



**JULY 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	8/23/2010	Applicant is working on ABC License and Planning to paint first floor exterior. Building Permit issued interior demolition work. Roof parapet currently being repaired.	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	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		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	2	1100 Enterprise	Major Moffett Park design review application for modification of building d in Moffett towers campus project (80% FAR). Includes modification to the development agreement.	Jay Paul	(650) 264-2618	2011-7170	OTH SDP	3/16/2011	Pending Review	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 finalled.	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		Preliminary Review only. See PRC Comments 7/25.	Ryan Kuchenig	
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	3	399 Java Dr.	New 7-story 209,500 sq. ft. (70% FAR) office building in a MP-TOD Zoning District.	TMG-Moffett LLC	(310) 393-8006	2008-0459	DR	4/24/2008	Approved	8/11/2008	Building Review Expired	Noren Caliva	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 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) Building 9 Under Construction (8/8/2008)	Ryan Kuchenig	Yes
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	Steve Lynch	
Industrial	2	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	Pending Review		Formal application submitted and pending Planning review. Planning Commission review scheduled for 9/26/11	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			Preliminary Review comments given on 6/13/11 by PRC.	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	2	807 Eleventh	Major Moffett Park design review application for new 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	Pending Review	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	Shells for 6 buildings complete and three parking structures complete. Tenant improvements are on-going with the majority planned to be complete in 2012.	Andy Miner	



**JULY 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
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	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	Building plans under review Applicant submitted application to modify the tentative map property lines (approved 7/13/11).	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	2	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	Pending Review	8/3/2011	Preliminary review PRC comments only on 8/15/2011	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	Building Permit submitted and currently under review	Mariya Hodge	No
Residential	3	1060 Morse Av.	17 Townhome units	Classic Communities	(650) 496-4496	2011-7296	SDP ER TM	5/3/2011	Approved	7/25/2011	PC Approved.	Shaunn Mendrin	
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	Pending Review	8/15/2011	PRC Meeting on 8/29	Noren Caliva	No
Residential	2	421 S. Bayview	2 detached single family homes	Peninsula Communities	(310) 422-2208	2011-7421	SDP	6/15/2011	Pending Review	6/15/2011	Planning 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	Application denied. City Council's action is final.	Trudi Ryan	No
Residential	1	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	Pending Review		GPI request scheduled for 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	PRC Meeting on 8/29	Ryan Kuchenig	No
Residential	3	628 E. Taylor	10 Townhouse Units	City Ventures	(415) 271-3669	2011-7377	SDP TM	6/1/2011	Pending Review	6/1/2011	Approved by Planning Commission Aug. 8, 2011	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	Building Permit Issued; Project Under Construction	Noren Caliva	
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	7/25/2011	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	