March 2012
Development Update
City of Sunnyvale

This development update lists new developments 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
3D = Planning Permit Denied	VAR = Variance	Mariya Hodge	(408) 730-7659
4 = Building Permit Review	TM = Tentative Map	Noren Caliva	(408) 730-7637
5 = Building Permit Issued		Rosemarie Zulueta	(408) 730-7437
6 = Project Final Approval		Ryan Kuchenig	(408) 730-7431
		Shaunn Mendrin	(408) 730-7429
		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	5	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	Under Construction	Ryan Kuchenig	
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	8/23/2011	ABC License was approved with conditions requiring closing at 12:00 am. Applicant is expected to appeal ABC decision. Building Permit finaled for interior demolition work and roof parapet repair. Business operational of 2/3/12	Shaunn Mendrin	
Commercial	3	182 S. Murphy Ave.	New 7,000 sq. ft. bar/nightclub.	Des Nolan & Liam Baffe	(408) 390-2724	2011-7015	SDP	1/5/2011	Approved	2/14/2011	Building Permit Not Yet Submitted	Ryan Kuchenig	No
Commercial	5	301 and 401 Old San Francisco Road, and 420, 428, and 448 Kennew 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	Gerri Caruso	
Commercial	4	303 W. El Camino Real	New 2,998 sq. ft. three-story medical office building.	Sudio Gosh	(408) 966-6071	2011-7018	SDP	1/5/2011	Approved	3/14/2011	Under Construction	Diana Perkins	No
Commercial	6	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	Ryan Kuchenig	
Commercial	2	550 W. El Camino Real	Special Development Permit for a new 4,350 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	Pending Review		Deemed incomplete 9/26/11	Noren Caliva	
Commercial	1	560 S. Mathilda Ave.	Preliminary Review for3-story mixed use development including 6 residential units and 1,260 square feet of office space.	Harmesh Saini	408-242-3792	2011-7843	PR	8/15/2011	Pending Review	11/29/2011	Preliminary PRC review.	Gerri Caruso	No
Commercial	2	562 Britton Ave	Modification to the existing King's Academy campus to add 11 new modular buildings.	Milburn Architecutre	(916) 622-3232	2012-7093	UP	2/7/2012	Pending Review	2/7/2012	Pending PRC review and ZA hearing	Ryan Kuchenig	
Commercial	3	590 Old San Francisco Rd	New 17,200 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	923 W El Camino Real	New 3,901 sq. ft. building with associated repair use.	Adam Simms	(408) 655-8199	2008-0831	SDP	12/2/2009	Approved	3/15/2010	Building Permit Not Yet Submitted	Ryan Kuchenig	
Commercial	4	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	Building Plan Check	Noren Caliva	
Industrial	4	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	(650) 264-2618	2011-7170	OTH SDP	3/16/2011	Approved	3/16/2011	Building permit review	Andy Miner	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	1	1152 Bordeaux Dr	Demolition and construction of 4 new office buildings totaling approximately 770,000 sf.	Jay Paul (Janette D'Ella Sammartino)	(415)-263-7400	2012-7254	PR	4/4/2012	Comments Provided (PR)	4/16/2012	PRC Comments provided on 4/16/12	Shaunn Mendrin	Yes
Industrial	2	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 scheduled for 12/12/11.	Ryan Kuchenig	Yes
Industrial	6	1250 Kifer Rd.	New 152,758 sq. ft. R&D office building (40% FAR) within a multi-building campus. (Initiative Suncat)	Dennis Kobza & Assoc.	(650) 961-6103	2008-0268	UP	3/13/2008	Approved	6/24/2008	Completed	Mariya Hodge	Yes
Industrial	5	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	Under Construction	Diana Perkins	
Industrial	1	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	Gerri Caruso	Yes
Industrial	2	307 N. Pastoria Ave. / 309 N. Pastoria Ave.	New 71,700 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	Pending Review		PRC review on 9/26/11	Mariya Hodge	Yes
Industrial	4	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		Ryan Kuchenig	Yes
Industrial	2	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	Ryan Kuchenig	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 i 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 Finaled (4/2/2007) Garage C Finalled (10/19/2009) Building 9 Under Construction (8/8/2008)	Ryan Kuchenig	Yes
Industrial	2	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	Pending Review	2/13/2012	PRC comments provided on 2/13/2012	Ryan Kuchenig	Yes
Industrial	1	505 N. Mathilda	Preliminary review for redevelopment of multiple properties with a 611,025 s.f. R&D campus consisting of two six-story buildings, one four-story building, and a five-story parking garage.	Sequoia 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 Kuchenig	
Industrial	2	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	Ryan Kuchenig	Yes
Industrial	4	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		Mariya Hodge	Yes
Industrial	3	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	Approved by Planning Commission on 10/10/11 Preliminary Review comments given on 6/13/11 by PRC.	Shaunn Mendrin	Yes
Industrial	1	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	Pending Review	12/7/2011	Pending PRC comments on 12/28	Ryan Kuchenig	Yes
Industrial	1	660 W California	Preliminary Review for a new 105,750 sf. Office/R&D building.	Ware Malcomb. Jim Terry	(929) 244-9620	2012-7198	PR	3/13/2012	Pending Review	3/13/2012	PRC comments provided on 3/26/2012	Noren Caliva	No
Industrial	4	807 Eleventh	Major Moffett Park design review application for new 200,000 sf building (5th) at the Arba campus (80% FAR). Includes modification to the development agreement. (Moffett Towers)	Jay Paul	(650) 264-2618	2011-7119	ER OTH SDP	2/23/2011	Approved	2/23/2011	Building plan review	Andy Miner	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	Approved	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	
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	Gerri Caruso	Yes
Mixed Use	5	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	Under Construction	Noren Caliva	Yes
Mixed Use	5	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, Develoement Manaoer	(510) 597-5333	2010-7493	SDP TM	7/4/2010	Approved	9/27/2010	Under Construction	Shaunn Mendrin	Yes
Mixed Use	6	615 Tasman Dr.	New mixed use development with 290 condos/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	Mariya Hodge	Yes
Mixed Use	6	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	Gerri Caruso	
Mixed Use	3D	660 W El Camino Real	Special Development Permit for 113 residential units and 17,200 sq. Ft. Of office/commercial space at the former Chevrolet site	SummerHill Homes, Katia Kamangar	(650) 842-2371	2011-7063	ER SDP TM	1/31/2011	Denied	11/28/2011	Planning Commission denied project.	Ryan Kuchenig	
Mixed Use	1	660 W El Camino Real	Preliminary review for a mixed use project consisting of a 141-room hotel and 103 residential townhouse units.	SummerHill Homes, Katia Kamangar	(650) 842-2371	2012-7065	PR	1/26/2012	Pending Review	2/13/2012	PRC comments provided on 2/13/12. Formal application submitted (2012-7170)	Ryan Kuchenig	Yes
Mixed Use	2	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	SDP TM	3/7/2012	Pending Review	3/7/2012	PRC comments provided on 3/26/2012	Ryan Kuchenig	Yes
Mixed Use	3	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	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/ITRR-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 and Rezone from Industry to ITR-Low Medium and Rezone from M-S to M-S/ITRR-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.	Shaunn Mendrin	
Residential	5	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	Construction started December 2011	Mariya Hodge	No
Residential	4	1060 Morse Av.	17 Townhome units	Classic Communities	(650) 496-4496	2011-7296	SDP ER TM	5/3/2011	Approved	7/25/2011	Building permit under review.	Shaunn Mendrin	No
Residential	5	1170 Morse Av.	48 townhome units in M-S/ITR/R-3/PD Zoning District.	Classic Communities	(650) 496-4496	2006-0496	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	4	1330 Sunnyvale Saratoga	14 Single Family Homes	Classic Communities	(650) 496-4496	2011-7102	ER SDP TM	2/16/2011	Approved	4/25/2011	Building Permit Under Review	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	364 E. Evelyn Av.	47 condominium units in the DSP-4 Zoning District.	Ryan Inc LLC	(408) 481-4990	2007-0828	PM SDP	8/2/2007	Approved	10/22/2007	Building Permit Not Yet Submitted	Gerri Caruso	
Residential	5	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	Under Construction	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	Approved	8/29/2011	Comments provided at PRC Meeting on 8/29. Formal application submitted.	Noren Caliva	No
Residential	5	421 S. Bayview	2 detached single family homes	Peninsula Communities	(310) 422-2208	2011-7421	SDP	6/15/2011	Approved	8/10/2011	Under construction	Ryan Kuchenig	
Residential	2	425 N. Fairoaks 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	Pending Review	11/15/2011	Pending PC review on 11/28. Project will require EIR and CC review.	Diana O'Dell	No
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	Under Construction	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 Permit Not Yet Submitted	Gerri 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 Charities Housing combined project.	Mid-peninsula Housing Coalition (Alex Lath)	(650) 356-2928	2011-7552	GPI	8/2/2011	Approved	9/13/2011	Approved by CC on 9/13/2011	Shaunn Mendrin	No
Residential	2	620 Iris Ave.	Request to study change of the General Plan Designation of the site from RHI to RHI to accommodate additional rental units at the Highlander Apartments	Richard Gregersen, Northwest LLP	408-395-5599	2011-7652	GPI	9/9/2011			City Council approved GPI on 10/18/11	Ryan Kuchenig	No
Residential	5	628 E. Taylor	10 Townhouse Units	City Ventures	(415) 271-3669	2011-7377	SDP TM	6/1/2011	Approved	8/8/2011	Under Construction	Noren Caliva	No
Residential	5	642 W. Washington Ave.	2 new single-family homes in R-2 Zonina District.	Sanjeev Acharya	(408) 557-0398	2007-0664	ER PM UP	9/5/2007	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	No
Residential	4	700 Timberoine 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	Building plan check	Gerri Caruso	
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	Shaunn Mendrin	
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	Gerri Caruso	