

May 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.

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

<i>Status</i>	<i>Filing Date</i>	<i>Project No.</i>	<i>Address / Planner</i>	<i>Applicant</i>	<i>Common Name/Description</i>
Pending	6/11/09	2009-0460 *	1217 Wildwood Av. UP (SM)	Executive Garden Hotel (408) 406-3400	<i>EXTENDED STAY HOTEL</i> : Two new hotel buildings, including 213-unit hotel and a 152-unit extended stay hotel.
Approved	1/5/11	2011-7018	303 W. El Camino Real SDP (RK)	Sudip Gosh (408) 966-6071	New 2,998 sq. ft. three-story medical office building. Approved 3/11.
Approved	1/5/11	2011-7015	182 S. Murphy Av. SDP (RK)	Des Nolan & Liam Balfe (408) 390-2724	New 7,000 sq. ft. bar/nightclub. Approved 2/11.
Approved	11/15/09	2009-0896	590 Old San Francisco Rd. SDP (RK)	William Jacobson (408) 241-1433	New 7,200 sq. ft. retail/shopping center building. Approved 1/10.
Approved	12/02/09	2009-0931	923 W. El Camino Real SDP (RK)	Adam Simms (408) 655-8199	<i>AUTOMOBILE DEALERSHIP</i> : New 3,901 sq. ft. building with associated repair use. Approved 3/10.
Approved	8/27/08	2008-0936	1356 S. Mary Av. 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. Approved 2/09.
Approved	3/21/07	2007-0306	1010 Sunnyvale Saratoga Rd. SDP (RK)	Daniel Taylor (408) 827-7499	<i>RITE AID</i> : 14,673 sq. ft. drug store/pharmacy with drive-through. Approved 1/09.
Completed	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. Approved 8/08. Completed 11/10.
Completed	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. Approved 8/08. Completed 8/10.

PUBLIC FACILITIES / OTHER

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Under Construction	8/11/09	2009-0634	455 E. Maude Av. UP (RK)	El Monte Hored Church (510) 872-9981	<i>EL MONTE HORED CHURCH</i> : New 1,380 square foot addition to the sanctuary includes parking lot & landscaping modifications. Approved 10/09.
Under Construction	12/7/07	2007-1293	301 and 401 Old San Francisco Rd., and 420, 428, and 448 Kenney Ct. SDP (SL)	Palo Alto Medical Foundation (650) 867-3757	<i>PALO ALTO MEDICAL FOUNDATION (PAMF)</i> : 120,000 sq. ft. medical clinic, a two level parking garage, and a storage building. Approved 6/09.

MIXED USE

Status	Filing Date	Project N	Address / Planner	Applicant	Common Name/Description
Pending	1/31/11	2011-7063	660 W El Camino Real SDP TM (RK)	SummerHill Homes (650) 842-2371	113 residential units and 17,300 sq. ft. of office/commercial space.
Approved	7/14/10	2010-7493	311 Capella Wy. SDP TM (SM)	Capella Holdings, LLC (650) 344-1500	A mixed use project with 280 units and 34,575 square feet of ground floor retail. Approved 9/10.
Approved	2/08/07	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. Approved 11/07.
Under Construction	7/07/06	2006-0712*	1287 Lawrence Station Rd. SDP (SL)	BRE (925) 648-8300	<i>BRE</i> : New mixed use development with 348 residential units and 16,000 sq. ft. of commercial/retail space. Approved 11/08.
Under Construction	11/21/08	2008-1245	660 S. Fair Oaks Av. 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	4/27/07	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. Approved 2/08.
Under Construction	1/08/07	2007-0030*	2502 Town Center Ln. SDP (SL)	Fourth Quarter Properties (770) 801-6512	<i>TOWN CENTER</i> : 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. Approved 2/07.

INDUSTRIAL

Status	Filing Date	Project No.	Address / Planner	Applicant	Common Name/Description
Pending	2/23/11	2011-7119	807 Eleventh Av. SDP (SL)	Jay Paul Co. (415) 263-7400	ARIBA: New 200,000 sq. ft. industrial building.
Pending	3/16/11	2011-7170	1100 Enterprise Way SDP (SL)	Jay Paul Co. (415) 263-7400	MOFFETT TOWERS: Expansion of new Building D to 322,000 sf.
Approved	4/10/08	2008-0407*	384 Santa Trinita Av. UP (RK)	The Martin Company (408) 519-8372	New 4 story, 99,317 square foot (50% FAR) office building. 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. Approved 8/08.
Under Construction	1/22/02	2002-0223*	1111 Lockheed Martin Way. SDP (SL)	Menlo Equities 650-289-1703	JUNIPER NETWORKS: New 2.43M sq. ft. office campus with 70% FAR development. Approved 5/14/02.
Under Construction	4/21/05	2005-0340*	495 Java Dr. SDP (SL)	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 I of 1,375,978 sq ft. Approved 6/05.
Completed	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. Completed 11/10.
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. Approved 3/07. Phase I Completed 1/09.

RESIDENTIAL

Status	Filing Date	Project No.	Address/Planner	Applicant	Common Name/Description
Pending	5/3/11	2011-7296	1060 Morse Av. SDP (SM)	Classic Communities (650) 493-9050	17 townhome units.
Pending	2/16/11	2011-7104	955 Stewart Dr. SDP TM (SM)	Pulte Homes (925) 249-4318	161 townhome units.
Pending	2/3/11	2011-7072	110 Connemara Wy. SDP PM (SL)	Sanjeev Acharya (408) 228-7302	4 detached single family homes.
Pending	9/21/10	2010-7672	700 Timberpine Av. SDP TM (SL)	Toll Brothers (925) 855-9927	51 detached single-family homes.
Approved	10/13/10	2010-7738	1044 E. Duane Av. SDP TM (MH)	Taylor Morrison of California (916) 343-1992	132 condominium units. Approved 3/11.
Approved	2/16/11	2011-7102	1330 Sunnyvale Saratoga Rd. SDP TM (RK)	Classic Communities (650) 496-4496	14 detached single family homes. Approved 4/09.
Approved	10/13/10	2010-7739	650 E. Taylor Av. SDP TM (NC)	City Ventures (415) 271-3669	24 townhome units Approved 12/10.
Approved	11/26/08	2008-1259	585 Old San Francisco Rd. PM SDP VAR (SL)	M Design Group (408) 431-9289	6 townhome units. Approved 6/09.
Approved	3/10/08	2008-0238	127 W. California Av. SDP TM VAR (SB)	Dale Myers Associate (650) 348-5054	5 townhome units Approved 1/09.
Approved	5/11/06	2006-0492	199 N. Sunnyvale Av. SDP PM (NC)	DZ Design Associates (408) 778-7005	3 detached single-family homes. Approved 9/08
Approved	4/27/07	2007-0463	408 Flora Vista Av. SDP TM (SB)	Michael Kirkish (408) 452-9300 X220	8 detached single-family homes. Approved 6/08.
Approved	8/02/07	2007-0828	394 E. Evelyn Av. PM SDP (GC)	Ryan Inn LLC (408) 481-4990	47 condominium units. Approved 10/07.
Approved	11/03/06	2006-1111	574 Bobolink Av. PM VAR (RK)	Omid Shakeri (408) 666-6556	3 detached single family homes. Approved 1/07.
Under Construction	5/11/06	2006-0496	1170 Morse Av. SDP TM (GC)	Standard Pacific Homes (408) 626-6900	48 townhome units. Approved 6/06.

RESIDENTIAL

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Under Construction	1/27/10	2010-7048	962 E. Duane Ave. UP (SL)	O'Brien Homes (650) 224-5696	242 condominium townhomes. Approved 7/12.
Completed	10/13/05	2005-1020	108 S. Wolfe Rd. SDP TM (RK)	Kier & Wright Engineers & Surveyors (408) 727-6665	<i>PEPPERMINT TREE TERRACE</i> : 130 townhomes. Approved 1/06. Completed 10/10.
Under Construction	6/23/05	2005-0625	1122 Morse Av. SDP TM (GC)	Tasman Morse Partners (408) 904-7530	<i>VERONA: GLIN, GLIESSEN, PLENTY AND PARIA TERRACES</i> : 72 townhomes. Approved 8/05.
Completed	09/06/07	2010-0966	642 W. Washington Ave. DR PM UP (RZ)	Sanjeev Acharya (408) 557-0398	2 new detached single-family homes. Approved 12/07. Completed 4/11.
Completed	6/07/07	2007-0620	805 W. Fremont Av. SDP TM (RK)	Classic Communities (650) 496-4496	<i>WILMINGTON, PISTACHIO and PUMPKIN TERRACES</i> : 42 single family detached homes. Approved 8/07. Completed 4/11.
Completed	6/07/06	2006-0593	1244 Poplar Av. UP PM (AM)	Bradley Planning Group (408) 603-0072	3 new detached single family homes. Approved 7/06. Completed 7/10.
Completed	7/19/06	2006-0757	102 Cumulus Av. SDP PM (NC)	Fukui Construction (650) 348-5054	3 new detached single-family homes. Approved 4/07. Completed 1/10.
Completed	5/25/05	2005-0506	832 Maria Ln. SDP TM (GC)	Albert Mangini II (408) 739-0250	4 townhome units. Approved 1/06. Completed 7/09.