



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
650-903-6306 | MountainView.gov

DEVELOPMENT UPDATE – DECEMBER 2023

This bi-monthly 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. Each project subject to State Housing Laws, such as Senate Bill 35 (Streamlined Ministerial Review) and Senate Bill 330 (Housing Crisis Act), have a note next to the project description.

For inquiries and current status about a specific project (including upcoming public meetings), you can click on the project planner's name to email them directly or click on the project website, if available. 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 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. R3 (Multiple-Family Residential) Zoning Code Update

Update of the R3 (Multiple-Family Residential) zoning district standards to consider incorporating form-based development standards, incentivizing stacked flats and updating the rowhouse guidelines. The project includes public outreach, creation of form-based development standards, a design handbook, public outreach, and Study Sessions with the Environmental Planning Commission and City Council.

- Project Planner: [Eric Anderson](#)
- City Webpage: [R3 Zoning Update](#)

2. Historic Preservation Ordinance and Register Update

The Historic Preservation Ordinance and Register Update includes updating the City zoning standards regarding historic resources and the Mountain View Register of Historic Resources, which identifies all historically significant properties in the City. The update includes the creation of a Historic Context Statement, a citywide survey to identify eligible historic resources and consider nominations for Castro Street buildings on the National Historic Register. The process includes public outreach and Study Sessions with the Environmental Planning Commission and City Council.

- Project Planner: [Elaheh Kerachian](#)
- Webpage: [Historic Preservation and Register Update](#)

LONG-RANGE/POLICY PROJECTS**3. Downtown Precise Plan Comprehensive Update**

The update project includes a comprehensive update to the Precise Plan (P19) to align the plan to City's vision for Downtown. The update includes developing objective development standards, evaluating current design standards, land uses, parking, signage regulations, and other strategies. The process includes public outreach and Study Sessions with the Environmental Planning Commission and City Council.

- Project Planner: [Diana Pancholi](#)
- Webpage: [Downtown Precise Plan Comprehensive Update](#)

4. Moffett Boulevard Precise Plan

The project includes preparation of a new precise plan for the Moffett Boulevard project area, an area of approximately 20 acres, located along both sides of Moffett Boulevard north of the Downtown area and Central Expressway to W. Middlefield Road. The project will establish development standards for the project area, including land use mix, density and intensities, objective development standards, streetscape and design standards, signage regulations, parking and transportation demand management regulations, and public art and placemaking requirements. . The process includes public outreach and Study Sessions with the Environmental Planning Commission and City Council.

- Project Planner: [Aki Snelling](#)
- Webpage: [Moffett Boulevard Precise Plan](#)

DEVELOPMENT PROJECTS UNDER REVIEW

5. **365 - 405 San Antonio Road and 2585 - 2595 California Street (San Antonio Center Phase III)** Request for Amendments to the San Antonio Precise Plan, a Master Plan, a Planned Community Permit and Development Review Permit for a new 7-story, 182,352 square foot commercial building with 150,000 square feet of Transfer of Development Rights (TDR) from the Los Altos School District TDR Program; a Provisional Use Permit to allow an office use; a Heritage Tree Removal Permit to remove five Heritage trees; a Development Agreement to extend entitlements term to 7 years; and a Lot Line Adjustment to remove one lot line to combine two parcels into one parcel on a 0.99-acre project site. This project is located on the southeast corner of San Antonio Road and California Street in the P-40 (San Antonio) Precise Plan.

- Planning Area: San Antonio
- Project Planner: [Rebecca Shapiro](#)
- Applicant: Merlone Geier Partners
- City Webpage: [San Antonio Village Center](#)

DEVELOPMENT PROJECTS UNDER REVIEW**6. 301 East Evelyn Avenue**

Request for a Planned Community Permit and Development Review Permit for a 3-story, 125,000 square foot office building and a 6-level parking structure at an existing office campus with four other existing buildings to remain with 125,000 square feet of Transfer of Development Rights from the Los Altos School District TDR Program; and a Heritage Tree Removal Permit to remove 32 Heritage trees on a 16.6-acre project site. This project is located on the south side of Evelyn Avenue between SR-237 and Ferry Morse Way in the P-29 (111 Ferry-Morse Way) Precise Plan.

- Planning Area: Grant/Sylvan Park
- Project Planner: [Elaheh Kerachian](#)
- Applicant: Joe Nootbar

7. 701 West Evelyn Avenue (Marwood)

Request for a modification to a previously approved 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 no on-site parking to replace three commercial buildings, including a restaurant, office, and auto repair shop, on a 0.25-acre project site; and a Development Agreement to extend entitlements up to 10 years. The project is located on the south side of West Evelyn Avenue between Castro and Hope Streets in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Eric Anderson](#)
- Applicant: Marwood

8. 749 West El Camino Real

Request for a Planned Community Permit, Development Review Permit and Historic Preservation Permit to construct a new mixed-use development with 299 rental units, 22,338 square feet of ground-floor retail, and two levels of underground parking with a State Density Bonus with development waivers, and a Heritage Tree Removal Permit to remove 23 Heritage trees, replacing existing bank and restaurant buildings and a surface parking lot, on a 3.1-acre project site. This project is located on the southeast corner of West El Camino Real and Castro Street in the P-38 (El Camino Real) Precise Plan. *Project is subject to SB 330 and State Density Bonus Law.*

- Planning Area: El Camino Real
- Project Planner: [Margaret Netto](#)
- Applicant: Greystar
- City Webpage: [749 W. El Camino Real](#)

DEVELOPMENT PROJECTS UNDER REVIEW**9. 1255 Pear Avenue**

Request for a modification to a previously approved Planned Community Permit and a Development Review Permit to reduce the project from 425 units to 244 units due to the removal of two parcels from the project site; on a 3.60- acre project site. This project site is located on the east side of Inigo Way between Pear Avenue and La Avenida Avenue in the P-39 (North Bayshore) Precise Plan.

- Planning Area: North Bayshore
- Project Planner: [Margaret Netto](#)
- Applicant: The Sobrato Organization

10. 194-198 Castro Street

Request for a Provisional Use Permit to allow an administrative office use on the upper floors of a commercial building, and a Planned Community Permit, Development Review Permit, and a Historic Preservation Permit to construct a 3-story, 6,086 square foot building addition with rooftop amenity space to an existing two-story, 7,608 square foot historic building with office and ground-floor restaurant, replacing an existing outdoor patio, on a 0.14-acre site. This project is located on the northwest corner of Castro Street and Villa Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Hanson America LLC

11. 675-685 E. Middlefield Road

Request for a Planned Community Permit and Development Review Permit to construct a new mixed use development comprised of five new buildings, including two 7- and 8-story multi-family apartment buildings providing 688 total market rate units, an 8-story, 172-unit affordable housing multi-family apartment building, a new 6-story, 260,000 square foot office building, a new 8.5-level parking garage containing 638 parking spaces, and a 0.52-acre privately owned, publicly accessible open space to replace two, 2-story office buildings and a surface parking lot on a 10.58-acre project site; a Provisional Use Permit for rooftop amenities; a Heritage Tree Removal Permit to remove 43 Heritage Trees; and a determination that the project will prepare an Initial Study of Environmental Significance per CEQA Guidelines. This project is located on the southeast corner of East Middlefield Road and Ferguson Drive in the P-41 (East Whisman) Precise Plan. *Project subject to SB330*

- Planning Area: Moffett/Whisman
- Project Planner: [Phillip Brennan](#)
- Applicant: Prometheus Real Estate Group
- City Webpage: [685 E. Middlefield Road](#)

DEVELOPMENT PROJECTS UNDER REVIEW

12. 294-296 Tyrella Avenue

Request for a Development Review Permit to construct a 6-story, 33-unit apartment building above one-level of at-grade parking and a State Density Bonus request with development waivers and a concession, to replace an existing single-family home on a 0.63-acre project site; a Heritage Tree Removal Permit to remove nine Heritage trees; and a Parcel Map to combine two lots into one lot. This project is located on the southwest corner of Tyrella Avenue and East Middlefield Road in the R3-1 (Multiple-Family Residential) district. *Project is subject to SB 330 and State Density Bonus Law.*

- Planning Area: Moffett/Whisman
- Project Planner: [Krisha Penollar](#)
- Applicant: Tower Investment
- City Webpage: [294-296 Tyrella Ave](#)

13. 294-296 Tyrella Avenue

Request for a Development Review Permit for a new 7-story, 85-unit apartment building with 20% affordable units and a roof deck above a two-level parking garage and Heritage Tree Removal Permit to remove eight Heritage trees, replacing an existing single-family house, on a 0.63-acre project site; and a Tentative Map for condominium purposes. This project is located on the southwest corner of Tyrella Avenue and East Middlefield Road in the R3-1 (Multiple-Family Residential) district. *Project is subject to SB 330 and is being processed with the Builder's Remedy provisions of the Housing Accountability Act.*

- Planning Area: Moffett/Whisman
- Project Planner: [Krisha Penollar](#)
- Applicant: Tower Investment
- City Webpage: [294-296 Tyrella Ave](#)

14. 1500 N. Shoreline Boulevard

Request for a Planned Community Permit and Development Review Permit to construct up to: 1,914 residential units (20% affordable), a 100,000 square foot fitness center, and 20,000 square feet of retail/restaurant uses, replacing an existing movie theatre and surface parking lot, on a 15.36-acre site; a Heritage Tree Removal Permit to remove Heritage trees; and a Tentative Map to subdivision

an existing parcel into nine new parcels, including eight buildings measuring between 9 and 15 stories tall with retail uses, and one open space parcel. This project is located on the west side of North Shoreline Boulevard between Plymouth Street and US-101 in the P-39 (North Bayshore) Precise Plan. *Project is subject to SB 330 and is being processed with the Builder's Remedy provisions of the Housing Accountability Act.*

- Planning Area: North Bayshore

DEVELOPMENT PROJECTS UNDER REVIEW

- Project Planner: [Aki Snelling](#)
- Applicant: Syufy Enterprises
- City Webpage: [1500 N. Shoreline Boulevard](#)

15. 28 Devonshire Avenue

Request for a Planned Unit Development Permit and Development Review Permit to construct 6 rowhouses, replacing four existing rental units, and a Tentative Map to create six lots and one common lot on a 0.39-acre project site. This project is located on the north side of Devonshire Ave between Annie Laurie Ave and Dorchester Drive in the R3-2 (Multi-Family Residential) district. *This project is subject to SB 330.*

- Planning Area: Moffett/Whisman
- Project Planner: [Hang Zhou](#)
- Applicant: Mehdi Imaniam

16. 440 North Rengstorff Avenue

Request for an SB 330 Preliminary Application to construct a four-story residential building which contains a senior assisted living facility and 16 rental apartment units, replacing 16 existing apartment units, and a State Density Bonus with concessions and waivers from development standards, on a 0.98-acre site. This project is located on the west side of North Rengstorff Avenue between Jane Lane and Junction Avenue in the R3-2.5 (Multiple-Family Residential) district. *Project is subject to SB 330 and State Density Bonus Law.*

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Ela Kerachian](#)
- Applicant: Calson Management

17. 1110 Terra Bella Avenue & 1012 Linda Vista Avenue

Request for an SB 35 Streamlined Ministerial Review to construct a 7-story, 70-unit affordable housing development, with a State Density Bonus and development waivers and removal of 13 Heritage trees on a 0.71-acre site. This project is located on the northwest corner of Linda Vista Avenue and Terra Bella Avenue in the MM (General Industrial) zoning district. *Project is subject to SB 35.*

- Planning Area: Moffett/Whisman
- Project Planner: [Elaheh Kerachian](#)
- Applicant: Alta Housing

DEVELOPMENT PROJECTS UNDER REVIEW

18. 1919-1933 Gamel Way, 574 Escuela Avenue & 1970 Latham Street (1920 Gamel Way)

Request for a Planned Unit Development Permit and Development Review Permit to construct a six-story, 216 condominium unit residential development with underground parking and vacation of a public street (Gamel Way), replacing 29 rental units, on a 2.3-acre project site; a Heritage Tree Removal Permit to remove 12 Heritage trees; and a Vesting Tentative Map to create 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. *Project is subject to SB 330 and is being processed with the Builder's Remedy provisions of the Housing Accountability Act.*

- Planning Area: San Antonio
- Project Planner: [Margaret Netto](#)
- Applicant: DeNardi Wang Homes
- City Website: [1920 Gamel Way](#)

19. 881 Castro Street

Request for of a Planned Community Permit and Development Review Permit with a State Density Bonus to construct a 7-story, mixed-use building with 104 units and 13,352 square feet of ground-floor commercial with two levels of below-grade parking, replacing three existing commercial properties and four residential units, and a Heritage Tree Removal Permit to remove Heritage trees on a 1.5-acre site. This project is located on the southeast corner of Castro Street and El Camino Real in the R3 (Multi-Family Residential) district and P-19 (Downtown) Precise Plan. *Project is subject to SB 330 and State Density Bonus Law.*

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Edgar Maravilla](#)
- Applicant: Castro GPRV 10 LLC

20. 74 Devonshire Avenue

Request for a Planned Unit Development and Development Review Permit to construct a 10 rowhome units and Heritage Tree Removal Permit to remove eleven Heritage trees, replacing three existing single-family homes, on a 0.49-acre site; a Tentative Map to combine three existing lots into eleven new parcels, including ten residential lots and one common lot. This project is located on the north side of Devonshire Avenue between Dorchester Drive and North Whisman Road in the R3-2 (Multiple-Family Residential) district.

- Planning Area: Moffett/Whisman
- Project Planner: [Phillip Brennan](#)
- Applicant: Formosa Devonshire LLC and DDMV LLC

DEVELOPMENT PROJECTS UNDER REVIEW

21. 266 and 272 Tyrella Avenue

Review of a Development Review Permit to construct a 4-story, 47-unit condominium development with a State Density Bonus with development waivers and a Heritage Tree Removal Permit to remove 10 Heritage trees, replacing one single-family home and a fourplex, on a 0.9-acre site. This project is located on the west side of Tyrella Avenue between East Middlefield Road and Gladys Avenue in the R3-1 (Multiple-Family Residential) district.

- Planning Area: Moffett/Whisman
- Project Planner: [Krisha Penollar](#)
- Applicant: William Maston Architect and Associates

22. 700 East Middlefield Road (LinkedIn)

Request to amend a previously approved Development Agreement to extend the entitlement term 5 years for the associated 1.08 million square foot office development at a 28.7-acre site. This project is located on the northeast corner of East Middlefield Road and the SR-237 Frontage Road in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: LinkedIn
- City Webpage: [LinkedIn](#)

23. 2645 – 2655 Fayette Drive

Request for a Development Review Permit, Heritage Tree Removal Permit, and Vesting Tentative Map to construct a 7-story, 70-unit apartment development, replacing 6 dwelling units and a 6,900 square foot commercial building, on a 0.67-acre project site; and Tentative Parcel Map to combine two parcels into one parcel. The project is located on the south side of Fayette Drive between Del Medio Avenue and San Antonio Road in the P-40 (San Antonio) Precise Plan. *Project is subject to SB 330 and is being processed with the Builder's Remedy provisions of the Housing Accountability Act.*

- Planning Area: San Antonio
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Octane Fayette LLC
- City Website: [2645 – 2355 Fayette Drive](#)

24. 901, 913, and 987 North Rengstorff Avenue

On August 22, 2023, Mario L. Ambra submitted a formal Planning application for a Development

DEVELOPMENT PROJECTS UNDER REVIEW

Review Permit, Subdivision Permit (Lot Line Adjustment) and a Heritage Tree Removal Permit to replace and demolish an existing duplex on site and construct a 15-story, 455-unit apartment development with 20% affordable units above a subterranean parking garage. The 1.26-acre project site 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 Combining) District. *Project is subject to SB 330 and is being processed with the Builder's Remedy provisions of the Housing Accountability Act.*

- Planning Area: Monta Loma/ Farley Rock
- Project Planner: [Edgar Maravilla](#)
- Applicant: Mario L. Ambra
- City Webpage: [901 – 987 N Rengstorff Avenue](#)

25. 828 and 836 Sierra Vista Avenue and 1975 and 1979 Colony Street

Request for a Planned Unit Development and Development Review Permit to construct a new 20-unit rowhouse development, including a 20% State Density Bonus, to replace three existing single-family homes and one duplex on a 0.99-acre project site. The project is located on the southwest corner of Sierra Vista Avenue and Colony Street in the R3-2 (Multi-Family Residential) district. *Project is subject to SB 330 and State Density Bonus Law.*

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Elaheh Kerachian](#)
- Applicant: D&C Development, Inc

26. 301/317 Moorpark Way

Request for a Planned Unit Development and a Development Review Permit to construct 22 single family homes including 32% density bonus, to replace four existing single family homes and one commercial building, and a Heritage Tree Removal Permit to remove nineteen (19) Heritage trees on a 2.7-acre project site; and a; and a determination that the project is categorically exempt pursuant to 15332 of the CEQA Guidelines ("In-Fill Development Projects"). This project is located on the south side of Moorpark Way, at the intersection of Moorpark Way and Sylvan Ave in the R1-10sd (Single-Family Special Design Combining) district. *Project is subject to SB 330.*

- Planning Area: Grant/Sylvan Park
- Project Planner: [Hang Zhou](#)
- Applicant: Dividend Homes

APPROVED DEVELOPMENT PROJECTS**27. 705 W Dana Street**

On November 14, 2023, the City Council approved a Planned Community Permit and Development Review Permit to construct a new 3-story, 18,800 square foot commercial building with ground-floor restaurant and upper floor office with one level of underground parking, replacing an existing auto repair shop; a Provisional Use Permit to allow the ground-floor restaurant use and upper floor administrative office; and a Heritage Tree Removal Permit to remove one Heritage trees on a 0.23-acre project site. This project is located on the southwest corner of West Dana Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Krisha Penollar](#)
- Applicant: Hope Dana LP

28. 500 and 550 Ellis Street

On November 14, 2023, the City Council approved a Planned Community Permit and Development Review Permit to construct a 6-story hotel with 201 rooms and a 2-story, 37,611 square-foot office building, replacing two commercial office buildings; a Provisional Use Permit for a parking reduction to allow 192 spaces in lieu of 209 spaces required for the hotel; and a Heritage Tree Removal Permit to remove 15 Heritage trees on a 2.16-acre site. This project is located on the west side of Ellis Street between National Avenue and Fairchild Drive in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Ellen Yau](#)
- Applicant: Loren Brown

29. 920 Sierra Vista Avenue

On October 25, 2023, the Zoning Administrator approved a request for a Conditional Use Permit to expand an existing church and a parking reduction to provide 119 parking spaces, in lieu of 150 required spaces; a Development Review Permit to construct a new 8,091 square-foot multi-purpose building; and a Heritage Tree Removal Permit to remove three Heritage trees on an existing 1.92-acre site. This project is located at the northwest corner of Sierra Vista Avenue and Plymouth Street in the R3-2sd (Multi-Family Residential - Special Design) district and MM (General Industrial) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Chinese Church in Christ

APPROVED DEVELOPMENT PROJECTS

30. 918 Rich Avenue

On October 24, 2023, the City Council approved a request for a Planned Unit Development Permit and Development Review Permit to construct a 5-story, 32-unit condominium developed with a surface parking lot and a State Density Bonus with waivers from development standards, a Heritage Tree Removal Permit to remove three Heritage Trees on a vacant 0.7-acre project site; and a Tentative Map to create 32 condominium lots and one common lot. The project is located on the west side of Rich Avenue between Rich Place and El Camino Real in the R3-1 (Multi-Family Residential) district. *Project is subject to SB 330 and State Density Bonus Law.*

- Planning Area: Miramonte/ Springer
- Project Planner: [Aki Snelling](#)
- Applicant: Ardenview Homes LLC

31. 2110 Old Middlefield Way

On September 13, 2023, the Zoning Administrator approved a request for a Conditional Use Permit and Development Review Permit to construct a new gas station with 6 fueling stations, a drive-through car wash, and a 547 square foot convenience store on a vacant 0.33-acre project site. This project is located on the northwest corner of Old Middlefield Way and North Rengstorff Avenue in the CS (Commercial-Service) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Phillip Brennan](#)
- Applicant: Amin Salkhi

32. 400 Logue Avenue

On August 23, 2023, the Zoning Administrator approved a request for a Permit Extension for a previously approved Planned Community Permit and Development Review Permit for an 8-story, 408-unit residential development, a 36,000 square feet Transfer of Development Rights from the Los Altos School District TDR Program, and a Heritage Tree Removal Permit to remove 5 Heritage trees, replacing a 42,000 square foot office building, on a 2.54- acre project site. This project is located on the west side of Logue Avenue at the terminus of Maude Avenue in the P-41 (East Whisman) Precise Plan. *Project is subject to SB 330.*

- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: Miramar Property Group

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33. 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.

- Planning Area: San Antonio
- Project Planner: [Krisha Penollar](#)
- Applicant: Jason Kim Lee

34. 2300 West El Camino Real

On September 14, 2022, the Zoning Administrator approved a two-year Permit Extension 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, 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.

- Planning Area: El Camino Real
- Project Planner: [Aki Snelling](#)
- Applicant: BPR Properties Mountain View

35. 1313 and 1347 West El Camino Real

On August 12, 2020, the Zoning Administrator approved a request for a one-year Permit Extension for a Planned Community Permit and a Development Review Permit, with a State Density Bonus with development waivers, 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. *Project is subject to State Density Bonus Law.*

- Planning Area: El Camino Real
- Project Planner: [Eric Anderson](#)
- Applicant: William Maston Architect and Associates

36. 1919 - 1933 Gamel Way and 574 Escuela Avenue

On September 26, 2021, City Council approved a Planned Unit Development Permit and Development Review Permit to allow a 4-story, 121-unit condominium building with a State Density Bonus with development waivers and one level of underground parking to replace 29 apartment

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units located in existing multi-family residential 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. The project is located on the southwest corner of Gamel Way and Escuela Avenue in the R3-1 (Multiple-Family Residential) district.

- Planning Area: San Antonio
- Project Planner: [Margaret Netto](#)
- Applicant: The DeNardi Group

37. 747 West Dana Street

On December 14, 2021, City Council approved a Planned Community Permit and Development Review Permit to construct a 3-story mixed-use building with 7,000 square feet of office and 1,600-square feet of ground-floor retail with no on-site parking, replacing a 2,300 square foot retail building, on a 0.07-acre project site; and a Lot Line Adjustment to modify an existing lot line. This project is located on the south side of Dana Street between Castro Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Krisha Penollar](#)
- Applicant: Kenneth Rodrigues and Partners

38. 756 California Street

On February 22, 2022, Council approved a Planned Community Permit and Development Review Permit to construct a new three-story, 6,997 square-foot commercial building with ground-floor retail and office above to replace an existing single-story commercial building on a 0.07-acre project site. This project is located on the north side of California Street between Castro Street and Hope Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Margaret Netto](#)
- Applicant: Huy Do

39. 601 Escuela Avenue and 1873 Latham Street

On February 8, 2022, City Council approved a General Plan Map Amendment from Medium-Density Residential to Mixed-Use Corridor; a Zoning Map Amendment from the R3-2.5 (Multiple-Family) district to the P-38 (El Camino Real) Precise Plan; an Amendment to the El Camino Real Precise Plan; a Planned Community Permit and Development Review Permit to construct a 3-story, mixed-use project consisting of 25 residential apartment units, 2,700 square feet of ground-floor commercial uses, and one-level of underground parking replacing an existing 6,075 square-foot commercial building and a single-family residence; a Provisional Use Permit for rooftop amenities; and a Lot Line

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Adjustment to combine two lots into one 0.45-acre project site. This project is located on the southeast corner of Escuela Avenue and Latham Street in the P-38 (El Camino Real) Precise Plan and the R3-2.5 (Multiple-Family Residential) district. *Project is subject SB 330.*

- Planning Area: El Camino Real
- Project Planner: [Ellen Yau](#)
- Applicant: Anderson Architects

40. 1057, 1059, 1061 El Monte Avenue

On February 23, 2022, the Zoning Administrator approved a Conditional Use Permit for a senior care facility use, a Development Review Permit to construct a 4-story, 90-room senior care facility with a State Density Bonus with development waivers, replacing three single-story commercial and medical buildings, and a Heritage Tree Removal permit to remove six Heritage trees and relocate two trees on a 1.25-acre site. This project is located on the east side of El Monte Avenue between El Camino Real and Hollingsworth Drive in the R3-1 (Multiple-Family Residential) district. *Project is subject to SB 330.*

- Planning Area: Miramonte/Springer
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: MPM Corporation

41. 555 West Middlefield Road

On May 10, 2022, City Council approved a General Plan Map and Text Amendment from Medium-Density Residential to High-Low Density Residential; a Planned Community Permit and a Development Review Permit to allow a 323-unit addition to an existing 402-unit residential apartment development with three new subterranean garages, a new amenity building/leasing office, and a future 1.34-acre public park; a Heritage Tree Removal Permit to remove 57 Heritage trees and relocate 39 trees; a Vesting Tentative Map to create three lots with up to 111 condominium units on a 14.5-acre project site. The project is located on the south side of West Middlefield Road between Moffett Boulevard and Highway 85 in the P (Planned Community) district.

- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Avalon Bay Communities
- City Webpage: [555 W. Middlefield Road](#)

42. City Lot 12

On April 25, 2022, the Community Development Director issued a ministerial approval of a 5-story,

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mixed-use development with 120 affordable rental housing units and 2,300 square feet of ground floor commercial, replacing a City public parking lot with 160 parking spaces, on a 1.5-acre site. This project is located on the west side of Bryant Street between Mercy Street and California Street in the P-19 (Downtown) Precise Plan. *Project is subject to SB 35.*

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Krisha Penollar](#)
- Applicant: Related/Alta Housing

43. 1885 Miramonte Avenue (St. Francis High School)

On June 22, 2022, the Zoning Administrator approved a modification to a previously approved Conditional Use Permit, Planned Unit Development Permit, and Development Review Permit (PL-2017-346) to add 12,800 square feet of administrative space to Building 100, totaling approximately 56,165 square feet, and Heritage Tree Removal Permit to remove 1 Heritage tree on a 25-acre project site. This project is located on the east side of Miramonte Avenue between Cuesta Drive and Covington Drive in the R1-7.5 (Single-Family Residential) district.

- Planning Area: Miramonte/Springer
- Project Planner: [Phillip Brennan](#)
- Applicant: Saint Francis High School

44. 730 Central Avenue

On June 22, 2022, the Zoning Administrator approved a Conditional Use Permit for a multi-family residential use, and a Development Review Permit to construct a 4-story, 21-unit apartment building with parking at-grade and a State Density Bonus with development waivers, replacing an existing vacant auto repair shop on a 0.24-acre project site. This project is located on the north side of Central Avenue between Moffett Boulevard and Santa Rosa Avenue in the CRA (Commercial Residential-Arterial) district. *Project is subject to SB 330 and State Density Bonus Law.*

- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: Zachary Trailer

45. 590 Castro Street

On August 30, 2022, the City Council approved a Planned Community Permit and Development Review Permit to construct a 4-story, 105,255 square foot office building with a plaza; a Provisional Use Permit for a parking reduction of 255 spaces, in lieu of the required 314 spaces; and a Heritage Tree Removal Permit to remove 9 Heritage trees on a 0.95-acre site. This project is located on the northeast corner of Castro Street and Church Street in the P-19 (Downtown) Precise Plan.

APPROVED DEVELOPMENT PROJECTS

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Diana Pancholi](#)
- Applicant: The Sobrato Organization

46. 870 East El Camino Real

On September 27, 2022, the City Council approved a Planned Community Permit and Development Review Permit to construct two, 6-story buildings with 233 new apartment units and one level of underground parking with a State Density Bonus with development waivers, and associated site and façade improvements to existing apartment buildings to remain, replacing three apartment buildings with 42 existing units, resulting in a total of 371 apartment units on-site; a Provisional Use Permit to allow rooftop amenities above the third floor and for a parking reduction; and a Heritage Tree Removal Permit to remove seven Heritage trees on a 9.15-acre site. This project is located on the north side of East El Camino Real between Sylvan Avenue and South Bernardo Avenue in the P-38 (El Camino Real) Precise Plan. *Project is subject to SB 330 and State Density Bonus Law.*

- Planning Area: El Camino Real
- Project Planner: [Phillip Brennan](#)
- Applicant: Equity Residential

47. Google Middlefield Park Master Plan

On November 15, 2022, the City Council approved a Master Plan to allow up to 1,900 residential units (with more than 15 percent affordable), up to 1.317 million square feet of office, approximately 7 acres of dedicated public parkland, a 2.8 acre privately-owned, publicly-accessible (POPA) open space, 50,000 square feet of ground-floor commercial uses (incl. retail, restaurant, services, community space, etc), new private streets, new pedestrian and bike improvements, and an optional private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 40-acre project site; a Development Agreement to allow a 20-year entitlement period; and a Tentative Map to combine 14 existing parcels to create 18 new parcels with up to 1,900 condominium lots and 140 vertical lots for a mixed-use development. This project is generally located at the northeast corner of West Middlefield Road and Ellis Street and north of West Maude Avenue between Logue Avenue and Clyde Avenue in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Lindsay Hagan](#)
- Applicant: Google
- City Webpage: [Middlefield Park Master Plan](#)

APPROVED DEVELOPMENT PROJECTS

- Applicant's Website: [Middlefield Park](#)

48. 1155 and 1185 Terra Bella Avenue

On November 23, 2022, the Zoning Administrator and Subdivision Committee jointly approved a Development Review Permit to construct a 3-story, 20,000 square foot office building with a surface parking lot; a Heritage Tree Removal Permit to remove three Heritage trees; and a Lot Line Adjustment to combine two lots into one 1.3-acre project site. This project is located on the south side of Terra Bella Avenue between North Shoreline Boulevard and Linda Vista Avenue in the MM (General Industrial) and ML (Limited Industrial) districts.

- Planning Area: Moffett/Whisman
- Project Planner: [Elaheh Kerachian](#)
- Applicant: Devcor IL

49. 334 San Antonio Road

On October 25, 2022, City Council approved a Planned Community Permit and Development Review Permit to construct a 5-story, mixed-use building with 62 residential condominium units and one 2,000 square foot ground floor retail-commercial space above two levels of underground parking, with a State Density Bonus including development waivers, replacing an existing gas service station, on a 0.62-acre project site; a Provisional Use Permit to allow rooftop amenities above the third floor; and a Tentative Map to create 63 condominium lots and one common lot. This project is located on the northwest corner of San Antonio Road and California Street in the P-40 (San Antonio) Precise Plan. *Project is subject to SB 330 and State Density Bonus Law.*

- Planning Area: San Antonio
- Project Planner: [Rebecca Shapiro](#)
- Applicant: 334 San Antonio LLC

50. 1265 Montecito Avenue

On December 6, 2022, City Council approved a General Plan Map Amendment from Neighborhood Commercial to High Density Residential; a Zoning Map Amendment from CN (Neighborhood Commercial) district to the R4 (High Density Residential) district; a Development Review Permit to construct a 5-story building with 84 affordable rental units and one manager unit with a State Density Bonus with a development concession and at-grade parking, replacing an existing 12,300 square foot commercial building; and a Heritage Tree Removal Permit to remove six Heritage trees on a 1.04-acre project site. This project is located on the southwest corner of North Shoreline Boulevard and Montecito Avenue in the CN (Neighborhood Commercial) zoning district. *Project is subject to State Density Bonus Law.*

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Edgar Maravilla](#)

APPROVED DEVELOPMENT PROJECTS

- Applicant: Charities Housing

51. 1020 Terra Bella Avenue

On March 14, 2023, City Council approved a General Plan Map Amendment from General Industrial to High Density Residential; a Zoning Map Amendment from MM (General Industrial) district to P (Planned Community) district; a Planned Community Permit and Development Review Permit to construct a 6-story, 108-unit affordable housing development with two manager units and a 2-story above-grade parking garage, with a State Density Bonus and a development concession, replacing an existing commercial building; on a 1.04-acre project site. This project is located at the northwest corner of Terra Bella Avenue and San Rafael Avenue in the MM (General Industrial) zoning district. *Project is subject to State Density Bonus Law.*

- Planning Area: Moffett/Whisman
- Project Planner: [Edgar Maravilla](#)
- Applicant: Alta Housing

52. 1040 Terra Bella Avenue

On March 14, 2023, City Council approved a General Plan Text Amendment to increase allowable floor area ratio in the General Industrial Land Use Designation; a Zoning Map Amendment from MM (General Industrial) district to P (Planned Community) district; a Planned Community Permit and Development Review Permit to a 6-story and 4-story personal storage buildings, replacing 18 existing one-story personal storage buildings, on a 3.8-acre site; and a 10 year Development Agreement. The project is located at the northwest corner of Terra Bella Avenue and San Rafael Avenue in the MM (General Industrial) district.

- Planning Area: Moffett/Whisman
- Project Planner: [Edgar Maravilla](#)
- Applicant: Public Storage

53. 676 West Dana Street

On January 25, 2023, the Zoning Administrator and Subdivision Committee approved a one-year permit extension for a Planned Community Permit and Development Review Permit to construct a 4-story, mixed-use building with 4,800 square feet of ground-floor commercial, three floors of residential condominiums, and two levels of underground parking, replacing an existing commercial building, on a 0.25-acre project site; and a Tentative Map to create nine condominium lots and a common lot. The project is located on the northeast corner of West Dana Street and Hope Street in the P-19 (Downtown) Precise Plan. *Project is subject to SB 330.*

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Krisha Penollar](#)

APPROVED DEVELOPMENT PROJECTS

- Applicant: William Maston Architect and Associates

54. 189 North Bernardo Avenue

On May 23, 2023, Council approved a Planned Community Permit and Development Review Permit to construct a new 4-story, 80,000 square foot office building, a new parking structure with 4 levels of above-grade parking and 2 levels of underground parking, and minor building modifications to the existing 2-story, 59,000 square foot office building to remain on site; a Transfer of Development Rights for 28,000 square feet as part of the Los Altos School District TDR Program; a Heritage Tree Removal Permit to remove 61 Heritage trees on a 3.8-acre site. This project is located on the northeast corner of Bernardo Avenue and Central Expressway in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Phillip Brennan](#)
- Applicant: Sand Hill Property Company

55. 1332 Park Drive

On April 26, 2023, the Zoning Administrator and Subdivision Committee jointly approved a Planned Unit Development Permit and Development Review Permit for three small-lot, single-family homes, replacing a single-family home, a Heritage Tree Removal Permit to remove two Heritage trees, and a Preliminary Parcel Map to create three parcels and one common lot on a 0.35-acre project site. This project is located on the north side of Park Drive between Permanente Creek and Mountain View Ave in the R3-1 (Multi-Family Residential) district. *Project is subject to SB 330.*

- Planning Area: Miramonte/Springer
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Prasad Parimi

56. 2400 – 2700 Charleston Rd

On April 26, 2023, the Zoning Administrator approved a Conditional Use Permit to convert three existing vacant warehouse retail buildings into a research and development office use; a Development Review Permit to add 6,013 square feet of floor area within two buildings, totaling 108,474 square feet on-site, and site and landscaping improvements on a 10.98 acre site with five existing retail buildings and surface parking. This project is located north of Charleston Road and between Industrial Avenue and US 101 freeway in the MM-40 (General Industrial) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Elaheh Kerachian](#)
- Applicant: Kerry Williams

57. Google North Bayshore Master Plan

On June 13, 2023, the City Council approved a Master Plan to allow up to 7,000 residential units (with up to 15 percent affordable), up to 3.14 million square feet of office, approximately 26 acres of public parks and privately-owned, publicly-accessible (POPA) open spaces, 233,990 square feet of ground-floor retail, 55,000 square feet of community facilities, new public and private streets, new pedestrian and bike improvements, and an optional private district utility system, replacing multiple one- to four-story office and industrial buildings, on a 153-acre project site; a Development Agreement to allow a 30-year entitlement period; and a Tentative Map for a mixed-use development. The project site is generally located north of US 101 freeway bounded by Charleston

Road to the north, Stevens Creek to the east, Space Park Way to the south and Huff Avenue to the west. The plan area also includes: portions of the Gateway Master Plan located at the northwest corner of Shoreline Boulevard and the US 101 freeway northbound on-ramp; six parcels between San Antonio Road and Marine Way; and the Shoreline Amphitheatre parcel north of Amphitheatre Parkway. The Master Plan is located in the P-39 (North Bayshore) Precise Plan and the PF (Public Facilities) district.

- Planning Area: North Bayshore
- Project Planner: [Diana Pancholi](#)
- Applicant: Google
- City Webpage: [North Bayshore Master Plan](#)
- Applicant's Website: [North Bayshore Master Plan](#)

58. 96 West El Camino Real

On June 29, 2023, the Community Development Director issued a ministerial approval of a 6-story, 79-unit affordable apartment building with one-story below-grade parking, replacing an existing mortuary building and associated parking lot, and to remove one Heritage tree on a 1.15-acre project site. This project is located on the north side of El Camino Real between Bay Street and Calderon Ave in the P-38 (El Camino Real) Precise Plan. *Project is subject to AB 2162.*

- Planning Area: El Camino Real
- Project Planner: [Aki Snelling](#)
- Applicant: Danco Development

PROJECTS UNDER CONSTRUCTION

PROJECTS UNDER CONSTRUCTION

59. 186 East Middlefield Road

On May 17, 2016, City Council approved a Planned Unit Development Permit and Development Review Permit for an 8-unit condominium project with an above-ground parking podium, replacing several small residential structures, and a Heritage Tree Removal Permit to remove 4 Heritage trees. The project 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.

- Planning Area: Moffett/Whisman
- Project Planner: [Eric Anderson](#)
- Applicant: DeNardi Homes

60. 982 Bonita Avenue

On April 2, 2019, the Zoning Administrator approved a one-year Permit Extension for a previously approved Planned Unit Development Permit and Development Review Permit to construct eight condominium units above an underground parking garage and a Heritage Tree Removal Permit to remove three Heritage trees on a 0.47-acre project site. This project is located on the west side of Bonita Avenue between West El Camino Real and Hans Avenue in the R3-1.5 (Multiple-Family Residential) district.

- Planning Area: Miramonte/Springer
- Project Planner: [Elaheh Kerachian](#)
- Applicant: 982 Bonita Avenue LLC

61. 231 - 235 Hope Street

On December 10, 2019, City Council approved a Provisional Use Permit for a residential use; 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 one 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.

- Planning Area: Central Neighborhoods / Downtown
- Project Planner: [Diana Pancholi](#)
- Applicant: William Maston Architect and Associates

62. 851 - 853 Sierra Vista Avenue

On January 28, 2020, City Council approved a General Plan Map Amendment from General Industrial

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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.

- Planning Area: Moffett/Whisman
- Project Planner: [Hang Zhou](#)
- Applicant: Colony Sierra Homes

63. 1001 North Shoreline Boulevard

On August 25, 2020, City Council approved 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 7-story, 203 unit apartment building with two levels of podium parking, a 7-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.

- Planning Area: Moffett/Whisman
- Project Planner: [Edgar Maravilla](#)
- Applicant: Sares Regis Group of Northern California
- City Webpage: [1001 N. Shoreline Boulevard](#)

64. 2019 Leghorn Street

On June 24, 2020, the Zoning Administrator approved a one-year Permit Extension for a Conditional Use Permit for a research & development use, a 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, and a Heritage Tree Removal Permit to remove two Heritage trees 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.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Krisha Penollar](#)

PROJECTS UNDER CONSTRUCTION

- Applicant: McKim Design Group

65. 855 - 1023 West El Camino Real

On August 12, 2020, the Zoning Administrator approved a Provisional Use Permit to allow a senior care facility use; a Planned Community Permit and Development Review Permit to allow a mixed-use 3-story, 60-bed senior memory care facility with 5,883 square feet of ground floor retail and restaurant uses and a parking reduction to provide 42 spaces, in lieu of 59 required spaces, replacing an existing restaurant and retail store; a Heritage Tree Removal Permit to remove 9 Heritage trees; and a Preliminary Parcel Map to combine six lots into one lot on a 0.85-acre site. 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. *Project is subject to SB 330.*

- Planning Area: El Camino Real
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: John D'Ambrosio

66. 777 West Middlefield Road

On May 21, 2019, 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) district; a Planned Community Permit and Development Review Permit to construct 716 new apartment units (including 144 affordable units), replacing 208 existing apartment 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.

- Planning Area: Moffett/Whisman
- Project Planner: [Diana Pancholi](#)
- Applicant: Fortbay

67. 1860-2159 Landings Drive, 1014 - 1058 Huff Avenue, 900 Alta Avenue, 2000 North Shoreline Boulevard (Google Landings)

On June 27, 2023, City Council approved a one-year extension on the Parcel Map associated with the Master Plan to allow for shared district parking for multiple sites in the North Bayshore; 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

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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.

- Planning Area: North Bayshore
- Project Planner: [Aki Snelling](#)
- Applicant: Google
- City Webpage: [Google Landings](#)

68. 1555 West Middlefield Road

On May 19, 2020, City Council approved a Planned Unit Development Permit and Development Review Permit for a 115-unit rowhouse development, replacing 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.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Margaret Netto](#)
- Applicant: SummerHill Homes

69. 773 Cuesta Avenue

On May 25, 2021, City Council approved a Planned Unit Development and Development Review Permit to construct a four-unit, flag lot single-family residential development, replacing one single-family home, a Heritage Tree Removal Permit to remove 11 and relocate 2 Heritage trees, and a Tentative Map to subdivide one lot into four residential lots and one common lot on a 0.70-acre project site. The project is located on the south side of Cuesta Drive between Miramonte Avenue and Begen Avenue in the R1 (Single-Family Residential) district. *Project is subject to SB 330.*

- Planning Area: Miramonte/Springer
- Project Planner: [Vinson Kwan](#)
- Applicant: DeNardi Wang Homes

70. 600 Ellis Street

On November 17, 2020, City Council approved a Planned Community Permit and Development Review Permit for a 6-story, 259,595 square foot office building and eight-level parking structure; an 80,000 square foot Transfer of Development Rights from the Los Altos School District TDR Program; Heritage Tree Removal Permit to remove 23 Heritage trees; a Lot Line Adjustment to combine two lots into one lot; and a Development Agreement on a 4.45-acre project site. The project is located

PROJECTS UNDER CONSTRUCTION

on the southwest corner of Fairchild Drive and Ellis Street in the P-41 (East Whisman) Precise Plan.

- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: The Sobrato Organization

71. 1255 Pear Avenue

On October 14, 2020, the Zoning Administrator and Subdivision Committee jointly approved a request for a one-year Permit Extension to a previously approved Planned Community Permit and Development Review Permit for a mixed-use development of a 231,210 square foot office building and 635 multi-family residential units, retaining an existing 156,317 square foot office building, and demolishing an existing 103,513 square foot industrial building; and a Heritage Tree Removal Permit to remove 84 Heritage trees and a Tentative Map. This project extends north of La Avenida to Space Park Way, between Inigo Way and Armand Avenue, in the P-39 (North Bayshore) Precise Plan.

- Planning Area: North Bayshore
- Project Planner: [Margaret Netto](#)
- Applicant: The Sobrato Organization

72. 1100 La Avenida Street

On July 2, 2021, the Community Development Director issued a ministerial approval for a 4-story apartment building with 100 affordable units, including a State Density Bonus with development waivers, and the removal of 17 Heritage trees, replacing an existing single-story office building, on a 0.96-acre project site. This project is located on the northwest corner of La Avenida Street and Armand Drive in the P-39 (North Bayshore) Precise Plan. *Project is subject to State Density Bonus Law.*

- Planning Area: North Bayshore
- Project Planner: [Margaret Netto](#)
- Applicant: Eden Housing

73. 570 South Rengstorff Avenue

On August 9, 2023, the Zoning Administrator and Subdivision Committee jointly approved a request for a one-year Permit Extension of a previously approved Planned Unit Development Permit and Development Review Permit to construct 85 rowhouses, replacing 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 to create eleven lots and seven common lots on 4.07-acre site. The project is located on the northwest corner of Latham Street and South Rengstorff Avenue in the R3-1.25 (Multiple-Family Residential) district.

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- Planning Area: San Antonio
- Project Planner: [Ellen Yau](#)
- Applicant: Taylor Morrison

