



June 2012
Development Update
City of Sunnyvale

This development update lists 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

Development Update Legend		Staff Contact	Phone
1- Project Preliminary Review	UP - Use Permit	Jack Miner	(408) 291-7707
2- Planning Application Review	SDP - Special Development Permit	Diana Perkins	(408) 738-7455
3- Planning Permit Approved	PM - Permit Map 16 or Reuse 100	Geni Caruso	(408) 738-7974
4- Planning Permit Denied	VAR - Variance	Matvia Hodge	(408) 738-7659
5- Building Permit Review	TR - Tentative Map	Ryan Kuchnia	(408) 738-7437
6- Building Permit Issued		Rosanna Zujewski	(408) 738-7637
7- Project Final Approval		Shawn Mendin	(408) 738-7429
		Surachita Bose	(408) 738-7441

Project Type	Project Status	Address	Description	Applicant/Contact	Contact Phone	Planning File No.	Permit Type	Filing Date	Planning/Permit Action	Planning Action Date	Planning Notes	Staff Contact	Public Art Request
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) Request for demolition from front setback requirement to extend existing canopy on an existing building for a new restaurant. Reuse of an existing 22,540 sq. ft. retail space for a grocery store in a C1 Zoning District. (Fresh and Easy)	Daniel Taylor	(408) 827-7499	2007-0306	SDP	3/21/2007	Approved	2/24/2009	Demolition Permit Issued	Ryan Kuchnia	No
Commercial	6	1323 Sunnyvale Saratoga Road	Falafel Sunnyvale	Falafel Sunnyvale	(408) 218-8665	2011-7445	SDP	6/27/2010	Approved	10/24/2011	Under Construction	Ryan Kuchnia	No
Commercial	4	1358 S. Marv Ave.	New Restaurant and Nightclub	Berman Companies	(408) 346-9108	2008-0936	UP	8/27/2008	Approved	2/24/2009	Building Permit under review. New License was approved with conditions requiring closing at 12:00 am. Applicant is expected to appeal ABC decision. Building Permit finalized for interior demolition work and roof gabled repair. Compliance review due July 26, 2012. Applicant to submit application by July 26, 2012.	Noren Caliva	No
Commercial	6	146 S. Murphoy	New 2,000 sq. ft. fast-food/retail building.	PM Entertainment	(510) 676-1797	2010-7415	SDP	6/15/2010	Approved	8/23/2011	Building Permit Not Yet Submitted	Shaun Mendin	No
Commercial	3	182 S. Murphy Ave.	120,000 sq. ft. medical clinic, a two level parking garage, and a storage building. (Palo Alto Medical Foundation)	Des Nolen & Liam Baile	(408) 390-2724	2011-7015	SDP	1/5/2011	Approved	2/14/2011	Building Permit Not Yet Submitted	Ryan Kuchnia	No
Commercial	6	301 and 401 Old San Francisco Road, and 420, 428, and 448 Kenney Court.	New 2,998 sq. ft. three-story medical office building.	Palo Alto Medical Foundation	(850) 887-3757	2007-1293	ER RZ SDP	12/7/2007	Approved	6/23/2010	Under Construction	Geni Caruso	No
Commercial	4	303 W. El Camino Real	New 1,380 square foot addition to the sanctuary includes parking lot & landscaping modifications. (El Monte Holy Church)	Sudip Gosh	(408) 966-6071	2011-7018	SDP	1/5/2011	Approved	3/14/2011	Completed	Diana Perkins	No
Commercial	6	455 E. Maude Ave.	Special Development Permit for a new 4,350 sq. ft. fast food restaurant (Chick-Fil-A) with a drive thru and outdoor seating.	El Monte Holy Church	(510) 872-9981	2009-0634	UP	8/11/2009	Approved	10/14/2009	Completed	Noren Caliva	No
Commercial	3	550 W. El Camino Real	Preliminary Review for 3-story mixed use development including 6 residential units and 1,260 square feet of office space.	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	Noren Caliva	No
Commercial	1	560 S. Mathilda Ave.	Modification to the existing King's Academy campus to add 11 new modular buildings.	Harnesh Saini	408-242-3752	2011-7843	PR	8/15/2011	PR	11/29/2011	Preliminary PRC review.	Geni Caruso	No
Commercial	3	562 Bolton Ave.	New 7,200 sq. ft. retail/shopping center	Milburn Architecture	(916) 622-3232	2012-7093	UP	2/7/2012	Approved	5/30/2012	Approved by ZA hearing	Shaun Mendin	No
Commercial	3	590 Old San Francisco Rd.	New 3,901 sq. ft. building with associated retail use.	William Jacobson	(408) 241-1433	2009-0896	SDP	11/15/2009	Approved	1/27/2010	Building Permit Not Yet Submitted	Ryan Kuchnia	No
Commercial	3	923 W El Camino Real	New multi-tenant commercial building and site improvements.	Adam Simms	(408) 655-8199	2009-0931	SDP	12/22/2009	Approved	3/15/2010	Building Permit Not Yet Submitted	Ryan Kuchnia	No
Commercial	4	927 E. Arques Ave.	Demo and construction of a new 155,000 sq ft industrial building.	Kevin Matos	(408) 209-6633	2010-7890	UP VAR	12/15/2010	Approved	6/21/2011	Building Plan Check	Noren Caliva	No
Industrial	2	1020 Kifer Rd	New Moffet Park design review application for modification of building D in Moffet towers campus project (80% FAR). Building will increase from 200,000 sq ft to 325,000 sq ft. Includes modification to the development agreement.	Intuitive Surgical, Larry Nissen	(415) 990-6093	2012-7384	MPP	5/16/2012	Pending Review	5/16/2012	Pending review	Shaun Mendin	Yes
Industrial	4	1100 Entenrose	3 new Office/R&D buildings totaling 387,196 sq. ft.	Jay Paul DES Architects	(850) 364-6453	2011-7170	OTH SDP	3/16/2011	Approved	3/16/2011	Building permit review	Andy Miner	Yes
Industrial	6	111 Java Dr.	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 1) 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.	Esterra Realty Partners LLC	(925) 227-1290	2008-1265	SDP	12/21/2008	Approved	3/26/2007	Phase I completed.	Ryan Kuchnia	Yes
Industrial	1	1152 Bordeaux Dr	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 1) 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.	Jay Paul (Janette D'Elia Sammartino)	(415) 263-7400	2012-7254	PR	4/4/2012	PR	4/16/2012	PRC Comments provided on 4/16/12	Shaun Mendin	Yes
Industrial	2	1240 Crossman	New 152,758 sq. ft. R&D office building (40% FAR) within a multi-building campus. (Intuitive Surgical)	NETAPP / Brent Takahashi	(850) 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.	Ryan Kuchnia	Yes
Industrial	6	1250 Kifer Rd.	New two-level parking structure for Kaiser medical office.	Dennis Kocba & Assoc.	(850) 961-6103	2008-0288	UP	3/13/2008	Approved	6/24/2008	Completed	Matvia Hodge	Yes
Industrial	5	1283 E. Arques Av.	Preliminary Review for four story office far 12 with four level parking garage.	Arc-Tec	(408) 496-0678	2011-7236	MPP	4/13/2011	Approved	4/28/2011	Under Construction	Diana Perkins	No
Industrial	1	281 E. Java Dr.	New 71,775 sq. ft. 3-story office building on a vacant site resulting in approximately 40% far (using LEED green building bonus to achieve additional 10% FAR).	Orchard Properties/ Daniel Kifer	408-496-1121	2011-7888	PR	12/7/2011	PR	12/7/2011	Pending PRC comments on 12/28	Geni Caruso	Yes
Industrial	5	307-309 N. Pastoria Ave.	Modification to the architectural design of an approved use permit (2008-0407) for 197,171 s.f. R&D office building. (Expansion of the NE IAPR campus (use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed).	Peery-Amillaga	(850) 618-7000	2011-7658	MPP	9/13/2011	Approved	4/3/2012	Approved by the Planning Commission on 2/29.	Matvia Hodge	Yes
Industrial	4	384 Santa Trinita Ave	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Devon Construction/Michelle Ney	408-464-7713	2011-7723	MPP	10/5/2011	Approved	3/1/2012	Building Permit Review	Ryan Kuchnia	Yes
Industrial	2	495 E Java Drive	Master Plan for 5 new H&U buildings, 1 amenity (cafe & 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)	NETAPP / Brent Takahashi	(850) 364-6453	2011-7758	PM SDP	10/19/2011	Approved	2/28/2012	Building Permit not yet submitted. Garage 7 Finalled 5/1/2009. Building 8 Finalled 2/11/2009. Garage 14 Finalled 4/2/2007. Garage C Finalled 10/19/2009. Building 9 Under Construction 8/8/2008.	Ryan Kuchnia	Yes
Industrial	6	495 Java Dr.	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Network Appliance	(408) 822-6895	2005-0340	ER SDP	4/21/2005	Approved	6/27/2005	Planning Commission recommended approval on 5/14/12. City Council approved on 6/19/12. Building Permit not yet submitted.	Ryan Kuchnia	Yes
Industrial	2	505 N Mathilda Ave	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	JP Napoli Companies, Peter Larko	(408) 535-2224	2012-7070	RZ SDP	1/31/2012	Pending Review	2/13/2013	Planning Commission recommended approval on 5/14/12. City Council approved on 6/19/12. Building Permit not yet submitted.	Ryan Kuchnia	Yes
Industrial	1	505 N. Mathilda	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Seoula 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.	Ryan Kuchnia	Yes
Industrial	2	549 Baltic Way	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	NETAPP / Brent Takahashi	(850) 364-6453	2011-7760	PM SDP	10/19/2011	Pending Review	10/19/2011	Pending review	Ryan Kuchnia	Yes
Industrial	4	580 N. Marv Ave.	Demolish existing post office building and construct a new 124,095 sq. ft. 5-story office building resulting in approximately 50% FAR. 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. Preliminary Review for a new 105,750 sq. ft. Office/R&D building.	Peery-Amillaga	(850) 618-7000	2011-7657	UP	9/13/2011	Approved	2/7/2012	Approved by Planning Commission on 10/10/11	Matvia Hodge	Yes
Industrial	3	589 W. Java	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Yahoo!	(408) 406-6649	2011-7495	SDP	6/13/2011	Approved	10/10/2011	Preliminary Review comments given on 6/13/11 by PRC.	Shaun Mendin	Yes
Industrial	1	600 W. California	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Ware Malcomb, Jim Terry	(929) 244-9620	2012-7198	PR	3/13/2012	PR	3/13/2012	PRC comments provided on 3/26/2012	Noren Caliva	No
Industrial	2	600 W. California	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Ware Malcomb, Jim Terry	(929) 244-9620	2012-7304	SDP TM	4/19/2012	Pending Review	4/19/2012	Deemed incomplete 4/30/12	Noren Caliva	No
Industrial	1	645 Almaraz Ave	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	ARC TEC, INC / Daniel Ousara	408-496-1121	2011-7888	PR	12/14/2011	PR	12/7/2011	PRC comments provided on 12/28	Ryan Kuchnia	Yes
Industrial	4	807 Eleventh	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Jay Paul/ DES Architects	(850) 364-6453	2011-7119	ER OTH SDP	2/23/2011	Approved	2/23/2011	Building plan review	Andy Miner	Yes
Industrial	1	853 Kifer Rd	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Dan Kifer, ARCTEC	408-496-0676	2011-7491	PR	7/13/2011	Approved	7/25/2011	Preliminary Review results in PRC comments only.	Matvia Hodge	Yes
Industrial	5	950 Kifer Rd.	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Intuitive Surgical	N/A		PR Building Permit Only				Under Construction	Surachita Bose	No
Industrial	5	Eleventh Ave	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Jay Paul/ DES Architects	(850) 364-6453	2005-1198	ER GPA RZ SDP	12/8/2005	Approved	1/14/2008	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	No
Industrial	5	Innovation Wv.	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	RMW Architects	(408) 294-8000	2002-0223	SDP	1/22/2002	Approved	5/14/2002	1st and 2nd Buildings Under Construction	Ryan Kuchnia	Yes
Mixed Use	3	1050 Helen Av.	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	FMA Development LLC	(408) 448-9246	2007-0145	SDP TM	2/8/2007	Approved	11/29/2007	Building Permit Not Yet Submitted	Surachita Bose	No
Mixed Use	5	1287 Lawrence Station Rd.	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	BRE Properties, Kevin Ma, Development Manager	(510) 597-5333	2006-0712	SDP	7/7/2006	Approved	11/18/2008	Under Construction	Geni Caruso	Yes
Mixed Use	5	2502 Town Center Ln.	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Quattro Realty Group, LLC	(925) 337-1007	2007-0030	SDP	1/8/2007	Approved	2/8/2007	Under Construction	Noren Caliva	Yes
Mixed Use	5	311 Caccella	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	BRE Properties, Kevin Ma, Development Manager	(510) 597-5333	2010-7493	SDP TM	7/4/2010	Approved	9/27/2010	Under Construction	Shaun Mendin	Yes
Mixed Use	1	560 S Mathilda	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Saravjee Acharya	408-228-7302	2012-7308	PR	4/19/2012	PR		Comments Provided	Noren Caliva	No
Mixed Use	6	615 Tasman Dr.	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Essex Property Trust	(850) 849-1600	2007-0462	SDP PM	4/27/2007	Approved	2/11/2008	Completed	Matvia Hodge	Yes
Mixed Use	6	660 S Far Oaks Ave	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Mid Peninsula Housing Coalition	(850) 356-2928	2008-1245	RZ SDP	11/21/2008	Approved	3/3/2009	Completed	Geni Caruso	No
Mixed Use	3D	660 W El Camino Real	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	SummerHill Homes, Kasia Kamanar	(850) 842-2371	2011-7063	ER SDP	1/31/2011	Denied	11/28/2011	Planning Commission denied project.	Ryan Kuchnia	No
Mixed Use	1	660 W El Camino Real	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	SummerHill Homes, Kasia Kamanar	(850) 842-2371	2012-7065	PR	1/26/2012	PR	2/13/2012	PRC comments provided on 2/13/12. Formal application submitted (2012-7107).	Ryan Kuchnia	Yes
Mixed Use	3	660 W El Camino Real	Demolition and construction of 4 new office buildings totaling approximately 770,000 sq ft. expansion of the NE IAPR campus. (Use 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 120,968 s.f. including a fifth story. A new 4-level parking garage is also proposed.	SummerHill Homes, Kasia Kamanar	(850) 842-2371	2012-7170	SDP TM	3/7/2012					

Mixed Use	2	915 De Guaine	General Plan Amendment and Rezone from Industry to ITR Medium Density (intend to rezone from M-S to M-S/ITR-R-3/PD). Joaquim Fabi Snel General Plan Amendment from Industry to ITR Low Medium and Rezone from M-S to M-S/ITR-R-3/PD.	Scarsion 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 Mendin
Mixed Use	2	920 De Guaine	General Plan Amendment from Industry to ITR Low Medium and Rezone from M-S to M-S/ITR-R-3/PD.	Equity Office Properties	(408) 462-8798 2011-7017	GPA RZ	1/5/2011	Pending Review	1/5/2011	Staff has been working with the applicant to refine the overall proposal.	Shaunn Mendin
Residential	5	1044 E. Duane	Construct 132 Townhome-Style Condominium Units.	Taylor Morrison of California	(916) 343-1992 2010-7738	SDP TM SDP ER	10/13/2010	Approved	3/28/2011	Construction started December 2011.	Mariya Hodge No
Residential	4	1060 Morse Av.	17 Townhome units. Special Development Permit for a new 97 residential unit project and rezone to R4 and green building density bonus.	Classic Communities	(650) 496-4496 2011-7296	SDP TM TM	5/3/2011	Approved	7/25/2011	Building permit under review.	Shaunn Mendin No
Residential	2	1101 N Fair Oaks Ave	48 townhomes in an ITR-R-3/PD zoning district.	St Arton Partners	(916) 400-2077 2012-7450	SDP RZ ER SDP	6/13/2012	Pending Review	6/13/2012	Pending PRC comments	Shaunn Mendin
Residential	5	1170 Morse Av.	18 townhomes in an ITR-R-3/PD zoning district.	Classic Communities	(650) 496-4496 2006-0496	TM	5/11/2006	Approved	6/26/2006	Under Construction	Geni Caruso
Residential	1	1175 Willow Ave	5 New Townhomes in an R-3/PD Zoning District.	Carnous Properties	(415) 924-2377 2012-7454	PR RZ SDP	6/13/2012	Pending Review	6/13/2012	Pending PRC Review on 6/25/12	Geni Caruso
Residential	3	127 W California Ave	8 detached single-family homes in an R-2 Zoning District.	Dale Myers Associate	(650) 348-5054 2008-0238	TM VAR ER SDP TM	3/10/2008	Approved	1/27/2009	Building Permit Not Yet Submitted	Surachita Bose
Residential	4	1330 Sunnyside Saratoga	14 Single Family Homes	Classic Communities	(650) 496-4496 2011-7102	TM	2/16/2011	Approved	4/25/2011	Building Permit Under Review	Ryan Kuchenic
Residential	3	199 N. Sunnyside Av.	3 new detached single-family homes in an R-2/PD Zoning District. Preliminary review for 64 unit apartment building. Will include a GPA, modify DSP, SDP.	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	1	388 E Evelyn Ave	Application for a general plan amendment, SDP and Parcel Map to allow a 64 unit apartment building in DGP4 zoning district.	Prometheus Real Estate, Jonathan Stone	(650) 931-3448 2012-7340	PR	5/1/2012	Pending Review	5/2/2012	PRC comments provided on 5/14/12	Ryan Kuchenic
Residential	2	388 E Evelyn Ave	Application for a general plan amendment, SDP and Parcel Map to allow a 64 unit apartment building in DGP4 zoning district.	Desmond Nolan	(650) 931-3448 2012-7460	ER GPA SDP TM	6/13/2012	Pending Review	6/13/2012	Pending Review	Ryan Kuchenic
Residential	3	394 E Evelyn Av.	47 condominium units in the DGP-4 Zoning District.	Ryan Inn LLC	(408) 481-4900 2007-0828 (408) 452-9300	PM SDP	8/2/2007	Approved	10/22/2007	Building Permit Not Yet Submitted	Geni Caruso
Residential	5	408 Flora Vista Av.	6 new detached single-family homes in an R-2 Zoning District.	Michael Kirkish	X220 2007-0463	SDP TM	4/27/2007	Approved	6/10/2008	Under Construction	Surachita Bose
Residential	1	411 N. Fair Oaks Ave	Preliminary review to allow 8 new townhomes on two adjacent lots.	Saravie Achana	(408) 532-1755 2011-7600	PR	8/17/2011	Approved	8/29/2011	Building Permit Under Review	Noren Caliva No
Residential	5	421 S. Bayview	2 detached single family homes Request for Rezoning to R-3/PD combining district. Special Development Permit and Vesting Tentative Map to allow 8 Townhouse units.	Peninsula Communities	(310) 422-2208 2011-7421	SDP	6/15/2011	Approved	8/10/2011	Under construction	Ryan Kuchenic
Residential	4	425 N. Fair Oaks Ave	Preliminary review for 151 unit residential building apartments includes a GPA, RZ, SDP	Saravie Achana	(408) 228-7302 2011-7829	ER RZ SDP TM	11/15/2011	Approved	11/15/2011	Approved 4/24/12 by CC. In plan check.	Diana O'Dell No
Residential	1	457 E. Evelyn	Application for a general plan amendment, SDP and Parcel Map to allow a 151 unit apartment building in C4 zoning district.	Prometheus Real Estate, Jonathan Stone	(650) 931-3448 2012-7339	PR	5/1/2012	(PR)	5/2/2012	Comments Provided PRC comments provided on 5/14/12	Ryan Kuchenic
Residential	2	475 E Evelyn Ave	General Plan Amendment Initiation request to consider amending the designation from Industrial to Residential Ven High Density.	Richard Dinapoli	(650) 931-3448 2012-7462	ER GPA RZ SDP	6/13/2012	Pending Review	6/13/2012	Pending Review	Ryan Kuchenic
Residential	2	520 E Weddell	Special Development Permit to allow a three-story mixed use development with 15 condominiums and 1,577 square feet of office/retail. (see future office). Vesting tentative map to create lots 15 residential condominium lots and one commercial condominium lot.	Raintree Partners, Jason Check	949-365-5650 2012-7373	GPI	5/14/2012	Pending Review	5/14/2012	City Council hearing scheduled for July 17th. Draft RTC under review.	Noren Caliva No
Residential	2	560 S Mathilda	Request to initiate study of changing the General Plan designation from Commercial Neighborhood Shopping to High Density Residential.	Silicon Valley Builders	(408) 228-7302 2012-7461	SDP TM PM VAR	6/13/2012	Pending Review	6/13/2012	Project deemed incomplete 8/25/12.	Noren Caliva No
Residential	4	574 Bobolink Av.	3 single family homes on one lot.	Omid Shakeri	(408) 666-6556 2006-1111	DR PM SDP	11/3/2006	Approved	1/27/2011	Under Construction	Ryan Kuchenic
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	VAR	11/26/2008	Approved	6/9/2009	Building Review	Geni Caruso
Residential	3D	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.	Mariya Hodge No
Residential	3	620 E. Maude	General Plan Initiation to change designation from ITR-MED to ITR-HIGH for Mid-Pen and Charles Housing combined project. Request to study change of the General Plan Designation of the site from RH1 to RVH1 to accommodate additional rental units at the Highlander Apartments.	Mid-peninsula Housing Coalition (Alok Lathi)	(650) 356-2928 2011-7552	GPI	8/22/2011	Approved	9/13/2011	Approved by CC on 9/13/2011	Shaunn Mendin No
Residential	2	620 Iris Ave.	Request to initiate study of changing the General Plan designation from Commercial Neighborhood Shopping to High Density Residential.	Richard Greenstein, Northwest LLP	408-395-5599 2011-7652	GPI	9/9/2011			City Council approved GPI on 10/18/11	Ryan Kuchenic No
Residential	5	628 E. Taylor	10 Townhouse Units Preliminary review for a new 27-unit single family residential development.	City Ventures	(415) 271-9869 2011-7377	SDP TM	6/1/2011	Approved	8/8/2011	Under Construction	Noren Caliva No
Residential	1	636 W Fremont Ave	2 new single-family homes in R-2 Zoning District.	Classic Communities, Scott Ward	(650) 493-9050 2012-7342	PR	5/2/2012	(PR)	5/2/2012	PRC comments given 5/14/12	Mariya Hodge No
Residential	6	642 W. Washington Ave.	24 new townhomes in an MS/ITR-R-3 Zoning District.	Saravie Achana	(408) 557-0388 2007-0966	DR PM ER SDP	9/8/2007	Approved	12/10/2007	Completed	Rosemarie Zuleta
Residential	5	650 E. Taylor Av.	51 new single-family homes in an R-3/PD Zoning District.	City Ventures	(415) 271-9869 2010-7739	ER SDP TM	10/13/2010	Approved	12/13/2010	Building Permit Issued. Project Under Construction	Noren Caliva No
Residential	4	700 Timberline Av.	Special Development Permit for 186 unit apartment project and parcel map to merge two parcels together.	Toll Brothers	(925) 855-9927 2010-7672	TM	9/21/2010	Approved	9/20/2011	Building plan check	Geni Caruso
Residential	2	955 Stewart	161 Townhome Units	Ivire Comanov, Kern Williams	(408) 957-1204 2012-7381	SDP PM ER SDP	5/16/2012	Pending Review	5/16/2012	Pending PRC review	Shaunn Mendin
Residential	3	955 Stewart Dr.	242 condominium townhomes as a specific project component of the Duane ITR GPA and EIR Study.	Pulte Homes	(925) 248-4318 2011-7104	TM	2/16/2011	Approved	6/13/2011	Building Permit Not Yet Submitted	Shaunn Mendin
Residential	5	962 E Duane Ave.	6 townhomes in an R-3 Zoning District.	O'Brien Homes	(650) 224-5686 2010-7048	UP	1/27/2010	Approved	7/12/2010	Under Construction	Shaunn Mendin
Residential	3	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 plan check expired	Geni Caruso

