

March 2024

Development Update City of Sunnyvale

This development update lists new development that has occurred within the city in the last 2 years. It does not list additions, individual single-family homes, or tenant improvements. If you have any questions regarding specific projects, contact the planner listed in parentheses next to the project address.

Development Update Legend		
Permit Type	Staff Contact	Phone
UP = Use Permit	Shaunn Mendrin	(408) 730-7431
SDP = Special Development	Noren Caliva-Lepe	(408) 730-7637
PM = Parcel Map (4 or fewer	George Schroeder	(408) 730-7443
VAR = Variance	Julia Klein	(408) 730-7463
TM = Tentative Map	Momoko Ishijima	(408) 730-7532
GPI = General Plan Amendment	Cindy Hom	(408) 730-7257
GPA = General Plan	Aastha Vashist	(408) 730-7458
RAP = Resource Allocation	Mary Jeyaprakash	(408) 730-7449
ER = Environmental Review	Shetal Divatia	(408) 730-7637
CC = City Council	Jeffrey Cucinotta	(408) 730-7424
PC = Planning Commission	Margaret Netto	(408) 730-7628
LAP= Landmark Alteration	Shila Bagley	(408) 730-7418
DA= Development Agreement	Robby Miller	(408) 730-7429

Project Type	Address	Description	Applicant/C ontact	Applicant/C ontact Phone	Planning Permit File No.	Planning Permit Filing Date	Planning Permit Type	Application Complete?	Planning Permit Status Date	Planner	Project Status/Planning Notes	Permit Status
Commercial	1100 N. Mathilda Ave.	Reduced Project (MPP-File No. 2020-7592) 254-room hotel and 8751 s.f. meeting area and 7,300 s.f. F&B. MPP - Approved (8/24/2021), MPP 2022- 7439 (permit extn)	DoveHill Capital Management, LLC Jake Wurzak	215-433-1202	2017-8044, 2020- 7592	12/20/2017	ER SDP	Deemed Complete	10/4/2021	Shetal Divatia	MPP for reduced project approved by staff 8/24/21PRC comments provided on 2/14/18, 4/4/18, 6/1/18, and 8/1/18. Approved by Plannning Commission on 1/28/2019. Building permit plan check phase. Modified smaller project - approved (MPP)	Permit expires on 8/24/23 (w/1-yr extn).
Commercial	1101 Elko Dr.	Allow a 51 unit room hotel and Variance from front setback requirement.	Hiten Suraj/Stay Cal Hotels	650-799-9636	2014-7488	6/4/2014	UP VAR ER	Deemed Complete	10/16/2016	Momoko Ishijima	Approved by Planning Commission on 11/10/14. Under Construction PLNG-2023- 0730 PR submitted for branding change. PC Study Session completed 11/23/23. MPP application submitted for exterior changes PLNG-2023-0879 - under review	Permit Exercised
Commercial	100 Altair Way (former 150 Aries Way)	Allow a new seven-story office building totaling 134,324 sq. ft. with 4 levels of underground parking. The project would replace the exisiting residential/commercial building and the exisiting downtown post office. Related to the proposed downtown specific plan amendments and EIR (2017-8047).	Minkoff Group	408-888-3066	2016-7438	5/18/2016	GPA RZ SDP	Deemed Complete	12/8/2020	Shaunn Mendrin	Approved by Planning Commission on 10/12/20	Permit Exercised
Commercial	898 E. Fremont Ave.	Demolish and reconstruct an existing gas service station and add a new 3,725 square building consisting of a 2,398 sq. ft. covenience store and 1,327 restaurant tenant and associated site improvements.	Petroleum Investments, LLC James Lin	650-346-8282	2016-7978	11/15/2016	ER SDP	Not Complete	5/3/2019	Aastha Vashist	PRC comments provided on 2/14/2024 and PC Study Session held on 2/12/2024.	Pending Approval

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Commercial	1060 Stewart Dr.	Demolish seven (120,399 s.f.) of the nine (293,455 s.f.) existing mini-storage buildings; construct two, 4-story, mini-warehouse buildings (170,016 s.f. and 147,376 s.f., total new 317,392 s.f.), resulting in a total of 490,448 s.f. for the entire site (net new 196,993 s.f.), resulting in 43.4% Lot Coverage and 166% FAR for the public storage (self storage) use. (s.f. noted is all self-storage/warehouse).	Lars Andersen & Assoc. Inc.	559-978-7059	2017-7912, 2022-7472	11/2/2017	ER UP	Deemed Complete	11/7/2019	Shetal Divatia	PC Study Session 4/8/19. PC approved on 9/23/19.	Permit expires on 9/23/2023 (w/1-yr extn); Permit Extn(2) expires 9/23/2024
Commercial	1296 Lawrence Station Rd.	Redevelop a 48,352-square foot industrial property. Demolish one existing office building and construction one new 6-story hotel building totaling 105,553 square feet and 44.3% lot coverage, with 80 parking spaces.	Sunnyvale Holdings LLC Baywood Hotels	650-208-2988	2017-8060	12/28/2017	UP	Deemed Complete	8/25/2020	Kelly Cha	Approved by Planning Commission on 6/16/2020; Appeal approved by City Council on 8/25/2020	Permit expires on 8/25/2024 (PLNG-2023-0307)
Commercial	1300 Sunnyvale-Saratoga Rd.	Remove existing fueling canopy and kiosk at the Shell gasoline station, and construct a new 3,155 sq. ft. convenience store, 206 sq. ft. quick service restaurant (QSR), storage, and a 2,744 sq. ft. canopy over the fueling area.	M I Architects	Muthana Ibrahim 925-278-1174	2020-7183	3/9/2020	SDP	Not Complete	4/3/2020	Aastha Vashist	PRC comments provided on 4/15/2020	Pending Approval
Commercial	1213 W El Camino Real	Rebuild the existing fire damaged motel building. The project proposes site improvements including parking, landscaping and trash enclosure upgrades. No net new unit or area is proposed.	Mora Architects/ Patrick Mora	415-948-7471	2020-7294	5/21/2020	SDP	Deemed Complete	6/8/2020	Aastha Vashist	Project approved on 10/17/2022. Building permit under review.	Permit expires on 10/17/2023
Commercial	111 W Evelyn Ave	A new 4 story office building located over the existing surface parking lot with 62,450 sf of office, 64 below grade parking spaces and site improvements. Also includes a Development Agreement to exceed the allocated floor area for the block (See 2020-7570).	Chang Architecture	650-269-4013	2020-7474 (SDP) & 2020-7570 (DA)	8/5/2020	SDP DA	Not Complete	4/5/2021	Aastha Vashist	PRC comments provided on 8/2/2023 and 11/21/2023.	Pending Approval
Commercial	245 W Weddell	To redevelop an existing 62-unit affordable housing development which consist of demolition of one apartment building with 32 apartment units and construction of a new six-story, 93-unit building, and rehabilitating an existing apartment building with 30 affordable apartment units resulting in a total of 123 units.	First Community Housing	408-291-8650 x30	2020-7620	10/7/2020	SDP ER	Deemed Complete	11/8/2021	Cindy Hom	Permit expires on 11/8/24.	

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Commercial	480 S Mathilda Av	New 3 story mass timber office building with 127,886 sf and 2 levels of underground parking with 256 parking spaces (includes tandem spaces). FAR is 2.3 and Lot Coverage is 78%. Project exceeds allocated Office Floor Area for the site and requires a Development Agreement (see file 2021-7281).	The Minkoff Group	650-961-2187	2021-7280 (SDP) & 2021-7181 (DA)	4/15/2021	SDP DA	Deemed Complete	8/2/2021	Shaunn Mendrin	Approved by City Council	Pending
Commercial	156 S Murphy Av	To allow for exterior modifications, interior remodel and second floor addition to an existing one-story commercial building (Fibbar MaGee Restaurant). The project includes extending into 152 & 159 S Murphy Ave and adding full-service alcohol license into the new restaurant space.	Desmond Nolan & Liam Balfe	650-492-3434	2021-7203	3/17/2021	LAP SDP	Deemed Complete	3/2/2022	Mary Jeyaprakash	Approved by HPC on 3/2/2022. Building Permit Application Approved on 8/22/2023.	Permit Exercised
Commercial	1220 Oakmead Py	To construct a new six-story hotel with 152 rooms.	Arris Studio Architects	805-547-2240 x113	2022-7080	2/10/2022	ER PLR UP	Deemed Complete	1/9/2023	Kelly Cha	Approved at the Planning Commission hearing on 1/9/2023. Awaiting building permit submittals.	Permit expires on
Commercial	1689 S Wolfe Rd	To allow for one two-story office building over a podium parking and one single-story office building.	Joseph Bellomo Architects	650-326-0374	2022-7340	6/1/2022	SDP	Deemed Complete	2/15/2024	Mary Jeyaprakash	Pending Approval	Pending
Commercial	301 W McKinley Av.	Consider addition of 3,118 sq. ft. (to Bldg E, Subblock 2 in Block 18, DSP) and allow a full service restaurant and min golf entertainment.	Tipsy Putt LLC/Brandon Robinson	925-354-0763	2022-7208	4/4/2022	SDP	Deemed Complete	8/24/2022	Mary Jeyaprakash	Approved by ZA on 8/24/2022. Building permit application approved on 11/3/2023.	Permit expires on 8/24/2024
Industrial	1081 Innovation Way	Allow a new 2.43M sq. ft. office campus with 70% FAR development in a MP-TOD Zoning District. (Juniper Networks).	Juniper Networks/RM W Architects	408-294-8000	2002-0223	1/22/2002	SDP	Deemed Complete	5/14/2002	Noren Caliva-Lepe	Two buildings completed.	Permit Exercised
Industrial	589 W. Java Dr.	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	6/13/2011	SDP	Deemed Complete	3/5/2019	Noren Caliva-Lepe	Amenity building foundation completed. Buildings are not yet built.	Permit Exercised
Industrial	1194 N. Mathilda Ave.	Allow a new 248,259 sq. ft., 5-story office/ R & D building over a 3-level parking structure attached to the building (including one-level of underground basement parking. Project includes reconfiguration of existing surface parking lot.	FSP-Sunnyvale Office Park, LLC	213-629-2100	2015-7400	5/14/2015	SDP ER	Deemed Complete	7/18/2018	Margaret Netto	Approved by Planning Commision on 6/28/16. I year permit extension approved 6/13/18. Permit Expired	Permit extended to 6/28/2020 under 1183 N. Mathilda Ave.

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Industrial	1050 Kifer Rd.	Redevelop a 21.7-acre site (Intuitive Surgical), including construction of two new four-story office/R&D buildings and two parking structures resulting in 755,144 square feet and 80% Floor Area Ratio (FAR). Project includes retention of an existing one-story building and a multi-use trail, and is located within the future Lawrence Station Area Plan.	Intuitive Surgical, Larry Crist	415-395-7228	2016-7212	3/15/2016	UP ER	Deemed Complete	8/29/2023	Noren Caliva-Lepe	Phase I completed and occupied. Phase II not yet constructed, under plan check.	Permit Exercised
Industrial	360 Caribbean Dr.	Major Moffett Park Special Development Permit for the redevelopment of a 40.5 acre site for two new 5-story R&D office buildings totaling 1,041,890 s.f. including a 4-level parking structure resulting in 59% FAR. The existing 710,381 s.f. of office & manufacturing buildings will be demolished.	Google LLC Peter McDonnell	415-336-4886	2017-8042	12/20/2017	SDP	Deemed Complete	6/10/2020	Shaunn Mendrin	PC hearing on 2/24/2020, recommend approval to CC. Approved by CC 5/20/20	Permit Exercised
Industrial	810 W. Maude Ave.	Phase 2 of the W. Maude Ave Campus project to construct two 4-story R&D office buildings of approximately 162,000 each and a 5-level parking structure. An existing approximately 58,188 s.f. building is to be retained. A total of approximately 382,188 s.f. and 85% FAR is requested.	SIMEON Commercial Properties, Curt Setzer	415-986-2002 x21	2017-7066	1/26/2017	ER UP	Deemed Complete	12/12/2018	Margaret Netto	Planning Commission recommended approval on 11/12/18. City Council approved on 12/4/18. Building permit active.	Permit expires on 12/4/2020.
Industrial	275 N. Mathilda Ave.	Redevelop three industrial properties totaling 3.54 acres. Demolish three existing commercial/office/R&D buildings (totaling 51,075 sq. ft.) and construct a new four-story office/R&D building totaling 123,000 square feet and 79% floor area ratio (FAR). Project also includes a new four-and-a-half level, above-ground parking structure.	Irvine Company Carlene Matchniff	408-957-1265	2018-7432	6/1/2018	Plan Review	Deemed Complete	12/12/2019	Margaret Netto	PRC comments provided on 1/18/17, 5/3/17 and 2/28/18. DEIR public review period ended. PC approved on 4/18/19; CC approved 4/23/19. Building Permit under review Under construction.	Permit expires on 1/28/2021.
Industrial	1389 Moffett Park Dr.	Major Moffett Park Design Review Permit for a new four-story 123,595 s.f. office building and associated site improvements resulting in a 47% FAR.	RMW Architecture and Interiors Russ Nichols	408-755-3111	2018-8050	12/21/2018	SDP	Deemed Complete	9/5/2019	Margaret Netto	PRC comments provided on 1/30/2019. Plannning Commission approved on 9/9/19.	Permit expires on 9/9/2021.
Industrial	888 Ross Drive	Redevelop the site with 391,131 square feet of office and R&D buildings and five level parking structure. (2-five story buildings) 100% FAR. Net new area-252,968 square feet.	STP Property LLC Perry Hariri	408-580-1438	2018-7833 and 2019-7860	10/5/2018	ER Plan Review	Deemed Complete	11/7/2019	Margaret Netto	PRC comments provided on 11/28/2018, 4/17/19 and 11/20/19. 06/16/20 Approved 11/17/20 TOA complete.	Approved

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Industrial	932, 950, 945-955 Kifer Rd	Redevelop three industrial properties totaling 32.4 acres. Demolish two existing industrial/office/R&D buildings and three accessory structures and construct two new three-story office/R&D/manufacturing buildings totaling 1,211,000 sq. ft. (including 148,000 sq. ft. of basement space); an 11,000 sq. ft. freestanding amenity building for a total combined FAR of 77%. The project also includes a five-level, above ground parking structure with an attached 12,000 sq. ft. central utility plant. A parcel map is proposed to merge four existing lots into two. Development Agreement, Ord. 3182-21.	Foster+Partners Peter Sokoloff	628-895-0150	2019-7557	7/19/2019	PM SDP DA	Deemed Complete	9/14/2021	George Schroeder	Approved by the City Council on September 14, 2021. The south site R&D building and parking structure are under construction. Modification permit (2022-7369) submitted in June 2022 to relocate the approved underground parking on the north site to a new parking structure on the adjoining property in the City of Santa Clara, along with other minor site and architectural changes. The modifications will be considered by the Planning Commission and City Council.	Permit expires on 10/28/2036
Industrial	1230 E Arques Ave	To construct three industrial/warehousing buildings resulting in 514,700 s.f. and 45% FAR on three contiguous parcels. The project proposes to demolish existing 6 buildings (totaling 313,485 s.f.)	HPA	949-862-2113	2022-7490	8/4/2022	ER MPP	Deemed Complete		Noren Caliva-Lepe	Under review.	Pending approval
Industrial	974 E Arques Ave	To allow the demolition of an existing recreation center and six-level parking structure and construct a new 592,567 square foot research and development (R&D) building along Central Expressway. Demolish four buildings (928 East Arques Avenue, 242 Commercial Street, 230 Commercial Street, and 222 Commercial Street) and construct a seven-story parking structure along Commercial Street. Install associated site improvements around the proposed R&D building and parking structure. Demolish the building at 930 East California Avenue and allow for the expansion of an existing PG&E electrical substation at 930 East California Avenue. Retain four existing industrial/office/R&D buildings, including Building 81 (974 East Arques Avenue), Building 85 (978 East Arques Avenue), a central utility plant, and the building at 930 East Arques Avenue. The project includes merging seven existing lots together to form a larger campus parcel, and one existing lot would remain at 222 Commercial Street	RMW Architecture Interiors	(415) 781-9800	PLNG-2023-0134	2/23/2023	UP VAR DR ER		2/12/2024	Cindy Hom	Deemed incomplete on 3/15/23. Resubmitted on 5/17/23. Provided comments on 6/20/23. Resubmitted on 8/29/23. Provided comments on 9/29/23. Planning Commission Study Session held on 10/9/23. Community Outreach meeting held on 10/12/23.	Pending approval
Industrial	333 MOFFETT PARK DR	New three-story office building over three levels of podium parking.	HGA	(510) 488-6730	PLNG-2023-0749	10/19/2023	Site Master Plan	Not Complete		Margaret Netto	PRC comments provided 11/2/2023	Pending approval

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Mixed Use	2502 Town Center Ln.	CityLine/STC Phase I: Mixed-use project with 293 residential units, 314,199 sf office, 431,077 sf retail (includes 1,800 seat movie theater).	2016-7290: STC Venture LLC	650-377-5712	2007-0030, 2016-7290, 2016-7968, and 2017-7527 (see 311 W. Iowa for project information)	11/10/2016	2007-0030: SDP 2016-7290: SDP 2016-7968: SDP 2017-7527: ER SDP TM	Deemed Complete	11/7/2018	Noren Caliva-Lepe	2007-0030: Approved by City Council on 2/6/2007. 2016-7290: Approved by Planning Commission 5/23/16. 2017-7527: Approved by Planning Commission on 5/29/18.	Permit Exercised
Mixed Use	871 and 895 E. Fremont Ave.	Redevelop a 5.49-acre site with 138 residential units (39 townhomes and 99 apartments) plus 6,934 square feet of retail/office use with surface and underground parking. Project involves Rezoning of 895 E. Fremont Ave. from C-1/ECR to R-3/ECR and preparation of an Environmental Impact Report (EIR).	De Anza Properties, Kathy Symnriotis	408-738-4444	2014-7373 (Previous 2013-7528 & 2014-7093)	7/16/2014	RZ ER SDP TM	Deemed Complete	12/13/2016	Noren Caliva-Lepe	Approved by the City Council on 12/13/16. EIR certified by the City Council on 12/13/16. Underground parking garage under construction.	Permit Exercised
Mixed Use	1250 Lakeside Dr.	Allow two new buildings: 1) a 6-story, 263 room hotel with an attached 3,000 sq. ft. restaurant and an attached 3-level above grade parking structure, and 2) 5-story, 250 unit apartment building over a 2-level podium parking garage. Includes an amendment to the Lakeside Specific Plan.	Sunnyvale Partners, Ltd.	814-574-3642	2015-7576	7/15/2015	ER SDP SP	Deemed Complete	1/10/2020	George Schroeder	Residential building completed in August 2021 Foundation permit for the hotel issued. Superstructure permit in plan check.	Permit Exercised
Mixed Use	1100 and 1124 W. El Camino Real	Mixed-use development with 111 flats, 5 single-family homes, and 30,271 square feet of commercial space.	El Camino Grape Mixed-Use LP John Vidovich	650-209-3232	2018-7798	9/26/2018	ER SDP TM	Deemed Complete	11/7/2019	Jeffrey Cucinotta	11/27/2023: Study Session with PC 11/30/2023: Community outreach meeting scheduled 4/17/2024: PRC comments due to applicant	Pending Approval
Mixed Use	1155 Aster Ave.	Redevelop a 16.82-acre property. Demolish seven existing industrial buildings, two commercial buildings, and construct a new mixed-use project. Project consists of a 4-to-5-story apartment/commercial bldg with wrapped above-grade parking structure; (2) 2-to-7-story condo bldgs above podium parking structures; and (20) 2-to-3-story townhome bldgs with individual unit garages. Residential: 741 total units (412 rental /329 ownership) at a density of 44 du/ac. Commercial: 1,500 sq. ft. on the ground floor of the apt bldg. Publicly-Accessible, Privately-Owned Open Space: 2.3 acres.	Olympic Residential Group Dan Diebel	415-947-7887	2018-7513	6/28/2018	ER SDP TM	Deemed Complete	3/5/2020	George Schroeder	Apartments, condos, and townhomes under construction.	Permit expires on 2/11/2023 (one-year extension approved.)

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Mixed Use	300 S. Mathilda Ave.	Allow a new six story office building with ground floor retail, one level of below grade parking, two levels of above ground parking with four levels of office above parking.	STC Venture LLC Josh Rupert	408-255-4100	2019-7923	11/14/2019	SDP	Deemed Complete	3/5/2020	Aastha Vashist	Approved by PC on 9/27/2021. Building permit under review.	Permit expires on 9/27/2023
Mixed Use	200 W. Washington Ave.	Construct two 7-story mixed use buildings (610,212s.f.) with ground floor retail (50,892s.f.), second level commercial flex space (22,105s.f.), two levels of below grade parking (786 parking spaces) and six levels of office use (499,800 s.f.) above retail; shared ground floor services area (37,415s.f.), existing Macy's building to be removed.	STC Venture LLC Josh Rupert	408-255-4100	2020-7110	2/12/2020	SDP TM	Deemed Complete	4/5/2021	Shaunn Mendrin	3/29/2021 - Approved by Planning Commission	Permit Expires 3/29/23 +DA Years
Mixed Use	200 S. Taaffe St.	Allow a mixed use development including two 12-story residential buildings with 479 units and 37,300 sf retail use in DSP Block 3.	STC Venture LLC Travis Duncan	650-377-5820	2020-7262	5/14/2020	SDP TM	Deemed Complete	4/5/2021	Shaunn Mendrin	1/11/21- Approved by Planning Commission	Permit Expires 1/11/23 +DA Years
Mixed Use	166 E Fremont Ave	Redevelop portion (2.77 ac) of a shopping center with a mixed use project that includes demolishing 10,500 s.f. of commercial space, retain 8,094 s.f. commercial space, and construction of 50 residential codo units in four, 4-story buildings with associated parking and common public open space and 5-lot subdiviion (SB 330 Submittal)	The True Life Companies	925-380-1699	2020-7525	8/28/2020	SDP TM	Deemed Complete	1/27/2021	Shetal Divatia	Approved by CC (9/8/2021) Approved by PC (7/12/2021) Incompleteness Letter provided (8/25/2020), Compliance Letter provided on 2/26/2021; pending Planning Commission Study Session (5/24) and Public Hearing (7/12). Bldg Permit Plans submitted.	Permit expires on 9/8/2023
Mixed Use	102 E Fremont Ave	Redevelop a portion (westerly portion - 1.81 acre site) of an existing shopping center (Fremont Corners) into a mixed-use Village Center with 3,384 square feet of commercial space and 35, four-story townhome-style condominiums with associated parking and site improvements including common public open space; and subdivide the lot into five lots and 35 condominiums. (SB 330 submittal)	TTLc Sunnyvale FC, LLC	925-380-1699	2021-7161	3/5/2021	ER SDP TM	Deemed Complete	3/31/2021	Shetal Divatia	Provide Compliance Comments by 11/5/2021 Provided Incompleteness comments -2 on 9/3/2021 Provide Incompleteness comments by 4/9/21 PC - SS on 2/28/22 PC - Public Hearing on 6/27/22; Approved w/COAs. CC - 8/9 (appealed by applicant)	Pending
Mixed Use	877 W Fremont Ave	New mixed-use Village Center development with 110 residential units, 35,393 sf of medical office and a new public park.	Silver Lake Foothill LLC	650-815-8521	2021-7922	12/9/2021	UP TM	Deemed Complete		Aastha Vashist	Approved by Planning Commission on 8/14/2023.	Permit valid until 8/14/2025
Mixed Use	1154 Sonora Ct	Redevelopment of a 1.88-acre site within LSAP. The project proposes a new mixed-use project consisting of a seven-story building with 173 residential units and 142,270 s.f. office.	SKS Partners	415-733-8209	2022-7270	5/2/2022	SDP ER PM DA	Not Complete		Aastha Vashist	Approved by City Council on 11/28/2023.	Permit expires 11/28/2033
Mixed Use	1170 Sonora Ct	Redevelopment of a 1.09-acre site within LSAP. The project proposes a new mixed-use project consisting of a seven-story building with 107 residential units, 377 s.f. retail, and 79,211 s.f. office.	SKS Partners	415-733-8209	2022-7271	5/2/2022	SDP ER PM DA	Not Complete		Aastha Vashist	Approved by City Council on 11/28/2023.	Permit expires on 11/28/2033

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Mixed Use	1035 W El Camino Real	Redevelop the site with a mixed-use development consisting of a convalescent hospital building (four-story, 72,000 sq. ft., and 52-bed capacity) and a senior housing building (six story building with ground floor non-residential, 114 independent living units, and 36 assisted living accommodations).	Nolan Weinberg	(858) 922-8331	PLNG-2023-0234	3/29/2023	SDP ER	Not Complete	11/25/2023	Jeffrey Cucinotta	PRC comments for Submittal 4 sent to applicant on 2/28/2024.	Pending approval
Mixed Use	205 E Washington Ave	This is a new 57,514 sq.ft. five-story mixed-use (office & retail) building with two-level below grade parking structure on a 12,914 sq.ft. / 0.29 acre lot. Project scope included the construction of the Core & Shell building, site improvements such as sidewalk, bicycle rack, street trees and landscape improvements.	Askari Development Group	408-472-5490	PLNG-2023-0066	1/23/2023	SDP ER	Not Complete		Margaret Netto	PRC comments sent 5.11.23. PRC comments sent 10.4.23	Pending approval
Mixed Use	1123 Lawrence Expy	Formal SB 330 Application seeking a vesting tentative tract map to develop a mixed-use 100-unit townhome condominium development, of which 15 units will be below market rate ("moderate income"). Additionally, 10,000 SF of commercial space is proposed.	The True Life Companies	(925) 330-8930	PLNG-2023-0302	4/26/2023	SDP TM ER			Jeffrey Cucinotta	PRC comments for Submittal 3 due to applicant on 4/13/2023	Pending approval
Mixed Use	352 E JAVA DR	Moffett Park Specific Plan Site Master Plan for the proposed redevelopment of an existing industrial/office building to 307 residential dwelling units.	LLC, MPG Java Drive	(562) 480-6239	PLNG-2023-0756	10/24/2023	Moffett Park Specific Plan Site Master Plan	Not Complete		Margaret Netto	PRC comments provided on 2/8/2024	Pending approval
Mixed Use	781 E El Camino Real	Consider mixed-use redevelopment of 136,444 sf Hacienda Plaza with 314 units (45 townhomes in three stories and 269 apartment units in seven stories) and 10,000 sf retail, that wraps around the parking garage and retains 6,047 square feet of existing retail. The 314 total residential units include 41 below market rate units. The proposal includes creation of three (3) lots from Parcel A which is in the process of review/approval for Lot Line Adjustment with DPW.	Fearn Consulting Group	(415) 748-2302	PLNG-2023-0896	12/22/2023	SDP	Not Complete	3/28/2024	Mary Jeyaprakash	Pending Approval	Pending
Mixed Use	562 S Mathilda Ave	To construct a four-story mixed-use building, consisting of 3,924 sf ground floor retail space and 25 residential units.	LPMD ARCHITECTS	408-859-2845	PLNG-2024-0095	2/9/2024	SDP PM	Not Complete		Cindy Hom	PRC comments provided on 2/28/2024	Pending
Mixed Use	929 E Duane Ave	Village center site consisting of 81 residential units and a mixed-use building.	Wood Rodgers	415) 596-823	PLNG-2024-0083	2/6/2024	SDP TM	Not Complete		Margaret Netto	PRC comments provided on 2/28/2024	Pending

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Other	331 E Weddell Dr	To allow the demolition of two hotel buildings and the construction of a surface parking lot with associated site improvements.	Kier & Wright	(408) 727-6665	PLNG-2022-7728	11/11/2022	Use Permit	Deemed Complete	12/11/2023	Cindy Hom	Provided comments on 12/12/22 Provided comments on 4/11/23 Deemed complete on 7/3/23 Item continued from the Zoning Administrator hearing on 7/11/23. Zoning Administrator Approval granted on 10/11/23. Appeal to uphold Zoning Administrator Approval on 12/11/23.	Pending
Public Facilities	581-583 E. Fremont Ave.	Redevelop a 2.31-acre property with PF Zoning Designation. Demolish two existing religious institution buildings (Trinity United Methodist Church) and construct new two-to-three-story, 90-unit residential care facility for elderly (50 assisted living units and 40 memory care units) with 120 beds, above a level of underground parking, totaling 78,019 square feet and 77% floor area ratio (FAR) (No medical clinic is proposed as part of this application).	Sunrise Senior Living Jerry Liang	703-744-1873	2019-7214	3/20/2019	UP	Deemed Complete	12/12/2019	Margaret Netto	PRC comments provided: Building permit active 4/17/19 5/29/19 6/28/19 8/21/19 and 10/30/19. Approved by PC on 12/9/19.	Permit expires on 12/9/21.
Residential	331 Beemer Ave.	Subdivide one lot into two lots (flag lot configuration), and build two new single-family homes over 45% FAR. Includes demolition of existing single-family home.	Forte Construction and Design	408-667-0699	2015-7886	5/20/2015	DR PM UP	Deemed Complete	1/10/2020	Aastha Vashist	PC approved on 2/25/19. Building permit under review.	Permit expires on 2/25/2024.
Residential	1 AMD Place	Redevelop a site to construct 1,074 dwelling units (130 townhomes, 887 mid-rise apartments, 57 walk up apartments) including extension of a public street, and dedication of a 6.5 acre public park.	Irvine Company	408-957-1265	2016-8035	11/30/2016	ER RZ SDP PLR TM	Deemed Complete	1/10/2020	Margaret Netto	PRC comments provided on 1/18/17, 5/3/17 and 2/28/18. DEIR public review period ended. PC approved on 4/8/19. CC approved on 4/23/19. Building permits under review. Under construction.	Permit expires on 4/23/2021.
Residential	18771 E. Homestead Rd.	Request a 5-lot subdivision and development of 5 new single family homes on a 0.80 acre lot.	Dutchints Development LLC Scott Stotler	408-309-2163	2017-7816	10/2/2017	SDP TM	Deemed Complete	2/14/2020	Momoko Ishijima	PC approved on 11/26/18. Building Plan Check review Final Map approval CC 7/28/20. Under construction	Permit exercised

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Residential	220 Carroll St.	Redevelop two single-family properties totaling 0.58 acres. Demolish two single-family homes and construct 16 townhome units, resulting in a total of 16 units and a density of 26 du/acre. The project consists of two three-story buildings.	Samir Sharma	206-931-4169	2019-7233	3/27/2018	SDP	Deemed Complete	3/6/2020	Aastha Vashist	Approved by Planning Commission on 12/14/2020 Under construction.	Permit exercised
Residential	475 N. Fair Oaks Ave.	Redevelop a 35,903 sq. ft. lot multi-family property. Demolish 2 single family homes, a rectory, 2 accessory structures and construct 2 structures with resulting in a total of 18 townhomes and has a density of 22 du/acre. The project consists of 3-story buildings.	ADL 11 LLC Rob Dowling	650-248-0941 650-209-6500	2019-7415	5/29/2019	SDP	Deemed Complete	3/5/2020	Cindy Hom	Permit exercised.	Approved
Residential	925 S. Wolfe Rd.	Demolish 130 apartment units (The Landmark) on a 5.35-acre lot and construct 128 condominium units (net loss 2 units) and subdivide one lot into 19 parcels.	Summerhill Homes David Kornfield	650-842-2278	2019-7142	2/26/2019	UP TM ER	Deemed Complete	1/10/2020	Momoko Ishijima	PRC comments provided on 6/4/2019. PC approved on 10/14/19. Building permit plan check review. Demo/Grading Permits issued Under construction	Permit exercised
Residential	210 and 214 W. Ahwanee Ave.	Updated Application - To consider a 24 unit condos in four 4-story buildings at 32 du/ac density in a 36 du/ac density zone (R-4/PD) with several deviations from development standards. Original Application made in 2018:14 unit multi-family 4-story condominiums with basement parking garage.	Tapiti Inc. Kishore Polakala	408-420-2268	2018-7006	1/3/2018	SDP	Deemed Complete	2/14/2020	Shetal Divatia	Approved by PC - 8/10/2020 submitted for Building Permit.	Permit expires (w/extns) on 8/10/2024
Residential	258 W. California Ave.	Subdivide a 9,397 square foot lot into two lots (5,129 and 4,271 square foot lots) and construct two new two-story single-family homes.	Chee-Yee Chong	650-961-7747	2019-7552	7/17/2019	TM UP DR	Not Complete	12/12/2022	Cindy Hom	Provided comments on 7/31/19 Resubmittal on 5/19/21 Provided comments on 6/16/21 Resubmitted on 9/21/21 Provided comments on 10/20/21 Resubmitted on 11/28/22 Provided comments on 12/12/12 Planning Commission Study Session 12/12/22	Pending Approval
Residential	444 Old San Francisco Rd.	Construct 8 townhome style condos; existing single family home to be removed.	SV WZREDWOOD Capital LLC Jun Zhang	408-348-6885	Old: 2020-7112 / New: 2022-7099	2/12/2020	SDP	Not Complete	3/2/2020	Aastha Vashist	Approved by Planning Commission on 8/24/2023	Permit expires on 8/24/2023

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Residential	1178 Sonora Ct.	Redevelop a 1.26-acre industrial property within the Lawrence Station Area Plan (LSAP). Demolish an existing 19,440 sq. ft. one-story industrial building and construct 177 apartment units (175 affordable units and two managers' units) with a density of 141 du/acre. The project consists of one seven-story building, including two levels of an above-ground podium parking structure.	MP Sonora Court Associates, L.P.	650-339-6181	2020-7393	7/1/2020	SDP	Deemed Complete	10/6/2020	Margaret Netto	PRC comments provided on 7/31/20 PRC comments provided on 9/01/21 Approved by PC 11/8/21	
Residential	664 W McKinley Ave	To allow a two-lot subdivision of a R-2 property and two new two-story single family residences (Lot 1: 2,062 sq. ft. including 412. 8 sq. ft. garage and 56.9% FAR and Lot 2: 1,867.6 sq. ft. including 410 sq. ft. garage and 51.5% FAR).	LEL Design, Inc	408-657-9928	2020-7440	7/22/2020	UP DR PM	Deemed Complete	11/22/2021	Momoko Ishijima	PRC comments provided 8/17/20 2nd PRC comments due 3/3/21 PC Study Session 7/12/2021 Approved by PC 1/10/2022 Under Building Permit plan check review MPP approved for one year extension PLNG-2024-0066 1/10/2025	Permit expires 1/10/2025
Residential	606 W McKinley	Create two lots and construct two two-story single-family homes resulting in 2,247 sq. ft. (1,847 sq. ft. living space and 400 sq. ft. garage) and 52% FAR for Unit 1 , and resulting in 2,337 sq. ft. (1,937 sq. ft. living space and 400 sq. ft. garage) and 54% FAR for Unit 2.	Gladysinv LLC	650-265-8676	2018-7927	11/2/2018	PM UP	Deemed Complete	5/26/2020	Mary Jeyaprakash	Approved by PC on 5/26/2020. Building permit application submitted on 2/1/2021. Under Construction.	Permit Exercised
Residential	1202 Kifer Rd	Redevelop a mixed-use property in the Lawrence Station Area Plan. Demolition of an existing office building and the construction of 29 apartment units in a 7-story building.	Pacific General Construction	408-935-9233	2021-7110	2/17/2021	ER SDP	Deemed Complete	3/1/2021	Momoko Ishijima	PRC Comments provided 3/17/2021 2nd PRC comments provided 4/4/2022 3rd PRC comments provided 9/9/2022 4th PRC comments provided 1/17/2023 5th PRC comments provided Community Outreach Meeting 7/20/2023 Planning Commission Study Session 9/25/2023 Planning Commission public hearing 10/23/2023 approved	Pending
Residential	148 and 156 Crescent Ave	To consider the demolition of one single family residence, retention of one single family residence and the construction of 18 three-story condominium units (associated with Resource Alteration Permit 2021-7265)	Crescent Ave LLC	206-931-4169	2021-7826	11/3/2021	SDP ER PM	Deemed Complete		Momoko Ishijima	1st PRC comments provided 11/29/2021 2nd PRC comments provided 2/16/2022 3rd PRC comments provided 7/5/2022 4th PRC comments provided 10/21/2022 5th PRC comments provided 6th PRC comments provided Community meeting held 12/7/2022 PC Study Session 4/10/2023 HPC public hearing 5/3/2023 PC public hearing 5/22/2023 CC public hearing 8/29/2023 Appeal denied. Project approved.	Pending

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Residential	1139 Karlstad Dr	Redevelop a 4.97-acre vacant property. Construct 135 townhome units at a density of 27 du/acre. The project consists of eight three-story and eight four-story buildings.	The Sobrato Organization	408-691-1125	2019-7576	7/26/2019	SDP TM	Deemed Complete		Aastha Vashist	Approved by Planning Commission on 5/24/2021. Building permit approved.	Permit exercised
Residential	1150-1170 Kifer Rd	Demolish existing surface parking area at the rear of two existing office buildings and construct 225 apartment units at a density of 112 du/acre. The project consists of an eight-story building inclusive of three-stories of an above-ground parking structure. The project includes a lot line adjustment resulting in a two-acre parcel for the residential project site and 3.82 acres for the parcel containing the existing office buildings to remain. The project also proposes shared parking between the office and residential parcels. Addresses included are 1150, 1170 Kifer Road and 170 San Zeno Wy.	Prometheus Real Estate Group	650-931-3448	2022-7168	3/17/2022	SDP ER	Deemed Complete	9/26/2023	George Schroeder	Approved by Planning Commission on 10/9/2023. Appealed on 10/17/2023; City Council denied appeal and upheld the Planning Commission's approval on 12/5/2023.	Approved
Residential	549 E Arques	To consider the demolition of an existing single family residence with a detached garage and the construction of three three-story attached homes and Parcel Map.	TDDG LLC	415-827-9892	2022-7039	1/24/2022	DR PM UP	Not Complete	1/18/2024	Shila Bagley	3rd PRC Comments provided on 1/18/2024	Pending Approval
Residential	838 Azure St	Develop four new two-story single family homes. The existing single family home and accessory living unit is proposed to be demolished as part of the application. Previously approved 2017-7248 had expired.	Azure Garden Llc	408-637-0073	2022-7324	5/24/2022	SDP TM	Not Complete	6/29/2022	Robby Miller	2nd PRC Comments provided on 4/14//2023	Pending Approval
Residential	1162 Sunnyvale Saratoga Rd	Redevelop existing 11-unit apartment complex into 32 condo units.	Levy Design Partners	415-777-0561	2018-7145	2/15/2018	UP TM	Not Complete		Aastha Vashist	PRC comments provided on 8/17/2022 and 8/23/2023	Pending Approval
Residential	183 and 185 N Sunnyvale Ave	To consider the demolition of two single family residences currently listed on the Heritage Resources Inventory List, and the construction of four (4) new two-story single family residences with a subdivision map (4 lots + common lot).	MArch Design	(650) 302-1987	PLNG-2022-7744	11/23/2022	UP ER RAP TM	Not Complete		Momoko Ishijima	1st PRC review current	Pending
Residential	309 N Sunnyvale Ave	To consider demolition of an existing single-family residence and detached garage, two-lot subdivision (urban lot split), and construction of two new two-story single-family residences - Dual Urban Opportunity Housing (DUOs) and two ADUs (one DUO and one ADU on each lot).	WEC & Associates	(650) 387-2692	PLNG-2022-7720	11/6/2022	MPP TM	Not Complete	12/2/2022	Mary Jeyaprakash	Pending Approval	Pending
Residential	374 Lastreto Av	Consider demolition of an existing single-family residence, subdivide the lot into two-lots (urban lot split), and construction of two new two-story single-family residences Dual Urban Opportunity units - SB9 and SB 330	Nguyen, De (Speed Construction and Development Inc.)	(650) 695-9800	2023-0002	1/3/2023	MPP/TM	Deemed Complete	8/22/2023	Mary Jeyaprakash	Approved on 8/22/2023. Building permit application submitted on 12/28/2023.	Permit expires on 8/21/2024

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Residential	640 Lakehaven	To allow subdivision of the lot into six (6) ownership lots and construction of six (6) single-family dwellings.	SDG Architects	(925) 418-9425	PLNG-2023-0138	2/27/2023	SDP TM DR	Not Complete	2/28/2024	Mary Jeyaprakash	Pending Approval	Pending
Residential	1040 E El Camino Real	Redevelop an existing shopping center ("Bell Plaza") and construct 46, 3-story townhouse units in seven buildings. The application also includes a vesting tentative parcel map to subdivide into townhouse lots.	Fearn Consulting Group	(415) 748-2302	PLNG-2023-0880	12/15/2023	SDP TM	Not Complete		Momoko Ishijima	PRC review scheduled for 4/19/2024	Pending
Residential	1171 Sonora Ct	Special Development Permit Application to allow seven-story affordable housing project with 172 residential units, including 170 BMR and two manager's units.	MidPen Housing	(650) 773-2465	PLNG-2024-0003	1/3/2024	SDP	Not Complete		Margaret Netto	PRC comments provided on 1/25/2024	Pending
Residential	1250 Oakmead Py	Redevelop a 7.93-acre site. Demolish existing office buildings and construct 103 townhome-style condo units and 215 apartment units, resulting in a total of 318 units (63 affordable) and a density of 40 du/acre.	SRGNC MF	650-377-5808	PLNG-2024-0175	3/20/2024	UP PM	Not Complete		Shila Bagley	PRC review scheduled for 4/17/2024	Pending