center (590 Showers Dr.) 🤡 🍫 🖘

In November 2011, the Zoning Administrator approved a new 14,300 square-foot retail building near Trader Joe's. Building plans were submitted in May 2013. Anticipated completion is spring 2014. (San Antonio Planning Area) (Nancy Minicucci)

9. Target (555 Showers Dr.) 🖘

In April 2013, Council authorized a Gatekeeper request by Target to study a new 158,000 two-story Target building and 22,500 square feet in ancillary retail buildings. Target submitted plans in mid-September 2013. The EPC and Council will hold study sessions in October/November. A final Council hearing is anticipated in the latter half of 2014 at the earliest. (San Antonio Planning Area) (Rebecca Shapiro)

10. Marazzo – Prometheus (2580 California St.) 🖘

In October 2011, Council authorized a Gatekeeper request by Prometheus to study a high-density apartment project on the existing Safeway site. The project has been inactive since June 2012. (San Antonio Planning Area) (Peter Gilli)

EL CAMINO REAL CHANGE AREA

11. El Camino Real Precise Plan 🖘

In April 2013, Council approved a revised scope of work for the El Camino Real Precise Plan. The EPC and B/PAC discussed the plan on September 18 and 26. The Council will discuss the plan on October 15. Completion of this plan is expected by the end of 2014. See www.elcaminorealpreciseplan.com for more information. (Central Neighborhoods; San Antonio; Miramonte/Springer; Grant/Sylvan Planning Areas) (Eric Anderson)

12. Greystar (801 El Camino Real W.) 🖘

In April 2013, Council authorized a Gatekeeper request for a mixed use, high-density apartment proposal. The project includes a request to sell the adjacent City parking lot to the developer. A formal application for a 175 apartment units and 10,000 square feet of retail space in three four-story buildings was received on August 1. EPC reviewed the project on September 11. Council reviewed the project on September 24. The applicant is working with existing commercial tenants to incorporate them into the new project when it is constructed. A final Council hearing is anticipated in late 2014. Conceptual plans are posted at www.mountainview.gov/planning. (Central Neighborhoods Planning Area) (Stephanie Williams)

13. Regis Homes (1101 El Camino Real W.) 🖘

In June 2013, Regis Homes applied for a 52 unit condominium development including a density bonus. Council authorized a rezoning of a small portion of the site to the CRA district in September 2013. (Central Neighborhoods Planning Area) (Lindsay Hagan)

In June 2012, Council approved a 193-unit apartment project at the former San Antonio Inn. Construction began in February 2013 and completion is expected in fall 2014. (San Antonio Planning Area) (Melinda Denis)



15. UDR (1984 El Camino Real W.)

In March 2012, Council authorized a Gatekeeper request by UDR for a mixed use, high-density apartment proposal. The project includes a public pedestrian connection between Latham Avenue and El Camino Real. An EIR is being prepared for the project. <u>EPC recommended approval of the project on September 18.</u> A final Council hearing is scheduled on October 29. (Central Neighborhoods Planning Area) (Margaret Netto)

16. Residence Inn (1740 El Camino Real W.) 🔮 🖘

In August 2013, the Zoning Administrator approved a Conditional Use Permit for 32 rooms in a four story, 22,000 square foot hotel building. Construction will start in early 2014 and be completed by fall 2014. (Central Neighborhoods Planning Area) (Nancy Minicucci)

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

In September 2013, Residence Inn applied for a new Gatehouse building with new reception, lobby, and breakfast rooms. (Central Neighborhoods Planning Area) (Nancy Minicucci)

18. Tropicana Lodge – Prometheus (1720 El Camino Real W.) 🤡 🕏

In March 2013, Council approved a 169-unit apartment on 2.51 acres. Building permits were submitted in August 2013. Construction will start by December 2013 and be completed by summer 2015. (Central Neighborhoods Planning Area) (Scott Planbaeck)

19. Austin's - Prometheus (1616 El Camino Real W.) 🖘

In January 2013, Council authorized a Gatekeeper request to study a 67 unit apartment project, adjacent to the Tropicana project. The EPC will make a formal recommendation in December 2013. A final Council hearing is anticipated in early 2014. (Central Neighborhoods Planning Area) (Scott Planbaeck)

20. First Community Housing (1581 El Camino Real W.) 🖘

In January 2013, Council approved 26 studio units for developmentally disabled individuals and 1 two-bedroom manager unit for First Community Housing. The project will be applying for tax credits during the July 2013 round. Building permits and construction timeframes will depend on the tax credits. (Miramonte/Springer Planning Area) (Margaret Netto)

21. Lennar Apartments (865 El Camino Real E.) 🤡 🖘

In April 2013, Council approved a 150-unit apartment project for SummerHill Apartments. <u>Lennar Apartments purchased the site from SummerHill.</u> Building permit submittal occurred in June 2013. Construction is anticipated to start by November 2013 and be complete by September 2015. (Grant/Sylvan Planning Area) (Margaret Netto)

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

In October 2011, Council authorized a Gatekeeper request by Archstone to study a 180 unit apartment complex with 333 apartment units and 6,000 square foot of commercial space. Archstone is being acquired by Equity Residential. The project is inactive. (Grant/Sylvan Planning Area) (Melinda Denis)

EAST WHISMAN CHANGE AREA

23. TMG Partners (625 – 685 Clyde Ave.) 🗸 🖘

In March 2013, Council approved a 385,000 square foot (1.0 FAR) office project for TMG Partners. TMG Partners has signed a lease with Samsung to occupy the entire campus. Building permit submittal occurred in June 2013. Construction is expected to begin in fall 2013 and completion anticipated by December 2014. (Moffett/Whisman Planning Area) (Scott Plambaeck)



24. RREEF (700 E. Middefield Rd.) 🔯

In June 2012, Council authorized a Gatekeeper request by RREEF to study a rezoning of 23 acres to allow up an additional 600,000 square feet of office area (total of 1 million square feet). A project EIR and General Plan Subsequent EIR are being prepared for the project. An EPC study session was held in September 2012 and a Council study session was held in May 2013. The applicant <u>submitted revised plans in July</u>. Final Council action is expected in summer or fall 2014. (Moffett/Whisman Planning Area) (Scott Plambaeck)

25. Lamb Partners (600 National Ave.) 🖘

In July 2013, Council authorized a Gatekeeper request by Lamb Partners to study a rezoning of 4.5 acres to allow a new 140,000 square foot office building (0.65 FAR). An EPC study session is scheduled for October 2013. (Moffett/Whisman Planning Area) (Lindsay Hagan)

26. Kilroy Realty (690 E. Middlefield Rd.) 📀 🍫 🖘

In April 2008, Council approved a 340,000 square feet office building (0.5 FAR) for Dostart Development. Kilroy Realty purchased the property and began construction August 2012 and completion of the building shell is expected by fall 2013. (Moffett/Whisman Planning Area) (Margaret Netto)

27. Kilroy Realty (331 Fairchild Dr.) 🤡 🍫 🖘

In July 2008, Council approved an 87,500 square feet office building for Equity Office Partners. Kilroy Realty purchased the property and began construction in December 2013 and completion is expected by fall 2013. (Moffett/Whisman Planning Area) (Melinda Denis)

28. Symantec (575 E. Middlefield Rd.) 🗸 🖘

In February 2010, Council approved a 102,000 square feet office building and eight year Development Agreement for Verisign. Verisign was subsequently acquired by Symantec. The project is inactive. (Moffett/Whisman Planning Area) (Scott Plambaeck)

29. The Quad / Lovewell (369 N. Whisman Rd.) 🔮 🖘

In September 2011, Council approved 180,800 square feet of additional office area and a 10 year Development Agreement for Keenan Lovewell. The project is inactive. (Moffett/Whisman Planning Area) (Scott Planbaeck)

MOFFETT CHANGE AREA

30. Prometheus (100 Moffett Blvd.) 🖘

In December 2011, Council authorized a Gatekeeper request by Prometheus to study rezoning of 2.9 acres for 190 apartments. In June 2013, Council directed the project design to include a dedicated right-turn lane on Moffett Boulevard at Central Expressway and to close the vehicular ramp from Stierlin Road to Central Expressway. B/PAC reviewed circulation and right-of-way issues on September 26 and an EPC public hearing is scheduled for November 6 with a final Council hearing on December 3. (Monta Loma/Farley/Rock Planning Area) (Rebecca Shapiro)

DOWNTOWN AND EVELYN CORRIDOR PRECISE PLANS

31. Downtown Mixed Use Building (605 Castro St.) 🤡 🖘

In April 2013, Council approved a 28,000 square foot office building and eight residential condominiums. <u>Demolition is expected to occur in October 2013.</u> The construction is expected to start in winter 2013 and be completed by early 2015. (Central Neighborhoods Planning Area) (Stephanie Williams)

32. Classics / Station 361 (209 - 405 W. Evelyn Ave.) 🤡 🍫 🖘

In December 2010, Council approved 65 rowhouse units. Phase 1 (29 units) is completed and fully occupied. Building permits for Phase 2 (36 units) were issued in March 2013 and construction is underway. Completion is expected by spring 2014. (Central Neighborhoods Planning Area) (Stephanie Williams)

33. PSAI Realty Partners (100 - 200 W. Evelyn Ave.) 🤡 🍫 🖘

In March 2010, Council approved a 48,000 square foot three-story office building for PSAI Realty Partners. Construction began in December 2012 and completion is expected by summer 2014. (Central Neighborhoods Planning Area) (Stephanie Williams)

34. Classic Communities (365 Villa St.) 🔮 🍫 🛱

In July 2012, Council approved a new 12 small-lot, single-family subdivision. Building permits were submitted in January 2013, demolition began in August 2013, and construction will start in October 2013. (Central Neighborhoods Planning Area) (Lindsay Hagan)

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

In March 2012, the Council approved a 7 unit condominium/townhouse complex. Construction began in February 2013 and completion is expected by early 2014. (Central Neighborhoods Planning Area) (Eric Anderson)

36. Pacific Peninsula (948 California St.) 🗸 🖘

In April 2012, the Council approved a 5 unit condominium complex. Building permits were issued in May 2013 and completion by spring 2014. (Central Neighborhoods Planning Area) (Eric Anderson)

37. Hope Street Investors (235 Hope St.) 🖘

In August 2013, Hope Street Investors applied for a 4-story, 7 unit condominium project on a 0.25 acre site. Final Council action is expected in fall 2014. (Central Neighborhoods Planning Area) (Nancy Minicucci)

38. Bryant/Dana Office (250 Bryant St.) 🗸 🍪 🖘

In July 2013, Council approved a three-story, 68,000 square foot office building at the Dunn's Automotive site. Demolition occurred in August and construction will begin in October 2013 and completion by December 2014. (Central Neighborhoods Planning Area) (Rebecca Shapiro)



39. Roger Burnell (902 Villa St.) 🤡 🍫 🖘

In July 2012, the Council approved a new 4-story 21,745 square foot office building. Construction started in May 2013 and is expected to be complete by May 2014. (Central Neighborhoods Planning Area) (Scott Planbaeck)

40. Minkoff Group (871 W. Evelyn Ave.)

In November 2009, Council approved a 65,000 square foot, four-story office building. Construction began in April 2012, and the building should be completed in October 2013. (Central Neighborhoods Planning Area) (Rebecca Shapiro)



PLANNING PROJECTS OUTSIDE OF CHANGE AREAS AND DOWNTOWN / EVELYN CORRIDOR

Monta Loma/Farley/Rock Planning Area

41. San Antonio Station (100 Mayfield Ave.) 🤡 🖘

In 2012 and 2013, permits were approved for site, landscaping and exterior building changes and the removal of 116 Heritage trees. In August 2013, it was announced that Google leased the building. (Margaret Netto)

42. ROEM/Eden (819 N. Rengstorff Ave.)

In February 2013, Council approved 48 affordable rental studios, 1 one-bedroom manager unit and 1,600 square feet of retail space. Building permits were submitted in July 2013 and construction is expected to begin in November 2013 with completion by February 2015. (Melinda Denis)



43. City Ventures (827 N. Rengstorff Ave.)

In April 2013, Council authorized a Gatekeeper request by City Ventures to study a rezoning of 1.4 acres of industrial land to allow a mixed-use retail and condominium project. After further consideration, City Ventures intends to propose a lower-density rowhouse project. An EPC study session is scheduled for November 6, 2013. (Margaret Netto)

44. City Ventures (1951 Colony St.) 🖘

In October 2011, Council authorized a Gatekeeper request to study a rezoning of industrial MM land to R3-2 to allow 33 rowhouses. <u>EPC recommended approval of the project in September 2013. Final Council action is scheduled on November 19, 2013. (Noah Downing)</u>



45. Classic Communities (2060 Plymouth Ave.) 🤡 🍫 🔯

In April 2012, Council approved a 14 unit rowhouse development for Classic Communities on a 0.8 acre parcel. Construction started in April 2013 and is expected to be completed by May 2014. (Scott Plambaeck)

46. Alvin/Middlefield (2545-2585 W. Middlefield Rd.) 🤡 🍫 🖘

In May 2011, Council approved 32 rowhouse units on 1.9 acres. Construction began in August 2012 and completion is expected by the end of 2013. (Melinda Denis)

47. Northpark Apartments (111 N. Rengstorff Ave.) 🤡 🍫 🖘

In June 2012, Prometheus received Council approval to rezone the Northpark Apartments, demolish 50 existing units and construct new 134 units in the southwest corner of the complex. Construction began in February 2013 and completion is expected by the end of 2014. (Stephanie Williams)

48. 333 N. Rengstorff Ave. 🖘

In October 2006, Council authorized a Gatekeeper request by Mounir Kardosh to property to allow for a 64-unit condominium project on 1.7 acres. In February 2013, the applicant withdrew the Gatekeeper request and submitted an informal application for a 29-unit rowhouse project. Final Council action is anticipated in 2014. (Margaret Netto)

49. Classic Communities (1946 San Luis Ave.) 🖘

In September 2013, Classic Communities applied for a 28 unit rowhouse project on a 1.6 acre site. A final Council hearing is anticipated by the summer of 2014. (Melinda Denis)

50. Dividend Homes (1958 Rock St.) 📀 🖘

In June 2013, Council approved a 19 unit rowhouse project on a 1.13 acre site that is currently developed with 12 rental units. Building permits were submitted in August 2013, with construction in spring 2014 and completion by spring 2015. (Scott Plambaeck)

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

In July 2013, Paul Ryan applied for permits to construct a 4-unit small-lot single-family development on 0.52 acres. A final Council hearing is anticipated in 2014. (Noah Downing)

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

In August 2013, formal plans for a new <u>2-story</u>, <u>84-child</u> daycare center were submitted. A final Administrative Zoning hearing is anticipated by the end of 2013. (Lindsay Hagan)

Moffett/Whisman Planning Area

53. Calvano Development (1001 N. Shoreline Blvd.)

In November 2012, Calvano Development applied for permits to construct a 29,070 square foot (0.35 FAR), three-story office building. The project is inactive. (Lindsay Hagan)

54. South Whisman Project (Ferguson Rd.) 🔯

In March 2009, Council approved the South Whisman Precise Plan to create a new residential neighborhood on 38 acres of land on five separate parcels with three different owners near Whisman Station. In August 2013, Pulte Homes submitted a master plan for up to 652 units on about 28 acres. Final Council action is expected in late 2014. (Stephanie Williams)

55. Hetch-Hetchy Property (450 N. Whisman Dr.)

In April 2013, the City received an application for a 37-unit two-story detached rowhouse project on a 6.4-acre site owned by the San Francisco PUC. A Council public hearing is expected in 2014. (Scott Plambaeck)

56. Dividend Homes (111 & 123 Fairchild Dr.)

In November 2012, Dividend Homes applied for permits to replace 6 apartment units and 5 small industrial buildings with 18 rowhouses on a 1.0 acre project site. Final Council action is expected in early 2014. (Noah Downing)

57. KB Homes (277 Fairchild Dr.)

In April 2013, KB Homes applied for permits for a rowhouse project on a 1.6 acre project site. The project is inactive. (Eric Anderson)

58. **115** Evandale Ave. 🤡 🛱

In January 2013, Council approved 6 detached rowhouses. Building permits were submitted in February 2013 and construction is anticipated to begin in fall 2013 with completion in fall 2014. (Scott Plambaeck)

59. Antenna Farm (Pacific Dr.)

In October 2013, Council authorized a Gatekeeper request by Signature Homes for an 18 unit, small-lot single family home project on a vacant piece of property in Whisman Station. An EPC study session was held in June 2013 and the applicant is revising the plans. Final Council action is expected in early 2014. (Stephanie Williams)



61. Tripointe Homes (129 Ada Ave.) 🖘

In May 2013, TriPointe Homes applied for a 4-unit rowhouse project that would be

integrated into the approved 135 Ada Avenue project. Final Council action is expected in <u>early 2014</u>. (Nancy Minicucci)

62. **Robson Homes (137 Easy St.)** All In June 2013, Council approved a 21 unit rowhouse project. Building permits are expected in September

permits are expected in September 2013, construction to begin by March 2014 with completion expected in December 2014. (Lindsay Hagan)



63. **268 Ada Ave.** 🔯

In August 2013, revised plans for a 3-unit small-lot single family subdivision on 0.4 acres was submitted. Final City action is expected in late 2013. (Eric Anderson)

64. **167 N. Whisman Rd.** 🕏

In September 2013, plans for a 2-unit small-lot single family subdivision on 0.3 acres in the Whisman Station Precise Plan was submitted. Final City action is expected in early 2014. (Scott Plambaeck)

65. Holiday Inn Express (870 Leong Dr.) 🖘

In June 2013, plans for a three-story, 78 room hotel were submitted. The site is known to have contaminated groundwater. The project is inactive. (Noah Downing)

San Antonio Planning Area

66. Senior Assisted Living (574 Escuela Ave.) 🗸 🖘

In January 2013, Council approved a 44 bed assisted living project. The project is inactive. (Margaret Netto)

67. Mora-Ortega Precise Plan 🖘

In February 2012, Council approved an amendment to the Mora-Ortega Precise Plan to extend the amortization of the non-residential uses on Mora Drive until November 2013. The Precise Plan requires all non-residential uses to cease at that time. The site has known groundwater contamination issues that will require mitigation when redeveloped. In September 2013, Council authorized a second extension to the amortization period. (Scott Plambaeck)

Central Neighborhooods Planning Area

68. Pacific Press - Courtyard (1200 Villa St.) 🖘

In June 2011, Council authorized a Gatekeeper request to allow office FARs up to 0.65. The project is inactive. (Peter Gilli)

69. Mountain View Co-Housing Community (445 Calderon Ave.) 🔮 🕏

In September 2011, Council approved a 19-unit co-housing project on 1.2 acres, which included the relocation and modification to a historic home. Construction is expected to be complete in 2014. (Stephanie Williams)

Miramonte/Springer Planning Area

70. City Sports (1040 Grant Rd.) 📀 🖘

In August 2013, the Zoning Administrator approved City Sports Club's application to replace the existing Rite Aid and make façade improvements to the entire multitenant building. A second hearing is anticipated in fall 2013 to finalize the improvements to the rear portion of the center as directed by City Council. (Nancy Minicucci)

Grant/Sylvan Planning Area

71. Adachi (1991 Sun Mor Ave.) 🖘

In 2005, the Adachi family submitted an informal application for a 13 unit R1 single-family subdivision with a formal application following in 2007. The applicant resubmitted an incomplete application in February 2013 for staff review and the CEQA analysis has begun. A Council date cannot be projected until the applicant submits a complete application. (Nancy Minicucci)

72. Live Oak Properties (525 East Evelyn Ave.) 🖘

In September 2012, Council approved a 70-unit attached rowhouse project adjacent to the completed Mondrian project. The second phase is integrated with the neighboring Mondrian rowhouse project. Building permits have not been submitted. The project and property are for sale. (Scott Plambaeck)

CITY-WIDE PROJECTS (not shown on map)

73. 2007-2014 Housing Element Implementation 🖘

In January 2012, the Council approved the 2007-2014 Housing Element. The Housing Element includes a number of implementation items that need to be completed during this period. Items planned for completion in 2013 include: updating the density bonus ordinance, increasing the cap on efficiency units, revising the companion unit ordinance and adding reasonable accommodation zoning ordinance updates. (Martin Alkire)

74. **2014-2022** Housing Element 🖘

In June 2013, the City began a state-mandated update to the City's Housing Element. Informational workshops will begin in early fall 2013 and a Draft Housing Element is expected in early 2014. The deadline for completion of the new Housing Element is December 2014. (Margaret Netto)

75. Sustainable Communities Strategy (SCS) 🖘

The SCS is a regional strategy to coordinate land use, housing, and transportation planning within the larger Plan Bay Area document, to reduce greenhouse gas emissions for cars and light-duty trucks through 2040. (Martin Alkire)

Attachments: 1. October 2013 – Planning Division Update Map

