



**Community Development Department
One North San Antonio Road
Los Altos, California 94022**

M E M O R A N D U M

DATE: September 12, 2019
FROM: Jon Biggs, Community Development Director
SUBJECT: DEVELOPMENT UPDATE – SUMMER 2019

This memorandum is intended to provide the public with quarterly updates on large development projects that require Planning Commission and City Council approval, as well as other projects of significance, that are currently under review, entitled or are under construction within the City of Los Altos. Additional information about a specific project can be obtained by contacting the project planner (click on their name) or by checking the information and plans posted on the City's [New Development](#) webpage.

UNDER REVIEW

Planning Commission and/or City Council approval is still pending.

1. 4350 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision applications for a new five-story 47-unit multiple-family building with two levels of underground parking. The proposal is offering seven affordable units and seeking a density bonus and a development incentive for a height increase. The site is currently developed as a gas station (76) and located on the southeast corner of the intersection of El Camino Real and Los Altos Avenue.

Status: Application Incomplete (8/6/19)
Initial Study and Mitigated Negative Declaration publication anticipated in September of 2019

Public Meetings: Planning Commission Study Session – 10/18/18
Complete Streets Commission – 8/28/19
Planning Commission – TBD

Project Planner: [Sean Gallegos](#)

Applicant: Angela and Gregory Galatolo

2. 4896 El Camino Real

Project Description:

Preliminary Project Review for a new four-story mixed-use building with office and residential uses and two levels of underground parking. The site is currently developed with a fast food

restaurant (Jack in the Box) and a single-family dwelling at the rear, and located on the southwest corner of the intersection of El Camino Real and Jordan Avenue.

Status: Formal application not yet submitted
Public Meetings: Planning Commission Study Session – TBD
Project Planner: [Sean Gallegos](#)
Applicant: Ken Hayes, Hayes Group Architects

3. 4898 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision applications for a new five-story 21-unit, or 28-unit, multiple-family building with two levels of underground parking. The project is offering four, or six, affordable units and seeking a density bonus and development incentive for a height increase and reduced front yard setback. The site is currently developed with a two-story commercial building and located on the southeast corner of the intersection of El Camino Real and Jordan Avenue.

Status: Application Complete (6/12/19)
Public Meetings: Planning Commission Study Session – 2/21/19
Complete Streets Commission – 6/26/19
Planning Commission – 8/1/19 and 8/15/19
City Council – scheduled for 10/1/19
Project Planner: [Sean Gallegos](#)
Applicant: Mircea Voskerician

4. 5150 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision application for a new multiple-family residential development with 196 units, common areas and one level of underground parking. The development includes two five-story condominium buildings along El Camino Real with 172 units and two three-story townhouse buildings along the rear with 24 units. The proposal is offering 28 affordable units in exchange for a percent density bonus and development incentives to allow for increased height and reduced parking stall widths in the underground garage. The site is currently developed with a 78,950 square-foot three-story office building with surface parking surrounding the building and is located on the south side of El Camino Real at the intersection with Rengstorff Avenue.

Status: Application Complete (1/17/19)
Initial Study and Mitigated Negative Declaration published (7/10/19)
Public Meetings: Planning Commission Study Session – 8/16/18
Complete Streets Commission – 5/22/19
Planning Commission – 9/5/19
City Council – scheduled for 10/22/19
Project Planner: [Sean Gallegos](#)/[Jon Biggs](#)
Applicant: Dutchints Development, LLC

5. 376 First Street

Project Description:

Preliminary Project Review for a new four-story 15-unit multiple-family building with one level of underground parking with a mechanical lift system and a rooftop deck. The site is currently developed with a one-story restaurant use (Bella Vita) and is located on First Street just to the south of the intersection with Whitney Street.

Status: Formal application not yet submitted

Public Meetings: Planning Commission Study Session – 8/1/19

Project Planner: [Steve Golden](#)

Applicant: I. Jan Unlu

6. 440 First Street

Project Description:

Preliminary Project Review for a new four-story seven-unit multiple-family building with one level of underground parking. The project site is currently developed with a one-story commercial building with a veterinary clinic and is located on First Street at the intersection with Lyell Street.

Status: Formal application not yet submitted

Public Meetings: Planning Commission Study Session – 7/18/19

Project Planner: [Steve Golden](#)

Applicant: Abbie Bourgan

7. 444-450 First Street

Project Description:

Design Review and Subdivision application for new four-story 26-unit multiple-family building with two levels of underground parking. The proposal is offering four affordable units and seeking a development incentive for a height increase. The site is currently developed with a 10,000 square-foot two-story office building with surface parking surrounding the building and is located on First Street just to the south of the intersection with Lyell Street.

Status: Application Incomplete (4/11/19)

Public Meetings: Planning Commission Study Session – 1/17/19
Complete Streets Commission – 6/26/19
Planning Commission – TBD

Project Planner: [Steve Golden](#)

Applicant: Dutchints Development, LLC

8. 999 Fremont Avenue

Project Description:

Design Review, Use Permit and Subdivision application for new two-story mixed-use building with 1,600 square feet of commercial space and three condominium units and surface parking with a mechanical parking lift system. The project site is currently developed an 1,100 square-foot one-story commercial building with a drive-thru and surface parking and is located on a triangular site bounded by Fremont Avenue, Miramonte Avenue and A Street.

Status: Application Complete (1/17/19)
Public Meetings: Planning Commission Study Session – 5/17/18
Complete Streets Commission – 2/27/19
Planning Commission – 9/19/19
Project Planner: [Steve Golden](#)
Applicant: Gregg Bunker, Loyola Corners Estates, LLC

9. 40 Main Street

Project Description:

Design Review and Use Permit application for new three-story 14,000 square-foot office building. The project is seeking development incentives for reduced onsite parking and increased building height in exchange for developing a public paseo to connect Main Street to Plaza 10. The project site is currently developed with a 2,400 square-foot one-story office building and is located on the west side of Main Street between San Antonio Road and State Street. The Planning Commission has held its last public hearing on the project on June 7, 2017. Project referred at applicants request for restudy to address comments and feedback of Planning Commission.

Status: Application Complete (2016)
Public Meetings: Planning Commission (6/1/17, 6/15/17 and 6/7/18)
Next steps undetermined ~ Pending Applicant Re-Submittal of Plans
Project Planner: [Jon Biggs](#)
Applicant: 40 Main Street Offices LLC

10. 40 Main Street

Project Description:

Proposed five-story mixed-use building with office and rental residential uses (29,566 square feet). Subgrade parking, to be accessed by a mechanical lift is proposed. The project is seeking ministerial approval through State SB 35 legislation. The project is also seeking density bonus units and development incentives for increased building height in exchange for providing below market rate (affordable) units. The project site is currently developed with a 2,400 square-foot one-story office building and is located on the west side of Main Street between San Antonio Road and State Street.

Status: Application Incomplete – Appeal denied
Public Meetings: City Council Appeal (4/9/19)
Project Planner: [Jon Biggs](#)
Applicant: 40 Main Street Offices, LLC

11. Stevens Place and Marshall Court – Code Amendment

Project Description:

Request for Zoning Code text amendments to the R3-4.5 Multiple-Family District to establish specific site development standards for the District. There is only one R3-4.5 District in the City, located on the north side of Homestead Road at the intersection of Fallen Leaf Lane. The District is comprised of 48 lots each containing a duplex residence.

<u>Status:</u>	Continued by the City Council
<u>Public Meetings:</u>	Planning Commission Study Sessions – 9/20/18 and 2/7/19 Planning Commission – 6/6/19 City Council – 8/27/19 and 11/12/19
<u>Project Planner:</u>	Steve Golden
<u>Applicant:</u>	Paul Lovoi

ENTITLED (APPROVED)

Projects that have received City Council approval but have not yet received a building permit.

12. 962 Acacia Avenue

Project Description:

Design Review and Subdivision application for a new three-story mixed-use building with 600 square feet of commercial space and two condominium units, and surface level parking. The project site is currently vacant and located on the west side of Acacia Avenue to the north of Sherwood Avenue.

Status: Approved by City Council (11/14/17)
Building permit under review (2/13/19)

Project Planner: [Sean Gallegos](#)

Applicant: Richard Haro

13. 4856 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision application for a new five-story 52-unit multiple-family building with two levels of underground parking. The project received a density bonus and development incentives for increased height and a reduced rear yard setback in exchange for providing 10 below market rate (affordable) units. The project site is currently developed with a two commercial buildings and surface parking and located to the north of Jordan Avenue.

Status: Approved by City Council (11/27/18)
Building permit application not yet been submitted

Project Planner: Zachary Dahl/[Sean Gallegos](#)

Applicant: Mircea Voskerician

14. 385-389 First Street

Project Description:

Design Review and Subdivision applications for a new three-story mixed-use building with 2,800 square feet of office space and 10 condominium units with one level of underground parking with a mechanical lift system and a rooftop deck. The project received a development incentive for increased height in exchange for providing one affordable unit. The project site is currently developed with a with one-story commercial buildings with surface parking at the rear adjacent to the alley.

Status: Approved by City Council (7/9/19)
Building permit application not yet been submitted

Project Planner: [Steve Golden](#)

Applicant: Steve Johnson, SJR Ventures

15. 425 First Street

Project Description:

Design Review and Subdivision application for new three-story 20-unit multiple-family building with one level of underground parking. The project provided three affordable units but did not seek any development incentives. The project site is currently developed with a 4,500 square-foot two-story office building with surface parking at the rear and located on the corner of First Street and Lyell Street.

Status: Approved by City Council (6/25/19)
Building permit application not yet been submitted

Project Planner: Zachary Dahl/[Steve Golden](#)

Applicant: Jeff Warmoth

UNDER CONSTRUCTION

Projects that have an active building permit.

16. 4880 El Camino Real

Project Description:

Design Review, Use Permit and Subdivision application for a new five-story 21-unit multiple-family building with one-level of underground parking and a mechanical parking lift system. The project received a density bonus and development incentive for increased height in exchange for providing three affordable units.

Status: Approved by City Council (9/13/16)
Building permit issued (1/9/18)

Project Planner: David Kornfield/[Jon Biggs](#)

Applicant: Jeff Taylor, LOLA LLC

17. 97 Hillview Avenue

Project Description:

Design Review for a new Community Center on the Civic Center campus at 97 Hillview Avenue. The project includes demolition of the existing 30,362 square-foot community center and construction of a new one-story, 24,500 square-foot community center building in approximately the same location with new surface parking spaces.

Status: Approved by City Council (9/11/18)
Building permit issued (8/1/19)

Project Planner: Zachary Dahl/[Jon Biggs](#)

Applicant: City of Los Altos

18. 1540 Miramonte Avenue

Project Description:

Design Review and Use Permit for a new two-story mixed-use building with 1,600 square feet of commercial space and four apartment units.

Status: Approved by City Council (4/12/16)
Building permit issued (10/11/17)

Project Planner: David Kornfield/[Steve Golden](#)

Applicant: Full Speed Investments, LLC

19. 170 State Street

Project Description:

Design Review application for exterior improvements and renovation of an existing two-story mixed-use building for a new restaurant and food hall on the first floor and office space on the second floor. The building is currently vacant and located to the corner of State Street and Third Street.

Status: Approved by Planning Division (12/19/18)
Building permit issued (8/15/19)

Project Planner: Zachary Dahl/[Steve Golden](#)

Applicant: Sares Regis Group/Los Altos Community Investments

20. 517 Tyndall Street

Project Description:

Design Review and Subdivision for a new two-story multiple-family building with three residential townhouse condominiums units and three one-car garages.

Status: Approved by City Council (10/10/17)
Building permit issued (6/6/18)

Project Planner: [Sean Gallegos](#)

Applicant: Walter Chapman
