October 2010 Development Update City of Sunnyvale

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

Status of Projects

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

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

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

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

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

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

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

COMMERCIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Pending	6/11/09	2009-0460 *	1217 Wildwood Ave. UP (SM)	Executive Garden Hotel (408) 406-3400	*Extended Stay Hotel:* Two new hotel buildings, including 213-unit hotel and a 152-unit extended stay hotel.
Approved	11/15/09	2009-0896	590 Old San Francisco Rd SDP (RK)	William Jacobson	New of 7,200 sq. ft. retail/shopping center building in a C-1/PD Zoning District. Approved 1/10.
Approved	12/02/09	2009-0931	923 W El Camino Real SDP (RK)	Adam Simms (408) 655-8199	*Automobile Dealership*: New 3,901 sq .ft. building with associated repair use. Approved 3/10.
Approved	12/7/07	2007-1293	301 and 401 Old San Francisco Road, and 420, 428, and 448 Kenney Court	Palo Alto Medical Foundation (650) 867-3757	*Palo Alto Medical Foundation (PAMF)*: 120,000 s.f. medical clinic, a two level parking garage, and a storage building. Approved 6/09.
Approved	8/27/08	2008-0936	1356 S. Mary Ave. UP (NC)	Bergman Companies (408) 346-9108	*FRESH & EASY:* Reuse of an existing 22,540 sq. ft. retail space for a grocery store in a C1 Zoning District. Approved 2/09.
Approved	03/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (RK)	Daniel Taylor (408) 827-7499	*RITE AID*: 14,673 sq. ft. drug store/pharmacy with drive-thru in a C-1/PD Zoning District. Approved 1/09.
Under Construction	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.
Under Construction	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.
Completed	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 12/08.
Completed	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 buildings with a total of 20,570 sq. ft. in a C-2 Zoning District. Approved 12/06. Completed 11/08.

http://sunnyvale.ca.gov/Departments/Community+Development/Development+Update/Monthly+Development+Updates/Home.htm
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COMMERCIAL

PUBLIC FACILITIES/OTHER

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	08/11/09	2009-0634	455 E. Maude Ave. UP (RK)	El Monte Hored Church (510) 872-9981	*El Monte Hored Church:* New 1,380 square foot addition to the sanctuary, includes parking lot & landscaping modifications. Approved 10/14.
Under Construction	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).
Completed	12/7/07	2007-1290	477 N. Mathilda Ave	Trinity Church of Sunnyvale	Architectural modifications to an industrial building for an approved church use. Approved 1/08. Completed 5/09.

MIXED USE

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Approved	07/14/10	2010-7493	311 Capella (SM)	Capella Holdings, LLC (650) 344-1500	Special Development Permit and Tentative Map for DSP block 1a for a mixed use project with 280 units and 34,575 square feet of ground floor retail. Approved 9/10
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	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	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. Approved 3/09.
Under Construction	04/27/07	2007-0462*	615 Tasman Dr. SDP PM (SL)	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	01/08/07	2007-0030*	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	*TOWN CENTER MALL*: Proposed 284 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.

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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	1/22/02	2002-0223*	1111 Lockheed Martin Wy. SDP	Menlo Equities 650-289-1703	*JUNIPER NETWORKS:* New 2.43M sq. ft. office campus with 70% FAR development in a MPTOD Zoning District. Approved 5/14/02.
Under Construction	7/13/08	2008-0268*	1250 Kifer Rd. UP (MH)	Dennis Kobza & Assoc. (650) 961-6103	*INTUITIVE SURGICAL* New 152,758 sq. ft. R&D office building (40% FAR) within a multi-building campus. Approved 6/08.
Under Construction	01/09/06	2006-0027*	975 Benecia Av. 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	4/21/05	2005-0340*	495 Java Dr. ER SDP (GC)	Network Appliance (408) 822-6695	*NETWORK APPLIANCE:* Master Plan for 5 new R&D buildings, 1 amenity (café & fitness) building, and 3 multi-level parking structures resulting in total l of 1,375,978 sq ft. in a MP-TOD Zoning District. Approved 6/05.
Under Construction	12/08/05	2005-1198 *	1111 Lockheed Martin Wy. SDP (AM)	Jay Paul Company (415)263-7400	*JAY PAUL:* Development of 50 acres of land with 7 buildings plus an amenity building and four parking structures for a total of 1,582,473 sq. ft. in a MP-TOD Zoning District. Approved 11/06.
Completed	11/30/06	2006-1191*	525 Almanor Av. 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. Completed 10/08
Completed (Phase I)	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. Completed 1/09.
Completed	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. Completed 9/08.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Approved	1/27/10	2010-7048	962 E Duane Ave. UP (SL)	O'Brien Homes (650) 224-5696	242 condominium townhomes as a specific project component of the Duane ITR GPA and EIR Study. Approved 7/12.
Approved	11/26/08	2008-1259	585 Old San Francisco Rd. PM SDP VAR (SL)	M Design Group (408) 431-9289	6 new townhomes in an R-3/PD Zoning District. Approved 6/09.
Approved	9/26/08	2008-1056	615 Dunholme Way RZ SDP PM (NC)	Tina Tran (408) 499-4904	1 additional detached single-family home in an R-0 Zoning District. Approved 1/09.
Approved	3/10/08	2008-0238	127 W California Ave RZ SDP TM VAR (SB)	Dale Myers Associate (650) 348-5054	5 New Townhomes in an R-3/PD Zoning District. Approved 1/09.
Approved	05/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 new detached single-family homes in an R-2/PD Zoning District. Approved 9/08
Approved	04/27/07	2007-0463	408 Flora Vista Av. 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 is 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	06/08/06	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	06/07/07	2007-0620	805 W Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	*WILMINGTON, PISTACHIO and PUMPKIN TERRACES:* 42 single family detached homes in an R-2 Zoning District. Approved 8/07.
Under Construction	11/03/06	2006-1111	574 Bobolink Av. PM VAR (AM)	Omid Shakeri (408) 666-6556	3 single family homes on one lot. Approved 1/07.
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.

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RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
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-4/ITR/PD. Approved 3/07.
Under Construction	10/13/05	2005-1020	108 S. Wolfe Rd. ER SDP TM (RK)	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	6/23/05	2005-0625	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	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.
Completed	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. Completed 1/10.