



COMMUNITY DEVELOPMENT DEPARTMENT • PLANNING DIVISION
500 Castro Street • Post Office Box 7540 • Mountain View, California 94039-7540
650-903-6306 • FAX 650-962-8501

Development Update – March 2020

This development update provides information on *notable* development projects and long-range planning efforts lead by the Planning Division. It is organized by long range/policy planning projects, development projects which are under review and have not been approved, development projects which have been approved, and development projects which are under construction. You can click on the project planner's name to email them directly with inquiries about a specific project or click on the project website, if available, to find out more about the project. Staff reports, plans, and other project-related documents for projects that have been approved or are under construction can be found on the City's website at [City Documents](#) or via [Legistar](#). A map is also included at the end of the document which shows the location of each project within the City.

Long-Range/Policy Projects

1. Gateway Master Plan

On November 5, 2019, the City Council reviewed key concepts for the Gateway Master Plan, which encompasses a 30-acre area at Shoreline Boulevard/Highway 101 in the North Bayshore Precise Plan area.

- Status/Next Step(s): EPC and City Council public meetings are anticipated in Spring 2020 for further consideration of the plan.
- Project Planner: [Martin Alkire](#)

2. Downtown Precise Plan

On June 25, 2019, the City Council authorized city staff to prepare a Scope of Work for a consultant team to analyze potential revisions to sub-areas A, G, and H in the Downtown Precise Plan regarding design guidelines, feasibility of a historic district overlay, and minimal ground-floor land use changes. The process is anticipated to take 18 months and include public outreach, environmental review, and Study Sessions with EPC and City Council.

- Status/Next Step(s): Public meetings with EPC and City Council will be scheduled in 2020 for further direction.

- Project Planner: [Diana Pancholi](#)

3. **Citywide School Strategy**

On October 15, 2019, the City Council provided direction on a citywide school strategy, which will include a series of measures to supplement existing State fees to address school capacity needs associated with new development.

- Status/Next Step(s): A City Council public meeting is scheduled for March 17, 2020.
- Project Planner: [Eric Anderson](#)
- Webpage: [Citywide School Strategy](#)

4. **SB 743 CEQA Update**

In 2013, the State passed Senate Bill 743 (SB 743), which alters how transportation impacts from new development are measured under the California Environmental Quality Act (CEQA). The State has determined the most appropriate metric to replace Level-of-Service (LOS) analysis is Vehicle Miles Traveled (VMT), as it aligns with State goals of greenhouse gas reduction, land use diversity, and development of multimodal transportation networks. The City of Mountain View is aligning its transportation analysis with this State law by formulating new thresholds of significance with VMT.

- Status/Next Step(s): Study Sessions with EPC and City Council anticipated in Spring 2020.
- Project Planner: [Soroush Aboutalebi](#)
- Webpage: [SB 743](#)

5. **R3 (Multiple-Family Residential) Zoning Code Update**

On November 12, 2019, the City Council approved a scope of work to update the R3 (Multiple-Family Residential) Zoning District development standards. The project is anticipated to take 18 months and include public outreach, anti-displacement evaluation, creation of form-based code development standards, a design handbook, and environmental review.

- Status/Next Step(s): Study Sessions with EPC and City Council are anticipated in Fall 2020.
- Project Planner: [Matthew VanHua](#)

6. **Accessory Dwelling Unit (ADU) Zoning Code Update**

In 2018 and 2019, the State adopted new regulations for ADUs in all residential zones. The City of Mountain View is updating the Zoning Code to align with these recent state laws.

- Status/Next Step(s): Public Hearings on the proposed zoning text amendments are scheduled for EPC on March 4, 2020 and tentatively scheduled for City Council on March 24, 2020.
- Project Planner: [Brittany Whitehill](#)
- Webpage: [ADUs](#)

Development Projects Under Review

7. **355-415 East Middlefield Road**

Request for a Planned Community Permit, Development Review Permit, and Los Altos School District Transfer of Development Rights for 10,000 square feet to construct two, 7-story multi-family buildings with 463 new housing units (157 condominiums and 270 apartments) with 3-levels of structured parking and 36 townhomes with attached garages, a new 0.38-acre public park, and a Heritage Tree Removal Permit to remove 18 Heritage trees on a 6.0-acre project site; and a Vesting Tentative Map to subdivide the site with five residential lots, three common lots, and new public park. The project is located on the south side of East Middlefield Road between Ellis Street and North Whisman Road in the P-41 (East Whisman) Precise Plan.

- Status/Next Step(s): Under review. EPC recommended City Council approve the project at a public hearing on February 19, 2020. The City Council Public Hearing is scheduled for March 17, 2020.
- Planning Area: Moffett/Whisman
- Project Planner: [Jeff Roche](#)
- Applicant: SummerHill Homes

8. **St. Francis High School (1885 Miramonte)**

Request for a Conditional Use Permit to increase the number of students from 1,600 to 1,760 at an existing private high school; a Development Review Permit to allow two new buildings (Center for Innovation and Dining Commons) totaling 94,000 square feet to replace two existing buildings (Buildings 100 and 300) totaling approximately 42,000 square feet on an existing campus; and a Heritage Tree Removal Permit to remove 29 Heritage trees on a 29.7-

acre project site. This project is located on the east side of Miramonte Avenue between South Drive and Cuesta Drive, located in the R1-7.5 (Single-Family) district.

- Status/Next Step(s): Under review.
- Planning Area: Miramonte/Springer
- Project Planner: [Erin Horan](#)
- Applicant: Saint Francis High School

9. **325-339 Franklin Street**

Request for a Planned Community Permit and Development Review Permit to construct 15 condominium townhouse units to replace 13 existing rental units, and a Heritage Tree Removal Permit to remove four Heritage trees on a 0.52-acre project site. The project is located on the east side of Franklin Street between California Street and West Dana Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Under review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Rebecca Shapiro](#)
- Applicant: DaRosa Associates

10. **756 California Street**

Request for a Provisional Use Permit to allow a medical office use; a Planned Community Permit and Development Review Permit to construct a new 3-story, 7,664 square foot commercial building with retail, office, and medical office uses to replace a one-story dental office building on a 0.7-acre project site. The project is located on the north side of California Street between Castro Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Under review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Margaret Netto](#)
- Applicant: Huy Do

11. 1001 North Shoreline Boulevard

Request for a General Plan Map Amendment from General Industrial to Mixed Use Center and related General Plan text amendments; a Zoning Map Amendment from ML (Limited Industrial) and MM (General Industrial) districts to P (Planned Community) district; a Planned Community Permit and Development Review Permit to construct a seven-story, 203 unit apartment building with two levels of podium parking, a seven-story, 100 condominium-unit building with two levels of podium parking, and a six-level parking structure to accommodate the existing 111,443 square foot office building to remain on a 7.8-acre project site; a Heritage Tree Removal Permit to remove 23 Heritage trees; and a Tentative Tract Map to subdivide one existing parcel into five parcels associated with an office building, parking garage, two residential buildings, and a common lot. The project is located on the northeast corner of North Shoreline Boulevard and Terra Bella Avenue in the ML (Limited Industrial) and MM (General Industrial) districts.

- Status/Next Step(s): Under review. The project is scheduled for an EPC public hearing on March 18, 2020 and tentatively scheduled for a City Council public hearing for a final decision in April 2020.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Webpage: [1001 N. Shoreline](#)
- Applicant: Sares Regis Group of Northern California

12. 555 West Middlefield Road

Request for a General Plan Map Amendment from Medium-Density Residential to High-Density Residential; a Zoning Map Amendment from P (Planned Community) district to R4 (High Density Residential) district; and a Development Review Permit to allow a 341-unit addition to an existing 402-unit residential apartment development with three new underground parking garages, a new leasing office, and a new 1.36-acre public park on a 14.5-acre project site; a Heritage Tree Removal Permit to remove 117 Heritage trees; and a Preliminary Parcel Map to subdivide the existing parcel into four parcels. The project is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) district.

- Status/Next Steps: Under review. The project design is being reviewed by the Development Review Committee on March 4, 2020.
- Planning Area: Moffett/Whisman

- Project Planner: [Diana Pancholi](#)
- Applicant: Avalon Bay Communities

13. **Mountain View Academy (360 South Shoreline Boulevard)**

Request for a Zoning Map Amendment from R1 (Single-Family Residential) district to P (Planned Community) district; a Planned Community Permit to construct seven apartment units for staff housing; a Heritage Tree Removal Permit to remove 6 Heritage trees; and a Parcel Map to create two parcels from the existing four parcels on a 2.95-acre project site. The project is located on the northwest corner of South Shoreline Boulevard and California Street in the R1 (Single-Family Residential) district.

- Status/Next Step(s): Under review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Jeff Roche](#)
- Applicant: Mountain View Academy

14. **2645 - 2655 Fayette Drive**

Request for a Zoning Map Amendment from R3-D (Multiple-Family Residential) district to P-40 (San Antonio) Precise Plan; a Planned Community Permit to construct a 6-story, 44-unit condominium building to replace a 6-unit apartment building; a Heritage Tree Removal Permit to remove 8 Heritage trees on a 0.66-acre project site; and a Tentative Map to create 44 condominium units and one common lot. The project is located on the south side of Fayette Drive between Del Medio Avenue and San Antonio Road in the R3-D (Multiple-Family Residential) district.

- Status/Next Step(s): Under review. Tentatively scheduled for EPC and City Council public hearings for a final decision in April 2020.
- Planning Area: San Antonio
- Project Planner: [Matthew VanHua](#)
- Applicant: Octane Fayette, LLC

15. **1919 - 1933 Gamel Way and 574 Escuela Avenue**

Request for a Planned Unit Development Permit and Development Review Permit to allow a 4-story, 121-unit condominium building with a Density Bonus of up to 35% and two-levels of underground parking to replace 29 apartment units located in existing multi-family

buildings; a Heritage Tree Removal Permit to remove 10 Heritage trees on a 2.3-acre project site; and a Tentative Map to create 121 condominium units and one common lot. This project is located on the southwest corner of Gamel Way and Escuela Avenue in the R3-1 (Multiple-Family Residential) district.

- Status/Next Step(s): Under review.
- Planning Area: San Antonio
- Project Planner: [Margaret Netto](#)
- Applicant: The DeNardi Group

16. **294-296 Tyrella Avenue**

Request for a Planned Unit Development Permit and Development Review Permit to allow 11 rowhouses to replace one existing dwelling unit on a 0.48-acre project site; and a Tentative Map to create 11 residential lots and one common lot. This project is located on the southwest corner of Tyrella Avenue and East Middlefield Road in the R3-1 (Multiple-Family Residential) district.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Erin Horan](#)
- Applicant: Forrest Linebarger

17. **400 Logue Avenue**

Request for a Planned Community Permit, a Development Review Permit, and Los Altos School District Transfer of Development Rights for additional square footage to allow a new residential development totaling 367 units in two buildings (8 and 11 stories) to replace a light-industrial building on a 2.65-acre project site. This project is located on the west side of Logue Avenue between Maude Avenue and Bayshore Freeway in the P-41 (East Whisman) Precise Plan.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)

- Applicant: Miramar Property Group, LLC

18. **465 Fairchild Drive**

Request for a Planned Community and Development Review Permit and Los Altos School District Transfer of Development Rights for additional square footage for a new 6-story, 259,595 square foot office building and a seven-level parking garage, replacing an existing two-story office, on a 4.45-acre project site. This project is located on the southwest corner of Fairchild Drive and Ellis Street in the P-41 (East Whisman) Precise Plan.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: The Sobrato Organization

19. **1860-2159 Landings Drive, 1014-1058 Huff Avenue, 900 Alta Avenue, 2000 North Shoreline Boulevard (Google Landings)**

Request for a Master Plan to allow for shared parking for multiple sites; a Planned Community Permit and Development Review Permit to construct a 6-story, 800,000 square foot office building with one level of podium parking, and a four-level parking structure to replace an existing office building on a 30-acre project site; and a Heritage Tree Removal Permit to remove 387 Heritage trees. The project encompasses three separate sites: (1) a proposed new office building on Landings Drive south of Charleston Road, west of Permanente Creek, and north of Highway 101; (2) a proposed new parking structure between Alta Avenue and Huff Avenue at midblock between Charleston Road and Plymouth Street; and (3) a proposed new parking lot at 1851 Charleston Road to serve the office building at 1875 Charleston Road north of the Landings office building. All sites are located in the P-39 (North Bayshore) Precise Plan.

- Status/Next Step(s): Under review.
- Planning Area: North Bayshore
- Project Planner: [Matthew VanHua](#)
- Applicant: Google Inc.

20. **198 Easy Street**

Request for a Planned Unit Development and Development Review Permit to allow 5 new rowhouses to replace one single-family home, a Heritage Tree Removal Permit to remove 9

Heritage trees; and a Tentative Map to create 5 residential lots and a common lot on a 0.51-acre project site. This project is located on the west side of Easy Street adjacent to the Highway 85 on-ramp in the R3-3sd (Multiple-Family Residential-Special Design) district.

- Status/Next Step(s): Under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: Phan Architects

21. 870 Leong Drive

Request for a one-year permit extension of a previously approved Provisional Use Permit for a parking reduction for 70 parking spaces, in lieu of the required 75 spaces; Planned Community Permit and Development Review Permit to allow construction of a new 74-room hotel to replace an existing commercial building; and a Heritage Tree Removal Permit to remove 4 Heritage trees (002-11-PCZA) on a 1.15-acre project site. The project is located on the west side of Leong Drive between Moffett Boulevard and Fairchild Drive in the P-32 (Evandale) Precise Plan.

- Status/Next Step(s): This request was continued at an Administrative Zoning Public Hearing on February 12, 2020 to a future public hearing date.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Temple Hospitality

22. 1510 West El Camino Real

Request for a Provisional Use Permit to allow a hotel use; a Planned Community Permit and Development Review Permit to allow a new 3-story, 89-room hotel to replace an existing automotive shop and dog daycare on a 0.53-acre project site; and a Lot Line Adjustment to combine two parcels into one parcel. This project is located on the northwest corner of West El Camino Real and Pettis Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under review.
- Planning Area: El Camino Real
- Project Planner: [Margaret Netto](#)

- Applicant: Alex Comsa Group

23. 714 Villa Street

Request for a Planned Community Permit and Development Review Permit to allow a new 4-story, 32,410 square foot building with 4,420 square feet of ground-floor retail and 27,990 square feet of office with no on-site parking replacing an existing single-story commercial building on a 0.2-acre site. This project is located on the northwest corner of Hope Street and Villa Street in the P-19 (Downtown) Precise Plan.

- Status/Next Step(s): Under Review.
- Planning Area: Central Neighborhoods / Downtown
- Project Planner: [Krisha Penollar](#)
- Applicant: Calvano Development

24. 676 West Dana Street

Request for a Planned Community Permit and Development Review Permit to construct a 4-story, 20,166 square foot mixed-use project with three floors of residential condominiums, 4,791 square feet of ground-floor commercial, and two levels of underground parking, replacing an existing commercial building; a Heritage Tree Removal Permit to remove three Heritage trees on a 0.25-acre project site; and a Tentative Map to create 12 condominium lots and a common lot. This project is located on the northeast corner of West Dana Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Status/Next Step(s): Under Review.
- Planning Area: Central Neighborhoods / Downtown
- Project Planner: [Krisha Penollar](#)
- Applicant: William Maston Architect and Associates

25. 1555 West Middlefield Road

Request for a Planned Unit Development Permit and Development Review Permit for a 115-unit rowhouse development to replace an existing 116-unit apartment complex; a Heritage Tree Removal Permit to remove 55 Heritage trees; and a Vesting Tentative Map to create 115 residential lots and one common lot on a 5.44-acre site. This project is located on the west side of Middlefield Road between Burgoyne Street and San Pierre Way in the R3-2 (Multiple-Family Residential) district.

- Status/Next Step(s): Under Review. The Zoning Administrator and Subdivision Committee recommended City Council approval the project at a public hearing on February 12, 2020. The City Council will review the project for final consideration at a public hearing on March 17, 2020.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Margaret Netto](#)
- Applicant: Summer Hill Homes

26. 855-1023 West El Camino Real

Request for a Provisional Use Permit to allow a senior care facility use; a Planned Community Permit and Development Review Permit to allow a new 3-story, 60-bed senior memory care facility with ground floor retail and restaurant uses replacing an existing restaurant and retail store on a 0.85-acre site; a Heritage Tree Removal Permit to remove 9 Heritage trees; and a Preliminary Parcel Map to combine six lots into one lot. This project is located on the south side of West El Camino Real between Miramonte Avenue and Castro Street in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under Review.
- Planning Area: El Camino Real
- Project Planner: [Lata Vasudevan](#)
- Applicant: John D'Ambrisio

27. 2300 W. El Camino Real

Request for a Provisional Use Permit to allow a hotel use and a parking reduction; a Planned Community Permit and Development Review Permit to allow a new 4-story, 75,824 square foot, 153-room hotel with an expanded one-level underground parking garage, replacing an existing 71-room hotel, on a 0.97-acre project site. This property is located on the north side of El Camino Real between Ortega Avenue and South Rengstorff Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under Review.
- Planning Area: El Camino Real
- Project Planner: [Diana Pancholi](#)

- Applicant: Perry Patel of BPR Properties Mountain View, LLC

28. **570 South Rengstorff Avenue**

Request for a Planned Unit Development Permit and Development Review Permit to construct 85 rowhouses to replace 70 existing apartment units on a 4.07-acre project site; a Heritage Tree Removal Permit to remove 29 Heritage trees; and a Vesting Tentative Map for condominium purposes for 85 rowhome units and one common lot. This project is located on the northwest corner of Latham Street and South Rengstorff Avenue in the R3-1.25 (Multiple-Family Residential) district.

- Status/Next Step(s): Under Review.
- Planning Area: San Antonio
- Project Planner: [Diana Pancholi](#)
- Applicant: Dutchints Development LLC

29. **881 Castro Street**

Request for a Provisional Use Permit to allow an upper floor residential use; a Planned Community Permit and Development Review Permit for a four-story, mixed-use building with 20 condominium units and 4 townhomes, 6,300 square feet of ground-floor commercial space, and two levels of underground parking to replace three existing single-story commercial buildings and a 4-unit residential apartment complex on a 0.4-acre project site; and a Tentative Map to create 24 condominium lots and one common lot. The project site is located on the northwest corner of Castro Street and Fairmont Avenue in the P-19 (Downtown) Precise Plan.

- Status/Next Step(s): Under Review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Margaret Netto](#)
- Applicant: Glen Yonekura for GPRV Castro 10

30. **901-987 N. Rengstorff Avenue**

Request for a General Plan Map Amendment from General Industrial and Medium-Density Residential to High-Density Residential; a Zoning Map Amendment from the MM-40 (General Industrial) and R3-2sd (Multiple-Family Residential-Special Design) Districts to the R4 (High-Density Residential) District; a Development Review Permit and Historic

Preservation Permit to construct 91 apartment units with at-grade parking adjacent to existing structures of historic significance, one existing residential unit, and duplex unit to remain; a Heritage Tree Removal permit to remove 21 Heritage trees; and a Lot Line Adjustment to remove a lot line between two lots resulting in one parcel for a 1.57-acre project site. This project is located on the east side of North Rengstorff Avenue, between Plymouth Street and Leghorn Street in the MM-40 (General Industrial) District and R3-2sd (Multiple-Family Residential-Special Design) District.

- Status/Next Step(s): Under Review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Lata Vasudevan](#)
- Applicant: Mario Ambra

Approved Development Projects

31. Intuit (2600 Marine Way)

On June 10, 2014, the City Council approved a Development Agreement; a Zoning Map Amendment from the ML (Limited Industrial) district to the P (Planned Community) district; a Planned Community Permit for two new office buildings totaling 364,000 square feet and two new parking structures; and a Heritage Tree Removal Permit to remove 40 Heritage trees located on a 9.62 acre project site. The project site is located on six parcels south of Garcia Avenue and east of Bayshore Parkway, three parcels north of Garcia Avenue and east of Marine Way, and one parcel south of Casey Avenue (Casey Site) in the P-39 (North Bayshore) Precise Plan.

- Status/Next Step(s): Approved and vested through June 2021. Building permit plans are under review to construct the second office building.
- Planning Area: North Bayshore
- Project Planner: [Jeff Roche](#)
- Applicant: Intuit

32. 950 West El Camino Real

On April 30, 2019, the City Council approved a Provisional Use Permit for roof-top amenities above the third floor and residential accessory uses in the ground-floor commercial setback; a Planned Community Permit and Development Review Permit for a 71-unit affordable

studio apartment development with a Density Bonus Request; and a Heritage Tree Removal Permit to remove 8 Heritage trees on a 0.61-acre project site. This project is located on the north side of West El Camino Real between Castro Street and Oak Street in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: El Camino Real
- Project Planner: [Matthew VanHua](#)
- Applicant: Palo Alto Housing

33. **777 West Middlefield Road**

On May 21, 2019, the City Council approved a General Plan Amendment from Medium-Density Residential to High-Density Residential; a Zoning Map Amendment from R3-2 (Multiple-Family Residential) to P (Planned Community); a Planned Community Permit and Development Review Permit to allow demolition of 208 existing apartment units and construction of 716 new apartment units (including 144 affordable units); a Heritage Tree Removal Permit to remove 127 Heritage trees; and a Preliminary Parcel Map to create two parcels on a 9.84-acre project site. The project is located on the west side of West Middlefield Road between North Shoreline Boulevard and Moffett Boulevard in the R3-2 (Multiple-Family Residential) district.

- Status/Next Steps: Approved.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Fortbay
- Website: [777 West Middlefield Road](#)

34. **759 West Middlefield Road**

On July 24, 2019, the Zoning Administrator approved a Planned Unit Development Permit and Development Review Permit to construct a 75-unit apartment complex and a Heritage Tree Removal Permit to remove one Heritage tree on a 3.81-acre project site; and a Lot Line Adjustment to modify the project boundaries to accommodate the 75 new apartments. The project is located on the west side of West Middlefield Road between North Shoreline Boulevard and Moffett Boulevard in the R3-2 (Multiple-Family Residential) district.

- Status/Next Steps: Approved. Building permit plans under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Prometheus Real Estate Group

35. 1313 and 1347 West El Camino Real

On December 11, 2018, the Zoning Administrator approved a Planned Community Permit and a Development Review Permit, with a 35% State Density Bonus, to construct a four-story, mixed-use project with 24 apartment units above ground floor commercial space and two levels of underground parking on a 0.45-acre project site; and a Preliminary Parcel Map to combine 9 lots into a single lot for the project. The project is located on the southwest corner of West El Camino Real and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Approved.
- Planning Area: El Camino Real
- Project Planner: [Eric Anderson](#)
- Applicant: Bill Maston Architect & Associates

36. 2005 Rock Street

On December 12, 2018, the City Council approved a Planned Unit Development and Development Review Permit to construct eight rowhouse units and seven townhome units on a 1.1-acre project site; a Heritage Tree Removal Permit to remove seven Heritage trees; and a Tentative Parcel Map to create 15 residential lots and a common lot. The project is located on the south side of Rock Street between North Rengstorff Avenue and Sierra Vista Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Matthew VanHua](#)
- Applicant: Dividend Homes

37. Hope Street Lots (Lots 4 and 8)

On November 27, 2018, the City Council approved a Provisional Use Permit to allow hotel and restaurant uses; a Planned Community Permit and Development Review Permit to construct a five-story, 115,650 square foot hotel building with three levels of underground parking, a 52,584 square foot mixed-use building with three levels of underground parking, and street improvements on Hope Street to replace existing City-owned parking Lots 4 and 8 on a 1.37-acre site; and a Heritage Tree Removal Permit to remove 16 Heritage trees and 29 City-owned trees. The project is located on the east and west side of Hope Street between West Evelyn Avenue and Villa Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Approved. Building permit plans under review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Matthew VanHua](#)
- Applicant: Robert Green Company

38. 840 East El Camino Real

On November 13, 2019, the Zoning Administrator approved a one-year Permit Extension for a Provisional Use Permit for a parking reduction and rooftop amenities above the third floor; a Planned Community Permit and Development Review Permit to allow a four-story, 18,366 square-foot addition to an existing four-story, 160-room hotel, including 38 new guest rooms and 4,024 square feet of ground floor commercial space; and a Heritage Tree Removal Permit to remove seven Heritage trees, including four street trees. The project is located on the north side of East El Camino Real between Sylvan Ave and the City limits in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Approved.
- Planning Area: El Camino Real
- Project Planner: [Margaret Netto](#)
- Applicant: IL El Camino Hotel, LLC

39. The Quad / Lovewell (369 North Whisman Road)

In September 2011, the City Council approved a 10-year Development Agreement; a Transit Oriented Development Permit, Planned Unit Development Permit and to construct a three-story 70,846 square foot office building, a four-story 109,927 square foot office building, and two, four-level parking structures with a parking reduction of 143 spaces on a 29.3-acre

project site with seven existing office buildings; a Heritage Tree Removal Permit to remove 22 Heritage trees; and a Tentative Map to create 13 parcels. The project is located on the east side of North Whisman Road, north of East Middlefield Road.

- Status/Next Step(s): Approved. Entitlements are vested through September 2021. Building permit plans under review.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Whisman Associates, LLC

40. 2019 Leghorn Street

On May 9, 2018, the Zoning Administrator approved a Conditional Use Permit and Development Review Permit to construct a new two-story, 12,050 square-foot office building to replace five existing residential units and associated accessory structures on a 0.86-acre project site. The project is located on the south side of Leghorn Street between North Rengstorff Avenue and Sierra Vista Avenue in the MM-40 (General Industrial) district.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Krisha Penollar](#)
- Applicant: McKim Design Group

41. 410-414 Sierra Vista Avenue

On June 19, 2018, the City Council approved a Planned Unit Development and Development Review Permit to construct a 14-unit rowhouse development on a 0.84-acre project site; a Heritage Tree Removal Permit to remove three Heritage trees; and a Tentative Map to create 14 residential lots and one common lot. The project is located on the west side of Sierra Vista Avenue between San Luis Avenue and San Ramon Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Steps: Approved. Building permit plans under review.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Erin Horan](#)

- Applicant: Hylan Investment

42. **828 and 836 Sierra Vista Avenue**

On October 16, 2018, the City Council approved a Planned Unit Development and Development Review Permit to construct a new 20-unit rowhouse development, with a 20% State Density Bonus, to replace three existing single family homes and one duplex on four parcels on a 0.99-acre project site; and a Tentative Map to create 20 residential lots and one common lot. The project is located on the west side of Sierra Vista Avenue between Colony Street and Old Middlefield Way in the R3-2 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Krisha Penollar](#)
- Applicant: Legend Colony, LLC

43. **982 Bonita Avenue**

On May 15, 2018, the City Council approved a Planned Unit Development and a Development Review Permit to construct eight condominiums with below grade parking to replace 4 existing residential units on 0.47-acre project site; a Heritage Tree Removal Permit to remove three Heritage trees; and a Tentative Map to create eight condominium units and a common lot. The project is located on the east side of Bonita Avenue between West El Camino Real and Hans Avenue in the R3-1.5 (Multiple-Family Residential) district.

- Status/Next Steps: Approved. Building permit plans under review.
- Planning Area: Miramonte/Springer
- Project Planner: [Brittany Whitehill](#)
- Applicant: Bill Maston Architects & Associates

44. **1255 Pear Avenue**

On October 23, 2018, the City Council approved a Planned Community Permit and Development Review Permit to allow a new mixed use development consisting of a 231,210 square foot office building and 635 multi-family residential units with retention of an existing 156,317 square foot office building; a Heritage Tree Removal Permit to remove 84 Heritage trees; and a Tentative Map to merge parcels. The project extends north of La Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P-39 (North Bayshore) Precise Plan.

- Status/Next Steps(s): Approved. Building permit plans under review.
- Planning Area: North Bayshore
- Project Planner: [Martin Alkire](#)
- Applicant: The Sobrato Organization

45. **2310 Rock Street**

On April 2, 2019, the City Council approved a Planned Unit Development Permit and Development Review Permit for a new 55-unit rowhouse project and a Heritage Tree Removal Permit to remove 40 Heritage Trees to replace 59 multi-family units on a 3.05-acre project site; and a Tentative Map to create 55 residential lots and two common lots. This project is located on the north side of Rock Street, between Independence Avenue and North Rengstorff Avenue, in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Matthew VanHua](#)
- Applicant: Dividend Homes

46. **Lux Largo (1411 – 1495 W El Camino Real)**

On May 7, 2019, the City Council approved a Planned Community Permit and Development Review Permit to construct a 53-unit condominium building to replace three existing commercial buildings totaling 13,200 square feet; a Heritage Tree Removal Permit to remove 6 Heritage trees; and a Tentative Map to create 53 condominium lots and one common lot on a 1.25-acre project site. The project is located on the south side of West El Camino Real between Rich Avenue and Mountain View Avenue in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Approved.
- Planning Area: El Camino Real
- Project Planner: [Matthew VanHua](#)
- Applicant: Steve Saray

47. 1720 Villa Street (Formerly 1696–1758 Villa Street)

On June 4, 2019, the City Council approved a General Plan Amendment from Medium-Density Residential and Low-Density Residential to High-Density Residential; a Zoning Map Amendment from R3-2 (Multiple-Family Residential) district and R1 (Single-Family Residential) district to P-17 (Villa Mariposa) Precise Plan; a Precise Plan Amendment to the Villa-Mariposa Precise Plan; a Planned Community Permit and Development Review Permit to construct a 226-unit apartment complex over two levels of underground parking to replace 16 apartment units and 3 single family homes; a Heritage Tree Removal Permit to remove 26 Heritage trees; and a Preliminary Parcel Map to create two parcels. The project is located on the north side of Villa Street at Chiquita Avenue in the P-17 (Villa-Mariposa) Precise Plan, the R1 (Single-Family Residential) district and the R3-2 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Matthew VanHua](#)
- Applicant: Prometheus Real Estate Group
- Website: [1720 Villa Street Residential Project](#)

48. Marwood (701 West Evelyn Avenue)

On November 18, 2019, City Council approved a Planned Community Development Permit and Development Review Permit to construct a new 4-story commercial building containing 6,500 square feet of ground-floor retail and 28,090 square feet of office with 3-levels of underground parking accessed through the future parking garage at City Lot 4 to replace three commercial buildings, including a restaurant, office, and auto repair shop, on a 0.25-acre project site; and a Preliminary Parcel Map for condominium purposes to separate the building from the underground parking garage. The project is located on the south side of West Evelyn Avenue between Castro and Hope Streets in the P-19 (Downtown) Precise Plan.

- Status/Next Step(s): Approved.
- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Eric Anderson](#)
- Applicant: Marwood

49. 851-853 Sierra Vista Avenue

On January 28, 2020, the City Council approved a General Plan Map Amendment from General Industrial to Medium-Density Residential; a Zoning Map Amendment from R3-2sd (Multiple-Family Residential Special Design) and MM (General Industrial) districts to the R3 (Multiple-Family Residential) district; a Planned Unit Development Permit to construct nine rowhouses to replace three existing single-family homes and an industrial building; a Heritage Tree Removal Permit to remove 6 Heritage trees; and a Tentative Parcel Map to create nine individual lots and one common lot on a 0.56-acre project site. This project is located on the northeast corner of Colony Street and Sierra Vista Avenue in the Rd-2sd/MM-40 (Multiple-Family Special Design/General Industrial) districts.

- Status/Next Step(s): Approved.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Michael Ahi of Colony Sierra Homes LLC

50. 1958 Latham Street

On December 10, 2019, City Council approved a Planned Unit Development Permit and Development Review Permit for a new 6-unit rowhouse development on a vacant 0.39-acre project site; and a Tentative Map to create 6 residential lots and one common lot. The project is located on the north side of Latham Street between Escuela and Rengstorff Avenues in the R3-1 (Multiple-Family Residential) district.

- Status/Next Step(s): Approved. Building permit plans under review.
- Planning Area: San Antonio
- Project Planner: [Krisha Penollar](#)
- Applicant: Jason Kim Lee

51. 231-235 Hope Street

On December 10, 2019, the City Council approved a Provisional Use Permit for a residential development; a Planned Community Permit and Development Review Permit for a 4-story, 9-unit condominium project replacing a vacant site; a Heritage Tree Removal Permit to remove two Heritage trees on a 0.26-acre project site; and a Tentative Map for 9 condominium lots and a common lot. The project is located on the east side of Hope Street between Villa and Dana Street in the P-19 (Downtown) Precise Plan.

- Status & Next Steps: Approved. Building permit plans under review.
- Planning Area: Central Neighborhoods / Downtown
- Project Planner: [Diana Pancholi](#)
- Applicant: Bill Maston Architect & Associates

52. **Community School of Music and Art (250 San Antonio Circle)**

On February 12, 2020, the Zoning Administrator approved a one-year Permit Extension for a Planned Community Permit, Development Review Permit and Provisional Use Permit to allow the demolition of two auto repair buildings and an associated shed to construct a new 3,350 square foot building for the Community School of Music and Arts (CSMA), located on the adjacent parcel at 230 San Antonio Road, and a Heritage Tree Removal Permit to remove two Heritage trees. The project is located on the west side of San Antonio Road between San Antonio Circle and California Street in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Approved.
- Planning Area: San Antonio
- Project Planner: [Krisha Penollar](#)
- Applicant: Artik Art & Architecture

Projects Under Construction

53. **2580 & 2590 California Street/201 San Antonio Circle**

On June 26, 2018, the City Council approved a Master Plan, Planned Community Permit, and Development Review Permit to construct a 1.85 FAR mixed-use development with 632 residential units and 20,000 square feet of commercial space with below-grade parking to replace an existing 70,000 square foot office building and 53,000 square feet of existing retail; a Lot Line Adjustment to merge two lots into one lot; and a Heritage Tree Removal Permit to remove 78 Heritage trees on an 8.63-acre project site. These properties comprise the North of California Street Master Plan Area and are located on the north side of California Street between San Antonio Road and Pacchetti Way in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: San Antonio

- Project Planner: [Rebecca Shapiro](#)
- Applicant: Greystar

54. **LinkedIn (700 East Middlefield Road)**

On November 27, 2018, the City Council approved a Zoning Map Amendment from ML (Limited Industrial) district to a P (Planned Community) district to allow up to 0.86 FAR; a Planned Community Permit to construct three, six-story office buildings, two, six-level parking structures (with one-level below grade) and retain three, two-story office buildings resulting in 1.08 million square feet of office at a 28.7-acre campus to replace two existing office buildings and surface parking lots; a Heritage Tree Removal Permit to remove approximately 138 Heritage trees; and a Lot Line Adjustment to merge three parcels into one parcel. The project is located on the northeast corner of East Middlefield Road and the SR-237 Frontage Road in the ML (Limited Industrial) district.

- Status/Next Step(s): Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: LinkedIn
- Webpage: [LinkedIn Development](#)

55. **257 - 279 Calderon Avenue**

On May 8, 2018, the City Council approved a Planned Unit Development Permit and a Development Review Permit to construct a 16-unit rowhouse development to replace nine existing residential units and a Heritage Tree Removal Permit to remove five Heritage trees on a 0.91-acre project site. The project is located on the east side of Calderon Avenue, north of Dana Street, in the R-3-2 (Multiple-Family Residential) district.

- Status/Next Step(s): Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Brittany Whitehill](#)
- Applicant: SummerHill Homes

56. 535 and 555 Walker Drive

On June 12, 2018, the City Council approved a Planned Unit Development, Development Review Permit, and Vesting Tentative Map to construct a 58-unit rowhouse development, and a Heritage Tree Removal Permit to remove 16 Heritage trees on a 2.15-acre project site. The project is located on the south of Walker Drive between Alamo Court and Taylor Court in the R3-1 (Multiple-Family Residential) district.

- Status/Next Steps: Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Rebecca Shapiro](#)
- Applicant: D. R. Horton

57. 2044 and 2054 Montecito Avenue

On November 7, 2017, the City Council approved a Planned Unit Development, Development Review Permit, and Tentative Map for a 52-unit rowhouse development and a Heritage Tree Removal Permit to remove 35 Heritage trees on a 2.8-acre project site. The project is located on the north side of Montecito Avenue between Central Expressway and San Luis Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Steps: Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Brittany Whitehill](#)
- Applicant: SummerHill Homes

58. 2700 West El Camino Real

On June 27, 2017, the City Council approved a Planned Community Permit and Development Review Permit to construct 211 apartment units and 2,000 square feet of ground floor commercial space with underground parking to replace an existing motel and vacant restaurant buildings, including a 20% State Density Bonus, and a Heritage Tree Removal Permit to remove five Heritage trees on a 2.2-acre project site. The project is located on the north side of El Camino Real between Del Medio Avenue and Cesano Court in the P-38 (El Camino Real) Precise Plan.

- Status/Next Step(s): Under construction.

- Planning Area: El Camino Real
- Project Planner: [Diana Pancholi](#)
- Applicant: SummerHill Homes

59. 858 Sierra Vista Avenue

On November 12, 2014, the City Council approved a request for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to construct four small-lot, single-family homes to replace an existing single-family home, on a 0.52-acre project site. The project is located on the west side of Sierra Vista Avenue between Colony Street and Plymouth Street in the R3-2 (Multiple-Family Residential) district.

- Status/Next Steps: Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Diana Pancholi](#)
- Applicant: Paul Ryan

60. 333 North Rengstorff Avenue

On February 27, 2018, the City Council approved a request for a Planned Unit Development Permit, Development Review Permit, and Tentative Map for a 31-unit rowhouse development to replace an existing 32-unit apartment complex, and a Heritage Tree Removal Permit to remove 38 heritage trees on a 1.8-acre project site. The project is located on the east side of North Rengstorff Boulevard between Montecito Avenue and San Luis Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Krisha Penollar](#)
- Applicant: SummerHill Homes

61. Charleston East (2000 North Shoreline Boulevard)

On March 8, 2017, the City Council approved a Planned Community Permit and Development Review Permit for a two-story, 595,000 square foot, office building under a canopy structure and a Heritage Tree Removal Permit to remove Heritage trees on a vacant

18.6-acre project site. The project is located on the northwest corner of Charleston Road and North Shoreline Boulevard in the P-39 (North Bayshore) Precise Plan.

- Status/Next Steps(s): Under construction.
- Planning Area: North Bayshore
- Project Planner: [Stephanie Williams](#)
- Applicant: Google Inc.
- Website: [Charleston East](#)

62. Shashi Hotel (1625 North Shoreline Boulevard)

On November 1, 2016, the City Council approved a Planned Community Permit and Development Review Permit to demolish an existing 12,100 square foot commercial building and construct a five-story, 104,750 square foot, 200-room hotel and a five-level parking structure and a Heritage Tree Removal Permit to remove two Heritage trees on a 1.39-acre project site. The project is located on the southeast corner of North Shoreline Boulevard and Space Park Way in the P-39 (North Bayshore) Precise Plan.

- Status/Next Steps(s): Under construction.
- Planning Area: North Bayshore
- Project Planner: [Margaret Netto](#)
- Applicant: Shashi Hotel

63. Microsoft (1045-1085 La Avenida)

On February 8, 2017, the Zoning Administrator approved a Planned Community Permit and Development Review Permit to demolish three office buildings (1, 3 & 4), renovate two existing office buildings (2 & 5), construct a new two-story office building and a new four-level parking garage, and a Heritage Tree Removal Permit to remove 85 Heritage trees. The net new square footage is 128,000 square feet added to the existing 515,000 square feet of office space on a 32-acre project site. The project is located at the southeast corner of La Avenida and Macon Avenue in the P-39 (North Bayshore) Precise Plan.

- Status/Next Steps(s): Under construction.
- Planning Area: North Bayshore

- Project Planner: [Jeff Roche](#)
- Applicant: Microsoft

64. **400 San Antonio Road**

On September 27, 2016, the City Council approved a Planned Community Permit and Development Review Permit to construct 583 apartment units and 11,171 square feet of ground floor commercial space in two, five-story and one, seven-story buildings with underground parking to replace seven existing retail, office, and industrial buildings, including a 35% State Density Bonus; a Heritage Tree Removal Permit to remove 59 Heritage trees; and a Preliminary Parcel Map to combine five existing parcels into two parcels on a 5.7-acre project site. The project is located on the west side of San Antonio Road between Fayette Drive and Miller Avenue in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: San Antonio
- Project Planner: [Soroush Aboutalebi](#)
- Applicant: Prometheus Real Estate Group

65. **1998-2024 Montecito Avenue**

On May 26, 2015, the City Council approved a Planned Unit Development Permit and Development Review Permit with a State Density Bonus to construct a 3-story, 17-unit condominium development with underground parking to replace three apartments and a single-family home, and a Heritage Tree Removal Permit to remove 11 Heritage trees on 0.93-acre project site. The project site is located on the north side of Montecito Avenue between Rengstorff Avenue and Sierra Vista Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Eric Anderson](#)
- Applicant: Stuart Welte

66. **750 Moffett Boulevard**

On October 18, 2016, the City Council approved a General Plan Map Amendment from undesignated Caltrans property to Mixed-Use Corridor, a Zoning Map Amendment from A

(Agriculture) district and undesignated Caltrans property to P (Planned Community) district, and a Planned Community Permit and Development Review Permit for a 255 room hotel and 200,000 square foot office building on a vacant 10-acre project site. The project is located in the southwest quadrant of Highway 101 and Moffett Boulevard.

- Status: Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Stephanie Williams](#)
- Applicant: Broadreach Capital Partners

67. 186 East Middlefield Road

On May 17, 2016, the City Council approved a Planned Unit Development Permit and Development Review Permit for an 8-unit condominium project over a shared parking podium, replacing several small residential structures, and a Heritage Tree Removal Permit to remove four Heritage trees. The project will be oriented toward Flynn Avenue and will not remove the structures facing East Middlefield Road. This property spans the block between East Middlefield Road and Flynn Avenue between Tyrella Street and North Whisman Road in the R3-2 (Multiple-Family Residential) district.

- Status/Next Step(s): Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: DeNardi Homes

68. 500 Ferguson Drive

In June 2015, the City Council approved a Planned Community Permit and Development Review Permit to construct 394 residential apartments and 3,000 square feet of commercial space in two, four-story buildings over an underground parking garage. The project is located in the P-37 (South Whisman) Precise Plan and is part of the South Whisman Master Plan.

- Status/Next Steps: Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Jeff Roche](#)

- Applicant: EFL Development

69. **394 Ortega Avenue**

On September 20, 2016, the City Council approved a Planned Community Permit and Development Review Permit for a 4-story, 144-unit apartment building with 2 levels of underground parking to replace a single-family home and accessory structures on a 1.62-acre project site. The project is located on the southwest corner of Ortega Avenue and California Street in the P-40 (San Antonio) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: San Antonio
- Project Planner: [Eric Anderson](#)
- Applicant: Anton Development Company

70. **277 Fairchild Drive**

On June 9, 2015, the City Council approved a Planned Community Permit for a 22-unit rowhouse development and a Heritage Tree Removal Permit for the removal of eight Heritage trees on a 1.47-acre site. The project is located on the south side of Fairchild Drive between North Whisman Road and Tyrella Avenue in the P-32 (Evandale) Precise Plan.

- Status/Next Step(s): Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Warmington Residential

71. **Shorebreeze Apartments (460 North Shoreline Boulevard)**

On January 30, 2018, the City Council approved a Precise Plan Amendment to the P-5 (460 Shoreline Boulevard) Precise Plan, a Planned Community Permit and Development Review Permit to construct 62 affordable units in an existing affordable housing community (Shorebreeze Apartments) to replace 12 affordable units, and a Heritage Tree Removal Permit for the removal of 22 Heritage trees on a 3.4-acre project site. The project is located on the west side of North Shoreline Boulevard between Montecito Avenue and Wright Avenue in the P-5 (460 Shoreline Boulevard) Precise Plan.

- Status/Next Step(s): Under construction.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Lata Vasudevan](#)
- Applicant: MidPen Housing

72. **580 - 620 Clyde Avenue**

On June 7, 2016, the City Council approved a Zoning Map Amendment from ML (Limited Industrial) to P (Planned Community) district, a Planned Community Permit and Development Review Permit for a new 5-story, 178,477 square foot office building and a three-story parking garage to replace two, one-story light industrial buildings totaling approximately 75,000 square feet, and a Heritage Tree Removal Permit for the removal of 29 Heritage trees on a 5.15-acre project site. The project is located on the west side of Clyde Avenue between Maude Avenue and Clyde Court in the ML (Limited Industrial) district.

- Status/Next Step(s): Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Renault & Handley

73. **315 and 319 Sierra Vista Avenue**

On September 11, 2018, the City Council approved a Planned Unit Development Permit, Development Review Permit, and Tentative Map for a new 15-unit rowhouse project, and a Heritage Tree Removal Permit for the removal of four Heritage trees on a 0.9-acre project site. The project is located on the east side of Sierra Vista Avenue between Montecito Avenue and San Luis Avenue the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Steps: Under construction.
- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Erin Horan](#)
- Applicant: Classic Communities

74. **1075 Terra Bella**

On September 25, 2019, the Zoning Administrator approved a one-year Permit Extension for a Conditional Use Permit for an office use, a Development Review Permit to construct a new

2-story, 19,301 square-foot office building on a 1.3-acre project site; a Heritage Tree Removal Permit to remove 29 Heritage trees; and a Parcel Map to merge three parcels into one parcel. The project is located on the south side of Terra Bella Avenue between Linda Vista Avenue and San Rafael Avenue in the MM (General Industrial) district.

- Status/Next Step(s): Under construction.
- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: Calvano Development

75. Flower Mart (525, 555 and 769 East Evelyn Avenue)

On April 30, 2019, the City Council approved a General Plan Amendment from General Industrial and Medium Density Residential to High Density Residential, a Zoning Map Amendment from P-30 (Sylvan-Dale) Precise Plan and R3.2-2 (Multiple-Family Residential) to R-4 (High-Density Residential), a Planned Community Permit and Development Review Permit to construct 471 new apartment units with the dedication of a 0.68-acre public park, and a Heritage Tree Removal Permit for the removal of 13 Heritage trees on a 5.89-acre project site. The project is located on the south side of East Evelyn Avenue between Moorpark Way and South Bernardo Avenue in the R3 (Multiple-Family Residential) district.

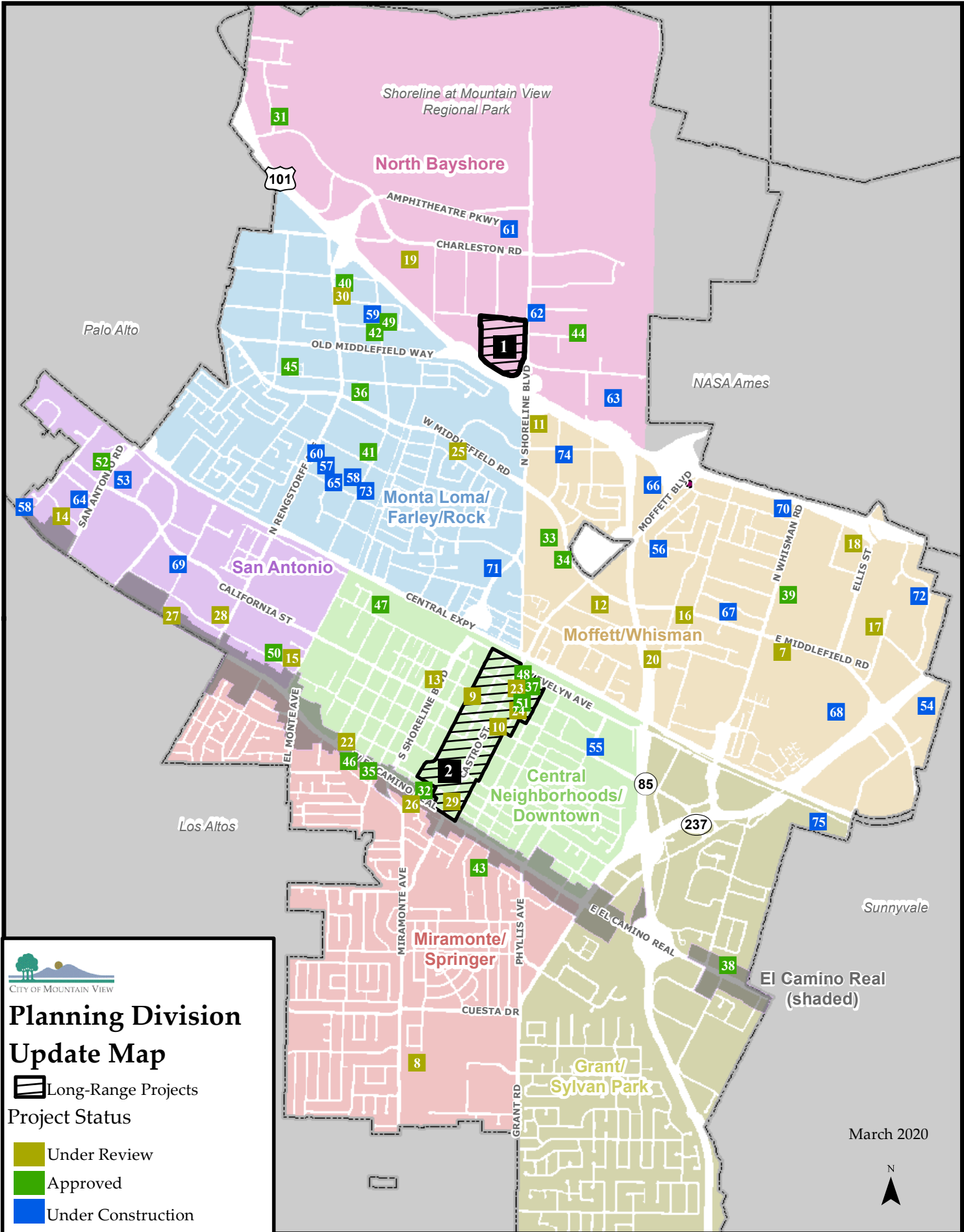
- Status/Next Step(s): Under Construction.
- Planning Area: Grant/Sylvan Park
- Project Planner: [Jeff Roche](#)
- Applicant: Prometheus Real Estate Group
- Website: [555 E. Evelyn Avenue](#)

76. 1950 Montecito Avenue

On March 26, 2019, the City Council approved a Planned Unit Development Permit and Development Review Permit for a 33-unit rowhouse development and a Heritage Tree Removal Permit to remove 22 Heritage trees on a 1.85-acre project site. This project is located on the north side of Montecito Avenue between North Rengstorff Avenue and Sierra Vista Avenue in the R3-2.2 (Multiple-Family Residential) district.

- Status/Next Step(s): Under Construction.


- Planning Area: Monte Loma/Farley/Rock
- Project Planner: [Diana Pancholi](#)
- Applicant: Dividend Homes



**Planning Division
Update Map**

 Long-Range Projects

Project Status

 Under Review

 Approved

 Under Construction

March 2020

