

January 2008 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.

PLANNER		PHONE
AM	Andy Miner	408.730.7707
GC	Gerri Caruso	408.730.7591
JM	Jamie McLeod	408.730.7429
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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	Project No.	Address / Planner	Applicant	Common Name/Description
Pending	2007-1205	1301 Sunnyvale-Saratoga Rd. UP (SB)	Beyond Education Group (408) 866-6068	New commercial child care center in a C-1/PD Zoning District.
Pending	2007-0462	615 Tasman Dr. SDP PM (JM)	Essex Property Trust (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.
Pending	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (JM)	Daniel Taylor (408) 827-7499	<i>RITEAID</i> : 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Pending	2006-0712	1287 Lawrence Station Rd. SDP (JM)	Trumarck Companies (925) 648-8300	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	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Approved	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC	<i>WALGREENS</i> : New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06.
Approved	2005-1048 *	595 Lawrence Ex. SDP (JM)	Jeffrey Morris (650) 854-1123	New 22,682 sq. ft. commercial shopping center in an M-S Zoning District. Approved 4/06.
Under Construction	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,707 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.
Under Construction	2005-0080	883 Borregas Av. SDP (RK)	Mark Modir (408) 356-2615	A new 5,000 sq. ft. retail/office center. Approved 3/05.
Under Construction	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Completed	2005-0724	905 E. EL Camino Real ER SDP (SL)	WHL Architects (408) 730-9588	<i>SHELL</i> : New carwash in a C-2/PD Zoning District. Approved 9/05. Completed 7/07.
Completed	2004-0856	144 W. El Camino Real SDP (RK)	Ted Leung (415) 407-9887	<i>SUNNYVALE SHOPPING CENTER</i> : New 3,500 square foot retail/restaurant building and the rehabilitation of existing buildings within an existing shopping center. Approved 1/05. Completed 5/07.

INDUSTRIAL

<i>Status</i>	<i>Project No.</i>	<i>Address / Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Approved	2005-1228*	1165 E. Arques Av. UP (RK)	Jack May (650) 362-0250	A new 135,551 sq. ft. self-storage facility in a M-S Zoning District. Approved 2/06.
Under Construction	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	Three new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	2007-0200	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	Three new R & D buildings totaling 118,032 sq.ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (650) 327-7400	Two new office buildings for a total of 113,200 sq. ft. in an M-S Zoning District. Approved 9/06
Under Construction	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/ FAR100 Zoning District. Approved 6/07.
Under Construction	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I of 1,375,978 sq ft. in a MP-TOD Zoning District. Approved 6/05.
Under Construction	2005-1198 *	1111 Lockheed Martin Wy. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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.
Under Construction	2004-0813	1108 W. Evelyn Av. UP VAR (RK)	Sierra Proto Express (408) 712-4300	New 6,438 square-foot addition to an existing industrial building in a M-S Zoning District. Approved 1/05.
Completed	2005-0778 *	901 Thompson Pl. UP (JM)	T2 Architecture Group (602) 634-3250	New 3-story self-storage facility totaling 199,155 sq. ft. with a 45% FAR in a M-S Zoning District. Approved 10/05. Completed 9/07.
Completed	2005-1216 *	411 N. Pastoria Av. MPP (TF)	Morrison Hershfield Co. (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in an M-S Zoning district. Approved 1/06. Completed 1/08.

RESIDENTIAL

<i>Status</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Pending	2007-0462*	615 Tasman Dr. ER PM SDP (JM)	Essex Property Trust (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.
Pending	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 new detached single-family homes in an R-2 Zoning District.
Pending	2006-0712	1287 Lawrence Station Rd. SDP (JM)	Trumarck Companies (925) 648-8300	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).
Pending	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District.
Approved	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	8 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	8 townhomes on 2 parcels in an R-3 Zoning District. Approved 1/08.
Approved	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (408) 448-9246	5-story mixed use project, consisting of 40 residential units with underground parking and retail in a C-2/ECR Zoning District. Approved 11/07.
Approved	2007-0828	394 E Evelyn Av. PM SDP (JM)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (650) 322-7069	36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07.
Approved	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Approved	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (JM)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07
Approved	2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica (650) 559-9166	7 new detached single family homes on a private drive in an R-0/PD Zoning District. Approved 11/06
Approved	2005-1185	698 E. Taylor Av. SDP TM (SL)	The Olson Company (925) 244-6210	68 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 6/06.

RESIDENTIAL

Status	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	2005-0506	832 Maria Ln. RZ SDP TM (JM)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Approved	2004-0910	1250 Lakeside Dr. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	<i>LAKESIDE</i> : 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Approved	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) located in the Duane ITR Study Area that is pending decision on the General Plan Amendment by the City Council. (Currently the M-S Zoning District). Approved 3/07.
Approved	2006-0496	1170 Morse Av. ER SDP TM (JM)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	<i>PEPPERMINT TREE TERRACE</i> : 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (408) 994-0132	<i>SANTA ROSALIA, GLEN VALLEY, HIGHLAND, INDIAN WELLS, SAN POSADAS, SAN RIVERA, SAN REMI, FONTANA, CRESTLINE TERRACES</i> : 242 townhomes on an M-S/ITR/R-3/PD Zoning District. Approved 2/07.
Under Construction	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES</i> : 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	2005-0625	1122 Morse Av. SDP TM (GC)	Toll Brothers (408) 738-8500	<i>VERONA GLIN, GLIESSSEN, PLENTY and PARIA TERRACES</i> : 72 townhomes and tentative map for 75 lots. Approved 8/05.
Under Construction	2005-0643	1047 N. Fair Oaks Av. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>DANBURY II- SACO TERRACE</i> : 36 townhomes and subdivision of one lot into 36 condo lots in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
Under Construction	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Under Construction	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	2006-0153	1049 Kiel Ct. SDP PM (JM)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE</i> 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06
Under Construction	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE</i> : 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	2005-0319	461 S. Murphy Av. SDP TM (GC)	Wendell Whitfield (408) 739-1300	5 townhomes in a DSP-11 Zoning District. Approved 10/05.

RESIDENTIAL

<i>Status</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Under Construction	2005-0556	1038 Morse Av. SDP TM (JM)	430 Toyama LLC (408) 482-6010	<i>PHASE 2 LYON AND TIMOR TERRACE</i> : 17 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/05.
Under Construction	2005-0622	610 Alberta Av. GPA RZ SDP TM (GC)	Centex Homes (925) 415-1600	<i>RIORDEN and RESTON TERRACES</i> 55 detached single-family homes in an R-2/PD Zoning District. Approved 10/05.
Under Construction	2004-0603	545 E. Weddell Dr. ER SDP TM (GC)	Toll Brothers (408) 747-3450	<i>SUNNYVALE CITY PARK - JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES</i> : 130 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04.
Under Construction	2005-1159	444 S. Taaffe Av. SDP TM (JM)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06.
Completed	2005-0646	488 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>KASELL TERRACE</i> : 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06. Completed 12/07.
Completed	2005-0510	1156 Aster Av. SDP TM (GC)	John Travis (408) 732-9555	<i>SWEETWOOD and TAN OAK TERRACES</i> 42 townhomes in an MS/ITR/R3/PD Zoning District. Approved 8/05. Completed 11/07.
Completed	2005-0645	508 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>DANBURY III MUNICH and MOLUCCA TERRACES</i> : 30 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05. Completed 1/07.
Completed	2004-0650	430 Toyama Dr. SDP TM (JM)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04. Completed 12/07.
Completed	2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : Convert an 88 room hotel into condominium units in an R-3/PD Zoning District. Completed 10/07.
Completed	2004-0531	624 E. Evelyln Av. SDP TM (SL)	Classic Communities (650) 494-4496	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACE</i> : 47 townhomes in a C1/ITR/R3/PD Zoning District. Completed 9/07.
Completed	2005-1009	563 Alberta Av. RZ SDP (RK)	Greg Mussallem (408) 499-0276	4 detached single-family homes within an R-2/PD Zoning District. Completed 7/07.
Completed	2003-0600	391 S. Bernardo Av. SDP (SL)	Fukui Construction (650) 348-5054	<i>EATON TERRACE</i> : 6 townhomes in an R-3 Zoning District. Approved 11/03. Completed 3/07.
Completed	2003-0117	1141 N. Fair Oaks Av. SDP (GC)	Pulte Home Corp. (929) 249-3219	<i>DANBURY I</i> : 168 townhomes in an M-S/ITR/R3/PD Zoning District. Completed 2/07.

PUBLIC FACILITIES / OTHER

<i>Status</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Approved	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	<i>VALLEY FAITH METHODIST</i> : New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06.
Approved	2004-0734	1030 Astoria Dr. UP (JM)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> : 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).

February 2008 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.

PLANNER		PHONE
AM	Andy Miner	408.730.7707
GC	Gerri Caruso	408.730.7591
JM	Jamie McLeod	408.730.7429
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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	Project No.	Address / Planner	Applicant	Common Name/Description
Pending	2007-1205	1301 Sunnyvale-Saratoga Rd. UP (SB)	Beyond Education Group (408) 866-6068	New commercial child care center in a C-1/PD Zoning District.
Pending	2007-0462	615 Tasman Dr. SDP PM (JM)	Essex Property Trust (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.
Pending	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (JM)	Daniel Taylor (408) 827-7499	<i>RITEAID</i> : 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Pending	2006-0712	1287 Lawrence Station Rd. SDP (JM)	Trumarck Companies (925) 648-8300	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	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Approved	2005-1048 *	595 Lawrence Ex. SDP (JM)	Jeffrey Morris (650) 854-1123	New 22,682 sq. ft. commercial shopping center in an M-S Zoning District. Approved 4/06.
Under Construction	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC	<i>WALGREENS</i> : New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06.
Under Construction	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,707 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.
Under Construction	2005-0080	883 Borregas Av. SDP (RK)	Mark Modir (408) 356-2615	A new 5,000 sq. ft. retail/office center. Approved 3/05.
Under Construction	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Completed	2005-0724	905 E. EL Camino Real ER SDP (SL)	WHL Architects (408) 730-9588	<i>SHELL</i> : New carwash in a C-2/PD Zoning District. Approved 9/05. Completed 7/07.
Completed	2004-0856	144 W. El Camino Real SDP (RK)	Ted Leung (415) 407-9887	<i>SUNNYVALE SHOPPING CENTER</i> : New 3,500 square foot retail/restaurant building and the rehabilitation of existing buildings within an existing shopping center. Approved 1/05. Completed 5/07.

INDUSTRIAL

<i>Status</i>	<i>Project No.</i>	<i>Address / Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Approved	2005-1228*	1165 E. Arques Av. UP (RK)	Jack May (650) 362-0250	A new 135,551 sq. ft. self-storage facility in a M-S Zoning District. Approved 2/06.
Under Construction	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	Three new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	2007-0200	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	Three new R & D buildings totaling 118,032 sq.ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (650) 327-7400	Two new office buildings for a total of 113,200 sq. ft. in an M-S Zoning District. Approved 9/06
Under Construction	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/ FAR100 Zoning District. Approved 6/07.
Under Construction	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I of 1,375,978 sq ft. in a MP-TOD Zoning District. Approved 6/05.
Under Construction	2005-1198 *	1111 Lockheed Martin Wy. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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.
Under Construction	2004-0813	1108 W. Evelyn Av. UP VAR (RK)	Sierra Proto Express (408) 712-4300	New 6,438 square-foot addition to an existing industrial building in a M-S Zoning District. Approved 1/05.
Completed	2005-0778 *	901 Thompson Pl. UP (JM)	T2 Architecture Group (602) 634-3250	New 3-story self-storage facility totaling 199,155 sq. ft. with a 45% FAR in a M-S Zoning District. Approved 10/05. Completed 9/07.
Completed	2005-1216 *	411 N. Pastoria Av. MPP (TF)	Morrison Hershfield Co. (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in an M-S Zoning district. Approved 1/06. Completed 1/08.

RESIDENTIAL

<i>Status</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Pending	2007-0462*	615 Tasman Dr. ER PM SDP (JM)	Essex Property Trust (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.
Pending	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 new detached single-family homes in an R-2 Zoning District.
Pending	2006-0712	1287 Lawrence Station Rd. SDP (JM)	Trumarck Companies (925) 648-8300	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).
Pending	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District.
Approved	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	8 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	8 townhomes on 2 parcels in an R-3 Zoning District. Approved 1/08.
Approved	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (408) 448-9246	5-story mixed use project, consisting of 40 residential units with underground parking and retail in a C-2/ECR Zoning District. Approved 11/07.
Approved	2007-0828	394 E Evelyn Av. PM SDP (JM)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (650) 322-7069	36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07.
Approved	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Approved	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (JM)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07
Approved	2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica (650) 559-9166	7 new detached single family homes on a private drive in an R-0/PD Zoning District. Approved 11/06
Approved	2005-1185	698 E. Taylor Av. SDP TM (SL)	The Olson Company (925) 244-6210	68 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 6/06.

RESIDENTIAL

Status	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	2005-0506	832 Maria Ln. RZ SDP TM (JM)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Approved	2004-0910	1250 Lakeside Dr. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	<i>LAKESIDE</i> : 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Approved	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) located in the Duane ITR Study Area that is pending decision on the General Plan Amendment by the City Council. (Currently the M-S Zoning District). Approved 3/07.
Approved	2006-0496	1170 Morse Av. ER SDP TM (JM)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	<i>PEPPERMINT TREE TERRACE</i> : 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (408) 994-0132	<i>SANTA ROSALIA, GLEN VALLEY, HIGHLAND, INDIAN WELLS, SAN POSADAS, SAN RIVERA, SAN REMI, FONTANA, CRESTLINE TERRACES</i> : 242 townhomes on an M-S/ITR/R-3/PD Zoning District. Approved 2/07.
Under Construction	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES</i> : 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	2005-0625	1122 Morse Av. SDP TM (GC)	Toll Brothers (408) 738-8500	<i>VERONA GLIN, GLIESSSEN, PLENTY and PARIA TERRACES</i> : 72 townhomes and tentative map for 75 lots. Approved 8/05.
Under Construction	2005-0643	1047 N. Fair Oaks Av. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>DANBURY II- SACO TERRACE</i> : 36 townhomes and subdivision of one lot into 36 condo lots in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
Under Construction	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Under Construction	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	2006-0153	1049 Kiel Ct. SDP PM (JM)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE</i> 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06
Under Construction	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE</i> : 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	2005-0319	461 S. Murphy Av. SDP TM (GC)	Wendell Whitfield (408) 739-1300	5 townhomes in a DSP-11 Zoning District. Approved 10/05.

RESIDENTIAL

<i>Status</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Under Construction	2005-0556	1038 Morse Av. SDP TM (JM)	430 Toyama LLC (408) 482-6010	<i>PHASE 2 LYON AND TIMOR TERRACE</i> : 17 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/05.
Under Construction	2005-0622	610 Alberta Av. GPA RZ SDP TM (GC)	Centex Homes (925) 415-1600	<i>RIORDEN and RESTON TERRACES</i> 55 detached single-family homes in an R-2/PD Zoning District. Approved 10/05.
Under Construction	2004-0603	545 E. Weddell Dr. ER SDP TM (GC)	Toll Brothers (408) 747-3450	<i>SUNNYVALE CITY PARK - JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES</i> : 130 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04.
Under Construction	2005-1159	444 S. Taaffe Av. SDP TM (JM)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06.
Completed	2005-0646	488 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>KASELL TERRACE</i> : 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06. Completed 12/07.
Completed	2005-0510	1156 Aster Av. SDP TM (GC)	John Travis (408) 732-9555	<i>SWEETWOOD and TAN OAK TERRACES</i> 42 townhomes in an MS/ITR/R3/PD Zoning District. Approved 8/05. Completed 11/07.
Completed	2005-0645	508 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>DANBURY III MUNICH and MOLUCCA TERRACES</i> : 30 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05. Completed 1/07.
Completed	2004-0650	430 Toyama Dr. SDP TM (JM)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04. Completed 12/07.
Completed	2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : Convert an 88 room hotel into condominium units in an R-3/PD Zoning District. Completed 10/07.
Completed	2004-0531	624 E. Evelyln Av. SDP TM (SL)	Classic Communities (650) 494-4496	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACE</i> : 47 townhomes in a C1/ITR/R3/PD Zoning District. Completed 9/07.
Completed	2005-1009	563 Alberta Av. RZ SDP (RK)	Greg Mussallem (408) 499-0276	4 detached single-family homes within an R-2/PD Zoning District. Completed 7/07.
Completed	2003-0600	391 S. Bernardo Av. SDP (SL)	Fukui Construction (650) 348-5054	<i>EATON TERRACE</i> : 6 townhomes in an R-3 Zoning District. Approved 11/03. Completed 3/07.
Completed	2003-0117	1141 N. Fair Oaks Av. SDP (GC)	Pulte Home Corp. (929) 249-3219	<i>DANBURY I</i> : 168 townhomes in an M-S/ITR/R3/PD Zoning District. Completed 2/07.

PUBLIC FACILITIES / OTHER

<i>Status</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Approved	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	<i>VALLEY FAITH METHODIST</i> : New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06.
Approved	2004-0734	1030 Astoria Dr. UP (JM)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> : 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).

March 2008 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.

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

	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	11/08/07	2007-1205	1301 Sunnyvale-Saratoga Rd. UP (SB)	Beyond Education Group (408) 866-6068	New commercial child care center in a C-1/PD Zoning District.
Pending	04/27/07	2007-0462	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (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.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (GC)	Daniel Taylor (408) 827-7499	<i>RITEAID</i> : 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Pending	07/07/06	2006-0712	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	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	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Approved	10/21/05	2005-1048 *	595 Lawrence Ex. SDP (GC)	Jeffrey Morris (650) 854-1123	New 22,682 sq. ft. commercial shopping center in an M-S Zoning District. Approved 4/06.
Approved	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	<i>WALGREENS</i> : New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,707 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.
Under Construction	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Completed	07/21/05	2005-0724	905 E. EL Camino Real ER SDP (SL)	WHL Architects (408) 730-9588	<i>SHELL</i> : New carwash in a C-2/PD Zoning District. Approved 9/05. Completed 7/07.
Completed	10/28/04	2004-0856	144 W. El Camino Real SDP (RK)	Ted Leung (415) 407-9887	<i>SUNNYVALE SHOPPING CENTER</i> : New 3,500 square foot retail/restaurant building and the rehabilitation of existing buildings within an existing shopping center. Approved 1/05. Completed 5/07.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Pending	7/13/08	2008-0268	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	New R&D office building within a multi-building campus resulting in an overall FAR of 40%."
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	3 new R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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	08/04/05	2005-0778 *	901 Thompson Pl. UP (GC)	T2 Architecture Group (602) 634-3250	New 3-story self-storage facility totaling 199,155 sq. ft. with a 45% FAR in a M-S Zoning District. Approved 10/05. Completed 9/07.
Completed	12/15/05	2005-1216 *	411 N. Pastoria Av. MPP (TF)	Morrison Hershfield Co. (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in an M-S Zoning district. Approved 1/06. Completed 1/08.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	04/27/07	2007-0462*	615 Tasman Dr. ER PM SDP (GC)	Essex Property Trust (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.
Pending	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 new detached single-family homes in an R-2 Zoning District.
Pending	07/07/06	2006-0712	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	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).
Pending	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District.
Approved	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	8 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	8 townhomes on 2 parcels in an R-3 Zoning District. Approved 1/08.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (408) 448-9246	5-story mixed use project, consisting of 40 residential units with underground parking and retail in a C-2/ECR Zoning District. Approved 11/07.
Approved	08/02/07	2007-0828	394 E Evelyn Av. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (650) 322-7069	36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07.
Approved	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Approved	02/10/05	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	02/13/06	2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica (650) 559-9166	7 new detached single family homes on a private drive in an R-0/PD Zoning District. Approved 11/06.
Approved	12/02/05	2005-1185	698 E. Taylor Av. SDP TM (SL)	The Olson Company (925) 244-6210	68 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Approved	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	11/18/04	2004-0910	1250 Lakeside Dr. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	LAKESIDE: 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Approved	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Approved	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES: 131 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	PEPPERMINT TREE TERRACE: 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (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	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (408) 904-7530	VERONA: GLIN, GLIESSEN, PLENTY AND PARIJA TERRACES: 72 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 8/22/05.
Under Construction	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	SACO TERRACE: 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (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	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (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.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE</i> : 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE</i> : 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06.
Completed	06/29/05	2005-0646	488 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>KASELL TERRACE</i> : 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06. Completed 12/07.
Completed	05/26/05	2005-0510	1156 Aster Av. SDP TM (GC)	John Travis (408) 732-9555	<i>SWEETWOOD and TAN OAK TERRACES</i> 42 townhomes in an MS/ITR/R3/PD Zoning District. Approved 8/05. Completed 11/07.
Completed	06/29/05	2005-0645	508 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>DANBURY III MUNICH and MOLUCCA TERRACES</i> : 30 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05. Completed 1/07.
Completed	08/12/04	2004-0650	430 Toyama Dr. SDP TM (GC)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04. Completed 12/07.
Completed	05/10/04	2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : Convert an 88 room hotel into condominium units in an R-3/PD Zoning District. Completed 10/07.
Completed	06/24/04	2004-0531	624 E. Evelyn Av. SDP TM (SL)	Classic Communities (650) 494-4496	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACE</i> : 47 townhomes in a C1/ITR/R3/PD Zoning District. Completed 9/07.
Completed	10/12/05	2005-1009	563 Alberta Av. RZ SDP (RK)	Greg Mussallem (408) 499-0276	4 detached single-family homes within an R-2/PD Zoning District. Completed 7/07.

PUBLIC FACILITIES / OTHER

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Approved	09/15/05	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	<i>VALLEY FAITH METHODIST</i> : New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06.
Approved	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> : 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).

April 2008 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
GC	Gerri Caruso	408.730.7591
JM	Jamie McLeod	408.730.7429
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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	04/9/08	2008-0399	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	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.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (GC)	Daniel Taylor (408) 827-7499	<i>RITEAID</i> : 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Pending	07/07/06	2006-0712	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	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	04/27/07	2007-0462	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (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.
Approved	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Approved	10/21/05	2005-1048 *	595 Lawrence Ex. SDP (GC)	Jeffrey Morris (650) 854-1123	New 22,682 sq. ft. commercial shopping center in an M-S Zoning District. Approved 4/06.
Approved	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	<i>WALGREENS</i> : New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.
Under Construction	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Completed	07/21/05	2005-0724	905 E. EL Camino Real ER SDP (SL)	WHL Architects (408) 730-9588	<i>SHELL</i> : New carwash in a C-2/PD Zoning District. Approved 9/05. Completed 7/07.
Completed	10/28/04	2004-0856	144 W. El Camino Real SDP (RK)	Ted Leung (415) 407-9887	<i>SUNNYVALE SHOPPING CENTER</i> : New 3,500 square foot retail/restaurant building and the rehabilitation of existing buildings within an existing shopping center. Approved 1/05. Completed 5/07.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Pending	7/13/08	2008-0268	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	New R&D office building within a multi-building campus resulting in an overall FAR of 40%."
Pending	04/10/08	2008-0407	384 Santa Trinita Ave. UP (RK)	The Martin Company (408) 519-8372	New 4 story, 99,317 square foot office building in the M-S Zoning District.
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	3 new R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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	08/04/05	2005-0778 *	901 Thompson Pl. UP (GC)	T2 Architecture Group (602) 634-3250	New 3-story self-storage facility totaling 199,155 sq. ft. with a 45% FAR in a M-S Zoning District. Approved 10/05. Completed 9/07.
Completed	12/15/05	2005-1216 *	411 N. Pastoria Av. MPP (TF)	Morrison Hershfield Co. (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in an M-S Zoning district. Approved 1/06. Completed 1/08.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	04/9/08	2008-0399	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	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.
Pending	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 new detached single-family homes in an R-2 Zoning District.
Pending	07/07/06	2006-0712	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	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).
Pending	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District.
Approved	04/27/07	2007-0462*	615 Tasman Dr. ER PM SDP (GC)	Essex Property Trust (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.
Approved	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	8 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	8 townhomes on 2 parcels in an R-3 Zoning District. Approved 1/08.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (408) 448-9246	5-story mixed use project, consisting of 40 residential units with underground parking and retail in a C-2/ECR Zoning District. Approved 11/07.
Approved	08/02/07	2007-0828	394 E Evelyn Av. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (650) 322-7069	36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07.
Approved	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Approved	02/10/05	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	02/13/06	2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica (650) 559-9166	7 new detached single family homes on a private drive in an R-0/PD Zoning District. Approved 11/06.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	12/02/05	2005-1185	698 E. Taylor Av. SDP TM (SL)	The Olson Company (925) 244-6210	68 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Approved	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Approved	11/18/04	2004-0910	1250 Lakeside Dr. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	LAKESIDE: 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES: 131 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	PEPPERMINT TREE TERRACE: 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (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	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (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	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	SACO TERRACE: 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES</i> : 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE</i> : 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE</i> : 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Completed	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06.
Completed	06/29/05	2005-0646	488 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>KASELL TERRACE</i> : 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06. Completed 12/07.
Completed	05/26/05	2005-0510	1156 Aster Av. SDP TM (GC)	John Travis (408) 732-9555	<i>SWEETWOOD and TAN OAK TERRACES</i> 42 townhomes in an MS/ITR/R3/PD Zoning District. Approved 8/05. Completed 11/07.
Completed	08/12/04	2004-0650	430 Toyama Dr. SDP TM (GC)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04. Completed 12/07.
Completed	05/10/04	2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : Convert an 88 room hotel into condominium units in an R-3/PD Zoning District. Completed 10/07.
Completed	06/24/04	2004-0531	624 E. Evelyn Av. SDP TM (SL)	Classic Communities (650) 494-4496	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACE</i> : 47 townhomes in a C1/ITR/R3/PD Zoning District. Completed 9/07.
Completed	10/12/05	2005-1009	563 Alberta Av. RZ SDP (RK)	Greg Mussallem (408) 499-0276	4 detached single-family homes within an R-2/PD Zoning District. Completed 7/07.

PUBLIC FACILITIES / OTHER

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Approved	09/15/05	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	<i>VALLEY FAITH METHODIST</i> : New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06.
Approved	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> : 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).

May 2008 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
GC	Gerri Caruso	408.730.7591
JM	Jamie McLeod	408.730.7429
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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	4/24/08	2008-0457	150 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	<i>SAFEWAY</i> : 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.
Pending	4/24/08	2008-0456	112 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	New retail buildings, for a total of 18,339 sq. ft. in a C-2/ECR Zoning District.
Pending	04/9/08	2008-0399	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	<i>TOWN AND COUNTRY</i> : 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.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (GC)	Daniel Taylor (408) 827-7499	<i>RITEAID</i> : 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Pending	07/07/06	2006-0712	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	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	04/27/07	2007-0462	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (650) 849-1600	<i>TRUMARK</i> : 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	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Under Construction	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	<i>WALGREENS</i> : New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.
Under Construction	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Completed	07/21/05	2005-0724	905 E. EL Camino Real ER SDP (SL)	WHL Architects (408) 730-9588	<i>SHELL</i> : New carwash in a C-2/PD Zoning District. Approved 9/05. Completed 7/07.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Pending	4/24/08	2008-0459	399 Java Dr. DR (NC)	TMG-Moffett LLC (310) 393-8006	New 7-story 209,500 sq. ft. office building, resulting in a 70% FAR, in a MP-TOD Zoning District.
Pending	7/13/08	2008-0268	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	New R&D office building within a multi-building campus resulting in an overall FAR of 40%."
Pending	04/10/08	2008-0407	384 Santa Trinita Ave. UP (RK)	The Martin Company (408) 519-8372	New 4 story, 99,317 square foot office building in the M-S Zoning District.
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	3 new R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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	08/04/05	2005-0778 *	901 Thompson Pl. UP (GC)	T2 Architecture Group (602) 634-3250	New 3-story self-storage facility totaling 199,155 sq. ft. with a 45% FAR in a M-S Zoning District. Approved 10/05. Completed 9/07.
Completed	12/15/05	2005-1216 *	411 N. Pastoria Av. MPP (TF)	Morrison Hershfield Co. (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in an M-S Zoning district. Approved 1/06. Completed 1/08.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	04/9/08	2008-0399	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	<i>TOWN AND COUNTRY</i> : 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.
Pending	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 new detached single-family homes in an R-2 Zoning District.
Pending	07/07/06	2006-0712	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	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).
Pending	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	<i>TRUMARK</i> : 3 new detached single-family homes in an R-2/PD Zoning District.
Approved	04/27/07	2007-0462*	615 Tasman Dr. ER PM SDP (GC)	Essex Property Trust (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.
Approved	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	8 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	8 townhomes on 2 parcels in an R-3 Zoning District. Approved 1/08.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (408) 448-9246	5-story mixed use project, consisting of 40 residential units with underground parking and retail in a C-2/ECR Zoning District. Approved 11/07.
Approved	08/02/07	2007-0828	394 E Evelyn Av. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (650) 322-7069	36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07.
Approved	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Approved	02/10/05	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	02/13/06	2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica (650) 559-9166	7 new detached single family homes on a private drive in an R-0/PD Zoning District. Approved 11/06.
Approved	12/02/05	2005-1185	698 E. Taylor Av. SDP TM (SL)	The Olson Company (925) 244-6210	68 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 6/06.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	11/18/04	2004-0910	1250 Lakeside Dr. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	LAKESIDE: 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Under Construction	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES: 131 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	PEPPERMINT TREE TERRACE: 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (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	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (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	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	SACO TERRACE: 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES</i> : 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE</i> : 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE</i> : 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Completed	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06.
Completed	06/29/05	2005-0646	488 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>KASELL TERRACE</i> : 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06. Completed 12/07.
Completed	05/26/05	2005-0510	1156 Aster Av. SDP TM (GC)	John Travis (408) 732-9555	<i>SWEETWOOD and TAN OAK TERRACES</i> 42 townhomes in an MS/ITR/R3/PD Zoning District. Approved 8/05. Completed 11/07.
Completed	08/12/04	2004-0650	430 Toyama Dr. SDP TM (GC)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04. Completed 12/07.
Completed	05/10/04	2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : Convert an 88 room hotel into condominium units in an R-3/PD Zoning District. Completed 10/07.
Completed	06/24/04	2004-0531	624 E. Evelyn Av. SDP TM (SL)	Classic Communities (650) 494-4496	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACE</i> : 47 townhomes in a C1/ITR/R3/PD Zoning District. Completed 9/07.
Completed	10/12/05	2005-1009	563 Alberta Av. RZ SDP (RK)	Greg Mussallem (408) 499-0276	4 detached single-family homes within an R-2/PD Zoning District. Completed 7/07.

PUBLIC FACILITIES / OTHER

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Approved	09/15/05	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	<i>VALLEY FAITH METHODIST</i> : New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06.(one-year renewal)
Approved	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> : 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).

June 2008 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
GC	Gerri Caruso	408.730.7591
JM	Jamie McLeod	408.730.7429
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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	4/24/08	2008-0457	150 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	<i>SAFEWAY</i> : 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.
Pending	4/24/08	2008-0456	112 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	New retail buildings, for a total of 18,339 sq. ft. in a C-2/ECR Zoning District.
Pending	04/9/08	2008-0399	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	<i>TOWN AND COUNTRY</i> : 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.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (GC)	Daniel Taylor (408) 827-7499	<i>RITEAID</i> : 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Pending	07/07/06	2006-0712	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	<i>TRUMARK</i> : 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	04/27/07	2007-0462	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (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	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Under Construction	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	<i>WALGREENS/ PANDA EXPRESS</i> : New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.
Under Construction	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Pending	4/24/08	2008-0459*	399 Java Dr. DR (NC)	TMG-Moffett LLC (310) 393-8006	New 7-story 209,500 sq. ft. office building, resulting in a 70% FAR, in a MP-TOD Zoning District.
Pending	04/10/08	2008-0407*	384 Santa Trinita Ave. UP (RK)	The Martin Company (408) 519-8372	New 4 story, 99,317 square foot office building in the M-S Zoning District, resulting in a overall FAR of 50%.
Approved	7/13/08	2008-0268	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	New R&D office building within a multi-building campus resulting in an overall FAR of 40%. Approved 6/08.
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200*	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	2 new 3-story R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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	12/15/05	2005-1216 *	411 N. Pastoria Av. MPP (TF)	Morrison Hershfield Co. (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in an M-S Zoning district. Approved 1/06. Completed 1/08.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	04/9/08	2008-0399	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	<i>TOWN AND COUNTRY</i> : 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.
Pending	07/07/06	2006-0712*	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	<i>TRUMARK</i> : 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).
Pending	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District.
Approved	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 new detached single-family homes in an R-2 Zoning District. Approved 6/08.
Approved	04/27/07	2007-0462*	615 Tasman Dr. ER PM SDP (GC)	Essex Property Trust (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.
Approved	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	<i>ARROYO TERRACE</i> : 8 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	<i>BARRANCA TERRACE</i> : 8 townhomes on 2 parcels in an R-3 Zoning District. Approved 1/08.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (408) 448-9246	5-story mixed use project, consisting of 40 residential units with underground parking and retail in a C-2/ECR Zoning District. Approved 11/07.
Approved	08/02/07	2007-0828	394 E Evelyn Av. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (650) 322-7069	36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07.
Approved	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Approved	02/10/05	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	02/13/06	2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica (650) 559-9166	7 new detached single family homes on a private drive in an R-0/PD Zoning District. Approved 11/06.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	12/02/05	2005-1185	698 E. Taylor Av. SDP TM (SL)	The Olson Company (925) 244-6210	68 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Approved	11/18/04	2004-0910	1250 Lakeside Dr. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	LAKESIDE: 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Under Construction	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES: 131 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07.
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	PEPPERMINT TREE TERRACE: 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (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	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (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	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	SACO TERRACE: 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES</i> : 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE</i> : 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE</i> : 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Completed	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06. Completed 2/08.
Completed	06/29/05	2005-0646	488 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>KASELL TERRACE</i> : 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06. Completed 12/07.
Completed	05/26/05	2005-0510	1156 Aster Av. SDP TM (GC)	John Travis (408) 732-9555	<i>SWEETWOOD and TAN OAK TERRACES</i> 42 townhomes in an MS/ITR/R3/PD Zoning District. Approved 8/05. Completed 11/07.
Completed	08/12/04	2004-0650	430 Toyama Dr. SDP TM (GC)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04. Completed 12/07.
Completed	05/10/04	2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : Convert an 88 room hotel into condominium units in an R-3/PD Zoning District. Completed 10/07.
Completed	06/24/04	2004-0531	624 E. Evelyn Av. SDP TM (SL)	Classic Communities (650) 494-4496	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACE</i> : 47 townhomes in a C1/ITR/R3/PD Zoning District. Completed 9/07.

PUBLIC FACILITIES / OTHER

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Approved	09/15/05	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	<i>VALLEY FAITH METHODIST</i> : New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06.(one-year renewal)
Approved	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> : 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).

July 2008 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
GC	Gerri Caruso	408.730.7591
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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	4/24/08	2008-0457*	150 E El Camino Real SDP (NC)	Johnson Lyman Architects (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.
Pending	4/24/08	2008-0456	112 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	New retail buildings, for a total of 18,339 sq. ft. in a C-2/ECR Zoning District.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (GC)	Daniel Taylor (408) 827-7499	RITEAID: 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Under Construction	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Under Construction	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	WALGREENS/ PANDA EXPRESS: New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.

PUBLIC FACILITIES/OTHER

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	09/15/05	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	VALLEY FAITH METHODIST: New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06. (one-year renewal)
Approved	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (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

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address / Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Pending	04/9/08	2008-0399*	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	<i>TOWN AND COUNTRY</i> : 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.
Pending	07/07/06	2006-0712	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	<i>TRUMARK</i> : 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	04/27/07	2007-0462	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (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.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (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. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	<i>LAKESIDE</i> : 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Under Construction	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
APPROVED	4/24/08	2008-0459*	399 Java Dr. DR (NC)	TMG-Moffett LLC (310) 393-8006	New 7-story 209,500 sq. ft. (70% FAR) office building in a MP-TOD Zoning District. Approved 8/08.
Pending	04/10/08	2008-0407*	384 Santa Trinita Ave. UP (RK)	The Martin Company (408) 519-8372	New 4 story, 99,317 square foot (50% FAR) office building in the M-S Zoning District.
Approved	7/13/08	2008-0268	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	New 152,758 sq. ft. R&D office building(40% FAR) within a multi-building campus. Approved 6/08.
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200*	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	2 new 3-story R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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	12/15/05	2005-1216 *	411 N. Pastoria Av. MPP (TF)	Morrison Hershfield Co. (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in an M-S Zoning district. Approved 1/06. Completed 1/08.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District.
Approved	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 new detached single-family homes in an R-2 Zoning District. Approved 6/08.
Approved	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	ARROYO TERRACE: 8 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	BARRANCA TERRACE: 8 townhomes on 2 parcels in an R-3 Zoning District. Approved 1/08.
Approved	08/02/07	2007-0828	394 E Evelyn Av. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (650) 322-7069	36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07.
Approved	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Approved	02/10/05	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	02/13/06	2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica (650) 559-9166	7 new detached single family homes on a private drive in an R-0/PD Zoning District. Approved 11/06.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Under Construction	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	<i>CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES:</i> 131 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07.
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	<i>PEPPERMINT TREE TERRACE:</i> 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (408) 994-0132	<i>SANTA ROSALIA, GLEN VALLEY, HIGHLAND, INDIAN WELLS, SAN POSADAS, SAN RIVERA, SAN REMI, FONTANA, CRESTLINE TERRACES:</i> 242 townhomes on an M-S/ITR/R-3/PD Zoning District. Approved 2/07.
Under Construction	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (408) 904-7530	<i>VERONA: GLIN, GLIESEN, PLENTY AND PARIA TERRACES:</i> 72 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 8/22/05.
Under Construction	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	<i>SACO TERRACE:</i> 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES:</i> 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE:</i> 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE:</i> 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Completed	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06. Completed 2/08.
Completed	06/29/05	2005-0646	488 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>KASELL TERRACE:</i> 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06. Completed 12/07.
Completed	05/26/05	2005-0510	1156 Aster Av. SDP TM (GC)	John Travis (408) 732-9555	<i>SWEETWOOD and TAN OAK TERRACES</i> 42 townhomes in an MS/ITR/R3/PD Zoning District. Approved 8/05. Completed 11/07.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Completed	08/12/04	2004-0650	430 Toyama Dr. SDP TM (GC)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04. Completed 12/07.
Completed	05/10/04	2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : Convert an 88 room hotel into condominium units in an R-3/PD Zoning District. Completed 10/07.
Completed	06/24/04	2004-0531	624 E. Evelyn Av. SDP TM (SL)	Classic Communities (650) 494-4496	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACE</i> : 47 townhomes in a C1/ITR/R3/PD Zoning District. Completed 9/07.

August 2008 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
GC	Gerri Caruso	408.730.7591
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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
Approved	4/24/08	2008-0457*	150 E El Camino Real SDP (NC)	Johnson Lyman Architects (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.
Approved	4/24/08	2008-0456	112 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	New retail buildings, for a total of 18,339 sq. ft. in a C-2/ECR Zoning District. Approved 8/08.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (GC)	Daniel Taylor (408) 827-7499	RITEAID: 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Under Construction	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Under Construction	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	WALGREENS/ PANDA EXPRESS: New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.

PUBLIC FACILITIES/OTHER

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	09/15/05	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	VALLEY FAITH METHODIST: New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06. (one-year renewal)
Approved	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (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

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address / Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Pending	04/9/08	2008-0399*	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	<i>TOWN AND COUNTRY</i> : 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.
Pending	07/07/06	2006-0712	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	<i>TRUMARK</i> : 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	04/27/07	2007-0462	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (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.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (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. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	<i>LAKESIDE</i> : 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Under Construction	01/08/07	2007-0030	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
APPROVED	4/24/08	2008-0459*	399 Java Dr. DR (NC)	TMG-Moffett LLC (310) 393-8006	New 7-story 209,500 sq. ft. (70% FAR) office building in a MP-TOD Zoning District. Approved 8/08.
Pending	04/10/08	2008-0407*	384 Santa Trinita Ave. UP (RK)	The Martin Company (408) 519-8372	New 4 story, 99,317 square foot (50% FAR) office building in the M-S Zoning District.
Approved	7/13/08	2008-0268	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	New 152,758 sq. ft. R&D office building(40% FAR) within a multi-building campus. Approved 6/08.
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200*	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	2 new 3-story R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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	12/15/05	2005-1216 *	411 N. Pastoria Av. MPP (TF)	Morrison Hershfield Co. (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in an M-S Zoning district. Approved 1/06. Completed 1/08.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District.
Approved	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 new detached single-family homes in an R-2 Zoning District. Approved 6/08.
Approved	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	ARROYO TERRACE: 8 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	BARRANCA TERRACE: 8 townhomes on 2 parcels in an R-3 Zoning District. Approved 1/08.
Approved	08/02/07	2007-0828	394 E Evelyn Av. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (650) 322-7069	36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07.
Approved	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Approved	02/10/05	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	02/13/06	2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica (650) 559-9166	7 new detached single family homes on a private drive in an R-0/PD Zoning District. Approved 11/06.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Under Construction	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	<i>CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES:</i> 131 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07.
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	<i>PEPPERMINT TREE TERRACE:</i> 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (408) 994-0132	<i>SANTA ROSALIA, GLEN VALLEY, HIGHLAND, INDIAN WELLS, SAN POSADAS, SAN RIVERA, SAN REMI, FONTANA, CRESTLINE TERRACES:</i> 242 townhomes on an M-S/ITR/R-3/PD Zoning District. Approved 2/07.
Under Construction	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (408) 904-7530	<i>VERONA: GLIN, GLIESEN, PLENTY AND PARIA TERRACES:</i> 72 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 8/22/05.
Under Construction	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	<i>SACO TERRACE:</i> 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES:</i> 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE:</i> 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE:</i> 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Completed	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06. Completed 2/08.
Completed	06/29/05	2005-0646	488 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>KASELL TERRACE:</i> 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06. Completed 12/07.
Completed	05/26/05	2005-0510	1156 Aster Av. SDP TM (GC)	John Travis (408) 732-9555	<i>SWEETWOOD and TAN OAK TERRACES</i> 42 townhomes in an MS/ITR/R3/PD Zoning District. Approved 8/05. Completed 11/07.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Completed	08/12/04	2004-0650	430 Toyama Dr. SDP TM (GC)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04. Completed 12/07.
Completed	05/10/04	2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : Convert an 88 room hotel into condominium units in an R-3/PD Zoning District. Completed 10/07.
Completed	06/24/04	2004-0531	624 E. Evelyn Av. SDP TM (SL)	Classic Communities (650) 494-4496	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACE</i> : 47 townhomes in a C1/ITR/R3/PD Zoning District. Completed 9/07.

September 2008 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
GC	Gerri Caruso	408.730.7591
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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
Approved	4/24/08	2008-0457*	150 E El Camino Real SDP (NC)	Johnson Lyman Architects (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.
Approved	4/24/08	2008-0456	112 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	New retail buildings, for a total of 18,339 sq. ft. in a C-2/ECR Zoning District. Approved 8/08.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (GC)	Daniel Taylor (408) 827-7499	RITEAID: 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Under Construction	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Under Construction	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	WALGREENS/ PANDA EXPRESS: New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.

PUBLIC FACILITIES/OTHER

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	09/15/05	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	VALLEY FAITH METHODIST: New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06. (one-year renewal)
Approved	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (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

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address / Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Pending	04/9/08	2008-0399*	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	<i>TOWN AND COUNTRY</i> : 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.
Pending	07/07/06	2006-0712*	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	<i>TRUMARK</i> : 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	04/27/07	2007-0462*	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (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.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (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. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	<i>LAKESIDE</i> : 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Under Construction	01/08/07	2007-0030*	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
APPROVED	4/24/08	2008-0459*	399 Java Dr. DR (NC)	TMG-Moffett LLC (310) 393-8006	New 7-story 209,500 sq. ft. (70% FAR) office building in a MP-TOD Zoning District. Approved 8/08.
Pending	04/10/08	2008-0407*	384 Santa Trinita Ave. UP (RK)	The Martin Company (408) 519-8372	New 4 story, 99,317 square foot (50% FAR) office building in the M-S Zoning District.
Approved	7/13/08	2008-0268*	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	New 152,758 sq. ft. R&D office building(40% FAR) within a multi-building campus. Approved 6/08.
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200*	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	2 new 3-story R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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	12/15/05	2005-1216 *	411 N. Pastoria Av. MPP (TF)	Morrison Hershfield Co. (404) 368-6807	<i>VERIZON WIRELESS</i> : New 40,000 square foot telecom hotel (data facility) in an M-S Zoning district. Approved 1/06. Completed 1/08.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District. Approved 5/08
Approved	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 new detached single-family homes in an R-2 Zoning District. Approved 6/08.
Approved	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	ARROYO TERRACE: 8 townhomes in an R-3 Zoning District. Approved 1/08.
Approved	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	BARRANCA TERRACE: 8 townhomes on 2 parcels in an R-3 Zoning District. Approved 1/08.
Approved	08/02/07	2007-0828	394 E Evelyn Av. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (650) 322-7069	36 townhomes in an M-S/ITR/R-3 Zoning District. Approved 8/07.
Approved	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Approved	02/10/05	2005-0105	963 S. Wolfe Rd. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	02/13/06	2006-0166	640 Lakehaven Dr. RZ SDP TM (RK)	Danut L. Postalica (650) 559-9166	7 new detached single family homes on a private drive in an R-0/PD Zoning District. Approved 11/06.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Under Construction	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	<i>CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES:</i> 131 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07.
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	<i>PEPPERMINT TREE TERRACE:</i> 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (408) 994-0132	<i>SANTA ROSALIA, GLEN VALLEY, HIGHLAND, INDIAN WELLS, SAN POSADAS, SAN RIVERA, SAN REMI, FONTANA, CRESTLINE TERRACES:</i> 242 townhomes on an M-S/ITR/R-3/PD Zoning District. Approved 2/07.
Under Construction	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (408) 904-7530	<i>VERONA: GLIN, GLIESEN, PLENTY AND PARIA TERRACES:</i> 72 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 8/22/05.
Under Construction	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	<i>SACO TERRACE:</i> 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES:</i> 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE:</i> 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE:</i> 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Completed	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06. Completed 2/08.
Completed	06/29/05	2005-0646	488 Tasman Dr. SDP TM (GC)	Pulte Homes (925) 249-4318	<i>KASELL TERRACE:</i> 43 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 1/06. Completed 12/07.
Completed	05/26/05	2005-0510	1156 Aster Av. SDP TM (GC)	John Travis (408) 732-9555	<i>SWEETWOOD and TAN OAK TERRACES</i> 42 townhomes in an MS/ITR/R3/PD Zoning District. Approved 8/05. Completed 11/07.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Completed	08/12/04	2004-0650	430 Toyama Dr. SDP TM (GC)	430 Toyama LLC (408) 287-0246	<i>LYON AND TIMOR TERRACES</i> : 50 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 9/04. Completed 12/07.
Completed	05/10/04	2004-0365	635 E El Camino Real RZ SDP TM (SL)	Deborah Ungo-McCormick (408) 297-8763	<i>WOODFIN SUITES</i> : Convert an 88 room hotel into condominium units in an R-3/PD Zoning District. Completed 10/07.
Completed	06/24/04	2004-0531	624 E. Evelyn Av. SDP TM (SL)	Classic Communities (650) 494-4496	<i>EUCALYPTUS, FICUS, FRINGE TREE AND GINKO TERRACE</i> : 47 townhomes in a C1/ITR/R3/PD Zoning District. Completed 9/07.

October 2008 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
GC	Gerri Caruso	408.730.7591
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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	8/27/08	2008-0936	1356 S. Mary Ave. UP (NC)	Bergman Companies (408) 346-9108	<i>FRESH & EASY</i> : Reuse of an existing 22,540 sq. ft. retail space for a grocery store in a C1 Zoning District.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (GC)	Daniel Taylor (408) 827-7499	<i>RITEAID</i> : 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Approved	4/24/08	2008-0457*	150 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	<i>SAFEWAY</i> : 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.
Approved	4/24/08	2008-0456	112 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	New retail buildings, for a total of 18,339 sq. ft. in a C-2/ECR Zoning District. Approved 8/08.
Under Construction	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.
Completed	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	<i>WALGREENS/ PANDA EXPRESS</i> : New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06. Completed 11/08.

PUBLIC FACILITIES/OTHER

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	09/15/05	2005-0912	1251 Sandia Av. ER UP VAR (GC)	Valley Faith United Methodist Church (408) 735-1034	<i>VALLEY FAITH METHODIST</i> : New 2-story building totaling 18,972 sq. ft. including day care and church services. Approved 1/06. (one-year renewal)
Under Construction	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> : 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

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address / Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Pending	04/9/08	2008-0399*	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	<i>TOWN AND COUNTRY</i> : 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.
Pending	07/07/06	2006-0712*	1287 Lawrence Station Rd. SDP (GC)	Trumarck Companies (925) 648-8300	<i>TRUMARK</i> : 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	04/27/07	2007-0462*	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (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.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (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. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	<i>LAKESIDE</i> : 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Under Construction	01/08/07	2007-0030*	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Approved	04/10/08	2008-0407*	384 Santa Trinita Ave. UP (RK)	The Martin Company (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. DR (NC)	TMG-Moffett LLC (310) 393-8006	New 7-story 209,500 sq. ft. (70% FAR) office building in a MP-TOD Zoning District. Approved 8/08.
Approved	7/13/08	2008-0268*	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	<i>INTUITIVE SURGICAL</i> New 152,758 sq. ft. R&D office building (40% FAR) within a multi-building campus. Approved 6/08.
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200*	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	2 new 3-story R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	9/26/08	2008-1056	615 Dunholme Way RZ SDP PM (NC)	Tina Tran (408) 499-4904	1 additional detached single-family home in an R-0 Zoning District.
Approved	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District. Approved 5/08
Approved	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 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. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (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. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Under Construction	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	ARROYO TERRACE: 4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	BARRANCA TERRACE 4 townhomes on in an R-3 Zoning District. Approved 1/08.
Under Construction	11/03/06	2006-1111	574 Bobolink Av. PM VAR (AM)	Omid Shakeri (408) 666-6556	3 single family homes on one lot. Approved 1/07.
Under Construction	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Under Construction	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	<i>CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES:</i> 130 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07.
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	<i>PEPPERMINT TREE TERRACE:</i> 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (408) 994-0132	<i>SANTA ROSALIA, GLEN VALLEY, HIGHLAND, INDIAN WELLS, SAN POSADAS, SAN RIVERA, SAN REMI, FONTANA, CRESTLINE TERRACES:</i> 242 townhomes on an M-S/ITR/R-3/PD Zoning District. Approved 2/07.
Under Construction	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (408) 904-7530	<i>VERONA: GLIN, GLIESEN, PLENTY AND PARIA TERRACES:</i> 72 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 8/22/05.
Under Construction	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	<i>SACO TERRACE:</i> 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES:</i> 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE:</i> 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE:</i> 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Completed	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06. Completed 2/08.

November 2008 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
GC	Gerri Caruso	408.730.7591
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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	8/27/08	2008-0936	1356 S. Mary Ave. UP (NC)	Bergman Companies (408) 346-9108	<i>FRESH & EASY</i> : Reuse of an existing 22,540 sq. ft. retail space for a grocery store in a C1 Zoning District.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (GC)	Daniel Taylor (408) 827-7499	<i>RITEAID</i> : 16,140 sq. ft. pharmacy (full service and drive-thru) in a C-1/PD Zoning District.
Approved	4/24/08	2008-0457*	150 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	<i>SAFEWAY</i> : 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.
Approved	4/24/08	2008-0456	112 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	New retail buildings, for a total of 18,339 sq. ft. in a C-2/ECR Zoning District. Approved 8/08.
Under Construction	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.
Completed	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	<i>WALGREENS/ PANDA EXPRESS</i> : New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06. Completed 11/08.

PUBLIC FACILITIES/OTHER

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Under Construction	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> : 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

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address / Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Pending	04/9/08	2008-0399*	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (408) 218-1858	<i>TOWN AND COUNTRY</i> : 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. SDP (GC)	Trumarck Companies (925) 648-8300	<i>TRUMARK</i> : 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	04/27/07	2007-0462*	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (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.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (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. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	<i>LAKESIDE</i> : 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Under Construction	01/08/07	2007-0030*	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER MALL</i> : 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.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Approved	04/10/08	2008-0407*	384 Santa Trinita Ave. UP (RK)	The Martin Company (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. DR (NC)	TMG-Moffett LLC (310) 393-8006	New 7-story 209,500 sq. ft. (70% FAR) office building in a MP-TOD Zoning District. Approved 8/08.
Under Construction	7/13/08	2008-0268*	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	<i>INTUITIVE SURGICAL</i> New 152,758 sq. ft. R&D office building (40% FAR) within a multi-building campus. Approved 6/08.
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200*	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	2 new 3-story R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	9/26/08	2008-1056	615 Dunholme Way RZ SDP PM (NC)	Tina Tran (408) 499-4904	1 additional detached single-family home in an R-0 Zoning District.
Approved	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District. Approved 5/08
Approved	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 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. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (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. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Under Construction	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	ARROYO TERRACE: 4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	BARRANCA TERRACE 4 townhomes on in an R-3 Zoning District. Approved 1/08.
Under Construction	11/03/06	2006-1111	574 Bobolink Av. PM VAR (AM)	Omid Shakeri (408) 666-6556	3 single family homes on one lot. Approved 1/07.
Under Construction	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Under Construction	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.
Under Construction	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	<i>CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES:</i> 130 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07.
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	<i>PEPPERMINT TREE TERRACE:</i> 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (408) 994-0132	<i>SANTA ROSALIA, GLEN VALLEY, HIGHLAND, INDIAN WELLS, SAN POSADAS, SAN RIVERA, SAN REMI, FONTANA, CRESTLINE TERRACES:</i> 242 townhomes on an M-S/ITR/R-3/PD Zoning District. Approved 2/07.
Under Construction	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (408) 904-7530	<i>VERONA: GLIN, GLIessen, PLENTY AND PARIA TERRACES:</i> 72 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 8/22/05.
Under Construction	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	<i>SACO TERRACE:</i> 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES:</i> 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE:</i> 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE:</i> 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Completed	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06. Completed 2/08.

December 2008 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
EH	Erin Haley	408.730.7429
GC	Gerri Caruso	408.730.7591
MH	Mariya Hodge	408.730.7659
NC	Noren Caliva	408.730.7637
RZ	Rosemarie Zulueta	408.730.7437
RK	Ryan Kuchenig	408.730.7431
SL	Steve Lynch	408.730.2723
SB	Surachita Bose	408.730.7443

	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	8/27/08	2008-0936	1356 S. Mary Ave. UP (NC)	Bergman Companies (408) 346-9108	<i>FRESH & EASY</i> : Reuse of an existing 22,540 sq. ft. retail space for a grocery store in a C1 Zoning District.
Pending	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (RK)	Daniel Taylor (408) 827-7499	<i>RITEAID</i> : 14,673 sq. ft. drug store/pharmacy (with drive-thru) in a C-1/PD Zoning District.
Approved	4/24/08	2008-0457*	150 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	<i>SAFEWAY</i> : 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.
Approved	4/24/08	2008-0456	112 E El Camino Real SDP (NC)	Johnson Lyman Architects (925) 930-9039	New retail buildings, for a total of 18,339 sq. ft. in a C-2/ECR Zoning District. Approved 8/08.
Under Construction	09/26/07	2007-1044	811 Kifer Rd. UP (NC)	John Longinetti (510) 524-2929	New 2,040 sq. ft. fast food restaurant (Taco Bell) in an M-S Zoning District. Approved 11/07.
Under Construction	05/14/07	2007-0527	130 S. Sunnyvale Av. SDP (SB)	Dr. Gary Gold (408) 736-3802	New 4,250 sq. ft. office and retail building in a DSP-3 Zoning District. Approved 7/07.
Completed	09/06/06	2006-0915 *	782 E. El Camino Real SDP PM (RK)	San Mateo CPP Investors, LLC (650) 344-1500	<i>WALGREENS/ PANDA EXPRESS</i> : New retail development consisting of two new buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06. Completed 11/08.

PUBLIC FACILITIES/OTHER

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Under Construction	09/09/04	2004-0734	1030 Astoria Dr. UP (GC)	Starkweather Bondy (510) 540-6594	<i>HEBREW DAY SCHOOL</i> : 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	11/21/08	2008-1245	660 S Fair Oaks Ave RZ SDP (GC)	Mid Peninsula Housing Coalition (650) 356-2928	New mixed use development with 124 senior housing units and parking structure.
Pending	04/9/08	2008-0399*	401 Town & Country SDP (SB)	Downtown Sunnyvale North LLC (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. SDP (GC)	Trumarck Companies (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	04/27/07	2007-0462*	615 Tasman Dr. SDP PM (GC)	Essex Property Trust (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.
Approved	02/08/07	2007-0145	1050 Helen Av. SDP TM (SB)	FMA Development LLC (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. EIR GPA PM SDP (SL)	Rob Steinberg (408) 817-3191	LAKESIDE: 263 hotel units and 250 condominium flats with structured parking in a Site Specific Plan. Approved 9/05.
Under Construction	01/08/07	2007-0030*	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (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.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Approved	04/10/08	2008-0407*	384 Santa Trinita Ave. UP (RK)	The Martin Company (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. DR (NC)	TMG-Moffett LLC (310) 393-8006	New 7-story 209,500 sq. ft. (70% FAR) office building in a MP-TOD Zoning District. Approved 8/08.
Under Construction	7/13/08	2008-0268*	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	<i>INTUITIVE SURGICAL</i> New 152,758 sq. ft. R&D office building (40% FAR) within a multi-building campus. Approved 6/08.
Under Construction	12/21/06	2006-1265*	111 Java Dr. SDP (RK)	Exterra Realty Partners LLC (925) 227-1290	3 new office/R & D buildings totaling 387,196 sq. ft. in a MP-TOD Zoning District. Approved 3/07.
Under Construction	02/22/07	2007-0200*	1376 Bordeaux Dr. SDP TM (RK).	California Bavarian Corporation (650) 326-4396	2 new 3-story R & D buildings totaling 118,032 sq. ft. in a MP-I Zoning District. Approved 3/07.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. SDP (SL)	Hoover Associates (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	11/30/06	2006-1191*	525 Almanor Av. MPP (NC)	Menlo Equities (650) 326-9300	A new 166,300 sq. ft. five-story R & D building in a M-S/FAR100 Zoning District. Approved 6/07.
Under Construction	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	<i>NETWORK APPLIANCE</i> : Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total I 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. SDP (GC)	Jay Paul Company (415)263-7400	<i>JAY PAUL</i> : 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.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	11/26/08	2008-1259	585 Od San Francisco Rd. PM SDP VAR (SL)	M Design Group (408) 431-9289	6 new townhomes in an R-3/PD Zoning District.
Pending	9/26/08	2008-1056	615 Dunholme Way RZ SDP PM (NC)	Tina Tran (408) 499-4904	1 additional detached single-family home in an R-0 Zoning District.
Approved	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District. Approved 5/08
Approved	04/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 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. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units in the DSP-4 Zoning District. Approved 10/07.
Approved	06/07/07	2007-0621	637 E. Taylor Av. SDP TM (SB)	Clarum Homes (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. ER RZ SDP TM (GC)	Akbar Abdollahi (408) 202-1100	6 townhomes in an R-3 Zoning District. Approved 6/07.
Approved	05/11/06	2006-0496	1170 Morse Av. ER SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Under Construction	10/11/07	2007-1107	189-191 S Bernardo Av. RZ SDP TM VAR (RK)	Nathan Merlin (650) 265-4132	ARROYO TERRACE: 8 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	10/11/07	2007-1106	1202 - 1204 Cortez Dr. RZ SDP TM VAR (RK)	Timothy Proschold (650) 200-5943	BARRANCA TERRACE: 8 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	11/03/06	2006-1111	574 Bobolink Av. PM VAR (AM)	Omid Shakeri (408) 666-6556	3 single family homes on one lot. Approved 1/07.
Under Construction	07/19/07	2007-0768	Ontario Drive PM UP (MH)	Avi Meyers (415) 515-6644	4 townhomes in an R-3 Zoning District. Approved 1/08.
Under Construction	05/25/05	2005-0506	832 Maria Ln. RZ SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhomes in an R-3 Zoning District. Approved 1/06.
Under Construction	06/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes in an R-2 Zoning District. Approved 7/06.

RESIDENTIAL

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address/Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Under Construction	06/09/06	2006-0610	1044 E. Duane Av. SDP TM (SL)	Taylor Woodrow Homes (925) 659-0101	304 residential units (68 townhomes and 236 flats) in the M-S/R-3/ITR/PD. Approved 3/07.
Under Construction	7/22/04	2004-0603	545 E. Weddell Av. SDP TM (GC)	Toll Brothers (408) 593-0086	<i>CLASSICS AT CITY PARK: JENNA, SIRTE, SOLOMAN, SALERNO, SUEZ, KONSTANZ AND SAN JORGE TERRACES:</i> 130 townhomes in an M-S/R-3/ITR/PD Zoning District. Approved 9/27/04.
Under Construction	07/19/06	2006-0757	102 Cumulus Av. SDP PM RZ (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes in an R-0 Zoning District. Approved 4/07.
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (SL)	Kier & Wright Engineers & Surveyors (408) 727-6665	<i>PEPPERMINT TREE TERRACE:</i> 130 townhomes within an M-S/ITR/R-3/PD Zoning District. Approved 1/06.
Under Construction	06/08/06	2006-0598	920-962 E. Duane Av. SDP TM (SL)	The Riding Group (408) 994-0132	<i>SANTA ROSALIA, GLEN VALLEY, HIGHLAND, INDIAN WELLS, SAN POSADAS, SAN RIVERA, SAN REMI, FONTANA, CRESTLINE TERRACES:</i> 242 townhomes on an M-S/ITR/R-3/PD Zoning District. Approved 2/07.
Under Construction	6/23/05	2006-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (408) 904-7530	<i>VERONA: GLIN, GLIESEN, PLENTY AND PARIA TERRACES:</i> 72 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 8/22/05.
Under Construction	6/29/05	2005-0643	1047 N. Fair Oaks SDP TM (GC)	Pulte Homes (925) 249-4318	<i>SACO TERRACE:</i> 36 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 10/05.
Under Construction	01/20/06	2006-0069	1168 Aster Av. SDP TM (SL)	KB Homes (510) 714-3006	<i>TRISTANIA, VIRGINIA PINE and VALLEY OAK TERRACES:</i> 80 condominium units in an MS/ITR/R-3/PD Zoning District. Approved 6/06.
Under Construction	02/09/06	2006-0153	1049 Kiel Ct. SDP PM (GC)	Classic Communities (650) 493-9050	<i>SAGINAW TERRACE:</i> 30 condominium flats and 4 townhomes in an M-S/ITR/R-3/PD Zoning District. Approved 5/06.
Under Construction	11/23/05	2005-1157	1035 N. Fair Oaks Av. SDP TM (GC)	Classic Communities (650) 494-4496	<i>JUNCTION OAKS - SCOTIA TERRACE:</i> 30 townhomes in an MS/ITR/R-3/PD Zoning District. Approved 1/06.
Completed	11/23/05	2005-1159	444 S. Taaffe Av. SDP TM (GC)	Justin Mozart (650) 493-9000	4 detached single-family homes within a DSP-12 Zoning District. Approved 2/06. Completed 2/08.