



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

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DEVELOPMENT UPDATE – APRIL 2025

This 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. Projects containing two or more residential units that are 100% residential, mixed-use developments where at least two-thirds of the square footage is residential, Transitional housing, Supportive housing, and Emergency shelters, are generally subject to the Housing Accountability Act and the provisions of Senate Bill 330 (Housing Crisis Act). Each project subject to State Housing Laws, such as Senate Bill 35 (Streamlined Ministerial Review) and Assembly Bill 2011 (Affordable Housing and High Road Jobs 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](#)

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 the intersection of 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 project also includes four "Future Study Areas" in which there will be no changes to allowed land uses or densities as part of this precise plan process. The "Future Study Areas" include properties located at 500 W. Middlefield Road (Willow Park residential condominiums HOA), 555 W. Middlefield Road (AvalonBay Apartment Communities), 500 Moffett Boulevard (Shenandoah Square, which is not within the City's jurisdiction and is federally owned) and the Santa Rosa-Willowgate-Horizon-Central Avenue block. 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 the 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](#)

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. **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 to replace a vacant restaurant and an operational bank building, 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.

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

8. **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 0.48-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.

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

9. **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 and a 24,600 square-foot publicly-accessible open space area, replacing an existing movie theatre and surface parking lot, on a 15.36-acre site; a Heritage Tree Removal Permit to remove 329 Heritage trees; and a Tentative Map to subdivide 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 being processed under the Builder's Remedy provisions of the Housing Accountability Act.*

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

10. **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, to replace two one-story existing industrial buildings; and a Heritage Tree Removal Permit to remove 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

11. 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 being processed under 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](#)

12. 881 Castro Street

Request for of a Planned Community Permit and Development Review Permit with a State Density Bonus to construct an 8-story, mixed-use building with 140 condominium units and 9,743 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 seven Heritage trees on a 1.5-acre site, and a Tentative Map to create 140 residential condominiums units and six commercial condominiums. This project is located on the southeast corner of Castro Street and El Camino Real in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Edgar Maravilla](#)
- Applicant: Glen Yonekura for Castro GPRV 10 LLC
- City Website: [881 Castro Street](#)

13. 922,944, & 950 San Leandro Avenue

Request for a General Plan Map Amendment from General Industrial to Medium Density Residential, a Zoning Map Amendment from MM (General Industrial) district to R-3 (Residential Multiple-Family) district, a Development Review Permit to allow a 38-unit rowhome housing development, and a State

Density Bonus with development waivers, to replace a commercial building and two residential units on a 1.68 (cumulative) acre site, and a Vesting Tentative map to create 38 residential condominiums. This project is located on the northeast corner of San Pablo Avenue and San Leandro Avenue in the MM (General Industrial) district.

- Planning Area: Moffett/Whisman ed
- Project Planner: [Edgar Maravilla](#)
- Applicant: Kian Malek for City Ventures

14. **266 and 272 Tyrella Avenue**

Request for a Development Review Permit to construct a 4-story, 47-unit condominium development, with a State Density Bonus with development waivers, a Heritage Tree Removal Permit to remove 11 Heritage trees and a Vesting Tentative Map for condominium purposes to replace an existing single-family residence and a four-unit multi-family structure on a 0.9-acre site. The 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

15. **700 East Middlefield Road (LinkedIn)**

Request to amend a previously approved Development Agreement to extend the entitlement term of five 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](#)

16. **901, 913, and 987 North Rengstorff Avenue**

Request for a Development Review Permit, Subdivision Permit (Lot Line Adjustment), Special District Permit, and a Heritage Tree Removal Permit to replace and demolish an existing duplex on site, remove 20 heritage trees and construct a 15-story, 455-unit apartment development with 20% affordable units above an at grade 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 being processed under 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**

17. 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; and a Vesting Tentative Map to create 20 residential lots and two common lots. The project is located on the southwest corner of Sierra Vista Avenue and Colony Street in the R3-2 (Multi-Family Residential) district.

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

18. 400 Moffett Boulevard

Request for a Development Review Permit and Conditional Use Permit to construct a new 6-story structure containing 175 apartment units, including State Density Bonus, approximately 2,373 square feet of commercial/retail space, and 7,000 sf of residential-serving amenity space with 193 parking spaces to replace an existing commercial building that is approximately 14,000 square feet, and a Heritage Tree Removal Permit to remove nine Heritage Trees on a 1.67-acre site. This project is located on westside of Moffett Boulevard between Cypress Point Drive and West Middlefield Road in the CN (Commercial Neighborhood) zoning district.

- Planning Area: Moffett/Whisman
- Project Planner: [Elaheh Kerachian](#)
- Applicant: Prometheus Real Estate Group

19. 969 Hope Street and 679 Fairmont Avenue

Request for a Development Review Permit and Planned Community Permit to construct a seven-story condominium project with one floor of underground parking for a total of 36 units, and a

Tentative Map for condominium purposes to replace an existing commercial building and an eight-unit multi-family structure on a 0.44-acre site. The project is located on the east side of Hope Street in between Fairmont Avenue and W El Camino Real in the P-38 (El Camino Real) Precise Plan and R3-2 (Multiple-Family Residential) zoning district.

- Planning Area: El Camino Real
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: Castro GPRV 10 LLC
- City Website: [969 Hope Street](#)

20. **808 N Shoreline Boulevard**

Request for a Conditional Use Permit and Development Review Permit to construct a new gas station including a 2,291-square-foot convenience store, a 1,043-square-foot carwash, and a 2,520-square-foot fuel canopy, and a Heritage Tree Removal Permit to remove one Heritage Tree to replace an existing Chevron gasoline service station on a 0.8-acre site. This project is located on the west side of Shoreline Blvd and north of West Middlefield Rd in the ML (Limited Industrial) zoning district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Elaheh Kerachian](#)
- Applicant: Chevron USA Inc.

21. **1808 N. Shoreline Boulevard**

Request for a Master Plan and Development Agreement to replace an existing 21,208 square foot single-story office building with a six-story office/R&D/lab building of up to 108,856 square-feet, approximately 4,000 square feet of ground-floor retail space, new pedestrian and bike improvements, and a Heritage Tree Removal Permit to remove 43 Heritage trees located on a 1.99-acre site. This project is located on the west side of North Shoreline Boulevard between Plymouth Street and E. Charleston Road Creek Trail in the P-39 ("North Bayshore") Precise Plan.

- Planning Area: North Bayshore
- Project Planner: [Phillip Brennan](#)
- Applicant: Morris Associates XI, L.P.

22. **2172-2144 Wyandotte Street**

Request for a General Plan Map Amendment from General Industrial to Medium Residential, a Zoning Map Amendment from MM (General Industrial) to R3 (Multi-Family Residential), a Planned Community Permit and Development Review Permit to construct 36 rowhomes to replace an

existing self-storage facility on a 1.84-acre site. This project is located on the north side of Wyandotte Ave between Rengstorff Ave and Independence Ave in the MM (General Industrial) zoning district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Hang Zhou](#)
- Applicant: California Communities, LLC

23. **333 Franklin Street**

Request of a Planned Community Permit and Development Review Permit to demolish an 8-unit multifamily building and construct a 12-unit apartment complex and two detached ADUs, and a Heritage Tree Removal Permit to remove one Heritage Tree on a 0.17-acre site. This project is located on the east side of Franklin Street between West Dana Street and California Street in the P-19 (Downtown) Precise Plan.

- Planning Area: Central Neighborhoods/Downtown
- Project Planner: [Hang Zhou](#)
- Applicant: David Chao

24. **924 San Rafael Avenue**

Request for a General Plan Map Amendment from General Industrial to Medium-Density residential, a Zoning Map Amendment from MM (General Industrial) district to R3-2.2 (Residential Multiple-Family) district and a Development Review Permit and Planned Unit Development Permit to allow 37-unit rowhouse development, a Heritage Tree Removal Permit to remove two Heritage trees replacing two existing commercial structures on a 1.8 acre site. This project is located west of San Rafael Avenue between Terra Bella Avenue and San Pablo Drive in the MM (General Industrial) Zone.

- Planning Area: Moffett/Whisman
- Project Planner: Vinson Kwan
- Applicant: Prometheus Real Estate Group

APPROVED DEVELOPMENT PROJECTS

25. **675-685 E. Middlefield Road**

On December 17, 2024, the City Council approved a 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-story and 8-story multi-family apartment buildings providing 686 total market rate units, an

8-story, 150 unit affordable housing apartment building, a 6-story, 275,200 square foot office building, an 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 Heritage Tree Removal permit to remove 40 Heritage trees; and a Vesting tentative Map to subdivide the existing parcel into five new parcels, with one lot further subdivided into six (6) units for condominium purposes (three garage units, two residential units, and one commercial unit). The project is located on the southeast corner of East Middlefield Road and Ferguson Drive in the P-41 (East Whisman) Precise Plan.

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

26. **2319 Old Middlefield Way**

On March 13, 2025, the City Council held a public hearing and upheld the Zoning Administrator's approval of the project. On January 2, 2025, an appeal of the Zoning Administrator's approval was filed. On December 18, 2024, the Zoning Administrator approved a Development Review Permit to construct a new 39,399 square foot automobile dealership with associated auto repair shop and parts dealership for Toyota, and a Heritage Tree Removal Permit to remove 80 Heritage Trees on a 2.4-acre site. This project is located on the south side of Old Middlefield Way between North Rengstorff Avenue and Independence Avenue in the CS (Commercial Service) district.

- Planning Area: Monta Loma/Farley/Rock
- Project Planner: [Aki Snelling](#)
- Applicant: Brenda Joy Gabbac

27. **334 San Antonio Road**

Request for a Planned Community Permit and Development Review Permit to construct an 8-story, 99-unit fully affordable rental housing development and a manager unit with a State Density Bonus with development waivers, replacing an existing service station, on a 0.62-acre site. This project is located on the west side of San Antonio Road in between California Street and Miller Avenue in the San Antonio Precise Plan.

- Planning Area: San Antonio
- Project Planner: [Jeffrey Tsumura](#)
- Applicant: CRP Affordable

28. 2645 – 2655 Fayette Drive

On November 19, 2024, the City Council approved a request for a Planned Community Permit and Development Review Permit to redevelop the project site by removing six dwelling units and a 6,900 square foot commercial building to construct a seven-story, 70-Unit condominium development (20% Affordable) above a subterranean parking garage, a Provisional Use Permit for a roof deck, and a Heritage Tree Removal Permit to remove nine Heritage trees on a 0.67-acre project site; and a Vesting Tentative Tract Map to create a single lot for 70 residential condominium units. This 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 processed under 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**

29. 555 W. Middlefield Road

On July 24, 2024, the Zoning Administrator and Subdivision Committee jointly approved a permit extension for a previously approved 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**

30. 756 California Street

On August 7, 2024, the Zoning Administrator approved a request for a 2-year Permit Extension for a previously approved 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

31. **701 West Evelyn Avenue (Marwood)**

On November 7, 2023, the City Council approved a modification to a previously approved Planned Community Development Permit and Development Review Permit to construct a new four-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 (second reading approved December 12, 2023). 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

32. **870 East El Camino Real**

Request for Permit Extension for a project previously approved the City Council on September 27, 2022, for 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 that will remain, replacing three apartment buildings containing 42 units, resulting in a total of 371 apartment units, 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 9.14-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.

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

33. **705 W Dana Street**

On November 14, 2023, the City Council approved a Planned Community Permit and Development Review Permit to construct a three-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 tree 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

34. **500 and 550 Ellis Street**

On November 14, 2023, the City Council approved a Planned Community Permit and Development Review Permit to construct a six-story hotel with 201 rooms and a two-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: [Margaret Netto](#)
- Applicant: Loren Brown

35. **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

36. **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 five-story, 32-unit condominium development 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.

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

37. **400 Logue Avenue**

On August 23, 2023, the Zoning Administrator approved a request for a 2-year 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 foot 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.

- Planning Area: Moffett/Whisman
- Project Planner: [Margaret Netto](#)
- Applicant: 400 Logue Owner, LLC

38. **601 Escuela Avenue and 1873 Latham Street**

On March 27, 2024, the Zoning Administrator approved a two-year permit extension for a previously approved 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 three-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 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.

- Planning Area: El Camino Real
- Project Planner: [Edgar Maravilla](#)
- Applicant: Kurt Anderson for Anderson Architects

39. **1057, 1059, 1061 El Monte Avenue**

On February 14, 2024, the Zoning Administrator approved a two-year permit extension for a previously approved 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.

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

40. **City Lot 12**

On April 25, 2022, the Community Development Director issued a ministerial approval, under the provisions of SB 35, of a 5-story, 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.

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

41. **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: [Aki Snelling](#)
- Applicant: Google
- City Webpage: [Middlefield Park Master Plan](#)
- Applicant's Website: [Middlefield Park](#)

42. 1020 Terra Bella Avenue

On March 14, 2023, the 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 six-story, 108-unit affordable rental 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) district.

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

43. 1040 Terra Bella Avenue

On March 14, 2023, the 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 for two personal storage buildings that are six- and four-stories, 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

44. 189 North Bernardo Avenue

On May 23, 2023, City 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

45. **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 residential 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.

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

46. **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

47. **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](#)

48. **96 West El Camino Real**

On June 29, 2023, the Community Development Director, under the provisions in AB 2162, issued a ministerial approval of a six-story, 79-unit affordable rental apartment building with one-story below-grade parking, including a State Density Bonus with concessions and waivers, to replace an existing mortuary building and associated parking lot, a Vesting Parcel Map, and Heritage Tree Removal Permit 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.

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

49. **1313-1347 W El Camino Real**

On December 12, 2018, the Zoning Administrator approved 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. The project received a one-year permit extension in 2020, an automatic one-year extension due to COVID from the City (Resolution 18499), an 18-month extension from the State (AB 1561) and another 18-month extension from the State (AB 2729). Therefore, the final expiration date of the project is December 12, 2025. 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

50. **590 Castro Street**

On November 13, 2024, the Zoning Administrator approved a two-year permit extension for a previously approved Planned Community Permit and Development Review Permit to construct a four-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.

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

51. **301/317 Moorpark Way**

On March 13, 2025, the City Council Approved a Development Review Permit and a Special Design Permit to Redevelop the Project Site by Removing an Existing Single-Family Home, a Vacant Private School, and a Commercial Building to Construct 22 Single-Family Units Utilizing State Density Bonus Law, and a Heritage Tree Removal Permit to Remove 26 Heritage Trees, and a Vesting Tentative Map to Combine Five Existing Parcels and Create 27 Parcels, Including 22 Residential Parcels and Five Common Parcels on a 2.51-Acre Site. 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.

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

52. **198 Easy Street**

On January 28, 2025, the City Council approved a Planned Unit Development Permit, Development Review Permit, and Special Design Permit to construct a five-unit detached rowhouse development and Heritage Tree Removal Permit to remove 8 Heritage trees on a 0.51-acre project site. This project is

located on the west side of Easy Street between the Highway 85 on-ramp and Gladys Court in the R3-3-sd (Multiple-Family Residential-Special Design) district.

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

53. **294-296 Tyrella Avenue**

On April 8, 2025, the City Council approved a Development Review Permit for demolishing an existing single-family house to construct a new 7-story, 80-unit residential condominium building (20% affordable units) which includes a three-level parking podium (two above ground, one underground) and Heritage Tree Removal Permit to remove six Heritage trees on a 0.48-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 being processed under 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](#)

PROJECTS UNDER CONSTRUCTION

54. **2110 Old Middlefield Way**

On October 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 Salk

55. 231 - 235 Hope Street

On December 10, 2019, the City Council approved a Provisional Use Permit for a residential use; a Planned Community Permit and Development Review Permit for a four-story, nine-unit condominium project on 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 nine 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

56. 851 - 853 Sierra Vista Avenue

On January 28, 2020, the City Council approved a General Plan Map Amendment from General Industrial to Medium-Density Residential; a Zoning Map Amendment from R3-2sd (Multiple-Family Residential Special Design) and MM (General Industrial) districts to the R3 (Multiple-Family Residential) district; a Planned Unit Development Permit to construct nine rowhouses to replace three existing single-family homes and an industrial building; a Heritage Tree Removal Permit to remove six 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

57. 1001 North Shoreline Boulevard

On August 25, 2020, the 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 seven-story, 203 unit apartment building with two levels of podium parking, a seven-story, 100 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; 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 on a 7.8-acre project site. 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](#)

58. **777 West Middlefield Road**

On May 21, 2019, the City Council approved a General Plan Amendment from Medium-Density Residential to High-Density Residential; a Zoning Map Amendment from R3-2 (Multiple-Family Residential) to P (Planned Community) 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

59. **1555 West Middlefield Road**

On May 19, 2020, the 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

60. **773 Cuesta Avenue**

On May 25, 2021, the 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 two 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.

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

61. **600 Ellis Street**

On November 17, 2020, the City Council approved a Planned Community Permit and Development Review Permit for a six-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 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

62. **1255 Pear Avenue**

On February 14, 2024, The Zoning Administrator approved a request for a modification to a previously approved Planned Community Permit and a Development Review Permit (PL-2017-380) to allow minor site and design changes to the residential buildings in Phase 2 of the development due the removal of parcels 9 and 10 from the project area. The removal of the parcels leads to a reduction in the total number of residential units, 425 units to 244 units, on a project site now totaling 3.74-acres. 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

63. **1100 La Avenida Street (1188 Armand)**

On July 2, 2021, the Community Development Director issued a ministerial approval, under the provisions of SB 35, for a Planned Community Permit and a Development Review Permit to construct a four-story apartment building with 100 affordable units, including a State Density Bonus with development waivers, to replace an existing single-story office building; and a Heritage Tree Removal Permit to remove 17 Heritage trees 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.

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

64. **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;; a Heritage Tree Removal Permit to remove 29 Heritage trees; and a Vesting Tentative Map to create eleven residential lots and seven common lots on a 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.

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

65. **1265 Montecito Avenue**

On December 6, 2022, the 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 five-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) district.

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

66. **1958 Latham Street**

On October 22, 2020, the City Council granted a one-year permit extension (Resolution 18499) and the State granted an additional 18-month extension (AB 1561) for a project that was previously approved on December 10, 2019 by City Council for a Planned Unit Development Permit and Development Review Permit for a new 6-unit rowhouse development; and a Tentative Map to create six residential lots and one common lot on a vacant 0.39-acre project site. The project is located on

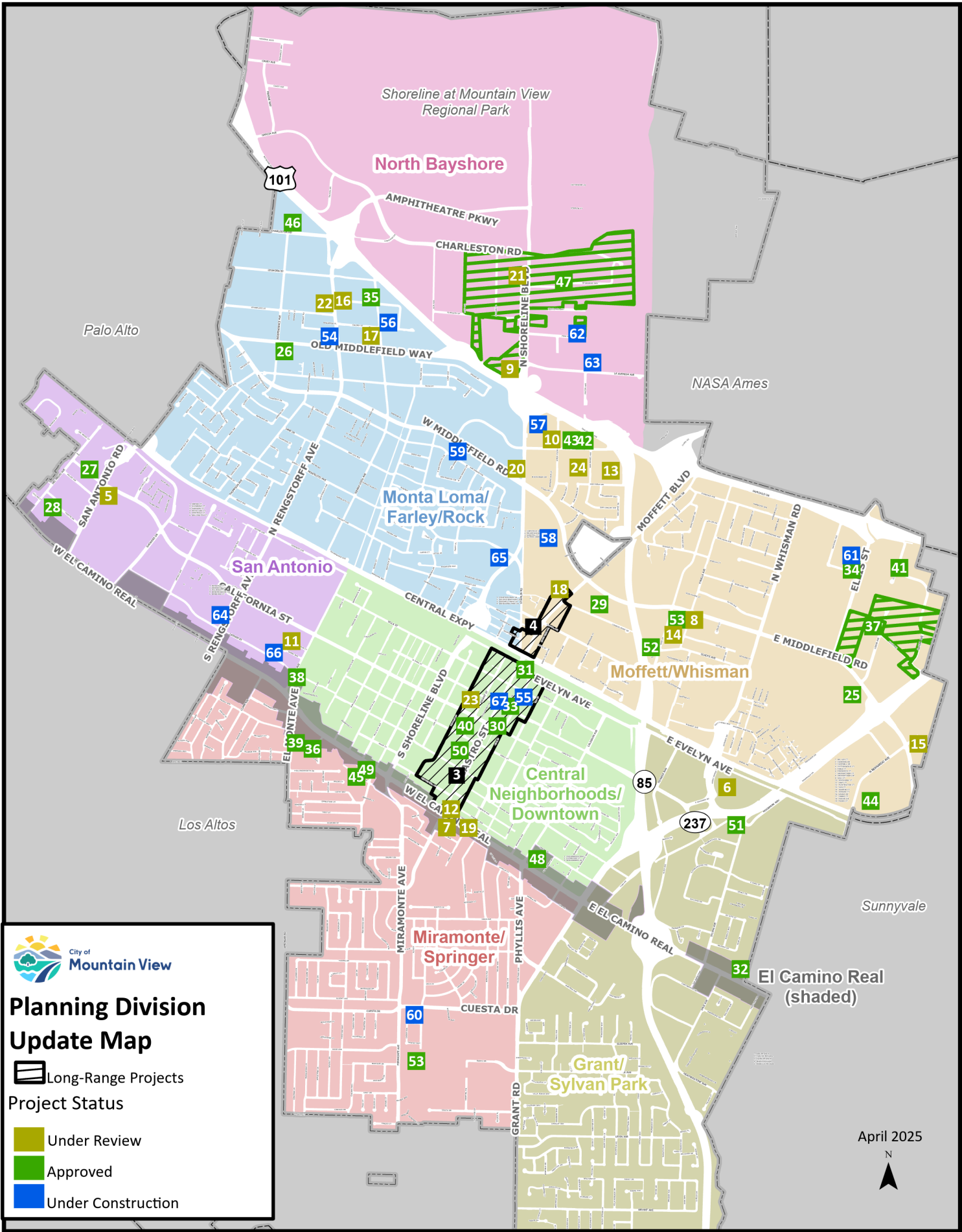
the north side of Latham Street between Escuela and Rengstorff Avenues in the R3-1 (Multiple-Family Residential) district.

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

67. 747 West Dana Street

On November 8, 2023, the Zoning Administrator approved a two-year permit extension for a previously approved Planned Community Permit and Development Review Permit to construct a commercial building with 7,000 square feet of office and 1,600 square feet of ground-floor retail with no on-site parking, to replace a 2,300 square foot retail building; and a Lot Line Adjustment to modify an existing lot line on a 0.07-acre project site. 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



Planning Division Update Map

 Long-Range Projects

Project Status

-  Under Review
-  Approved
-  Under Construction

April 2025
