



August 2012 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		
Permit Type	Staff Contact	Phone
UP = Use Permit	Andy Miner	(408) 730-7707
SDP = Special Development Permit	Diana Perkins	(408) 730-7455
PM = Parcel Map (4 or fewer lots)	Gerri Caruso	(408) 730-7591
VAR = Variance	Mariya Hodge	(408) 730-7659
TM = Tentative Map	Noren Caliva	(408) 730-7637
	Rosemarie Zulueta	(408) 730-7437
	Ryan Kuchenig	(408) 730-7431
	Shaunn Mendrin	(408) 730-7429
	Surachita Bose	(408) 730-7443

Project Type	Address	Description	Applicant/Contact	Applicant/Contact Phone	Planning Permit File No.	Planning Permit Type	Planning Permit Filing Date	Planning Permit Status	Planning Permit Status Date	Planning Notes	Public Art Required
Commercial	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		
Commercial	1165 E Arques	Preliminary Review for new construction of a LA Fitness center approximately 42,000 sq. ft. and FAR 29%	Kenneth Rodrigues & Partners	Brendan Goggins/650-965-0700	2012-7592	PR	8/1/2012	Comments Provided (PR)	8/13/2012	PRC 8/13/12	
Commercial	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	Approved	10/24/2011		
Commercial	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		No
Commercial	146 S. Murphy	6 Month Compliance review for Restaurant and Nightclub	PM Entertainment	(510) 676-1797	2012-7526	MPP	7/11/2012	Pending Review	7/31/2012	Pending review to coordinate with DPS and ABC	
Commercial	150 Lawrence Station Road	Preliminary Review for the expansion of an existing fuel facility at Costco	Costco Wholesale C/O Barghausen	John Ellingsen/425-251-6222	2012-7580	PR	7/30/2012	Pending Review	8/3/2012	PRC 8/13/12	
Commercial	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	No
Commercial	301 and 401 Old San Francisco Road	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		
Commercial	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	Completed	No
Commercial	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	Completed	
Commercial	550 W. El Camino Real	Special Development Permit for a new 4,400 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	Approved	6/25/2012	Project approved by Planning Commission 6/25/12	No
Commercial	562 Britton Ave	Modification to the existing King's Acacemy campus to add 11 new modular buildings.	Milburn Architecture	(916) 622-3232	2012-7093	UP	2/7/2012	Approved	5/30/2012	Approved by ZA hearing	
Commercial	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	
Commercial	700 All American Way	Unmanned public safety communications tower.	Pierce Signs and Displays	408-292-3500	2012-7624	SDP	8/15/2012	Pending Review	8/16/2012	Pending PRC review.	
Commercial	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	
Commercial	927 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		
Industrial	1020 Kifer Rd	Demo and construction of a new 155,000 sf industrial building.	Intuitive Surgical, Larry Nissen	(415) 990-6093	2012-7384	MPP	5/16/2012	Approved	8/20/2012	Approved subject to COAs	Yes
Industrial	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/ DES Architects	(650) 364-6453	2011-7170	OTH SDP	3/16/2011	Approved	3/16/2011		Yes
Industrial	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		Yes
Industrial	1152 Bordeaux Dr	Demolition and construction of 4 new office buildings totaling approximately 770,000 sf.	Jay Paul (Janette D'Elia Sammartino)	(415)-263-7400	2012-7254	PR	4/4/2012	Comments Provided (PR)	4/16/2012	PRC Comments provided on 4/16/12	Yes
Industrial	1240 Crossman	Expansion of the NETAPP campus (site 2) utilizing the green building bonus to enable 75.8% FAR for a total of 525,057 s.f. two 4-story buildings (12 & 14) and a 4-level parking garage would be built. Two buildings (10 & 11) to remain.	NETAPP / Brent Takahashi	(650) 364-6453	2011-7759	PM SDP	10/19/2011	Pending Review	10/19/2011	Planning Commission Study Session on 11/28/11. Planning Commission public hearing not yet scheduled.	Yes
Industrial	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		Yes
Industrial	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		
Industrial	281 E Java Dr.	Preliminary Review for four story office far .79 with four level parking structure.	Orchard Properties/ Daniel Kirby	408-496-1121	2011-7868	PR	12/7/2011	Comments Provided (PR)	12/7/2011	Pending PRC comments on 12/28	Yes
Industrial	307-309 N. Pastoria Ave.	New 71,715 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	Approved	4/3/2012		Yes
Industrial	384 Santa Trinita Ave	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	MPP	10/5/2011	Approved	3/1/2012		Yes
Industrial	433 N Mathilda	Preliminary Review for demolition and new construction of a new 2 story building approximately 210,000 sf and far of 52%.	Christensen Holdings	Gavin Christensen/650-593-1841	2012-7567	PR	7/26/2012	Pending Review	8/2/2012	PRC 8/13/12	
Industrial	495 E Java Drive	Expansion of the NETAPP campus (site 1) utilizing the green building bonus to enable 76.4% FAR and a total of 1,496,971 s.f. previously approved buildings 5 and 6 will increase by 120,996 s.f including a fifth story. A new 4-level parking garage is also proposed.	NETAPP / Brent Takahashi	(650) 364-6453	2011-7758	PM SDP	10/19/2011	Approved	2/29/2012	Approved by the Planning Commission on 2/29. Building Permit not yet submitted.	Yes
Industrial	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 l 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		Yes
Industrial	505 N Mathilda Ave	Rezone of multiple properties to MS-100% FAR and Design Review to allow redevelopment with a 612,072 s.f. R&D campus, consisting of two six-story buildings, one four-story building, and a five-story parking garage.	JP Napoli Companies, Peter Larko	(408) 535-2224	2012-7070	RZ SDP	1/31/2012	Approved	6/19/2012	Planning Commission recommended approval on 5/14/12. City Council approved on 6/19/12. Building Permit not yet submitted.	Yes
Industrial	549 Baltic Way	Expansion of the NETAPP campus (site 3) utilizing the green building bonus to enable 60% FAR for a total of 483,326 s.f. the site would be redeveloped with two 5-story buildings (15 & 16).	NETAPP / Brent Takahashi	(650) 364-6453	2011-7760	PM SDP	10/19/2011	Pending Review	10/19/2011	Pending review	Yes
Industrial	580 N. Mary Ave.	Demolish existing post office building and construct a new 124,095 sq ft, 5-story office building resulting in approximately 55% FAR.	Peery-Arrillaga	(650) 618-7000	2011-7657	UP	9/13/2011	Approved	2/7/2012		Yes
Industrial	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		Yes
Industrial	600 W. California	A new 105,750 sf. office/R&D building	Ware Malcomb, Jim Terry	(929) 244-9620	2012-7304	SDP TM	4/19/2012	Pending Review	4/19/2012	Deemed incomplete 4/30/12	Yes
Industrial	645 Almanor Ave	Preliminary Review to consider 100% far on an existing industrial property.	ARC TEC, INC./ Daniel Osuna	408-496-1121	2011-7888	PR	12/14/2011	Comments Provided (PR)	12/7/2011	PRC comments provided on 12/28	Yes
Industrial	815 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/ DES Architects	(650) 364-6453	2011-7119	ER OTH SDP	2/23/2011	Approved	9/13/2011		Yes
Industrial	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	Comments Provided (PR)	7/25/2011	Preliminary Review results in PRC comments only.	Yes

Industrial	Eleventh Ave	Development of 50 acres of land with 7 buildings plus an amenity building and 3 parking structures (Moffett Towers)	Jay Paul/ DES Architects	(650) 364-6453	2005-1198	ER GPA RZ SDP	12/8/2005	Approved	11/14/2006	
Industrial	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	Yes
Mixed Use	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
Mixed Use	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	Yes
Mixed Use	2502 Town Center Ln.	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. (Town Center)	Quattro Realty Group, LLC	(925) 337-1007	2007-0030	SDP	1/8/2007	Approved	2/6/2007	Yes
Mixed Use	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	Yes
Mixed Use	560 S Mathilda	Special Development Permit to allow a three-story mixed mixed use development with 15 condominiums and 1,577 square feet of office/retail. (svb future office). Vesting tentative map to create lots 15 residential condominium lots and one commercial condominium lot.	Silicon Valley Builders	(408) 228-7302	2012-7461	SDP TM	6/13/2012	Pending Review	6/13/2012	Project deemed incomplete 6/25/12. No
Mixed Use	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	Completed
Mixed Use	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	Completed
Mixed Use	660 W El Camino Real	Special Development Permit and Vesting Tentative Map for a mixed use project consisting of a 145 room hotel and 103 residential townhouse units at the former Chevrolet site.	SummerHill Homes, Katia Kamangar	(650) 842-2371	2012-7170	ER SDP TM	3/7/2012	Approved	5/14/2012	Planning Commission approved on 5/14/12. Building Permit not yet submitted. Planning Commission denied previous proposal (project 2011-7063)
Mixed Use	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	Approved	11/14/2011	PC approved on 11/14/11
Mixed Use	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.
Mixed Use	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	1/5/2011	Staff has been working with the applicant to refine the overall proposal.
Residential	1044 E. Duane	Construct 132 Townhome-Style Condominium Units	Taylor Morrison of California	(916) 343-1992	2010-7738	SDP TM	10/13/2010	Approved	3/29/2011	No
Residential	1060 Morse Av.	17 Townhome units	Classic Communities	(650) 496-4496	2011-7296	SDP ER TM	5/3/2011	Approved	7/25/2011	No
Residential	1101 N Fair Oaks Ave	Special Development Permit for a new 97 residential unit project and rezone to R4 and green building density bonus.	St Anton Partners	(916) 400-2077	2012-7450	SDP RZ	6/13/2012	Pending Review	9/4/2012	PC Hearing 9/24 and CC 10/16
Residential	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	
Residential	1175 Willow Ave	16 townhomes in an ITR/R-3/PD zoning district (reduced from 18 in the PR)	Campus properties	(415) 924-2377	2012-7646 (2012-745)	SDP TM	8/23/2012	Pending Review	6/28/2012	Pending PRC Review on 9/10/12
Residential	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
Residential	1330 Sunnysvale Saratoga	14 Single Family Homes	Classic Communities	(650) 496-4496	2011-7102	ER SDP TM	2/16/2011	Approved	4/25/2011	
Residential	199 N. Sunnysvale 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
Residential	388 E Evelyn Ave	Application for a general plan amendment, SDP and Parcel Map to allow a 64 unit apartment building in DSP/4 zoning district.	Desmond Nolan	(650) 931-3448	2012-7460	ER GPA SDP TM	6/13/2012	Pending Review	6/13/2012	Pending Review
Residential	394 E Evelyn Av.	47 condominium units in 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
Residential	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	
Residential	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	Comments provided at PRC Meeting on 8/29. Formal application submitted.
Residential	421 S. Bayview	2 detached single family homes	Peninsula Communities	(310) 422-2208	2011-7421	SDP	6/15/2011	Approved	8/10/2011	
Residential	425 N. Fair Oaks Ave	Request for Rezoning to R-3/PD combining district, Special Development Permit and Vesting Tentative Map to allow 8 Townhouse units.	Sanjeev Acharya	(408) 228-7302	2011-7829	ER RZ SDP TM	11/15/2011	Approved	11/15/2011	Approved 4/24/12 by CC.
Residential	457 E Evelyn Ave	Application for a general plan amendment, SDP and Parcel Map to allow a 151 unit apartment building in C4 zoning district.	Richard Dinapoli	(650) 931-3448	2012-7462	ER GPA RZ SDP	6/13/2012	Pending Review	6/13/2012	Pending Review
Residential	520 E Weddell	General Plan Amendment Initiation request to consider amending the designation from Industrial to Residential Very High Density	Raintree Partners, Jason Check	949-365-5650	2012-7373	GPI	5/14/2012	Approved	7/26/2012	City Council approved GPI 7/17/12. Applicant preparing for Preliminary Review submittal.
Residential	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	
Residential	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	
Residential	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.
Residential	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
Residential	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	Approved	10/18/2012	City Council approved GPI on 10/18/11
Residential	628 E. Taylor	10 Townhouse Units	City Ventures	(415) 271-3669	2011-7377	SDP TM	6/1/2011	Approved	8/8/2011	No
Residential	636 W Fremont Ave	Redevelopment of church site with 18 single-family homes. Project includes rezoning the north east corner of the site to R-2/PD.	Classic Communities	Scott Ward / 650-496-4496	2012-7531	SDP TM RZ	7/13/2012	Pending Review	7/23/2012	PRC comments provided 7/30/12
Residential	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
Residential	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	No
Residential	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	
Residential	830 E Evelyn	New Church in existing industrial building and demolition of adjacent building to allow parking.	DARYL HAWKINS, JHW	831-649-1701	2012-7660	SDP	8/29/2012	Pending Review	8/30/2012	Pending PRC comments on 9/10/12
Residential	955 Stewart	Special Development Permit for 186 unit apartment project and parcel map to merge two parcels together.	Irvine Company, Kerry Williams	(408) 957-1204	2012-7381	ER SDP PM	5/16/2012	Approved	8/13/2012	Approved by PC on 8/13/12. Project to replace Pulte proejct (2011-7104)
Residential	955 Stewart Dr.	161 Townhome Units	Pulte Homes	(925) 249-4318	2011-7104	ER SDP TM	2/16/2011	Approved	6/13/2011	
Residential	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	
Residential	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	