



July 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 Legend		
Permit Type	Staff Contact	Phone
UP = Use Permit	Andi 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 Calva	(408) 730-7637
	Rosemarie Zuleta	(408) 730-7437
	Ryan Kuchenic	(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	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 ABC	Pending review to coordinate with DPS and	
Commercial	150 Lawrence Station Road	Preliminary Review for the expansion of an existing fuel facility at Costco	Costco Wholesale C/O Barghausen	(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 Baile	(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, and 4	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.	Supid 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	No
Commercial	562 Britton Ave.	Modification to the existing King's Academy 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	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 sq 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 Pau/ 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 Pau (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	2011-7888	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		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 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	588 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 sq. ft. 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 Almaror 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 Pau/ 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 Pau/ 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. (sub 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	Yes
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	2008-1252	RZ SDP		11/21/2008 Approved	3/3/2009	Completed	Yes
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)	Yes
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	Yes
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 Density 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	127 W California Ave	5 New Townhomes in an R-3/PD Zoning District.	Dale Myers Associate	(650) 348-9054	2008-0238	RZ SDP TM VAR		3/10/2008 Approved	1/27/2008	Building Permit Not Yet Submitted	
Residential	1330 Sunnyvale 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. 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	
Residential	388 E Evelyn Ave	Application for a general plan amendment, SDP and Parcel Map to allow a 64 unit apartment building in DSP4 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 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	
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.	No
Residential	421 S. Bayview	2 detached single family homes	Peninsula Communities	(310) 422-2208	2011-7421	SDP		6/15/2011 Approved	8/10/2011	Formal application submitted.	
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.	No
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.	No
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.	No
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	No
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	No
Residential	628 E. Taylor	10 Townhouse Units	City Ventures	(415) 271-3669	2011-7377						