# *Janaury 2010 Development Update City of Sunnyvale*

This development update lists *new* development that has occurred within the city in the last 2 years. It does not list additions, individual single-family homes, or tenant improvements. If you have any questions regarding specific projects, contact the planner listed in parentheses next to the project address.

**Status of Projects**

Pending: A project is considered to be pending after a completed application has been submitted and before an action has been taken.

Approved: Approved projects are ones that have been reviewed and approved by the Planning Division but have not yet been issued building permits.

Under Construction: A project under construction has been reviewed and approved by the Planning Division and Building Permits have been issued.

Completed: A project is considered to be complete after the final building permit inspection is approved.

* - Projects with the Art-in-Private-Development requirement

| PLANNER | | PHONE |
|---|---|---|
| **AM** | Andy Miner | 408.730.7707 |
| **MH** | Mariya Hodge | 408.730.7659 |
| **GC** | Gerri Caruso | 408.730.7591 |
| **NC** | Noren Caliva | 408.730.7637 |
| **RZ** | Rosemarie Zulueta | 408.730.7437 |
| **RK** | Ryan Kuchenig | 408.730.7431 |
| **SB** | Surachita Bose | 408.730.7443 |
| **SL** | Steve Lynch | 408.730.2723 |
| **SM** | Shaunn Mendrin | 408.730.7429 |

| | PERMIT TYPE |
|---|---|
| UP | Use Permit |
| SDP | Special Development Permit |
| PM | Parcel Map (4 or fewer lots) |
| VAR | Variance |
| TM | Tentative Map (5 or more lots) |

# COMMERCIAL

| Status | Filing Date | Project No. | Address / Planner | Applicant | Common Name/Description |
|---|---|---|---|---|---|
| **Pending** | 12/02/09 | 20090931 | 923 W El Camino Real<br>SDP (RK) | Adam Simms<br>(408) 655-8199 | *New Automobile Dealership*: 8570 sq ft commercial building including a 4000 sq ft showroom, associated service spaces, service bays, and a second floor storage area |
| **Pending** | 11/15/09 | 2009-0896 | 590 Old San Francisco Rd<br>SDP (RK) | William Jacobson | New retail buildings, for a total of 7,200 sq. ft. in a C-1/PD Zoning District |
| **Pending** | 6/11/09 | 2009-0460 * | 1217 Wildwood Ave.<br>UP (SM) | Executive Garden Hotel<br>(408) 406-3400 | *Extended Stay Hotel:* Two new hotel buildings, including 213-unit hotel and a 152-unit extended stay hotel. |
| **Approved** | 12/7/07 | 2007-1293 | 301 and 401 Old San Francisco Road, and 420, 428, and 448 Kenney Court | Palo Alto Medical Foundation<br>(650) 867-3757 | *Palo Alto Medical Foundation (PAMF)*: 120,000 s.f. medical clinic, a two level parking garage, and a storage building. Approved 6/09 |
| **Approved** | 8/27/08 | 2008-0936 | 1356 S. Mary Ave.<br>UP (NC) | Bergman Companies<br>(408) 346-9108 | *FRESH & EASY:* Reuse of an existing 22,540 sq. ft. retail space for a grocery store in a C1 Zoning District. Approved 2/09. |
| **Approved** | 03/21/07 | 2007-0306 | 1010 Sunnyvale Saratoga Rd.<br>SDP (RK) | Daniel Taylor<br>(408) 827-7499 | *RITE AID*: 14,673 sq. ft. drug store/pharmacy with drive-thru in a C-1/PD Zoning District. Approved 1/09. |
| **Approved** | 4/24/08 | 2008-0457* | 150 E El Camino Real<br>SDP (NC) | Johnson Lyman Architects<br>(925) 930-9039 | *SAFEWAY*: New retail development including a new grocery store and additional retail buildings, for a total of 110,025 sq. ft. in a C-2/ECR Zoning District. Approved 8/08. |
| **Under Construction** | 4/24/08 | 2008-0456 | 112 E El Camino Real<br>SDP (NC) | Johnson Lyman Architects<br>(925) 930-9039 | New retail buildings, for a total of 18,339 sq. ft. in a C-2/ECR Zoning District. Approved 8/08. |
| **Completed** | 05/14/07 | 2007-0527 | 130 S. Sunnyvale Av.<br>SDP (SB) | Dr. Gary Gold<br>(408) 736-3802 | New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07. Completed 12/08. |
| **Completed** | 09/06/06 | 2006-0915 * | 782 E. El Camino Real<br>SDP PM (RK) | San Mateo CPP Investors, LLC<br>(650) 344-1500 | *WALGREENS/ PANDA EXPRESS:* New retail development consisting of two buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06. Completed 11/08. |

# PUBLIC FACILITIES/OTHER

http://sunnyvale.ca.gov/Departments/Community+Development/Development+Update/Monthly+Development+Updates/Home.htm
* - Projects with the Art-in-Private-Development requirement

# COMMERCIAL

| Status | Filing Date | Project No. | Address/Planner | Applicant | Common Name/Description |
|---|---|---|---|---|---|
| Approved | 08/11/09 | 2009-0634 | 455 E. Maude Ave.<br>UP (RK) | El Monte Hored Church<br>(510) 872-9981 | *El Monte Hored Church:* New 1,380 square foot addition to the sanctuary, includes parking lot & landscaping modifications. Approved 10/14. |
| **Under Construction** | 12/7/07 | 2007-1290 | 477 N. Mathilda Ave | Trinity Church of Sunnyvale | Architectural modifications to an industrial building for an approved church use. Approved 1/08. |
| **Under Construction** | 09/09/04 | 2004-0734 | 1030 Astoria Dr.<br>UP (GC) | Starkweather Bondy<br>(510) 540-6594 | *HEBREW DAY SCHOOL:* An expanded library and computer lab, addition to the existing administrative building, and to construct a new sanctuary. Approved 8/05 (one-year permit renewal approved 8/07). |

# MIXED USE

| Status | Filing Date | Project No. | Address / Planner | Applicant | Common Name/Description |
|---|---|---|---|---|---|
| Pending | 04/9/08 | 2008-0399* | 401 Town & Country<br>SDP (SB) | Downtown Sunnyvale North LLC<br>(408) 218-1858 | *TOWN AND COUNTRY*: 264 residential homes and 35,000 square feet of retail and commercial uses within two buildings in Blocks A and B of the 'Town and Country' project area. |
| Approved | 07/07/06 | 2006-0712* | 1287 Lawrence Station Rd.<br>SDP (GC) | Trumarck Companies<br>(925) 648-8300 | *TRUMARK*:New mixed use development with 348 residential units and 16,000 sq. ft. of commercial/retail space in an M-S Zoning District (new Mixed Use zoning district proposed). Approved 11/08. |
| Approved | 02/08/07 | 2007-0145 | 1050 Helen Av.<br>SDP TM (SB) | FMA Development LLC<br>(408) 448-9246 | 5-story mixed use project, consisting of 40 residential units with underground parking and 8,900 sq. ft. of retail in a C-2/ECR Zoning District. Approved 11/07. |
| Approved | 11/18/04 | 2004-0910 | 1250 Lakeside Dr.<br>EIR GPA PM SDP (SL) | Rob Steinberg<br>(408) 817-3191 | *LAKESIDE:* 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05. |
| Under Construction | 11/21/08 | 2008-1245 | 660 S Fair Oaks Ave<br>RZ SDP (GC) | Mid Peninsula Housing Coalition<br>(650) 356-2928 | New mixed use development with 124 senior housing units and parking structure. Approved 3/09. |
| Under Construction | 04/27/07 | 2007-0462* | 615 Tasman Dr.<br>SDP PM (GC) | Essex Property Trust<br>(650) 849-1600 | New mixed use development with 290 condo/apartment units and 51,308 sq. ft of commercial space in a C-2/PD Zoning District. Approved 2/08. |
| Under Construction | 01/08/07 | 2007-0030* | 2502 Town Center Ln.<br>SDP (SL) | Fourth Quarter Properties<br>(770) 801-6512 | *TOWN CENTER MALL*: Proposed 292 residential units, 16-screen movie theater, and 275,000 sq. ft. of office space and 1,000,000 sq ft of total retail in DSP Block 18 Zoning District. Approved 2/07. |

http://sunnyvale.ca.gov/Departments/Community+Development/Development+Update/Monthly+Development+Updates/Home.htm
* - Projects with the Art-in-Private-Development requirement

# INDUSTRIAL

| Status | Filing Date | Project No. | Address / Planner | Applicant | Common Name/Description |
|---|---|---|---|---|---|
| **Approved** | 04/10/08 | 2008-0407* | 384 Santa Trinita Ave.<br>UP (RK) | The Martin Company<br>(408) 519-8372 | New 4 story, 99,317 square foot (50% FAR) office building in the M-S Zoning District. Approved 8/08. |
| **Approved** | 4/24/08 | 2008-0459* | 399 Java Dr.<br>DR (NC) | TMG-Moffett LLC<br>(310) 393-8006 | New 7-story 209,500 sq. ft. (70% FAR) office building in a MP-TOD Zoning District. Approved 8/08. |
| **Approved** | 1/22/02 | 2002-0223* | 1111 Lockheed Martin Wy.<br>SDP | Menlo Equities<br>650-289-1703 | *JUNIPER NETWORKS:* New 2.43M sq. ft. office campus with 70% FAR development in a MPTOD Zoning District. Approved 5/14/02. |
| **Under Construction** | 7/13/08 | 2008-0268* | 1250 Kifer Rd.<br>UP (MH) | Dennis Kobza & Assoc.<br>(650) 961-6103 | *INTUITIVE SURGICAL* New 152,758 sq. ft. R&D office building (40% FAR) within a multi-building campus. Approved 6/08. |
| **Under Construction** | 01/09/06 | 2006-0027* | 975 Benecia Av.<br>SDP (SL) | Hoover Associates<br>(650) 327-7400 | 2 new office buildings for a total of 113,200 sq. ft. in an M-S Zoning District. Approved 9/06 |
| **Under Construction** | 4/21/05 | 2005-0340* | 495 Java Dr.<br>ER SDP (GC) | Network Appliance<br>(408) 822-6695 | *NETWORK APPLIANCE:* Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total l of 1,375,978 sq ft. in a MP-TOD Zoning District. Approved 6/05. |
| **Under Construction** | 12/08/05 | 2005-1198 * | 1111 Lockheed Martin Wy.<br>SDP (GC) | Jay Paul Company<br>(415)263-7400 | *JAY PAUL:* Development of 50 acres of land with 7 buildings plus an amenity building and four parking structures for a total of 1,582,473 sq. ft. in a MP-TOD Zoning District. Approved 11/06. |
| **Completed** | 11/30/06 | 2006-1191* | 525 Almanor Av.<br>MPP (NC) | Menlo Equities<br>(650) 326-9300 | A new 166,300 sq. ft. five-story R & D building in a M-S/ FAR100 Zoning District. Approved 6/07. Completed 10/08 |
| **Completed (Phase I)** | 12/21/06 | 2006-1265* | 111 Java Dr.<br>SDP (RK) | Exterra Realty Partners LLC<br>(925) 227-1290 | 3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07. Completed 1/09. |
| **Completed** | 02/22/07 | 2007-0200* | 1376 Bordeaux Dr.<br>SDP TM (RK). | California Bavarian Corporation<br>(650) 326-4396 | 2 new 3-story R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07. Completed 9/08. |

# RESIDENTIAL

| Status | Filing Date | Project No. | Address/Planner | Applicant | Common Name/Description |
|---|---|---|---|---|---|
| **Approved** | 11/26/08 | 2008-1259 | 585 Old San Francisco Rd.<br>PM SDP VAR (SL) | M Design Group<br>(408) 431-9289 | 6 new townhomes in an R-3/PD Zoning District. Approved 6/09. |
| **Approved** | 9/26/08 | 2008-1056 | 615 Dunholme Way<br>RZ SDP PM (NC) | Tina Tran<br>(408) 499-4904 | 1 additional detached single-family home in an R-0 Zoning District. Approved 1/09. |
| **Approved** | 3/10/08 | 2008-0238 | 127 W California Ave<br>RZ SDP TM VAR (SB) | Dale Myers Associate<br>(650) 348-5054 | 5 New Townhomes in an R-3/PD Zoning District. Approved 1/09. |
| **Approved** | 05/11/06 | 2006-0492 | 199 N. Sunnyvale Av.<br>SDP PM (NC) | DZ Design Associates<br>(408) 778-7005 | 3 new detached single-family homes in an R-2/PD Zoning District. Approved 9/08 |
| **Approved** | 04/27/07 | 2007-0463 | 408 Flora Vista Av.<br>SDP TM (SB) | Michael Kirkish<br>(408) 452-9300<br>X220 | 8 new detached single-family homes in an R-2 Zoning District. Approved 6/08. |
| **Approved** | 08/02/07 | 2007-0828 | 394 E Evelyn Av.<br>PM SDP (GC) | Ryan Inn LLC<br>(408) 481-4990 | 47 condominium units is the DSP-4 Zoning District. Approved 10/07. |
| **Approved** | 06/07/07 | 2007-0621 | 637 E. Taylor Av.<br>SDP TM (SB) | Clarum Homes<br>(650) 322-7069 | 36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07. |
| **Approved** | 02/10/05 | 2005-0105 | 963 S. Wolfe Rd.<br>ER RZ SDP TM (GC) | Akbar Abdollahi<br>(408) 202-1100 | 6 townhomes in an R-3 Zoning District. Approved 6/07. |
| **Approved** | 05/11/06 | 2006-0496 | 1170 Morse Av.<br>ER SDP TM (GC) | Standard Pacific Homes<br>(408) 626-6900 | 48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06. |
| **Approved** | 06/08/06 | 2006-0598 | 920-962 E. Duane Av.<br>SDP TM (SL) | The Riding Group<br>(408) 994-0132 | *SANTA ROSALIA, GLEN VALLEY, HIGHLAND, INDIAN WELLS, SAN POSADAS, SAN RIVERA, SAN REMI, FONTANA, CRESTLINE TERRACES:* 242 townhomes on an M-S/ITR/R-3/PD Zoning District. Approved 2/07. |
| **Under Construction** | 06/07/07 | 2007-0620 | 805 W Fremont Av.<br>SDP TM (RK) | Classic Communities<br>(650) 496-4496 | *WILMINGTON, PISTACHIO and PUMPKIN TERRACES:* 42 single family detached homes in an R-2 Zoning District. Approved 8/07. |
| **Under Construction** | 11/03/06 | 2006-1111 | 574 Bobolink Av.<br>PM VAR (AM) | Omid Shakeri<br>(408) 666-6556 | 3 single family homes on one lot. Approved 1/07. |
| **Under Construction** | 05/25/05 | 2005-0506 | 832 Maria Ln.<br>RZ SDP TM (GC) | Albert Mangini II<br>(408) 739-0250 | 4 townhomes in an R-3 Zoning District. Approved 1/06. |
| **Under Construction** | 06/07/06 | 2006-0593 | 1244 Poplar Av.<br>UP PM (AM) | Bradley Planning Group<br>(408) 603-0072 | 3 new detached single family homes in an R-2 Zoning District. Approved 7/06. |

http://sunnyvale.ca.gov/Departments/Community+Development/Development+Update/Monthly+Development+Updates/Home.htm
* - Projects with the Art-in-Private-Development requirement

# RESIDENTIAL

| Status | Filing Date | Project No. | Address/Planner | Applicant | Common Name/Description |
|---|---|---|---|---|---|
| **Under Construction** | 06/09/06 | 2006-0610 | 1044 E. Duane Av.<br>SDP TM (SL) | Taylor Woodrow Homes<br>(925) 659-0101 | 304 residential units (68 townhomes and 236 flats) in the M-S/R-4/ITR/PD. Approved 3/07. |
| **Under Construction** | 10/13/05 | 2005-1020 | 108 S. Wolfe Rd.<br>ER SDP TM (SL) | Kier & Wright Engineers & Surveyors<br>(408) 727-6665 | *PEPPERMINT TREE TERRACE:* 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06. |
| **Under Construction** | 6/23/05 | 2005-0625 | 1122 Morse Av.<br>SDP TM (GC) | Tasman Morse Partners<br>(408) 904-7530 | *VERONA: GLIN, GLIESSEN, PLENTY AND PARIA TERRACES:* 72 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 8/22/05. |
| **Under Construction** | 01/20/06 | 2006-0069 | 1168 Aster Av.<br>SDP TM (SL) | KB Homes<br>(510) 714-3006 | *TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES:* 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06. |
| **Under Construction** | 07/19/06 | 2006-0757 | 102 Cumulus Av.<br>SDP PM RZ (NC) | Fukui Construction<br>(650) 348-5054 | 3 new detached single-family homes in an R-0 Zoning District. Approved 4/07. |
| **Completed** | 07/19/07 | 2007-0768 | Ontario Drive<br>PM UP (MH) | Avi Meyers<br>(415) 515-6644 | 4 townhomes in an R-3 Zoning District. Approved 1/08. Completed 4/09. |
| **Completed** | 02/09/06 | 2006-0153 | 1049 Kiel Ct.<br>SDP PM (GC) | Classic Communities<br>(650) 493-9050 | *SAGINAW TERRACE:* 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06. Completed 3/09. |
| **Completed** | 7/22/04 | 2004-0603 | 545 E. Weddell Av.<br>SDP TM (GC) | Toll Brothers<br>(408) 593-0086 | *CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES:* 130 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04. Completed 5/09. |
| **Completed** | 10/11/07 | 2007-1106 | 1202 - 1204 Cortez Dr.<br>RZ SDP TM VAR (RK) | Timothy Proschold<br>(650) 200-5943 | *BARRANCA TERRACE: 8* townhomes in an R-3 Zoning District. Approved 1/08. Completed 6/09. |
| **Completed** | 10/11/07 | 2007-1107 | 189-191 S Bernardo Av.<br>RZ SDP TM VAR (RK) | Nathan Merlin<br>(650) 265-4132 | *ARROYO TERRACE: 8* townhomes in an R-3 Zoning District. Approved 1/08. Completed 6/09. |
| **Completed** | 6/29/05 | 2005-0643 | 1047 N. Fair Oaks<br>SDP TM (GC) | Pulte Homes<br>(925) 249-4318 | *SACO TERRACE*: 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05. Completed 8/08. |
| **Completed** | 11/23/05 | 2005-1157 | 1035 N. Fair Oaks Av.<br>SDP TM (GC) | Classic Communities<br>(650) 494-4496 | *JUNCTION OAKS – SCOTIA TERRACE:* 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06. Completed 6/09. |

http://sunnyvale.ca.gov/Departments/Community+Development/Development+Update/Monthly+Development+Updates/Home.htm
* - Projects with the Art-in-Private-Development requirement