



**September 2011
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.

Development Update Legend			
Project Status	Permit Type	Staff Contact	Phone
1 = Planning Preliminary Review	UP = Use Permit	Andy Miner	(408) 730-7707
2 = Planning Application Review	SDP = Special Development Permit	Diana Perkins	(408) 730-7455
3 = Planning Permit Approved	PM = Parcel Map (4 or fewer lots)	Gerri Caruso	(408) 730-7591
4 = Building Permit Review	VAR = Variance	Mariya Hodge	(408) 730-7659
5 = Building Permit Issued	TM = Tentative Map	Noren Caliva	(408) 730-7637
6 = Project Final Approval		Rosemarie Zulueta	(408) 730-7437
		Ryan Kuchenig	(408) 730-7431
		Shaunn Mendrin	(408) 730-7429
		Steve Lynch	(408) 730-2723
		Surachita Bose	(408) 730-7443

Project Type	Project Status	Address	Description	Key Contact	Contact Phone	Planning File No.	Permit Type	Filing Date	Planning Permit Action	Planning Action Date	Notes	Staff Contact	Public Art Required
Commercial	3	1010 Sunnyvale Saratoga Rd.	14,673 sq. ft. drug store/pharmacy with drive-thru in a C-1/PD Zoning District. (Rite Aid)	Daniel Taylor	(408) 827-7499	2007-0306	SDP	3/21/2007	Approved	2/24/2009	Demolition Permit Issued	Ryan Kuchenig	
Commercial	2	1323 Sunnyvale Saratoga Road	Request for deviation from front setback requirement to extend existing canopy on an existing building for a new restaurant.	Falafel Sunnyvale	(408) 218-9855	2011-7445	SDP	6/27/2010	Pending Review	6/27/2011	Planning Review	Steve Lynch	
Commercial	3	1356 S. Mary Ave.	Reuse of an existing 22,540 sq. ft. retail space for a grocery store in a C1 Zoning District. (Fresh and Easy)	Bergman Companies	(408) 346-9108	2008-0936	UP	8/27/2008	Approved	2/24/2009	Building Permit Not Yet Submitted	Noren Caliva	
Commercial	5	146 S. Murphy	New Restaurant and Nightclub	PM Entertainment	(510) 676-1797	2010-7415	SDP	6/15/2010	Approved	8/23/2011	Building Permit Not Yet Submitted	Shaunn Mendrin	
Commercial	3	182 S. Murphy Ave.	New 7,000 sq. ft. bar/nightclub.	Des Nolan & Liam Balfe	(408) 390-2724	2011-7015	SDP	1/5/2011	Approved	2/14/2011	Building Permit Not Yet Submitted	Ryan Kuchenig	
Commercial	5	301 and 401 Old San Francisco Road, and 420, 428, and 448 Kenney Court	120,000 sq.ft. medical clinic, a two level parking garage, and a storage building. (Palo Alto Medical Foundation)	Palo Alto Medical Foundation	(650) 867-3757	2007-1293	ER RZ SDP	12/7/2007	Approved	6/23/2010	Under Construction	Steve Lynch	
Commercial	4	303 W. El Camino Real	New 2,998 sq. ft. three-story medical office building.	Sudip Gosh	(408) 966-6071	2011-7018	SDP	1/5/2011	Approved	3/14/2011	Under Construction	Diana Perkins	
Commercial	5	455 E. Maude Ave.	New 1,380 square foot addition to the sanctuary includes parking lot & landscaping modifications. (El Monte Hored Church)	El Monte Hored Church	(510) 872-9981	2009-0634	UP	8/11/2009	Approved	10/14/2009	Under Construction	Ryan Kuchenig	
Commercial	2	550 W. El Camino Real	Special Development Permit for a new 4,350 sq ft fast food restaurant (Chick-Fil-A) with a drive thru and outdoor seating.	Chick-Fil-A, Chris Gebhart	(858) 273-4649	2011-7635	SDP	9/1/2011	Pending Review		Deemed incomplete 9/26/11	Noren Caliva	
Commercial	1	560 S. Mathilda Ave.	Preliminary Review for redevelopment of the site with a new two-story child care center serving up to 60 students.	Harmesh Saini	408-242-3792	2011-7586	PR	8/15/2011	Pending Review	8/29/2011	Preliminary Review results in PRC comments only.	Mariya Hodge	No
Commercial	3	590 Old San Francisco Rd	New of 7,200 sq. ft. retail/shopping center building in a C-1/PD Zoning District.	William Jacobson	(408) 241-1433	2009-0896	SDP	11/15/2009	Approved	1/27/2010	Building Permit Not Yet Submitted	Ryan Kuchenig	
Commercial	3	921 E. Arques Ave	New multi-tenant commercial building and site improvements.	Kevin Mattos	(408) 209-6635	2010-7890	UP VAR	12/15/2010	Approved	6/21/2011	Building permit not yet submitted.	Steve Lynch	
Commercial	3	923 W El Camino Real	New 3,901 sq. ft. building with associated repair use.	Adam Simms	(408) 655-8199	2009-0931	SDP	12/2/2009	Approved	3/15/2010	Building Permit Not Yet Submitted	Ryan Kuchenig	
Industrial	3	1100 Enterprise	Major Moffett Park design review application for modification of Building D in Moffett towers campus project (80% FAR). Building will increase from 200,000 sf to 325,000 sf. Includes modification to the development agreement.	Jay Paul	(650) 264-2618	2011-7170	OTH SDP	3/16/2011	Approved	3/16/2011	8/22/11 PC review and recommend approval for City Council. 9/13/11 CC review	Steve Lynch	Yes
Industrial	6	111 Java Dr	3 new Office/R&D buildings totaling 387,196 sq. ft.	Exterra Realty Partners LLC	(925) 227-1290	2006-1265	SDP	12/21/2006	Approved	3/26/2007	Phase I completed.	Ryan Kuchenig	Yes
Industrial	6	1250 Kifer Rd.	New 152,758 sq. ft. R&D office building (40% FAR) within a multi-building campus. (Intuitive Surgical)	Dennis Kobza & Assoc.	(650) 961-6103	2008-0268	UP	3/13/2008	Approved	6/24/2008	Completed	Mariya Hodge	Yes
Industrial	4	1263 E. Arques Av.	New two-level parking structure for Kaiser medical office	Arc-Tec	(408) 496-0676	2011-7236	MPP	4/13/2011	Approved	4/28/2011	Building permit review	Diana Perkins	
Industrial	6	1345 Crossman Av.	2,000 square feet of office space improvements	Network Appliance			Building Permit Only				Project finalised.	Diana Perkins	
Industrial	2	1345 Crossman Av.	Request to initiate a Moffett Park Specific Plan amendment to expand the use of transfer of development rights (Network Appliances)	Brent Takahashi	(650) 364-6453	2011-7493	GPI	7/13/2011	Withdrawn		Application Withdrawn	Ryan Kuchenig	
Industrial	1	1345 Crossman Av.	Preliminary Review for an expanded master plan development for Network Appliances including three sites and increased FAR.	Brent Takahashi	(650) 364-6453	2011-7492	PR	7/13/2011	Pending Review	10/5/2011	Preliminary Review only. See PRC Comments 7/25.	Ryan Kuchenig	
Industrial	1	1345 Crossman Ave.	REVISED Preliminary Review for an expanded master plan development (revised) for Network Appliance including three sites and increased FAR.	Brent Takahashi	(650) 364-6453	2011-7628	PR	8/29/2011	Pending Review	8/29/2011	Pending PRC review and comment.	Ryan Kuchenig	
Industrial	2	307 N. Pastoria Ave. / 309 N. Pastoria Ave.	New 71,700 sq ft, 3-story office building on a vacant site resulting in approximately 45% far (using LEED green building bonus to achieve additional 10% FAR).	Peery-Arrillaga	(650) 618-7000	2011-7658	MPP	9/13/2011	Pending Review	9/13/2011	PRC review on 9/26/11	Mariya Hodge	Yes
Industrial	2	384 Santa Trinita Ave	Major modification to the architectural design of an approved use permit (2008-0407) for a 99,317 s.f. R&D office building.	Devcon Construction/Michelle Ney	408-946-7713	2011-7723	UP	10/5/2011	Pending Review			Ryan Kuchenig	Yes
Industrial	3	384 Santa Trinita Ave.	New 4 story, 99,317 square foot (50% FAR) office building in the M-S Zoning District.	The Martin Company	(408) 519-8372	2008-0407	UP	4/10/2008	Approved	8/19/2008	Permit extended to 8/19/2012	Ryan Kuchenig	Yes
Industrial	5	495 Java Dr.	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. (Network Appliance)	Network Appliance	(408) 822-6695	2005-0340	ER SDP	4/21/2005	Approved	6/27/2005	Building 7 Finalled (5/1/2008) Building 8 Finalled (2/11/2009) Garage 1A Finalled (4/2/2007) Garage C Finalled (10/19/2009)	Ryan Kuchenig	Yes
Industrial	1	505 N. Mathilda	Preliminary review for redevelopment of multiple properties with a 611,025 s.f. R&D campus consisting of two six-story buildings, one four-story building, and a five-story parking garage	Sequoia M&M LLC/Peter Larko	408-203-6212	2011-7724	PR	10/5/2011	Approved	10/10/2011	Comments provided at PRC on 10/17/11	Steve Lynch	
Industrial	5	535 Del Rey Av.	8,000 square feet of office, lab, and manufacturing area improvements	Gener8	N/A		Building Permit Only				Under Construction	Noren Caliva	
Industrial	2	580 N. Mary Ave.	Demolish existing post office building and construct a new 124,000 sq ft, 5-story office building resulting in approximately 55% far.	Peery-Arrillaga	(650) 618-7000	2011-7657	UP	9/13/2011	Pending Review	9/13/2011	PRC review on 9/26/11 Approved by Planning Commission on 10/10/11	Mariya Hodge	Yes
Industrial	3	589 W. Java	Formal Submittal for Yahoo! campus expansion to add a new, 6-story 315,000 sq. ft. office building, 24,000 sq. ft. special use amenities building and one parking structure.	Yahoo!	(408) 406-6649	2011-7495	SDP	6/13/2011	Approved	10/10/2011	Preliminary Review comments given on 6/13/11 by PRC.	Shaunn Mendrin	Yes
Industrial	4	615 N. Mary Avenue	Tenant Improvement for Narus	South Bay Construction	(408) 210-8633		Building Permit Only	6/23/2011			Building Permit Review	Diana Perkins	
Industrial	4	750 N. Pastoria Avenue	Tenant Improvement for Clean Room for Complete Genomics	Technical Builders	(408) 378-6500		Building Permit Only	6/14/2011			Building Permit Review	Diana Perkins	
Industrial	3	807 Eleventh	Major Moffett Park design review application for new 200,000 sf building (5th) at the Ariba campus (80% FAR). Includes modification to the development agreement. (Moffett Towers)	Jay Paul	(650) 264-2618	2011-7119	ER OTH SDP	2/23/2011	Approved	2/23/2011	8/22/11 PC review and recommend approval for City Council. 9/13/11 CC review	Steve Lynch	Yes
Industrial	1	893 Kifer Rd	Preliminary Review for the redevelopment of the site to construct 3 new two-story buildings.	Dan Kirby, ARCTEC	(408)496-0676	2011-7491	PR	7/13/2011	Pending Review	7/25/2011	Preliminary Review results in PRC comments only.	Mariya Hodge	Yes
Industrial	5	950 Kifer Rd.	33,000 square feet of office space improvements	Intuitive Surgical	N/A		Building Permit Only				Under Construction	Surachita Bose	

Industrial	5	Eleventh Ave	Development of 50 acres of land with 7 buildings plus an amenity building and 3 parking structures (Moffett Towers)	Jay Paul	(650) 263-7400	2005-1198	ER GPA RZ SDP	12/8/2005 Approved	11/14/2006 majority planned to be complete in 2012.	Shells for 6 buildings complete and three parking structures complete. Tenant improvements are on-going with the	Andy Miner	
Industrial	5	Innovation Wy.	New 2.43M sq. ft. office campus with 70% FAR development in a MP-TOD Zoning District. (Juniper Networks)	RMW Architects	(408) 294-8000	2002-0223	SDP	1/22/2002 Approved	5/14/2002 1st and 2nd Buildings Under Construction		Ryan Kuchenig	Yes
Mixed Use	3	1050 Helen Av.	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.	FMA Development LLC	(408) 448-9246	2007-0145	SDP TM	2/8/2007 Approved	11/26/2007 Building Permit Not Yet Submitted		Surachita Bose	
Mixed Use	5	1287 Lawrence Station Rd.	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).	BRE Properties, Kevin Ma, Development Manager	(510) 597-5333	2006-0712	SDP	7/7/2006 Approved	11/18/2008 Under Construction		Steve Lynch	Yes
Mixed Use	5	2502 Town Center Ln.	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. (Town Center)	Quattro Realty Group, LLC	(925) 337-1007	2007-0030	SDP	1/8/2007 Approved	2/6/2007 Under Construction	Building plan review completed, pending issuance (tentative early November).	Steve Lynch	Yes
Mixed Use	4	311 Capella	Special Development Permit and Tentative Map for DSP block 1a for a mixed use project with 280 units and 34,575 sq. ft. of ground floor retail.	BRE Properties, Kevin Ma, Development Manager	(510) 597-5333	2010-7493	SDP TM	7/4/2010 Approved	9/27/2010 7/13/11).	Applicant submitted application to modify the tentative map property lines (approved	Shaunn Mendrin	Yes
Mixed Use	5	615 Tasman Dr.	New mixed use development with 290 condo/apartment units and 51,308 sq. ft. of commercial space in a C-2/PD Zoning District.	Essex Property Trust	(650) 849-1600	2007-0462	SDP PM	4/27/2007 Approved	2/11/2008 Under Construction		Steve Lynch	Yes
Mixed Use	5	660 S Fair Oaks Ave	New mixed use development with 124 senior housing units and parking structure.	Mid Peninsula Housing Coalition	(650) 356-2928	2008-1245	RZ SDP	11/21/2008 Approved	3/3/2009 Under Construction		Gerri Caruso	
Mixed Use	2	660 W El Camino Real	Special Development Permit for 113 residential units and 17,300 sq. Ft. Of office/commercial space at the former Chevrolet site	Summerhill Homes	(650) 842-2371	2011-7063	ER SDP TM	1/31/2011 Pending Review	1/31/2001 Planning Review		Ryan Kuchenig	
Mixed Use	1	704 Town and Country	Preliminary Review to for Mixed Use project on Blocks C & D for 127 residential rental units and 8,015 sq. ft. of retail.	Carmel Partners	(415) 837-3985	2011-7558	PR	8/3/2011 Approved	8/3/2011 8/15/2011	Preliminary review PRC comments only on	Shaunn Mendrin	Yes
Mixed Use	2	704 Town and Country	New mixed use - multi-family development 133 apartments and 8,131 sf of retail and below grade parking.	Carmel Partners	(415) 837-3985	2011-7661	SDP	9/14/2011 Pending Review	9/14/2011 Session on 9/26/11 and PC Study	PRC review on 9/26/11 and PC Study	Shaunn Mendrin	Yes
Mixed Use	2	915 De Guigne	General Plan Amendment and Rezone from Industry to ITR Medium Density (intend to rezone from M-S to M-S/ITR/R-3/PD). [Spansion Fab Site]	Spansion LLC	(408) 616-2047	2011-7021	GPA RZ	1/7/2011 Pending Review	1/7/2011	Staff has been working with the applicant to refine the overall proposal.	Shaunn Mendrin	
Mixed Use	2	920 De Guigne	General Plan Amendment from Industry to ITR-Low Medium and Rezone from M-S to M-S/ITR/R-1.7/PD.	Equity Office Properties	(408) 462-6796	2011-7017	GPA RZ	1/5/2011 Pending Review	1/5/2001	Staff has been working with the applicant to refine the overall proposal.	Shaunn Mendrin	
Residential	4	1044 E. Duane	132 Condominium Units	Taylor Morrison of California	(916) 343-1992	2010-7738	SDP TM	10/13/2010 Approved	3/29/2011 under review		Mariya Hodge	No
Residential	4	1060 Morse Av.	17 Townhome units	Classic Communities	(650) 496-4496	2011-7296	SDP ER TM	5/3/2011 Approved	7/25/2011 Building permit under review.		Shaunn Mendrin	No
Residential	5	1170 Morse Av.	48 townhomes in an M-S/ITR/R-3/PD Zoning District.	Classic Communities	(650) 496-4496	2006-0496	ER SDP TM	5/11/2006 Approved	6/26/2006 Under Construction		Gerri Caruso	
Residential	3	127 W California Ave	5 New Townhomes in an R-3/PD Zoning District.	Dale Myers Associate	(650) 348-5054	2008-0238	RZ SDP TM VAR	3/10/2008 Approved	1/27/2009 Building Permit Not Yet Submitted		Surachita Bose	
Residential	3	1330 Sunnyvale Saratoga	14 Single Family Homes	Classic Communities	(650) 496-4496	2011-7102	ER SDP TM	2/16/2011 Approved	4/25/2001 Building Permit Not Yet Submitted		Ryan Kuchenig	
Residential	3	199 N. Sunnyvale Av.	3 new detached single-family homes in an R-2/PD Zoning District.	DZ Design Associates	(408) 778-7005	2006-0492	SDP PM	5/11/2006 Approved	9/8/2008 Building Permit Not Yet Submitted		Noren Caliva	
Residential	3	394 E Evelyn Av.	47 condominium units is the DSP-4 Zoning District.	Ryan Inn LLC	(408) 481-4990	2007-0828	PM SDP	8/2/2007 Approved	10/22/2007 Building Permit Not Yet Submitted		Gerri Caruso	
Residential	4	408 Flora Vista Av.	8 new detached single-family homes in an R-2 Zoning District.	Michael Kirkish	(408) 452-9300 X220	2007-0463	SDP TM	4/27/2007 Approved	6/10/2008 Building plans under review		Surachita Bose	
Residential	1	411 N. Fair Oaks Ave	Preliminary review to allow 8 new townhomes on two adjacent lots.	Sanjeev Acharya	(408) 532-1755	2011-7600	PR	8/17/2011 Approved	8/29/2011 8/29	Comments provided at PRC Meeting on	Noren Caliva	No
Residential	2	421 S. Bayview	2 detached single family homes	Peninsula Communities	(310) 422-2208	2011-7421	SDP	6/15/2011 Approved	8/10/2011 Building Permit Review		Ryan Kuchenig	
Residential	4	574 Bobolink Av.	3 single family homes on one lot.	Omid Shakeri	(408) 666-6556	2006-1111	PM VAR DR	11/3/2006 Approved	1/27/2011 Building Permit Review		Ryan Kuchenig	
Residential	4	585 Old San Francisco Rd.	6 new townhomes in an R-3/PD Zoning District.	M Design Group	(408) 431-9289	2008-1259	PM SDP VAR	11/26/2008 Approved	6/9/2009 Building Review		Steve Lynch	
Residential	3	603 Old San Francisco	Request to initiate study of changing the General Plan designation from Commercial Neighborhood Shopping to High Density Residential.	Abha Nehru, Carrasco & Associates	510-708-4879	2011-7285	GPI	4/29/2011 Denied	7/19/2011 final.	Application denied. City Council's action is	Mariya Hodge	No
Residential	3	620 E. Maude	General Plan Initiation to change designation from ITR-MED to ITR-HIGH for Mid-Pen and Charities Housing combined project.	Mid-peninsula Housing Coalition (Alok Lathi)	(650) 356-2928	2011-7552	GPI	8/2/2011 Approved	9/13/2011 Approved by CC on 9/13/2011		Shaunn Mendrin	No
Residential	1	620 Iris Ave	Preliminary review for a general plan amendment and rezoning of a site to consider increased density at an existing apartment complex (40 new units).	MBA Architects	(408) 297-0288	2011-7587	PR	8/15/2011 Pending Review	8/15/2011 8/29	Comments provided at PRC Meeting on	Ryan Kuchenig	No
Residential	2	620 Iris Ave.	Request to study change of the General Plan Designation of the site from RHI to RVH to accommodate additional rental units at the Highlander Apartments	Richard Gregersen, Northwest LLP	408-395-5599	2011-7652	GPI	9/9/2011		City Council review on 10/18/11	Ryan Kuchenig	No
Residential	4	628 E. Taylor	10 Townhouse Units	City Ventures	(415) 271-3669	2011-7377	SDP TM	6/1/2011 Approved	8/8/2011 2011	Approved by Planning Commission Aug. 8,	Noren Caliva	No
Residential	6	642 W. Washington Ave.	2 new single-family homes in R-2 Zoning District.	Sanjeev Acharya	(408) 557-0398	2007-0966	DR PM UP	9/6/2007 Approved	12/10/2007 Completed		Rosemarie Zulueta	
Residential	5	650 E. Taylor Av.	24 new townhomes in an MS/ITR/R-3 Zoning District.	City Ventures	(415) 271-3669	2010-7739	ER SDP TM	10/13/2010 Approved	12/13/2010 Construction		Noren Caliva	No
Residential	3	700 Timberpine Av.	51 new single-family homes in an R-0/PD Zoning District.	Toll Brothers	(925) 855-9927	2010-7672	ER SDP TM	9/21/2010 Approved	9/20/2011 Planning Review		Steve Lynch	
Residential	3	955 Stewart Dr.	161 Townhome Units	Pulte Homes	(925) 249-4318	2011-7104	ER SDP TM	2/16/2011 Approved	6/13/2011 Building Permit Not Yet Submitted		Shaunn Mendrin	
Residential	5	962 E Duane Ave.	242 condominium townhomes as a specific project component of the Duane ITR GPA and EIR Study.	O'Brien Homes	(650) 224-5696	2010-7048	UP	1/27/2010 Approved	7/12/2010 Under Construction		Steve Lynch	
Residential	4	963 S. Wolfe Rd.	6 townhomes in an R-3 Zoning District.	Akbar Abdollahi	(408) 202-1100	2005-0105	ER RZ SDP TM	2/10/2005 Approved	7/17/2007 Building Permit Review		Gerri Caruso	