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SAN FRANCISCO BAY AREA
PIPELINE REPORT 3Q 2014

FINAL REPORT
JULY 2014

PREPARED FOR:
Client Name

THE CONCORD GROUP
SAN FRANCISCO BAY AREA PIPELINE REPORT
JULY 2014

Data Summary by Submarket

	Urban East Bay						San Francisco						San Jose					
	Market Units			BMR Units			Market Units			BMR Units			Market Units			BMR Units		
	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)
Conceptual	0	450	7,359	0	0	169	61	79	4,961	0	90	85	247	550	900	0	0	0
Preliminary Review	1,375	842	0	0	86	0	0	190	0	0	97	0	579	156	0	48	0	0
Application Under Review	520	4,924	2,281	0	743	56	1,284	2,837	5,208	47	494	1,517	3,137	371	1,528	16	125	0
Partially Entitled	147	0	237	0	0	0	5,973	784	13,981	2,340	45	4,352	389	0	0	0	102	0
Fully Entitled	434	2,299	296	38	402	0	1,404	2,148	26	129	963	3	890	4,837	746	0	749	0
Pulling Permits	292	379	0	0	33	0	41	291	0	0	9	0	0	284	0	0	64	0
Under Construction	257	3,633	254	0	1,087	24	2,294	4,745	0	426	1,264	0	606	4,965	371	0	370	0
Stalled	468	57	0	0	177	0	355	0	49	0	106	7	0	0	0	0	0	0
Inactive	635	2,222	123	3	2	0	281	252	1,124	2	455	300	860	69	0	0	135	0
Pre-Leasing/Pre-Selling	0	92	142	0	0	25	564	1,081	0	9	151	0	1,368	954	0	0	90	0
Completed	0	94	0	0	0	0	204	1,345	20	7	309	0	0	1,143	0	0	383	0
Total:	4,128	14,992	10,692	41	2,530	274	12,461	13,752	25,369	2,960	3,983	6,264	8,076	13,329	3,545	64	2,018	0

Includes long-term development projects such as Treasure Island, Hunters Point, and ParkMerced.

	Remainder East Bay						Peninsula						Remainder South Bay					
	Market Units			BMR Units			Market Units			BMR Units			Market Units			BMR Units		
	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)	For-Sale	Rental	Other (1)
Conceptual	267	175	442	0	0	0	2,459	789	515	0	0	0	25	544	590	0	0	0
Preliminary Review	240	0	2,136	0	0	0	628	429	138	13	27	0	466	200	0	60	0	0
Application Under Review	1,973	318	440	9	200	345	978	1,363	141	6	190	0	933	1,634	834	20	265	0
Partially Entitled	1,745	1,539	2,482	226	75	0	158	694	200	0	75	66	180	706	0	0	0	0
Fully Entitled	3,405	1,529	542	496	518	0	829	1,358	0	31	45	0	1,795	1,868	0	4	76	0
Pulling Permits	342	734	0	3	134	0	67	727	0	8	55	0	522	0	732	6	0	0
Under Construction	4,120	577	1,067	68	281	356	254	1,824	245	16	268	0	1,030	2,081	0	167	201	0
Stalled	1,871	0	0	25	0	0	48	10,382	0	2	21	0	709	325	0	0	170	0
Inactive	862	1,450	0	15	181	0	551	553	62	35	26	60	19	108	0	0	0	0
Pre-Leasing/Pre-Selling	275	300	0	33	0	0	1,219	242	0	69	22	0	1,367	388	0	67	24	0
Completed	145	236	0	10	78	0	195	666	0	10	173	0	212	238	0	0	180	0
Total:	15,245	6,858	7,109	885	1,467	701	7,386	19,027	1,301	190	902	126	7,258	8,092	2,156	324	916	0

	For-Sale	Rental	Other (1)
Market Rate Grand Total:	54,554	76,050	50,172
BMR Grand Total:	4,464	11,816	7,365

(1) "Other" includes all projects with a mix of rental and for-sale units as well as projects for which the Rental/For-Sale determination has not yet been made.

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Data Summary by Submarket - Regional Map



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Status Legend

Region Legend

Status	TCG Definition
Conceptual	Early-stage projects that have not yet submitted any type of application to a planning jurisdiction and may not have determined many basic details such as unit counts or product type.
Preliminary Review	Active projects that have submitted an application for initial review by planning department staff or are actively seeking planning department input in preparation for full application submittal and/or revision.
Application Under Review	Active projects that have submitted a complete entitlement application that is actively being reviewed by planning staff and is under consideration for approval by respective planning jurisdiction.
Partially Entitled	Active projects that have not received 100% of entitlements needed before proceeding to plan check. Examples: projects with approved tentative maps but without approved environmental evaluation; projects that have all underlying zoning but have unresolved design issues; etc.
Fully Entitled	Active projects that have all entitlements necessary to submit construction drawings for building permit review. Note: projects that are fully approved but have appeals/lawsuits pending may also be categorized as "Stalled" depending on circumstances.
Pulling Permits	Active, fully entitled projects that have begun submitting construction drawings for building permits, including projects that have only applied for demolition permits.
Under Construction	Active projects that have commenced demolition, grading, excavation or other preliminary construction activities at project site. Note: large single-family subdivisions that build as they sell will have this status.
Pre-Leasing/ Pre-Selling	Projects that are under construction and have opened sales and or leasing offices with active contracting. Residents have not begun moving in and certificates of occupancy have not been issued.
Completed	Projects that have completed construction since previous update and are more than 90% leased or sold. Most have certificates of occupancy or other final inspections scheduled or completed.
Stalled	Active projects that have recently encountered or are currently encountering a significant obstacle and cannot achieve full entitlement status or begin construction until said obstacle is resolved. Examples include: neighborhood opposition, environmental degradation, lawsuits, lack of financing, economic uncertainty, or other unforeseen circumstances.
Inactive	Projects that are no longer being pushed forward through the entitlement or construction processes due to: expiration of entitlements, developer inactivity, withdrawn applications, successful lawsuits, or any other reason that has created a long time period of project inactivity.

Region	Cities
San Francisco	San Francisco
San Jose	San Jose
Urban East Bay	Alameda, Albany, Berkeley, Emeryville, and Oakland
Remainder East Bay	Fremont, Lafayette, Livermore, Moraga, Newark, Orinda, Pleasanton, San Leandro, San Ramon, Union City, Walnut Creek
Peninsula	Belmont, Burlingame, Colma, Daly City, Foster City, Half Moon Bay, Los Altos, Menlo Park, Millbrae, Mountain View, Pacifica, Palo Alto, Redwood City, San Bruno, San Carlos, and San Mateo
Remainder South Bay	Campbell, Cupertino, Gilroy, Los Gatos, Milpitas, Morgan Hill, Santa Clara, Saratoga, and Sunnyvale

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(sorted by City, then by number of Market-Rate and Below Market Rate units)

Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
Alameda Point Redevelopment Plan	SunCal Companies	2601 Monarch St	Alameda	94501	Urban East Bay	TBD	Other	1,425	0	878	Full App Received on 05/14/12	Application Under Review	Current planning efforts for land initiated by city Feb13. CC will likely approve zoning map, and Master Infr. Plan in early 2014; TC/Waterfront Precise Plans req PB and CC app--expect Mar/Apr14. TC resi no SFD; MS resi inc. SF.	37.7829	-122.305
Coast Guard Property (North Housing Parcel)	US Navy	641 W Red Line Ave	Alameda	94501	Urban East Bay	TBD	Other	820	90	42	First Contact on 11/05/07	Conceptual	Extremely early and conceptual. Zoned for around 800 units. Proposed 90 units for formerly homeless accomodation. Memorandum of Understanding signed June 2012 between Navy and governing bodies.	37.7893	-122.301
Encinal Terminal	Tim Lewis Communities	1521 Buena Vista Ave	Alameda	94501	Urban East Bay	TBD	Other	309	0	NA	Full App Received on 10/15/13	Conceptual	No formal application as of survey. Planner guesses app will be for 400 MF units with condo map. Converting to apartment still possible according to multiple sources.	37.7806	-122.258
West End Alameda - SFD	TriPointe Homes LLC	2457 Mariner Square Loop	Alameda	94501	Urban East Bay	For-Sale	SFD	285	0	22	Site Approvals Received on 06/10/13	Pulling Permits	Located in West End redevelopment area. Will be a mix of 3Bs, 4Bs, and 5Bs. Lot sizes ranging from 2,580 to 3,690. All homes will be 2-3s. Other resi types planned but not incl in this entry.	37.7878	-122.281
Alameda Landing	Catellus	2275 Mariner Square Loop	Alameda	94501	Urban East Bay	Both	Mixed	254	24	72	Site Approvals Received on 06/10/13	Under Construction	278 resi units+285k shop ctr anchored by Target. Target opened Oct13, add'l commercial U/C; stores expected to open 2014. Resi portion in plan check as of survey.	37.7870	-122.281
Del Monte Warehouse	Tim Lewis Communities	1501 Buena Vista Ave	Alameda	94501	Urban East Bay	TBD	Mixed	230	79	NA	First Contact on 06/17/14	Conceptual	Proj consists of approx 309 condo/townhome units mixed with ~19,000 sq ft retail. Optimistic about revitalization of old warehouse, but community group seeking a ballot measure to make land a pub park.	37.7773	-122.261
Boat Works	William Lyon Homes	2235 Clement Ave.	Alameda	94501	Urban East Bay	Both	Mixed	200	0	9	Site Approvals Received on 06/01/11	Partially Entitled	City app 153 SFD+29MF in 2011. Owner Francis Collins wants a change of plans, and new developer is currently preparing new proposal. Expected to submit to city Spring 2014. In 2012, city sued developer to demo blighted bldgs on-site. Demo began Dec12.	37.7717	-122.240
Harbor Bay Health Club and Residential	Harbor Bay Club Associates/Harbor Bay Isle Associates	200 Packet Landing Road	Alameda	94502	Urban East Bay	For-Sale	SFD	80	0	9	Full App Received on 08/21/13	Application Under Review	NOP for EIR issued Sep13. Ph1: Relocate/upgrade Harbor Bay Club. Ph2: Club property redev into 80 SFD+private roads+HOA common areas/guest parking. DEIR under went public comments 6/12/14.	37.7473	-122.239
Marina Cove II	Lennar	1551 Buena Vista Ave	Alameda	94501	Urban East Bay	For-Sale	Mixed	52	37	7	Tentative Map Approved on 11/01/12	Fully Entitled	Entitled in 2008, but expired. Re-applied in 2012. Lennar bought entitled prop from Trident Homes Sep 2013. Redev of ind site into 52 SFD+37 aff MF condo building.	37.7774	-122.260

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								Market	BMR						
Neptune Point	Tim Lewis Communities	620 Central Avenue	Alameda	94501	Urban East Bay	For-Sale	SFD	48	0	4	First Contact on 11/01/11	Stalled	Federally-owned parcel bordering Crown Beach. EB Parks Dpt was outbid by dev w/plans for housing in auction (sale not closed). Site contested in several lawsuits between fed'l and state agencies, city, and Pks Dpt. EIR NOP Jul13.	37.7700	-122.281
1835 Oak St	BCJ Alameda Investments, LLC	1835 Oak St	Alameda	94501	Urban East Bay	For-Sale	Condo	30	0	3	Full App Received on 06/06/13	Application Under Review	Conceptual condo project w/ approximately 30 units for sale. Developer submitted Pre-App 3/19/13 and App to rezone area from commercial to residential on 6/6/13.	37.7695	-122.241
Mapes Ranch	Clifford Mapes	Fernside Boulevard and Tilden Way	Alameda	94501	Urban East Bay	For-Sale	SFD	10	1	1	Site Approvals Received on 01/01/14	Fully Entitled	Approved by Planning Board, no evidence of BPs as of survey date .	37.7675	-122.233
Belmont Village Albany	Belmont Housing (for Univ California)	1030 San Pablo Ave.	Albany	94706	Urban East Bay	Rental	Apartments	175	0	6	Tentative Map Approved on 12/11/13	Fully Entitled	Sr housing portion of Univ Cal's University Village proj. Proj inc. fully approved 27ksf grocery store+17ksf retail. Appeal filed on 12/20/13, forcing tent map to go to CC. BP submittal 6/2014 along w/ final map.	37.8848	-122.298
1300 El Camino Real	Sares Regis Homes	1300 El Camino Real	Belmont	94002	Peninsula	TBD	Apartments	54	0	1	First Contact on 08/01/13	Preliminary Review	Mixed-use Development - 5,000sf of retail/commercial space and 35-45 dwelling units per acre. Belmont Council approved negotiation agreement 8/2013. Thorough community outreach process planned. Can accommodate 54 units but final count TBD.	37.5186	-122.274
576-600 El Camino Real	Belmino, LLC	576 El Camino Real	Belmont	94002	Peninsula	TBD	Apartments	32	0	0	Full App Received on 04/01/13	Application Under Review	Proposed development to include residential and commercial space. 41,000sf residential and 10,700sf commercial. Draft EIR recently released for comments. Public Hearings on the project are anticipated late this summer.	37.5236	-122.280
Carlmont	Frank Gonzales	1114 Village Dr	Belmont	94002	Peninsula	For-Sale	Condo	10	0	0	Site Approvals Received on 12/01/12	Stalled	Was recommended by staff in July 2012 to go to commission for approval. Approved at City Council in October 2012. Developer not moving forward - actively marketing project to potential buyers.	37.5088	-122.295
The Residences at Berkeley Plaza	MANATT/ Rhoades Planning Group	2211 Harold Way	Berkeley	94704	Urban East Bay	Rental	Apartments	302	0	NA	Full App Received on 02/27/13	Application Under Review	17 stories of apts+11ksf ret/rest. Developer submitted revised plans in response to ZAB comments in Mar13 . EIR underway; projected completion expected late 2014. BMR TBD. Some demo already underway at site but entitlements not yet fully secured.	37.8686	-122.269
Acheson Commons	Equity Residential	2133 University Ave.	Berkeley	94704	Urban East Bay	Rental	Apartments	184	21	NA	Zoning Approved on 12/01/12	Under Construction	Approved by ZAB Dec12. Decision appealed Mar 2013; ZAB re-approved use permit Jun 2013. Opp did not reappeal b/c dev compromised on height, pkg, aff units. Dev has not submitted constr drawings yet as of survey date but wants to deliver 2016.	37.8725	-122.267

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Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
Parker Place	Lennar/Rhoades Planning Group	2600 Shattuck Ave	Berkeley	94704	Urban East Bay	Rental	Apartments	155	0	NA	Site Approvals Received on 01/01/12	Fully Entitled	Approved Jan12. Proj was stalled by litigation from neighbors in Jul13. Litigation likely resolved by early 2014. Developer will have 2 BMR options, can decide at later time. Will also include 23k sf commercial space on ground floor. Const by YE2014.	37.8617	-122.267
The Higby	Gerding Elden	1200 Ashby Ave.	Berkeley	94702	Urban East Bay	Rental	Apartments	98	0	NA	Broke Ground on 12/03/13	Under Construction	Official groundbreaking 12/3/13. An appeal on grounds of increased traffic/crime/parking was denied by Alameda Superior Court and Appeal Court. Will include 6.5k sf rest/ret space.	37.8521	-122.286
Avalon Berkeley	AvalonBay Communities	651 Addison St	Berkeley	94710	Urban East Bay	Rental	Apartments	94	0	NA	Project Completed on 06/24/14	Completed	Former Archstone property. Use permit approved in June 2009. Began construction in July 2012. Nearly topped out as mid-Summer 2013. No evidence of pre-leasing as of Dec13.	37.8663	-122.301
2107 Dwight Way	Menlo Management Company	2107 Dwight Way	Berkeley	94704	Urban East Bay	Rental	Apartments	90	9	NA	Site Approvals Received on 01/25/13	Pulling Permits	App submitted April 2012. Proposed 99 unit apts (inc dens bonus) + retail. Map approved by PC in Dec. 2012. Use permit issued 1/25/13 and have submitted for BPs.	37.8643	-122.267
StoneFire	The Austin Group	1974 University Ave.	Berkeley	94710	Urban East Bay	Rental	Apartments	90	8	NA	Full App Received on 07/26/13	Application Under Review	Proposes to demo existing Firestone bldg and construct 114 apts + 8ksf retail. ZAB and DRC review hearings not yet scheduled. Expected to go to public hearing in September 2014.	37.8716	-122.271
El Jardin	Ken Sarachan	2501 Haste St	Berkeley	94704	Urban East Bay	Rental	Apartments	79	0	NA	Full App Received on 04/19/12	Application Under Review	Lot has been empty and blighted for 20 years, city dropped lawsuit in exchange for plans to develop lot on clear deadline. Historic Woolley House on prop to relocate to 2506 Dwight Way. Monthly ZAB mtgs about proj starting Feb14. CEQA action pending.	37.8660	-122.259
The Durant	The Austin Group LLC	2024 Durant Ave.	Berkeley	94704	Urban East Bay	Rental	Apartments	79	0	NA	Broke Ground on 12/01/13	Under Construction	ZAB app Use Permit Mar13. CC denied appeal Jun13 (opponents concerned about impact of housing targeted at students on adj sr housing). Project reduced to 78 units (orig 88). Submitted for plan check of final phase (resi and pkg) 12/17/13.	37.8663	-122.269
L'Argent	Don Nasser/Bay Properties	1951 Shattuck Ave.	Berkeley	94704	Urban East Bay	Rental	Apartments	78	0	NA	First Contact on 12/19/13	Application Under Review	Large units intended as alternative to living in Berkeley Hills-not targeted towards students. Full app submitted 12/2013. Condo conversion still very possible given larger units and target market.	37.8729	-122.268
Durant Courtyard Apartments	OPHCA, LLC	2631 Durant Ave.	Berkeley	94704	Urban East Bay	Rental	Apartments	71	0	NA	Full App Received on 03/05/13	Application Under Review	Dem existing 18 unit apt bldg and replace w/71 unit apt bldg. Intended as privately operated, ADA compliant student housing. Requires ZAB and DRC hearings in 2014; not yet sched.	37.8685	-122.255

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Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
Garden Village Project	Nautilus Group, Inc	2201 Dwight Way	Berkeley	94704	Urban East Bay	Rental	Apartments	70	7	NA	Zoning Approved on 11/05/13	Fully Entitled	Use Permit granted Nov13. Proj requires final design review before BPs can be issued. Includes parking for 4-10 shared vehicles only, bike parking, and rooftop farm. Target audience is students.	37.8646	-122.265
1931-1935 Addison Street	Avi Nevo	1935 Addison	Berkeley	94704	Urban East Bay	Rental	Apartments	62	7	NA	Site Approvals Received on 08/23/13	Fully Entitled	Will also include 7,240 SF commercial space. Use Permit approved Jun13; and has completed design review.	37.8710	-122.271
The Aquatic	R&S 5th Street Apartments LLC	800 University Ave.	Berkeley	94710	Urban East Bay	Rental	Apartments	54	4	NA	Zoning Approved on 11/01/13	Pulling Permits	In plan check as of early July 2014. Will include 1,175 sf off/ret. Under construction as of late Dec 2013. Will include St. Mark's Episcopal Comm Center over church and public pkg. Resi part zoned as Group Living, not dwellings, and intended as a private dorm. No formal affordability restrictions. Project almost complete	37.8676	-122.299
Lion's Hall	Hudson McDonald	2301 Durant	Berkeley	94704	Urban East Bay	Rental	Other	43	0	NA	Broke Ground on 12/01/12	Under Construction		37.8673	-122.263
2441 Haste Street	Rome Development	2441 Haste St	Berkeley	94720	Urban East Bay	Rental	Apartments	42	0	NA	Broke Ground on 05/28/14	Under Construction	Construction began 5/23/2014, expected to be finished within 18 months.	37.8661	-122.259
The Overture	1812 University Ave., LLC	1812 University Ave.	Berkeley	94703	Urban East Bay	Rental	Apartments	37	4	NA	Full App Received on 09/25/13	Pulling Permits	Mixed use, large units targeted at urban professionals, not students. Will include 2315sf comm+1300 sf rest. DRC and ZAB hearings not yet scheduled.	37.8710	-122.275
1698 University	Realtex Apartments, LLC	1698 University	Berkeley	94703	Urban East Bay	TBD	Other	37	0	NA	Zoning Approved on 01/01/06	Partially Entitled	5 story mixed-use bldg app in 2005. Realtex bought property Jun13, have submitted revisions to existing use permit. Want condo map, more units, and redesign of interior and exterior. Tenure TBD. ZAB sched 7/10, and need final design review.	37.8707	-122.278
2701 Shattuck Ave (form microunits)	Urban Core Development	2701 Shattuck Ave.	Berkeley	94705	Urban East Bay	Rental	Apartments	20	4	NA	Full App Received on 10/01/12	Pulling Permits	Microunits+3,110sf ret. ZAB denied project Nov 2013. A project that was approved 5 years ago is currently underway for 24 units, currently under BP review.	37.8601	-122.267
2489 MLK Jr Way	Paul Ugenti/Gateway Development Partners	2489 Martin Luther King Jr. Way	Berkeley	94704	Urban East Bay	Rental	Apartments	18	3	NA	Broke Ground on 11/01/13	Under Construction	Appx 1,725 sf commercial on former recycling center site. BP issued 5/5/05 and granted numerous extensions. Construction now active and expected to complete November 14.	37.8637	-122.272

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Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
1920 Tenth St	Lyman Lee	1920 Tenth St	Berkeley	94710	Urban East Bay	For-Sale	Condo	15	0	NA	Full App Received on 04/13/07	Application Under Review	Project was inactive for a time. Currently, application is still under review. No date set for approvals or construction.	37.8695	-122.294
The Fidelity	Prasad Lakireddy	2319 Shattuck Ave.	Berkeley	94704	Urban East Bay	Rental	Apartments	15	0	NA	Broke Ground on 06/04/08	Under Construction	Original app 2007. Large 2-brs (850-1300sf). BP issued Jun08, extended several times through recession. Now actively building, and expected completion Spring 2014.	37.8673	-122.267
2517 Regent	2517 Regent, LLC	2517 Regent	Berkeley	94704	Urban East Bay	Rental	Apartments	10	2	NA	Full App Received on 07/01/12	Inactive	Plan to replace existing 5-unit bldg w/12-unit bldg. Proj on hold due to recent historic designation of bldg slated for demo. Owners appealed designation, but withdrew appeal and have not decided whether to move forward w/mod plans (i.e. no demo).	37.8648	-122.257
Brisbane Baylands Project- Condo	Universal Paragon	950 Tunnel Ave	Brisbane	94005	Peninsula	For-Sale	Condo	1,975	0	NA	First Contact on 01/01/05	Conceptual	Part of larger Baylands project. Final EIR is being prepared and CC is conducting opinion polling before any hearings on the final EIR or project are heard. Hearings pushed to 2015. Maximum number of units: 3,950.	37.7008	-122.400
Brisbane Baylands Project- TH	Universal Paragon	950 Tunnel Ave	Brisbane	94005	Peninsula	For-Sale	Townhomes	484	0	NA	First Contact on 01/01/05	Conceptual	Part of the larger Baylands project. Final EIR is being prepared and CC is conducting opinion polling before any hearings on the final EIR or project are heard. Hearings pushed to 2015.	37.7008	-122.400
Toll Brothers at the Ridge	Toll Brothers	84 Lily Court	Brisbane	94005	Peninsula	For-Sale	SFD	71	0	19	Broke Ground on 04/17/13	Pre-Leasing/Pre-Selling	Received final planning app approvals by CC in Feb 2010. Final phase of Landmark at the Ridge. Project started grading in April 2013 and is still under construction. Developer is actively selling homes.	37.6973	-122.420
3700 Bayshore Blvd - Condos	USA Guofo	3700 Bayshore Blvd	Brisbane	94005	Peninsula	For-Sale	Condo	31	5	1	Full App Received on 02/15/13	Preliminary Review	Project consists of Condo and SFD. Condo portion includes 36 units on 1.3 acres. Tentative Subdivision map submitted. Application incomplete 2/15/13. No public hearing date for the project has been set.	37.6827	-122.396
Bayshore Blvd Condos	Best Design & Construction	3760 Bayshore Blvd	Brisbane	94005	Peninsula	For-Sale	Condo	25	5	3	Site Approvals Received on 01/01/11	Inactive	Project consists of 30 condo units. Planning approvals were granted in 2005 and application for a building permit was submitted in 2010. Planner indicates project has been stalled and there has been no contact from developer.	37.6817	-122.396
3700 Bayshore Blvd -SFD	USA Guofo	3700 Bayshore Blvd	Brisbane	94005	Peninsula	For-Sale	SFD	18	3	5	First Contact on 01/01/12	Preliminary Review	Project consists of Condo and SFD. SFD portion includes 21 units on 4.5 acres. Tentative Subdivision map submitted. Application incomplete 2/15/13. No public hearing date for the project has been set.	37.6827	-122.396

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(sorted by City, then by number of Market-Rate and Below Market Rate units)

Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
Brisbane Acres SFD	Private Owner	118 Tulare St.	Brisbane	94005	Peninsula	For-Sale	SFD	17	3	5	First Contact on 01/01/11	Inactive	Project is a small SFD development by a private owner in the larger Brisbane Acres. A PC hearing date has not been set and there has been no updates on the project.	37.6816	-122.398
Carolan Avenue/Rollins Road Multi-Family - Apts	SummerHill Apartment Communitites/Summerrhill Homes	1008 Carolan Avenue	Burlingame	94010	Peninsula	Rental	Apartments	241	27	5	Full App Received on 04/01/14	Preliminary Review	Project currently under review with PC. App received date estimated. Environmental Review Scoping and Design Review meeting held 6/23/14. PC listed required applications needed for the project to go forward. No timeline for full approvals.	37.5865	-122.357
The Trousdale	Joel Roos	1600 Trousdale Drive	Burlingame	94010	Peninsula	Rental	Apartments	124	0	NA	Full App Received on 04/01/14	Application Under Review	Project is an assisted living complex that consists of 124 units. Planning commission reviewed environmental review scoping and design review at 4/28/14 meeting. Current applications under review.	37.5935	-122.385
Parking Lot E	Grosvenor Americas	180 Park Rd	Burlingame	94010	Peninsula	TBD	Other	100	0	NA	First Contact on 08/01/13	Conceptual	Exclusive Negotiation Agreement with Grosvenor Americas. Grosvenor expressed interest in combining Lot E with adjacent post office site. USPS did not select Grosvenor to acquire site. Future plans uncertain. 100 units are placeholder. Actual count TBD.	37.5770	-122.345
Burlingame Post Office	TBD	216 Park Rd	Burlingame	94010	Peninsula	TBD	Other	100	0	NA	First Contact on 08/01/13	Conceptual	USPS selling historic post office site just off Burlingame Ave. USPS is in contract with a buyer (buyer not disclosed). Applicant has not contacted the city and USPS has not provided any type of timeline. 100 units are placeholder. Actual count TBD.	37.5782	-122.346
Sunrise Assisted Living	Sunrise Development, Inc.	1818 Trousdale Drive	Burlingame	94010	Peninsula	TBD	Other	79	0	NA	Broke Ground on 06/02/14	Under Construction	Project broke ground 6/2/14. Developer has a completion guarantee with lender and project must be completed by 12/15/15.	37.5925	-122.386
1128-1132 Douglas Avenue	Denham LLC	1128 Douglas Ave	Burlingame	94010	Peninsula	Rental	Apartments	24	3	NA	Full App Received on 07/24/13	Application Under Review	Applicant has been submitted for EIR, DR, and CUP. Proposal includes a 5 story bldg w/u/g parking. Applicant is currently addressing plan review comments from City staff.	37.5805	-122.350
1800 Trousdale Drive	Chateau Trousdale Inc	1800 Trousdale Drive	Burlingame	94010	Peninsula	For-Sale	Condo	22	3	NA	Broke Ground on 11/15/13	Under Construction	Plans include a 7-story, 25-unit condo building. Design changes approved 3/11/2013. BPs issued on 10/24/2013. Project is currently under construction.	37.5936	-122.384
Carolan Avenue/Rollins Road Multi-Family - Townhomes	SummerHill Apartment Communitites/Summerrhill Homes	1008 Carolan Avenue	Burlingame	94010	Peninsula	For-Sale	Townhomes	20	2	5	Full App Received on 04/01/14	Preliminary Review	Project currently under review with PC. App received date estimated. Environmental Review Scoping and Design Review meeting held 6/23/14. PC listed required applications needed for the project to go forward. No timeline for full approvals.	37.5861	-122.358

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556 El Camino Real	Burlingame Investors LLC	556 El Camino Real	Burlingame	94010	Peninsula	For-Sale	Condo	19	3	NA	Full App Received on 06/24/13	Application Under Review	Application submitted for EIR, DR, and Condo Map. Project consists of 22 units in a 5-story bldg w/u/g parking. Applicant is currently revising application based on feedback.	37.5781	-122.355
1441-1445 Bellevue Avenue	Bellevue Assoc. LLC	1441 Bellevue Ave.	Burlingame	94010	Peninsula	For-Sale	Condo	18	2	NA	Site Approvals Received on 01/08/07	Inactive	Project has been on hold for four years. About to expire. Planning department pessimistic about chances of going through. No building permits have been issued for this project.	37.5782	-122.351
1509 El Camino Real	1509 El Camino LLC	1509 El Camino Real	Burlingame	94010	Peninsula	For-Sale	Condo	13	2	NA	Full App Received on 10/01/12	Stalled	Application went to Planning Commission on January 28, 2013. The applicant has decided to place the project on hold for the time being to reach out to residents that have expressed concerns regarding the project.	37.5893	-122.376
1433 Floribunda Avenue	1433 Floribunda LLC	1433 Floribunda Ave	Burlingame	94010	Peninsula	For-Sale	Condo	9	1	NA	Site Approvals Received on 02/24/14	Fully Entitled	2/24/14 - An application was approved for EIR, DR, and Condo Permit for construction of a new, four-story, 10-unit residential condominium w/u/g parking.	37.5795	-122.352
21 Park Road	Dana Denardi Tr	21 Park Rd	Burlingame	94010	Peninsula	For-Sale	Condo	7	1	NA	Full App Received on 10/14/13	Application Under Review	Environmental Scoping and Design meetings were held 10/15/13 and 4/14/14. PC directed applicant to return with revised design. PC will hold additional meeting once revised.	37.5751	-122.344
1225 Floribunda Avenue	Primevere LLC	1225 Floribunda Avenue	Burlingame	94010	Peninsula	For-Sale	Condo	5	1	NA	Broke Ground on 02/01/14	Under Construction	Building permit has been issued and the project is now under construction. Construction began early 2014.	37.5810	-122.350
904 Bayswater	Ed Stephens & Assoc.	904 Bayswater	Burlingame	94010	Peninsula	For-Sale	Condo	5	1	NA	Broke Ground on 09/01/13	Under Construction	Luxury condominium complex with six 2-story condominiums, one required to be affordable. BPs have been issued and project currently under construction, will likely finish in 2014.	37.5790	-122.340
1677 South Bascom Avenue	Bay West Development	1677 South Bascom Avenue	Campbell	95008	Remainder South Bay	Rental	Apartments	168	0	NA	Site Approvals Received on 06/05/12	Under Construction	Under Construction - 168-unit multifamily apartments and approx 15,295 SQ FT of ground floor retail.	37.2925	-121.933
651, 655 & 671 W. Hamilton Ave	Robson Homes	651 W. Hamilton Ave	Campbell	95130	Remainder South Bay	For-Sale	Mixed	92	16	4	Broke Ground on 06/01/13	Under Construction	65 TH and 43 condos. Design tweaks and environmental issues slowed project, but const began early summer 2013. No timetable for completion. Project is currently in framing phase.	37.2950	-121.962

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566 East Campbell Ave	NA	566 E. Campbell Ave	Campbell	95008	Remainder South Bay	TBD	Other	60	0	3	First Contact on 12/30/13	Conceptual	New parcel becoming available. Owner refused to sell, but recently passed away. 5 properties in all, already zoned for downtown commercial (includes resi). Up to 60 units as is, or 80 units with density bonus. No specific developer as of survey date.	37.2870	-121.940
Maintenance Yards Project	Robson Homes	280 Dillon Ave	Campbell	95008	Remainder South Bay	For-Sale	Townhomes	40	7	NA	Full App Received on 05/24/14	Application Under Review	Original proposal was from Summerhill for 162 apts but they abandoned plans. Robson has renewed project as 47 attached THs, but requires a lot line adjustment. Applications submitted Q1/Q2 2014 and are currently under review	37.2841	-121.943
125 S. San Tomas Aquino Road	Taylor Morrison	125 S. San Tomas Aquino Road	Campbell	95008	Remainder South Bay	For-Sale	SFD	21	4	2	Final Map Approved on 07/01/13	Fully Entitled	PD Permit, tent map, and zoning amendment approved in June 2012. Arcadia Homes sold fully entitled to Taylor Morrison in Fall 2012, who submitted to record final map in July 2013. Currently in plan check.	37.2843	-121.977
45 Kennedy Ave	Villa Developers	45 Kennedy Ave	Campbell	95008	Remainder South Bay	For-Sale	Mixed	15	3	1	First BP Received on 05/09/14	Application Under Review	Project consists of 10TH and 8SFD. Site and Arch reviewed TM and PD permit on 6/27/13 but wanted more density. Plans were resubmitted 8/13. BPs for development of existing on site structures was issued 5/14.	37.2822	-121.949
Silver Oak Estates	Clyde Miles Construction	Oakhurst Blvd	Clayton	94517	Remainder East Bay	For-Sale	SFD	59	0	12	Full App Received on 06/11/12	Application Under Review	Original app submitted 3/29/2010 needed revisions; resubmitted on June 11, 2012. Still no movement as of 1/23/13. Revised materials submitted w/o 6/10, expect to have reviewed and onto next phases July 2014.	37.9491	-121.935
1670-1692 Mission Road	Bocce L & Sons Inc.	1670 Mission Road	Colma	94080	Peninsula	TBD	Other	26	0	NA	First Contact on 02/01/13	Inactive	Currently owned by Bocce L & Sons Inc. 1 of 3 sites included in Colma Housing Opportunity Program. City looking for new owner/developer. Occasional development inquiries, no active development applications at present time.	37.6716	-122.452
7778 El Camino	None	7778 El Camino Real	Colma	94080	Peninsula	TBD	Other	24	0	NA	First Contact on 01/01/13	Inactive	1 of 3 sites included in Colma Housing Opportunity Program. City looking for new owner/developer. Inactive at time of survey. Occasional development inquiries, no active development applications at present time.	37.6837	-122.464
7733 El Camino Real	NA	7733 El Camino Real	Colma	94014	Peninsula	For-Sale	Condo	12	3	NA	First Contact on 01/01/13	Inactive	Looking for new developer for land - across from Colma BART. 1 of 3 sites included in Colma Housing Opportunity Program. Still inactive as of survey date. Occasional development inquiries, no active development applications at present time.	37.6842	-122.463
Palmero Condominiums	NUCP Fund LLC	1401 Enea Circle	Concord	94520	Remainder East Bay	For-Sale	Condo	224	0	5	Zoning Approved on 07/01/11	Partially Entitled	Received some entitlements in 3Q11; auto extended by state. First parcel owned by NUCP Fund, second by Allied Investors. Mapped for sale but new developer interested in converting to rentals. Planning dept last heard from them early '13.	37.9719	-122.051

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Renaissance Project Phase II	Behringer Harvard	1851 Galindo St	Concord	94520	Remainder East Bay	Rental	Apartments	179	0	3	Site Approvals Received on 12/04/13	Fully Entitled	Approved by PC 12/4/13. Ph1 planned as condos (132 units+retail by Signature). All units converted to luxury rentals during recession (inc. live-work units). New developer will take over Ph2 and will only complete resi portion.	37.9749	-122.036
Summit Ridge Condo Conversion	Klingbeil Capital Management, Ltd	1070 San Miguel Road	Concord	94518	Remainder East Bay	For-Sale	Condo	120	0	6	Final Map Approved on 01/30/13	Inactive	PC approved a CUP, parcel map, and parking variance in Feb10. Final map recorded 1/30/13. No market for ownership units in Concord as of survey date so not selling units until later time.	37.9614	-122.028
Wisteria Residential Subdivision	New America Homes	1000 Beach Street	Concord	94519	Remainder East Bay	For-Sale	SFD	37	2	3	Broke Ground on 10/01/10	Under Construction	Building out slowly, as homes sell. As of Nov 2013 26 houses constructed; 11 still for sale.	37.9793	-122.029
Poetry Gardens Townhomes	Discovery Builders, Inc	1250 Detroit Ave	Concord	94520	Remainder East Bay	For-Sale	Townhomes	27	1	1	Site Approvals Received on 08/20/08	Fully Entitled	Approved but no move to submit for BPs. Developer is sitting on several projects in Concord until mkt improves. Map orig valid through 8/20/13 but received several auto extensions.	37.9641	-122.036
Enclave Townhomes	Discovery Builders, Inc	3000 Willow Pass Road	Concord	94519	Remainder East Bay	For-Sale	Townhomes	22	4	1	Site Approvals Received on 08/05/09	Inactive	Tent map granted auto extension from state. No mvmt in months/years but dev interested in pursuing project. Dev is sitting on several projects in Concord; PD doesn't know which ones they plan to pursue and when.	37.9799	-122.022
Grant Street Apartments	George Gage	3142 Grant Street	Concord	94520	Remainder East Bay	Rental	Apartments	16	0	NA	First BP Received on 05/01/13	Completed	16-unit conversion of former women's shelter. Structure will be maintained and renovated. BPs issued but work not started. Issues with contractor slowing down process. Dev may sell property--planner has not heard from them in several months.	37.9967	-122.042
Villa De La Vista Residential Subdivision	Discovery Builders, Inc.	1491 La Vista Avenue	Concord	94521	Remainder East Bay	For-Sale	SFD	11	1	1	Final Map Approved on 06/02/08	Inactive	Project received final map in 2008, no mvmt since. Dev is sitting on several projects in Concord.	37.9682	-122.004
Copperleaf Residential Subdivision	Discovery Builders, Inc	3319 Walnut Ave	Concord	94519	Remainder East Bay	For-Sale	SFD	11	0	2	Site Approvals Received on 07/13/09	Under Construction	Demo has begin on property and grading started, construction next few months. First project to be built by developer, Chestnut Grove approx 6 months behind.	37.9754	-122.016
Chestnut Grove Residential Subdivision	Discovery Builders, Inc.	3837 Chestnut Avenue	Concord	94519	Remainder East Bay	For-Sale	SFD	10	0	2	Site Approvals Received on 01/20/10	Fully Entitled	Project entitled 2010. Currently in for plan check, no BPs issued as of survey. Project will probably follow Copperleaf Residential project's construction.	37.9725	-122.005

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Rose Bowl Mixed Use Project	Evershine	10150 N Wolfe Road	Cupertino	95014	Remainder South Bay	For-Sale	Condo	204	0	7	Broke Ground on 11/01/11	Under Construction	Under construction now. Planned delivery in 2014. Was stalled for years before Evershine purchased from previous developer in 2007.	37.3250	-122.014
Main Street Cupertino	Sand Hill Property Company	10000 Finch Ave	Cupertino	95014	Remainder South Bay	Rental	Apartments	120	0	17	Site Approvals Received on 05/15/12	Fully Entitled	Jan. 2013, CC approved site refinements to hotel. CC approved new modified plan in May 2012. Includes 130K retail, 180-room Marriott, 260K office, 120 rental lofts. No permits have been issued. No upcoming hearing as of interview date.	37.3239	-122.009
Biltmore Apartments Expansion	Prometheus Real Estate Group	20030 Stevens Creek Blvd	Cupertino	95014	Remainder South Bay	Rental	Apartments	80	0	4	Broke Ground on 08/01/13	Under Construction	Expansion of existing Biltmore Apartments. All BPs have been issued and construction began in summer '13. Expected completion in Q4/2014-Q1/2015.	37.3216	-122.024
Serramonte Vista Condos	Ca-Daley LLC	273 Serramonte Blvd	Daly City	94105	Peninsula	For-Sale	Condo	200	0	5	Tentative Map Approved on 09/13/04	Inactive	Zoning originally approved in 2004, so exempt from inclusionary housing requirements. Tentative map expires in October 2013. Final map not submitted as of 5/25/13. Project is fully entitled, but is owned by the bank.	37.6687	-122.473
Brunswick Apartments	Kingsmill Group	4619 Brunswick Street	Daly City	94015	Peninsula	Rental	Apartments	133	0	1	First Contact on 03/21/12	Inactive	Pre-application review completed. Have not submitted formal application. Might be partnering with affordable housing developer, which would make all 133 units BMR. Project no longer in planner database. Project for sale.	37.7067	-122.456
Christopher Highlands	Lennar Homes	60 Christopher Court	Daly City	94015	Peninsula	For-Sale	SFD	80	0	14	Site Approvals Received on 09/03/13	Partially Entitled	Application submitted 01/31/12. Planning Commission Approved 09/03/13. City Council Approved and Mitigated Negative Declaration Adopted 10/14/13. Applicant still need to submit final map/design.	37.6680	-122.481
387 Peoria Lane Subdivision	KB Homes	387 Peoria Lane	Daly City	94014	Peninsula	For-Sale	Mixed	54	0	NA	Full App Received on 12/04/13	Application Under Review	31 SFD and 23 Condo units. Application submitted 12/4/13. Application requests zone change for planned subdivision and design review of SFD. Application under review.	37.7030	-122.458
Garden Valley Residential District Re/Pre-Zoning	Brian Desler	361 2nd Ave	Daly City	94014	Peninsula	For-Sale	Townhomes	50	0	2	Zoning Approved on 07/25/11	Partially Entitled	Project consists 50 TH units on a 1.9 acre site. Development is to be annexed to City of Daly City from unincorporated San Mateo County. Project is partially entitled w/ Tent Map approved. Still needs to go through design review.	37.6868	-122.463
Annie Street Subdivision	Cornerstone Consulting	Annie Street & 92nd Street	Daly City	94015	Peninsula	For-Sale	SFD	17	0	NA	Site Approvals Received on 07/22/13	Fully Entitled	City council approved the 17 lot subdivision in 7/13. The subdivision is currently on the market for \$4.5 million.	37.6890	-122.476

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Pt. Martin Subdivision	CKS Environmental (Dave Beaumont)	838 Steve Courter Way	Daly City	94014	Peninsula	For-Sale	SFD	16	0	2	Site Approvals Received on 03/29/13	Partially Entitled	Preliminary Plan CC approved 4/23/12; Precise Plan approved by CC on 04/22/13. Project is currently listed for sale at \$2.988 million.	37.7051	-122.426
Accacia/Velasco Subdivision	Sia Consulting Corp	23 Accacia St	Daly City	94014	Peninsula	For-Sale	SFD	12	0	NA	Tentative Map Approved on 02/20/13	Partially Entitled	Design Review Committee approved 12 unit subdivision 2/20/13, but no further action. Unclear whether developer wants to build on site or sell lots.	37.7080	-122.414
Mission Street Mixed Use Project	Mid-Peninsula	6800 Mission Street	Daly City	94014	Peninsula	Rental	Apartments	0	50	NA	Full App Received on 12/16/13	Application Under Review	Application under review for a mixed use project that consists of 50 Apartments with Retail and Commercial Space. Application was submitted mid-Dec 2013.	37.6992	-122.464
373 Diablo Road	Lennar Multifamily	373 Diablo Road	Danville	94526	Remainder East Bay	Rental	Apartments	175	0	NA	First Contact on 01/18/12	Conceptual	Lennar approached city council in Jan 2012 about developing the Johnson property. Still involved w/property and interested, but no formal app or timeframe as of study date.	37.8226	-121.995
Elworthy Ranch	KB Homes	1193 San Ramon Valley Boulevard	Danville	94506	Remainder East Bay	For-Sale	Mixed	84	13	NA	Broke Ground on 09/01/12	Pre-Leasing/Pre-Selling	Currently building and selling homes. Models built and open. Priced from low \$800s. Permits pulled for models and 6 homes, 6 more ready for plan check. Includes 84 SFD+13 aff condo units. South of San Ramon Valley Boulevard and Sycamore Valley Road.	37.8046	-121.995
Magee Ranch Project	Summerhill Homes	57 Diablo Creek Pl	Danville	94506	Remainder East Bay	For-Sale	SFD	69	0	410	Site Approvals Received on 06/18/13	Stalled	Downsized from 78 lots to 69. 372 acres preserved as perm open space. Fully approved by CC 6/2013 but final map required. Const was to start within next 6 months but opponents appealed approvals and sued project 7/2013. Hearing scheduled Spring 2014.	37.8279	-121.955
Matadera (Weber Property Residential Development)	Davidon Homes	333 Hill Rd	Danville	94526	Remainder East Bay	For-Sale	SFD	22	0	15	Broke Ground on 10/01/11	Pre-Leasing/Pre-Selling	Under construction and building out based on demand. Planner expects completion sometime 2014. CC gave final approval July 2011, included EIR certification, Devel Plan, Rezoning, Final Dev. Plan, Subdivision Request.	37.8359	-121.982
Podva Property Residential Development	Ponderosa Homes	250 Midland Way	Danville	94526	Remainder East Bay	For-Sale	SFD	20	2	110	Full App Received on 01/18/13	Application Under Review	EIR and application will go to PC, then Town Council. Public hearings to be held Spring 2014. 20 SFD with 2 BMR second unit additions. 10 acres to be developed, 100 to remain as permanent open space.	37.8038	-121.995
Danville Hotel	Castle Companies/ Neron Group	422 Hartz Ave	Danville	94526	Remainder East Bay	For-Sale	Condo	16	0	1	Broke Ground on 12/01/13	Under Construction	Submitted for plan check 9/26/13. Asbestos clean-up got underway Nov 13; demo begun December 13. Approved for 34,585 sf residential, retail, restaurant uses + 28 parking spaces.	37.8214	-121.999

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Camp Parks - Dublin Crossing	SunCal Companies	Camp Parks Blvd	Dublin	94568	Remainder East Bay	Both	Mixed	1,995	0	189	Zoning Approved on 11/05/13	Partially Entitled	Ped friendly, mixed-use master-planned comm on former Army Reserve site. FEIR certified and Specific Plan/Zoning approved Nov 2013. City approved DA with SunCal Nov 2013. Needs Tent Maps and architectural approvals.	37.7092	-121.901
Wallis Ranch	Trumark	6500 Tassajara Rd	Dublin	94568	Remainder East Bay	For-Sale	Mixed	935	0	184	Site Approvals Received on 01/01/05	Under Construction	Trumark under contract to buy site from MacKay and Soms. Backbone infrastructure U/C, but no other BPs yet. Site has Devel Agrmt through 2020. BMR covered by The Groves project. Will have SFD and TH but mix TBD.	37.7342	-121.873
Green on Park Place	Blake Hunt	Hacienda @ Martinelli Way	Dublin	94588	Remainder East Bay	For-Sale	Condo	750	0	27	Full App Received on 06/01/13	Application Under Review	305k sf comm site on SW corner of Hacienda and Martinelli. Dev has applied for a GPA to allow for mixed-use proj at site. DEIR has been released and has app in for gen plan amend, zoning and site.	37.7034	-121.890
Sorrento East - Regent Land	Standard Pacific/DR Horton/Taylor Morrison	4600 Lockhart St	Dublin	94568	Remainder East Bay	For-Sale	Mixed	581	0	71	Broke Ground on 06/01/12	Under Construction	Project fully approved. Lot grading has begun and master developers have started to sell parcels to home builders. DR Horton, Standard Pacific, and Taylor Morrison are actively building/selling on over half the lots. Has both SFD and TH.	37.7117	-121.861
Jordan Ranch (All Except Brookfield SFD)	Mission Valley Properties/St. Anton Partners	4765 Fallon Rd	Dublin	94568	Remainder East Bay	Both	Mixed	542	0	188	Site Approvals Received on 01/01/11	Fully Entitled	MU development: 252 SFD, 111 cluster, 94 alley, 14 lofts, 71 pinwheel units + retail. Master developer started preparing lots and constructing public infrastructure 4/2012. Was to begin lot grading sometime in middle 2013 but no const seen as of survey.	37.7113	-121.844
6541 Golden Gate Drive	Prologis	6541 Golden Gate Drive	Dublin	94568	Remainder East Bay	TBD	Mixed	340	0	NA	First Contact on 06/30/14	Conceptual	The site is proposed to have 340 apts/condos with 75,000ksq feet of retail space.	37.7028	-121.929
Casamira Valley/Moller Ranch	The DeSilva Group	6847 Tassajara Rd	Dublin	94568	Remainder East Bay	For-Sale	SFD	324	46	76	Zoning Approved on 12/18/12	Fully Entitled	Approved. Preparing construction documents as of Jan 2014.	37.7405	-121.860
Crown Chevy Site/ Kingsmill Group Residential Project	Kingsmill Group	7544 Dublin Blvd	Dublin	94568	Remainder East Bay	Rental	Apartments	314	72	NA	Zoning Approved on 10/01/13	Inactive	Will include 17k sf ground floor retail. Fully entitled as of Dec 2013. Dev has not applied for building permits yet.	37.7037	-121.928
The Groves (Fairway Ranch) - Remaining Phase	Dublin Ranch Holdings, LLC/Integral	3100 Finnian Way	Dublin	94568	Remainder East Bay	Rental	Apartments	304	0	25	Site Approvals Received on 01/01/08	Application Under Review	Sr/fam apt component (626 units) completed '10, but remaining units stalled. Site under new review as of Jun 2013. GPA up for approval in Jan 2014, will also need Dev Plan, Site Dev Review, and Tent Map.	37.7055	-121.858

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								Market	BMR						
AMB Warehouse	ProLogis	6700 Golden Gate Dr	Dublin	94568	Remainder East Bay	Rental	Apartments	269	39	8	Site Approvals Received on 04/01/04	Inactive	Fully entitled site just NW of West Dublin/Pleasanton BART station. Plans to demo warehouse and build resi +150k SF off. DA exp Jun13. Anticipate they will continue w/ proj in next year or so but not sure.	37.7010	-121.931
Avalon at Dublin Station (Bldg 2)	Avalon Bay Communities	DeMarcus Blvd	Dublin	94588	Remainder East Bay	Rental	Apartments	230	23	7	Broke Ground on 08/01/12	Under Construction	2nd bldg of two to go at Avalon II Dublin Station. Full construction expected to begin sometime Spring 2014. Building I of AVB II completed early 2014 (see separate entry).	37.7035	-121.899
Avalon at Dublin Station (Bldg 1)	Avalon Bay Communities	DeMarcus Blvd	Dublin	94588	Remainder East Bay	Rental	Apartments	220	32	7	Project Completed on 02/01/14	Completed	1st bldg of two to go at Dublin Station. Completed construction and leasing early Spring 2014. See separate entry for 2nd building info.	37.7035	-121.899
Grafton Plaza Mixed Use Development	Taylor Morrison	3275 Dublin Blvd	Dublin	94568	Remainder East Bay	TBD	Other	205	30	25	Site Approvals Received on 06/01/10	Application Under Review	Developer has filed formal app for resi portion. No application for commercial portion as of survey. Received zoning and MND approval Jun 2010. Still needs Dev Plan and Site Dev Review as of Dec 2013.	37.7034	-121.860
Fallon/Dublin	Anonymous	Dublin Blvd	Dublin	94568	Remainder East Bay	For-Sale	SFD	201	0	54	First Contact on 01/01/12	Conceptual	No planning department contact yet - initial developer reconnaissance underway. Proposing 201 SFD with lot size ~2,500. Still very early. Nothing submitted for review.	37.7077	-121.854
Jordan Ranch - Brookfield Homes SFD (Windwood/Mariposa)	Brookfield Homes	4765 Fallon Rd	Dublin	94568	Remainder East Bay	For-Sale	SFD	166	0	188	Broke Ground on 07/01/12	Under Construction	BJP-ROF Jordan Ranch sold 166 lots to Brookfield homes in 2010. Brookfield is now building 2 developments, 81 Windwood Homes, and 85 Mariposa homes, all SFD. Still actively selling as of Jan 2014.	37.7143	-121.848
Schaefer Ranch/ Orchid @ Schaefer ranch	Toll Brothers	9801 Dublin Blvd	Dublin	94568	Remainder East Bay	For-Sale	SFD	140	0	6	Broke Ground on 11/30/13	Under Construction	This project was sold by Discovery Homes to Toll Brothers 6/12/2012. Model homes recently opened as of study time.	37.7018	-121.977
Anderson Property	Braddock & Logan	4038 Croak Rd	Dublin	94588	Remainder East Bay	Rental	Apartments	108	0	7	Site Approvals Received on 03/01/08	Inactive	Site dev app expired Nov 13. B&L is no longer involved with the property. Zoned for medium-high density housing in perpetuity. Lack of infrast in area may be why dev has not moved forward.	37.7130	-121.836
Silvera Ranch Phase 3 - Remaining Units	Pinn Brothers	6615 Tassajara Rd	Dublin	94568	Remainder East Bay	For-Sale	Townhomes	108	0	105	Broke Ground on 06/01/03	Stalled	210-unit project partially completed, with 102 TH brought to market in 2003, of which 34 sold and the remainder halted b/c of economy. Remainder is 108 units that have never been brought to market.	37.7321	-121.867

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								Market	BMR						
Fallon Crossing (formerly Mission Peak Property)	Standard Pacific Homes	6847 Tassajara Rd	Dublin	94568	Remainder East Bay	For-Sale	SFD	106	0	68	Broke Ground on 10/27/11	Under Construction	Project approved and under construction. Aff housing agreement under preparation. Project requires Site Development Review. 50% of construction complete as of July 2013. Still actively selling as of Jan 2014.	37.7362	-121.864
Esprit @ Dublin Station	DR Horton	Iron Horse Parkway	Dublin	94568	Remainder East Bay	For-Sale	Townhomes	105	0	4	Broke Ground on 12/01/13	Under Construction	Proj long inactive, revived Fall/Winter 2013. Final map app 11/19/13; BPs issued late Nov/Dec. Will build out as home sell. Expecting 2 year absorption period. As of survey date about a quarter of the way completed.	37.7053	-121.896
Fallon Ridge @ Positano	KB Homes	4856 La Strada Drive	Dublin	94568	Remainder East Bay	For-Sale	SFD	98	0	NA	Broke Ground on 06/01/13	Under Construction	Sales have begun and permits are being pulled as homes are sold. Still selling as of July 2014.	37.7212	-121.847
Calabria at Positano	K Hovnanian Homes	La Strada	Dublin	94588	Remainder East Bay	For-Sale	SFD	88	0	NA	Broke Ground on 02/25/12	Under Construction	88 SFD units being constructed as part of the Positano Master Plan. Currently under construction and selling as built out. 56 sold as of late April 2013. Still selling Jan 2014.	37.7198	-121.846
The Promenade/ KB & Charter Homes	KB Homes & Charter Properties	Grafton St and Central	Dublin	94568	Remainder East Bay	For-Sale	SFD	85	0	6	Full App Received on 01/01/12	Application Under Review	Controversial project to replace portion of Dublin Promenade with 85 single-family units, without driveways. Application currently under review by PC. Grading began in August 2012. On 5/23/13 KB Homes withdrew from project. Charter remains as sponsor.	37.7088	-121.865
Vargas Property	STL	7020 Tassajara Rd	Dublin	94568	Remainder East Bay	For-Sale	SFD	55	0	4	Site Approvals Received on 05/01/07	Partially Entitled	Proj merged two adj parcels. Both parcels need Dev Plans, Site Dev Review, and Tentative Map. Rec'd nw dev sub GPA in Sep 2012. Former Frederick Parcel also requires GPA and Stage 1 Dev Plan. New developer submitted GPA application Sep 2012. Still pending	37.7371	-121.869
Heritage Office Park	Bates Stringer Ventures	San Ramon Rd @ 580	Dublin	94568	Remainder East Bay	For-Sale	SFD	53	7	NA	Full App Received on 09/01/13	Application Under Review	Developer has proposed re-zone to allow 55-60 SFD, with 12.5% BMR requirement. Full application has been received by Planning Department and draft EIR is underway. Under public hearing process as of survey date.	37.7006	-121.937
6541 Regional Street	Bay Rock Multifamily	6541 Regional St	Dublin	94568	Remainder East Bay	For-Sale	Townhomes	43	0	NA	First Contact on 06/30/14	Preliminary Review	43 unit TH proj proposed under west dub BART Station	37.7009	-121.932
Nielsen	Robert Nielsen	6407 Tassajara Rd	Dublin	94568	Remainder East Bay	For-Sale	SFD	36	0	10	Tentative Map Approved on 06/01/10	Inactive	Dev sold site to a homebuilder who has been active on this project after a few years of it being inactive. Project has received site and arch approvals and planner expects BPs in the next 3-4months.	37.7293	-121.870

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								Market	BMR						
Four Corners	Clarum Homes	University Ave and Bay Rd	East Palo Alto	94303	Peninsula	For-Sale	Condo	92	23	NA	Site Approvals Received on 07/01/10	Fully Entitled	Fully Entitled - Project consists of 115 condos and 15,000sf retail. Planner anticipated plan submission first half '14 (no submission to date), project will be completed 18 months after initiation.	37.4719	-122.139
DKB Homes (Pulgas)	DKB Homes	2477 Pulgas Ave	East Palo Alto	94303	Peninsula	For-Sale	Townhomes	52	0	5	Final Map Approved on 01/01/08	Fully Entitled	Project fully entitled and subdivided w/ grading initiated prior to 9/13. Planner anticipates construction drawings in 2014 which will take 9 months to approve. Construction to proceed in phases, model units and the 1st phase of development expected 2015.	37.4720	-122.132
University and Runnymede	Clarum Builders	University Ave	East Palo Alto	94303	Peninsula	For-Sale	Townhomes	16	0	NA	Full App Received on 11/30/13	Stalled	Project consists of 16 TH units. Full application was submitted 11/13 but application was deemed incomplete. Developer has not resubmitted application to the city.	37.4688	-122.142
Marketplace Redevelopment-- Remaining Phases	City Center Realty Partners	6001 Shellmound	Emeryville	94608	Urban East Bay	Both	Mixed	542	0	NA	Full App Received on 01/01/08	Application Under Review	Extensive mixed-use dev on 8 parcels. Phasing app in 2008. PhIA U/C; PhIB in active planning. Dev has proposed revised phasing for remaining portions, inc additional/reconfig resi units. Proposal subject of PC study sessions in Dec 2013 and Jan 2014.	37.8418	-122.294
Sherwin Williams Urban Village	srmErnst Development	1450 Sherwin Avenue	Emeryville	94608	Urban East Bay	Rental	Apartments	460	0	NA	First Contact on 01/01/13	Preliminary Review	PC and CC study sessions occurred 10/2013. No formal applicatoin as of survey date. Will redevelop former paint factory to 460 housing units + 70k sf office + 15ksf retail + 2 acres public open space. Site requires extensive remediation.	37.8330	-122.290
Gateway at Emeryville	BRE Properties	5801 Christie Avenue	Emeryville	94608	Urban East Bay	Rental	Apartments	265	0	NA	First Contact on 01/26/06	Inactive	Approvals for mixed use proj (+14k sf retail+hotel) sought by BRE pre-recession. In 2007, plans to issue RFP for dev proj over sev parcels. Demo permit issued in Oct10 but expired in Apr12 since no work occurred at site. Currently inactive as of survey.	37.8392	-122.296
Nady Site	Avalon Bay Communities	6701 Shellmound Street	Emeryville	94608	Urban East Bay	Rental	Apartments	221	0	2	First Contact on 12/01/13	Preliminary Review	PC study session occurred Dec 2013 but still no formal app. Groundbreaking scheduled 2015. 221 housing units + 5.5ksf amenity/retail space. Developer openminded to various comm uses (inc. recreational), b/c site not ideal for "typical" commercial use.	37.8482	-122.295
Marketplace Redevelopment PhIA--64th/Christie Site	City Center Realty Partners	64th and Christie Ave.,	Emeryville	94608	Urban East Bay	Rental	Apartments	193	0	NA	Broke Ground on 11/04/12	Under Construction	Phase IA of Marketplace Redevelopment-extensive mixed use proj w/ 735 proposed resi units. This entry has 193 apts in 5-story building. Grading began Nov12. Issued BP for superstructure 8/23/13.	37.8433	-122.295
Parkside Project (formerly Papermill)	Equity Residential	5740 Hollis St	Emeryville	94608	Urban East Bay	Rental	Apartments	151	25	NA	Broke Ground on 10/11/12	Under Construction	Mixed use, with 8 live-work units and 10K retail. BPs for all buildings issued September 2012. Broke ground in October 2012. Pre-leasing by early 2014. Expected delivery Spring 2014.	37.8393	-122.289

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								Market	BMR						
3800 San Pablo Avenue Mixed Use Project (Maz)	Holliday Development	3800 San Pablo Ave	Emeryville	94608	Urban East Bay	Rental	Apartments	105	0	1	Site Approvals Received on 08/22/13	Pulling Permits	25% of site is in Oak, but Oak ceded jurisdiction on project to Emeryville Dec 2012. PC approved project 8/2013. Plan to replace existing 25k commercial with 5-story apartment. Constr start expected 1Q14.	37.8289	-122.279
39th and Adeline Residential Project (3900 Adeline)	Madison Financial	3900 Adeline	Emeryville	94608	Urban East Bay	Rental	Apartments	73	12	1	Zoning Approved on 01/20/09	Pulling Permits	Site partially in Oakland. Emeryville will lead planning/bldg process. Approved in 2009, granted several extensions. Recent ext requires more 2 and 3BDs and fewer 1BDs.	37.8300	-122.279
Baker Metal Live-Work	MRE Commercial	1265 65th Street	Emeryville	94608	Urban East Bay	For-Sale	Condo	14	3	NA	Zoning Approved on 08/27/09	Inactive	Zoning approval in Aug 2009. Reuse of existing Baker Metal building for 17 live/work units. Not active since PC approval.	37.8470	-122.289
Ocean Avenue Townhomes	MRE Commercial	1276 Ocean Ave.	Emeryville	94608	Urban East Bay	For-Sale	Townhomes	5	0	NA	Broke Ground on 04/01/13	Under Construction	Approved in 2009 as part of now-stalled Baker Metal Live-Work Project. Construction began Apr 2013. No timeline for construction completion.	37.8466	-122.289
3706 San Pablo	EAH Housing	3706 San Pablo Ave	Emeryville	94608	Urban East Bay	Rental	Apartments	0	86	NA	First Contact on 01/14/13	Preliminary Review	City-owned, non-entitled site. City approved EAH to be developer 10/15/13. EAH is preparing planning application exp to submit in Fall 2014.	37.8283	-122.279
Waverly Development (Pilgrim Triton Phase III)	Thompson Dorfman	1159 Triton Drive	Foster City	94404	Peninsula	Rental	Apartments	240	0	6	Tentative Map Approved on 01/16/14	Partially Entitled	Phase 3 of 4 in Pilgrim Triton MP. 220 MF and 20 TH units and 5,000sf retail. Currently approved for rental w/ option to convert to for-sale after opening. PC meeting held 1/14 and EIR, TM and Use Permit were approved.	37.5656	-122.269
Triton Pointe (Pilgrim Triton Phase II) "The Waverly"	Thompson Dorfman & City View	551 Foster City Blvd	Foster City	94404	Peninsula	Rental	Apartments	240	0	5	Broke Ground on 07/01/13	Pulling Permits	This project was approved in January 2014 for 240 units and 5,000 sq. ft. of retail. They have submitted building permit drawings for review and intend to begin construction in late 2014.	37.5622	-122.270
Foster Square (Civic Center 15)	MidPen Housing & New Home Company	638 Foster City Blvd	Foster City	94404	Peninsula	Both	Mixed	200	66	15	Full App Received on 11/21/13	Partially Entitled	Senior Housing. 200 for-sale, 66 affordable, and 150 assisted living units and 30,000sf commercial. Use permit to construct assisted living units and 20,000sf of retail approved 6/5/14.	37.5587	-122.268
Pilgrim Triton Phase IV (Triton Pointe)	Northwest Mutual Life	1131 Triton Dr	Foster City	94404	Peninsula	TBD	Other	166	0	NA	Broke Ground on 01/01/14	Under Construction	Phase 4 of 4. Project consists of 166 units and 6,000sf of retail. Project is currently under construction and is expected to be completed mid-2015.	37.5637	-122.271

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								Market	BMR						
Charter Square	Westlake Realty	1058 Shell Blvd	Foster City	94404	Peninsula	For-Sale	Townhomes	95	0	NA	First Contact on 05/13/13	Preliminary Review	Preliminary review to demolish existing shopping center and construct 95 residential units and 10,000sf of retail. Proposed project introduced to CC and public on 4/28/14. Meeting held to receive public feedback.	37.5500	-122.264
Harbor Cove	Apartment Management Consultants, LLC	900 E Hillsdale Blvd	Foster City	94404	Peninsula	Rental	Apartments	85	0	NA	First Contact on 12/05/13	Preliminary Review	They have submitted an application for 85 additional units within the existing building envelopes using density bonus regulations. The buildings would also be renovated. Their application is being reviewed for completeness.	37.5528	-122.275
5A Rent-a-Space Housing	James Knuppe, Owner	1221 E Hillsdale Blvd	Foster City	94404	Peninsula	Rental	Apartments	43	0	5	First Contact on 12/05/13	Preliminary Review	Preliminary Review submitted to demo existing storage facility and construct 43 apartment units. PC provided suggestions for redesign before submitting formal application in 2014. No work from applicant after study session no formal app submitted.	37.5668	-122.269
Capitol Ave Mixed Use Project	TMG Partners	39155 State St	Fremont	94538	Remainder East Bay	Rental	Apartments	467	0	6	Zoning Approved on 05/01/14	Partially Entitled	Land is appropriately zoned b/c part of Fremont's new DT plan; no other entitlements. Public hearings ongoing. Project-specific entitlements, including MEA and design, still pending. TMG currently negotiating with city to acquire site.	37.5491	-121.985
Patterson Ranch	KB Home	Ardenwood Blvd @ Paseo Padre Pkwy	Fremont	94555	Remainder East Bay	For-Sale	SFD	425	75	101	Tentative Map Approved on 04/27/13	Fully Entitled	Groundbreaking expected 2014, completion expected 2025. Tract Map and Grading Plan approved. Has Valid Developer Agreement.	37.5592	-122.071
Villa D'Este (Att component)	Pulte Homes	34285 Ardenwood Blvd	Fremont	94555	Remainder East Bay	For-Sale	Townhomes	207	36	15	Broke Ground on 01/01/07	Under Construction	Full project includes 33 SFD and 243 TH. SFH component finished construction 2010. THs roughly halfway constructed and all are sold.	37.5604	-122.062
Artist Walk (Centerville Unified Site)	Bradley Griggs	37070 Fremont Blvd	Fremont	94536	Remainder East Bay	Rental	Apartments	185	0	NA	Site Approvals Received on 01/31/14	Fully Entitled	184 apts+ 28k SF ret. Approved late January 2014. Former RDA site so additional work necessary to transfer land. Construction not expected before YE 2014.	37.5605	-122.010
Sabercat Neighborhood Center	Robert Lindley	2501 Cormack Road	Fremont	94539	Remainder East Bay	For-Sale	Condo	158	0	12	Site Approvals Received on 12/01/07	Inactive	Still needs final map recorded and to submit for plan check. Project sponsors may be looking to sell project off. BMR req still TBD. Developer has not been heard from in many years but entitlements still valid.	37.5171	-121.939
Central Park Terraces - SFD	Pulte Home Corporation	41075 Railroad Ave	Fremont	94539	Remainder East Bay	For-Sale	SFD	145	0	13	Project Completed on 07/01/14	Completed	80% sold as of survey date. Expected to completely sell out by Summer 2014. Also built 40 unit apartment, Central Park Terraces (see separate entry) to satisfy BMR requirement. Building current in its last phase, less than a dozen units left.	37.5366	-121.955

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								Market	BMR						
Stevenson Place PRP	Robson Homes LLC	39501 Stevenson Place	Fremont	94539	Remainder East Bay	For-Sale	Townhomes	66	0	NA	First Contact on 01/01/13	Conceptual	Developer has expressed interest and made initial inquiries with planning department, but no formal application has been submitted as of survey date.	37.5591	-121.957
The Fremont Gateway @ Beard	Tim Lewis Communities	34044 Fremont Blvd	Fremont	94555	Remainder East Bay	For-Sale	SFD	63	0	NA	Site Approvals Received on 09/03/13	Fully Entitled	63 units in two phases. Approved Sep 2013 but no BPs as of survey date.	37.5783	-122.045
Mission Creek Planned District	Mission Peak Co.	42186 Palm Ave	Fremont	94539	Remainder East Bay	For-Sale	SFD	42	0	16	Tentative Map Approved on 10/01/12	Fully Entitled	Tent map, zoning, and EIR all approved. On 3/19/13, CC met to discuss adopting resolution of application requesting LAFCO and USD to annex two City-owned parcels along Palm Avenue. Currently in Plan Check, then can start pulling permits.	37.5402	-121.932
Mission Creek NSFD Tract 8106	Palm Ave Developers/Frisbie Planning	42186 Palm Ave	Fremont	94539	Remainder East Bay	For-Sale	SFD	42	0	NA	Site Approvals Received on 07/13/13	Pulling Permits	In plan check as of Oct 2013. None issued as of survey date.	37.5398	-121.931
Fremont Decoto Townhomes PRP	Westgate Ventures	34826 Fremont Blvd	Fremont	94555	Remainder East Bay	For-Sale	Mixed	39	0	2	Site Approvals Received on 06/15/14	Fully Entitled	Proj const of 10 3 story buildings:38 townhomes, 1 SF. They will be 2,3 and 4 bdms. Approved by CC and fully entitled but no BPs have been submitted yet and the final map has not been obtained.	37.5722	-122.033
Hastings Corner	Courtney Fogal	39036 Hastings St	Fremont	94538	Remainder East Bay	For-Sale	Condo	36	0	1	Site Approvals Received on 02/24/09	Fully Entitled	Still no BPs as of survey date. Orig proj full ent in '09, and in plan check '12-Jul13. Developer seeking complete redesign. Redesign recently submitted and will take several months before it gets approval.	37.5528	-121.983
Mission Boulevard Townhomes	Signature Properties	39311 Mission Blvd	Fremont	94539	Remainder East Bay	For-Sale	Townhomes	33	0	2	Full App Received on 09/30/13	Application Under Review	Came before for PC July 2014 but still needs approval from CC, which won't be until September 2014. Proj has mitigated neg dec and comment period has ended.	37.5616	-121.959
Hirsch Property - Cameron Hills	Lennar	42800 Caldas Ct	Fremont	94539	Remainder East Bay	For-Sale	SFD	33	0	7	Tentative Map Approved on 03/05/13	Fully Entitled	Plan approved by City Council Feb 8, 2013. Development under review for Final Map as of 6/2013. Will pay in-lieu fees. 25% land set aside to open space, cut down on number of homes. No evidence under const as of survey date.	37.5290	-121.939
Hackamore General Plan	Robson Homes LLC	303 Hackamore Ln	Fremont	94539	Remainder East Bay	For-Sale	Townhomes	30	5	2	Broke Ground on 12/31/12	Under Construction	CC approved project 7/17/2012 for a GPA, Planned District, Vest Tent Map, EIA, and to change density. Permit apps are nearly complete and ready to pull. BPs already issued for demo and model homes. Constr end expected summer 2014.	37.4855	-121.923

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Shannon Townhomes	Wanmei Properties	38861 Mission Blvd	Fremont	94536	Remainder East Bay	For-Sale	Townhomes	25	0	NA	Full App Received on 01/01/13	Application Under Review	PD is processing revisions to site plan and approvals are expected by YE 2014. Will need approval from both the PC and CC.	37.5675	-121.964
Driscoll Road Townhomes	Summerhill Homes	2817 Driscoll Road	Fremont	94539	Remainder East Bay	For-Sale	Townhomes	24	0	NA	Zoning Approved on 02/01/13	Fully Entitled	Zoning, Tent Map and Prelim/Precise Plan approved early 2013. Under BP review process.	37.5371	-121.953
Bringurst Property PRP	Robson Homes	42425 Mission Blvd	Fremont	94539	Remainder East Bay	For-Sale	SFD	22	0	NA	Full App Received on 10/01/12	Application Under Review	CEQA Initial Study underway as of Jan 2014. Will require Planned District approval, tentative tract map, private street approval, and preliminary grading plan approval.	37.5411	-121.926
Villas at Florio	Ed Daou	41482 Fremont Blvd	Fremont	94538	Remainder East Bay	For-Sale	Townhomes	22	0	1	Site Approvals Received on 12/07/10	Fully Entitled	Has been in plan check since Apr 2013. No timetable for approvals or construction. Proj is fully approved but applicant has not submitted for BPs, final Map also still pending.	37.5283	-121.957
3111 Washington	Lennar	3111 Washington Blvd	Fremont	94539	Remainder East Bay	For-Sale	Townhomes	17	0	1	Site Approvals Received on 05/23/13	Pulling Permits	In plan check as of Jan 2014. First round of plans disapproved by bldg department, waiting on Lennar's resubmission. Also needs subdivision map. PC & CC approved entitlements May 2013.	37.5342	-121.951
Warmington Peralta Development	Warmington Residential California	4450 Peralta Blvd	Fremont	94536	Remainder East Bay	For-Sale	SFD	16	0	NA	Full App Received on 11/01/13	Application Under Review	Currently going through Fremont's entitlement process. They have not been scheduled for public hearing but expect to be within the next 2 months.	37.5527	-122.010
St. Joseph Cem.	Lennar	44411 Mission Blvd	Fremont	94539	Remainder East Bay	For-Sale	SFD	16	0	4	Site Approvals Received on 10/01/10	Under Construction	Dev hopes to have model home completed by summer 2014, vertical const has begun.	37.5174	-121.920
Centerville Grove	Richard Quattrini	4141 Central Ave	Fremont	94536	Remainder East Bay	For-Sale	Townhomes	15	0	1	Site Approvals Received on 01/01/06	Inactive	Entitlements approved '06. Developer foreclosed and abandoned project during recession. Project has been sold a few times, newest owner is expected to submit final map and apply for BPs soon.	37.5554	-122.006
Niles Townhouses	Gummow Investments	37048 Niles Blvd	Fremont	94536	Remainder East Bay	For-Sale	Townhomes	15	0	NA	Full App Received on 01/01/12	Inactive	Application to consider GPA, rezoning, arch review, EIA, tent tract map. No entitlements and is still inactive as of June 2014.	37.5781	-121.983

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Decoto Villas	Jitender Makkar	3858 Decoto Rd	Fremont	94555	Remainder East Bay	For-Sale	Townhomes	14	2	1	Tentative Map Approved on 12/01/07	Pulling Permits	Long inactive project. Recently revived and in plan check as of Jan 2014.	37.5722	-122.032
Mission Villas	Greg Poncetta	38569 Mission Blvd	Fremont	94536	Remainder East Bay	For-Sale	SFD	13	3	1	Site Approvals Received on 05/01/11	Stalled	Final map likely will be approved by CC in Feb 2014. Owner put project up for sale while it was in building plan check.	37.5707	-121.967
Auto Mall CMNS II	Jamal Rabbani	4343 Auto Mall Pkwy	Fremont	94538	Remainder East Bay	For-Sale	Townhomes	11	2	NA	Site Approvals Received on 01/01/10	Inactive	No activity since beginning of 2013. Fully entitled, just needs to submit for plan check and record final map in order to pull permits. Still inactive as of Jan 2014.	37.5111	-121.958
Deer Road Homes	Robert Shaver	1231 Deer Rd	Fremont	94536	Remainder East Bay	For-Sale	SFD	10	0	4	Site Approvals Received on 10/01/09	Fully Entitled	No plan check yet as of Jan 2014. Fully entitled. Still needs to record final map and submit for plan check. No movement from developer since entitlements secured. Will need to negotiate with Alameda County Water District since project is on their land.	37.5826	-121.960
High Town Square	Bill Aboumrads	40849 High St	Fremont	94538	Remainder East Bay	For-Sale	Townhomes	10	0	1	Site Approvals Received on 10/01/12	Fully Entitled	No BPs yet as of Jan 2014. Project fully approved and has all entitlements as of Oct 2012. Planner has not seen an improvement plan, and developer has not started pulling permits. Paid in-lieu fee to avoid BMR.	37.5366	-121.959
Lands of George EIA	Christopher George	3496 Morrison Canyon Rd	Fremont	94586	Remainder East Bay	For-Sale	SFD	10	0	680	First Contact on 03/01/11	Inactive	Application to consider EIA for 10 lot subdivision on 3 parcels of unincorporated county land, which will need to be annexed from county agencies before moving forward. No activity in the past year.	37.5851	-121.928
Decoto Crossing	Leonard Hufton	3068 Decoto Rd	Fremont	94555	Remainder East Bay	For-Sale	SFD	10	0	2	Tentative Map Approved on 10/25/07	Stalled	Approved in '07, but stalled due to major geological issues at site. Sub map still valid. Issues with geotech. No new developments as of survey date.	37.5773	-122.026
Glen Loma Ranch (Uvas Creek and Santa Teresa)	Glen Loma	Santa Teresa Blvd	Gilroy	95020	Remainder South Bay	For-Sale	SFD	369	0	NA	Tentative Map Approved on 03/30/14	Fully Entitled	Tentative Map approved Q1/Q2 2014. Grading for the project will start Late June/Early July. Developer working on off-site intersection improvements. No architectural and site review applications submitted, no time frime for home construction.	37.0038	-121.600
1st and Santa Teresa	Imwalle Properties	1st Street	Gilroy	95020	Remainder South Bay	For-Sale	Townhomes	217	0	NA	Full App Received on 11/27/13	Application Under Review	Application for Zoning, Site/Arch, and Tent Map were submitted 11/27/13. Application was reviewed and deemed incomplete in 2014. Applicant has not resubmitted plan.	37.0127	-121.599

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								Market	BMR						
Meritage Homes at Hecker Pass	Meritage Homes	2060 Hecker Pass Hwy	Gilroy	95020	Remainder South Bay	For-Sale	SFD	186	0	NA	Site Approvals Received on 10/03/13	Pulling Permits	Project consists of 186 SFD units on three parcels. PC recommended approval to CC on 10/3/13. Applicant has applied for building permits but no permits have been issued.	37.0095	-121.604
Country Estates Phase IV (Bluebell/Country Estates)	Gill Properties	Country Dr at Bluebell Dr	Gilroy	95202	Remainder South Bay	For-Sale	SFD	95	0	NA	Full App Received on 01/01/11	Application Under Review	Country Estates Phase IV (Last Phase). PC requested an EIR and it is currently being developed. Previous phases approved. Tentative Map application deemed incomplete on 5/6/13.	37.0199	-121.627
Harvest Park Phase I	DR Horton	Vickery Ave @ Wren Ave	Gilroy	95020	Remainder South Bay	For-Sale	Mixed	91	0	NA	Broke Ground on 09/01/13	Pre-Leasing/Pre-Selling	Project consists of 91 SFD units. Development is under construction and Sales started Q1 2014. Project is currently 21% sold.	37.0334	-121.589
3000 Hecker Pass	MDM Investment Group	3000 Hecker Pass Road	Gilroy	95020	Remainder South Bay	For-Sale	SFD	67	0	NA	Full App Received on 10/10/13	Application Under Review	Application filed 10/10/13 for a project that consists of a 67 unit subdivision. Planning commission held a meeting 5/1/14. Application is still under review.	37.0103	-121.623
Harvest Park Phase II	The James Group	Monterey Road & Cohansey	Gilroy	95020	Remainder South Bay	For-Sale	SFD	57	0	NA	Site Approvals Received on 12/02/13	Fully Entitled	Plans for new 57 SFD unit subdivision. Approved by CC 1/6/14. Developer struggling w/ condition that requires development of affordable housing prior to issuance of BPs. Builder requested modification, PC and CC will consider Fall '14.	37.0344	-121.584
Silveira Subdivision/ Day Road & Cougar Court	Glem Loma	Day Road	Gilroy	95020	Remainder South Bay	For-Sale	SFD	56	0	NA	Site Approvals Received on 03/01/14	Fully Entitled	Project consists of 56 SFD units and one open space. Initial Study and NegDec submitted to PC in 12/13 and CC 1/14. Application was approved first half of 2014.	37.0387	-121.604
9060/9070 Kern Ave	PSI Development	9060 Kern Ave	Gilroy	95020	Remainder South Bay	Rental	Apartments	40	0	NA	First Contact on 04/13/10	Preliminary Review	Project initially denied then rezoned to R3. Architecture and Site Permit submitted 4/4/13 but deemed incomplete. Number of units for project varies from 31 to 40 depending on scenario approved.	37.0244	-121.591
Royal Way/ DR Horton	DR Horton	Royal Way	Gilroy	95020	Remainder South Bay	For-Sale	SFD	25	0	NA	Full App Received on 06/19/13	Application Under Review	New subdivision of 25 SFD units. Tentative Map, Arch and Site, and Zone Change submitted 6/19/13 and deemed complete by the PC in 2014.	36.9932	-121.573
Babbs Creek	The James Group	930 Babbs Creek Drive	Gilroy	95020	Remainder South Bay	For-Sale	SFD	23	0	NA	Full App Received on 08/13/13	Pulling Permits	Subdivision for 23 SFD units. PC deemed application complete 12/13 and was sent to CC 1/14. Applicant recently started the building permit process according to planner.	36.9866	-121.577

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								Market	BMR						
Lands of Martin	HMH Engineers	11965 Monterey Rd.	Gilroy	95020	Remainder South Bay	For-Sale	SFD	19	0	95	Final Map Approved on 11/01/06	Inactive	Landowner got tentative map approved back in 2006, has received automatic extensions since then. Plans to eventually sell them off. No BPs pulled, likely due to finances. No lots created. Project will be gated and will restore portion of the Llagas creek.	37.0664	-121.603
341 Lewis Street	AADI	341 Lewis Street	Gilroy	95020	Remainder South Bay	For-Sale	Townhomes	18	0	NA	Full App Received on 05/30/13	Application Under Review	Project consists of 9 buildings w/ 18 residential duplex units. Application submitted 5/13 but incomplete. 12/13 PC deemed project abandoned due to inefficient responses. Developer has expressed interest to move forward but no recent contact.	37.0120	-121.566
199 Banes Affordable	Jan Hochauer	199 Banes Ln	Gilroy	95020	Remainder South Bay	Rental	Apartments	0	265	NA	Full App Received on 11/12/13	Application Under Review	5-story apartment building featuring 265 affordable units. Application (Residential Development Ordinance, Architectural & Site, Conditional Use Permit, Zone Change) Submitted: 11/12/13 - Status: Incomplete - EIR requested.	36.9975	-121.561
Half Moon Village - Phase II	MidPen Housing	801 Arnold Way	Half Moon Bay	94019	Peninsula	Rental	Apartments	0	115	NA	Broke Ground on 03/01/14	Under Construction	Phase II will consist of 115 senior affordable apts in 2- and 3-story buildings. Construction commenced March 2014 with completion expected in June 2015.	37.4563	-122.428
Coastside Senior Housing	Mercy Housing	925 Main St	Half Moon Bay	94019	Peninsula	Rental	Apartments	0	40	NA	Construction Ended on 01/31/14	Completed	Includes new home of Coastside Adult Health Center. Part of Senior Housing Campus. Construction was completed early 2014 and move-in commenced shortly after.	37.4569	-122.430
@ The Boulevard (Apt Component)	Integral Communities	22301 Foothill Blvd	Hayward	94541	Remainder East Bay	Rental	Apartments	321	0	11	Full App Received on 03/01/13	Inactive	Project proposed demo'ing old Mervyns' HQ to build 445 MR units + 30k SF retail. Downsized multiple times. Apt component eventually killed Summer 2013. Proposal retains TH component, see separate entry.	37.6780	-122.085
Stonebrae Country Club (Village B)	Pulte	Hayward Blvd./Fairview Ave.	Hayward	94542	Remainder East Bay	For-Sale	SFD	261	0	NA	Full App Received on 11/15/12	Under Construction	Approx 35 units occupied by Jan 2013; selling at approx 2/mo. Pulte released another 40-unit phase in 2013, appx half sold as of survey date. See separate entries for Villages A and E.	37.6545	-122.018
South Hayward BART - MR	JMJ Development LLC	28937 Mission Blvd.	Hayward	94544	Remainder East Bay	For-Sale	Condo	206	0	12	Site Approvals Received on 06/28/12	Fully Entitled	Project delayed and re-envisioned repeatedly after stalling over financing. CC finally fully approved Jul 2013. Only needs to record final map (apts are condo mapped) and submit for BPs. Needs to begin construction by mid-Jan 2014 according to city.	37.6341	-122.055
@ The Boulevard (TH Component)	Integral Communities	22301 Foothill Blvd	Hayward	94541	Remainder East Bay	For-Sale	Townhomes	194	0	11	Full App Received on 03/01/13	Inactive	Redevelopment project, inc. ground floor units and 16,800 sf retail. 4th version of project was denied Nov 2013. Developer preparing resubmission. Neighborhood opposition has scaled back the project from 570TH, inc. rentals. Mostly 3-bedrooms.	37.6780	-122.085

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								Market	BMR						
La Vista Quarry (Northern Portion of Bodega/Woodland)	The DeSilva Group	28816 Mission Blvd.	Hayward	94544	Remainder East Bay	For-Sale	SFD	179	0	162	Zoning Approved on 07/07/05	Stalled	Construction plans and final map being checked. On hold b/c of housing market and landslide issues but plans will likely restart soon. DA expires 5/31/2016.	37.6354	-122.053
Cannery Place 199 Filbert	Sullivan Development Group	199 Filbert	Hayward	94541	Remainder East Bay	For-Sale	Mixed	157	0	NA	Full App Received on 03/06/13	Fully Entitled	105 TH, 52 SFD. MND approved. Approved in Feb through the entitlement process which incl sub div map and spec zoning PD. Next steps are to submit for BPs and the precise plan.	37.6645	-122.094
Camden Place form (Eden Ave., Middle Lane and Saklan Rd.)	Standard Pacific	Eden Ave	Hayward	94545	Remainder East Bay	For-Sale	Mixed	144	0	11	Tentative Map Approved on 12/17/13	Under Construction	79 SFD, 65 SFA on 144-lot subdivision. Precise Plan approved Nov 2013. Full entitlements including tentative map approved by CC 11/2011. Paid in-lieu fee to satisfy BMR. No BPs as of survey date.	37.6489	-122.116
2598 Eden Shores Boulevard	Legacy Partners	2598 Eden Shores Boulevard	Hayward	94545	Remainder East Bay	For-Sale	SFD	118	0	14	Full App Received on 03/01/13	Application Under Review	118 units: Phase 1- 66 units, phase 2- 52 units contingent on commer dev north of the site. Still needs precise development place, final map and improvement plans for review.	37.6132	-122.091
Bodega Street and Woodland (Tr- 7354)	Garin Vista, LLC	Bodega St	Hayward	94544	Remainder East Bay	For-Sale	SFD	107	19	50	Tentative Map Approved on 02/09/06	Stalled	Project stalled and divided after death of main developer. Project will likely separate into two: LaVista Quarry (N of Woodland) and Garin Vista (S of Woodland). Unclear how dividing will affect unit count and entitlements, but project has DA.	37.6309	-122.042
Stonebrae Country Club (Village E)	Stonebrae Country Club	Hayward Blvd./Fairview Ave.	Hayward	94542	Remainder East Bay	For-Sale	SFD	100	0	NA	Full App Received on 11/15/12	Fully Entitled	Total 575 SFD at Stonebrae Country Club. Orig DA approved 1998, 5-yr extensions granted 2008 and 2013 (now exp. Feb 2018). Final engineering for Village E underway. Site construction exp 2014-2015. See separate entries for Villages A and B.	37.6545	-122.018
Mission Paradise	Dutra Enterprises	28000 Mission Blvd.	Hayward	94544	Remainder East Bay	Rental	Apartments	82	0	2	Full App Received on 06/01/07	Fully Entitled	Very old project. Unclear when actually entitled. Includes a MU resi bldg w/retail. Requested one year extension of entitlements from PD 7/12/2013 (through June 12, 2014). Possible condo conversion in future but developer still needs to file final map.	37.6400	-122.058
Traynor Street & Orchard Avenue	KB Homes	1 Traynor Street	Hayward	94544	Remainder East Bay	For-Sale	SFD	68	12	6	Tentative Map Approved on 06/14/07	Fully Entitled	Has approved tentative map - been awaiting construction plans for years. Final map and Improvement Plans finally submitted Jul 2013 but deemed incomplete and need to be resubmitted.	37.6553	-122.087
808 A Street	Meta Housing Corporation	808 A Street	Hayward	94541	Remainder East Bay	Rental	Other	60	0	NA	Site Approvals Received on 07/11/13	Pulling Permits	MR senior housing, will include 6k sf retail. Meta submitted for BPs mid-Dec 2013. Currently in BP and check phase. Should begin construction sometime in 2014 once BPs issued.	37.6726	-122.086

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								Market	BMR						
376 C Street	Urban Dynamics LLC	376 C Street	Hayward	94541	Remainder East Bay	For-Sale	SFD	57	0	4	Final Map Approved on 12/17/13	Fully Entitled	Final Map approved Dec 2013. Still no BPs as of Jan 2014.	37.6675	-122.093
Garin Vista (Southern Portion of Bodega/Woodland)	Oak Hills Enterprise/Clearbrook Partnership	700 Garin Ave	Hayward	94544	Remainder East Bay	For-Sale	Townhomes	57	0	6	Zoning Approved on 06/26/08	Inactive	Has been inactive many years. Oak Hills recently sold rights to project in July 2013. Has approved tentative map/entitlements, but construction plans not submitted yet.	37.6294	-122.038
22471-22491 Maple Ct.	Maple Court Homes, LLC	22471 Maple Ct	Hayward	94541	Remainder East Bay	For-Sale	Condo	44	0	1	Site Approvals Received on 05/29/12	Fully Entitled	Still not in plan check as of survey date. Will pay in-lieu fee to satisfy BMR. Secured approvals May 2012. Construction plans and final map being checked.	37.6756	-122.084
Greenwood Commons	Westlake Development Partners LLC	Eden Avenue	Hayward	94545	Remainder East Bay	For-Sale	SFD	36	0	NA	Final Map Approved on 11/13/12	Partially Entitled	Northeast corner plot at Eden/Denton. Approved by PC 9/2012 and CC 11/2012 w/DA. App for Precise Plan and Site Plan incomplete as of Oct 2013. Dev trying to sell to builder and undecided if will finish entitlement process or sell property as-is.	37.6468	-122.115
S. Garden and Marin Avenue	De Baca Bernard	22469 S Garden	Hayward	94541	Remainder East Bay	For-Sale	Townhomes	18	0	1	Tentative Map Approved on 03/12/09	Inactive	Approved Tentative Map - Awaiting Construction Plans. No activity from developer in long time. Has tentative map and all entitlements. Still inactive as of Jan 2014.	37.6612	-122.109
1450 North Lane	Howard North Lane, LP	1450 North Lane	Hayward	94545	Remainder East Bay	For-Sale	Townhomes	16	0	1	Tentative Map Approved on 07/23/09	Stalled	Full entitled in 2009, but no BP submission. Tract approval expired Aug 2013. Buyer interested in moving forward with existing plan and has permission from dev and architect to do so with two minor changes.	37.6514	-122.117
Hayward Blvd	Highland Villas	26528 Hayward Blvd	Hayward	94542	Remainder East Bay	For-Sale	SFD	14	0	1	Zoning Approved on 09/22/05	Fully Entitled	Fully entitled. Submitted for plan check summer 2013 but has not been issued as of survey date. All construction plans approved.	37.6574	-122.049
Huntwood Avenue	Eric Tang, et. al.	28538 Huntwood Ave.,	Hayward	94544	Remainder East Bay	For-Sale	Townhomes	14	0	NA	Tentative Map Approved on 01/01/11	Inactive	Developer has not moved forward for some time. Nothing new since 2011 when tentative map was approved.	37.6308	-122.062
O'Neil Avenue	BuildCo Construction	24755 O'Neil Ave	Hayward	94544	Remainder East Bay	For-Sale	Townhomes	14	0	NA	Site Approvals Received on 10/22/10	Inactive	New developer. Due to current economic conditions, developer has asked for a delay of resubmittal of Final Map and improvement Plans. The developer is aware that the TM will expire on 3/7/14 unless extension is granted.	37.6602	-122.077

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								Market	BMR						
24570 and 24583 Eden	Che Chen and Shu Fen Liu	24570 Eden Ave	Hayward	94545	Remainder East Bay	For-Sale	SFD	13	0	NA	Full App Received on 09/04/13	Application Under Review	Application for rezoning and tentative map pending.	37.6444	-122.115
Tr-8059 - 26736 Hayward Blvd.	Yue T. Hing, Ltd.	26736 Hayward Blvd.	Hayward	94542	Remainder East Bay	For-Sale	Condo	10	0	NA	Site Approvals Received on 05/01/13	Fully Entitled	Tentative Map approved as of Oct 2013. No submission for plan check or BPs yet as of survey date.	37.6564	-122.048
South Hayward BART - BMR	Eden Housing/BART	28937 Mission Blvd.	Hayward	94544	Remainder East Bay	Rental	Apartments	0	151	12	Site Approvals Received on 10/01/12	Fully Entitled	BMR program (64 sr apts+87 fam apts) of large project next to S. Hayward BART. MR Developer is JMJ (see separate entry). Stalled due to financing issues. Revised constr timeline with CC Jul 2013. Eden now anticipating beginning const Jul 2014.	37.6348	-122.053
Merrill Gardens (Assisted Living Only)	SRM Development	3454 Mt. Diablo Blvd	Lafayette	94549	Remainder East Bay	Rental	Apartments	72	0	1	Broke Ground on 11/01/12	Under Construction	Opening scheduled for September 2014. Assisted living facility + 17 bed "Memory Care" facility for patients with Alzheimer's and related diseases (not separate units). Will also include 6k sf retail.	37.8932	-122.113
Town Center Phase III	KB Home North California	900 Blanche Ln	Lafayette	94549	Remainder East Bay	For-Sale	Condo	61	8	1	Final Map Approved on 12/01/12	Fully Entitled	Project is last phase of BART-proximate development. Jan 2005 app was withdrawn; recent app submitted on 9/30/10 and fully approved Dec 2012 after resolving litigation. Const expected summer/fall 2014.	37.8922	-122.124
The Woodbury	The Woodbury, LLC	3740 Mount Diablo Blvd	Lafayette	94549	Remainder East Bay	For-Sale	Condo	56	0	2	Broke Ground on 07/01/14	Fully Entitled	All 7 buildings approved. Construction to begin approx. 07/2014, demo underway	37.8892	-122.135
Mount Diablo Blvd and Dolores Dr	Lennar	3666 Mt. Diablo Blvd	Lafayette	94549	Remainder East Bay	For-Sale	Townhomes	47	0	2	First Contact on 02/01/13	Preliminary Review	Live/work units, townhomes + retail in project in pre-application stage. Would contain 5-6 buildings but unit count not set. Branaugh Development decided not to pursue project; Lennar took over as developer around 2Q13.	37.8910	-122.128
Marquis Lafayette	Taylor Morrison	3201 Mt Diablo Blvd	Lafayette	94549	Remainder East Bay	For-Sale	Townhomes	20	3	2	Project Completed on 02/01/14	Under Construction	Grand Opening scheduled 1Q14. Demo began May 2012 and construction is under way. Entitled by Signature Development, who sold to Taylor Morrison. Each unit has 4br/3.5ba/2 car garage; 1967-2074 sf. Priced from high \$700s. Completion expected summer 2014.	37.8959	-122.096
Lafayette Park Terrace	Lafayette Properties	3235 Mt. Diablo Court	Lafayette	94549	Remainder East Bay	For-Sale	Condo	15	3	2	First Contact on 12/01/12	Fully Entitled	Plan is being revised. Original plans have expired so must go back through approval process. The city will not approve more units. Preapplication meeting took place Jan 2013. New plans have not been submitted as of survey date. No constr drawings subm	37.8955	-122.098

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Terraces of Lafayette	O'Brien Land Company	3233 Deer Hill Road	Lafayette	94549	Remainder East Bay	TBD	Other	0	315	22	Full App Received on 03/21/11	Application Under Review	DRC planned to recommend denial of revised plans to PC for Dec mtg. Applicant requested postponement of PC consideration to Jan, as early revisions inc reduced unit count. Project is still pending as of survey date.	37.8995	-122.099
Belle Terre	Eden Housing, Inc	3428 Mt. Diablo Blvd	Lafayette	94549	Remainder East Bay	Rental	Apartments	0	46	1	Project Completed on 05/01/14	Completed	Age restricted, will only have 1BDs @ 30% AMI. Building permit submitted and approved on 7/17/12; construction underway and on schedule for 1Q14 completion. Opened May 2014.	37.8937	-122.111
Shea Homes - Montage	Shea Homes	101 Portola Ave	Livermore	94551	Remainder East Bay	For-Sale	Mixed	551	15	34	Construction Ended on 12/01/13	Under Construction	As of 1/15/14, 512 units have sold and remainder are actively selling. Three communities w/in Montage: Portico (TH), Arborelle (condos), and Ivy (SFD). Montage is part of 300-acre tract Shea has owned since 1999. Const almost complete as of survey date	37.7081	-121.800
Shea Southeast Project	Shea Properties	N Canyons Parkway	Livermore	94551	Remainder East Bay	For-Sale	Townhomes	476	0	31	Full App Received on 05/01/13	Application Under Review	Located on SE corner of Shea's property along I-580. Developer submitted full application May 2013, but deemed incomplete as of survey date. Will require GPA, subdivision, PD-amendment, DA, and site plan/design review.	37.7024	-121.821
Garaventa Hills Project	Lafferty Communities	Garaventa and Hawk	Livermore	94551	Remainder East Bay	For-Sale	SFD	76	0	32	First Contact on 01/01/12	Stalled	Developer is redesigning project in response to comments from planning and due to neighbor pushback. Resubmittal expected Sep 2014. Will require all entitlements and a new DEIR (orig DEIR released Dec 2012).	37.7255	-121.718
Brighton (VTM 7633)	Taylor Morrison	3800 First St	Livermore	94551	Remainder East Bay	For-Sale	Condo	70	0	NA	Site Approvals Received on 04/10/06	Fully Entitled	TM is buying fully entitled property from Portola, LLC. Sale not yet closed as of survey date. TM intends to submit for BPs after sale closes.	37.6860	-121.761
The Grove - Phase 3	The Desilva Group/Northbrook	75 North Mines Rd.	Livermore	94550	Remainder East Bay	For-Sale	SFD	58	0	NA	Final Map Approved on 03/18/13	Pulling Permits	In plan check as of survey date. Developer has applied for master track approval for plotting and "lotting" (reviewing all floor plans to pull individual BPs for each lot).	37.6895	-121.746
Magnolia Place	Standard Pacific Homes	1000 N. Vasco Rd.	Livermore	94551	Remainder East Bay	For-Sale	SFD	43	7	6	Broke Ground on 01/01/12	Under Construction	Approved by CC 3/2011. StanPac Homes bought project site fully entitled from Arbor Dev Group late 2011. App for last BPs week of 12/22/13--11 permits applied for, 15 issued, and 16 finalized as of survey date.	37.7129	-121.726
Ponderosa (8045 VTTN)	Ponderosa Homes	3145 Caldeira	Livermore	94550	Remainder East Bay	For-Sale	SFD	39	0	14	Broke Ground on 09/01/12	Under Construction	BPs issued for all 39 homes. 26 permits have been filed as of survey date. Paid in-lieu fee for BMR requirement.	37.6660	-121.755

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								Market	BMR						
Gardella Gardens (VTTM 7900)	Vishva Homes LLC	3134 Gardella Plaza	Livermore	94551	Remainder East Bay	For-Sale	Townhomes	28	4	1	Site Approvals Received on 02/09/09	Inactive	Inactive. City council fully approved project in February 2009 but developer has not pursued project further or been in contact for building permits for many years.	37.6870	-121.762
Ironwood Apartments Expansion	Acacia Capital	5643 Charlotte Way	Livermore	94550	Remainder East Bay	Rental	Apartments	26	0	NA	Full App Received on 05/22/13	Inactive	Active application to add 26 add'l units (down from 52) +135 pkg spaces to existing apt complex. Not moving forward due to dev staffing/priority changes. Fierce neighborhood opp, will need more public mtgs before PC can rule.	37.6811	-121.727
Morning Glory Circle	Ponderosa Homes	Morning Glory Circle	Livermore	94551	Remainder East Bay	For-Sale	SFD	26	0	NA	Site Approvals Received on 08/01/13	Pulling Permits	Developer submitted application 11/9/2012. Fully approved and in plan check as of Dec 2013.	37.7107	-121.745
Orchid Ranch (VTTM 7671)	Lauren & Randolph Repeta	1330 Isabel Ave	Livermore	94550	Remainder East Bay	For-Sale	SFD	16	0	NA	Site Approvals Received on 01/11/10	Inactive	Inactive. Project was approved Jan 2010. Project sponsors are non-institutional developers who have never submitted for building permits. Planner does not believe they are moving forward and expressed that some buyers have expressed interest in the site.	37.6626	-121.804
The Grove Phase 2 (VTTM 7552)	North Brook Homes	4016 Sonia St	Livermore	94550	Remainder East Bay	For-Sale	SFD	11	0	4	Broke Ground on 01/01/12	Under Construction	All permits issued or finaled as of Dec 2013. Actively selling.	37.6882	-121.748
The Colonnade/4750 El Camino Real - Apartment Component	Sares Regis	4750 El Camino Real	Los Altos	94022	Peninsula	Rental	Apartments	150	17	3	First BP Received on 08/08/13	Under Construction	Excavation and grading of apartment component began in 1/13. Currently under construction. Rental component construction not as far as for-sale component, due in part to underground parking garage being constructed under apartments.	37.3994	-122.112
100 1st Street	First Street Holdings, LLC	100 1st Street	Los Altos	94022	Peninsula	For-Sale	Condo	44	4	1	Project Completed on 07/01/14	Pre-Leasing/Pre-Selling	Started construction Nov '12. Started doing excavation in Nov '12. Currently framing fourth floor of building. Developer plans on delivery in 3Q2014.	37.3806	-122.120
The Colonnade/4750 El Camino Real - Townhome Component	Lennar	4750 El Camino Real	Los Altos	94022	Peninsula	For-Sale	Townhomes	34	4	2	First BP Received on 08/08/13	Under Construction	CC approved project on 6/25/12. BPs were issued 8/8/13. Excavation and grading of apartment component began in 1/13. Project currently under construction with anticipated completion summer '14.	37.3994	-122.112
86 Third St	David Luedtke	86 Third	Los Altos	94022	Peninsula	For-Sale	Condo	18	2	1	Broke Ground on 07/01/14	Pulling Permits	CC approved the project on 5/28/13. Applicant is applying for BPs and none have been issued. Project is anticipated to begin 3Q/14 with completion in Spring 2015.	37.3807	-122.118

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								Market	BMR						
North 40 Los Gatos	Grosvenor Americas	15084 Los Gatos Blvd	Los Gatos	95032	Remainder South Bay	For-Sale	Mixed	274	60	25	Full App Received on 11/15/13	Preliminary Review	Mixed-Use project: 91 Condos, 60 BMR Senior, and 183 TH units and 66,000 Commercial and 18,000 market. Arch and Site and Tentative Map submitted 4/29/14. Application currently under review.	37.2512	-121.956
375 Knowles Drive	KT Properties	375 Knowles Drive	Los Gatos	95032	Remainder South Bay	For-Sale	SFD	39	6	NA	Full App Received on 02/01/13	Application Under Review	Project consists of 45 SFD units. The final EIR was prepared for Los Gatos 4/30/14. The development application is still under review.	37.2624	-121.964
Riviera Terrace	Sobrato Organization	135 Riviera Dr.	Los Gatos	95032	Remainder South Bay	Rental	Apartments	25	25	6	Broke Ground on 06/11/13	Under Construction	Proposed 50 unit addition to existing 120-unit complex. 24 will be BMR. Entitlement process complete end of 2012. Currently under construction. Construction expected to be complete by YE2014.	37.2314	-121.974
Montecito	DR Horton	16005 Los Gatos Blvd	Los Gatos	95032	Remainder South Bay	For-Sale	SFD	22	3	5	Broke Ground on 03/27/13	Pre-Leasing/Pre-Selling	Commercial and residential project. 24 of the 25 units are completed. Last unit will not be finalized until the commercial building shells are complete. The commercial shells are well into construction. Developer currently selling final units.	37.2364	-121.964
Highlands Los Gatos	Sandy Harris	15700 Shady Lane	Los Gatos	95032	Remainder South Bay	For-Sale	SFD	19	0	66	Broke Ground on 12/01/12	Under Construction	Development consists of 19 custom home sites. 14 of the 19 homes are approved by planning, in building plan check, or under construction.	37.2318	-121.943
100 Prospect Ave	TBD	100 Prospect Ave	Los Gatos	95030	Remainder South Bay	For-Sale	SFD	17	0	10	Full App Received on 11/13/13	Application Under Review	Sisters of the Holy Name plan to subdivide land, then sell to a developer. Subdivision Application and EIR submitted 2/14. Application is under review with the planning commission.	37.2167	-121.983
Twin Oaks	Tom Dodge	112 Twin Oaks Dr	Los Gatos	95032	Remainder South Bay	For-Sale	SFD	10	0	18	Full App Received on 12/15/10	Application Under Review	Development consists of 10 SFD units. Development application for Twin Oaks is still pending review. EIR for the project is being prepared.	37.2251	-121.952
Placer Oaks	Canyon Oaks Los Gatos LLC	17000 Placer Oaks Ave	Los Gatos	95032	Remainder South Bay	For-Sale	SFD	9	1	3	Broke Ground on 03/01/14	Under Construction	Project is currently under construction. Building permits have been issued for all 10 units 1/14. Construction commenced 3/14.	37.2385	-121.968
258 Union Ave	Valley One Investment, LLC	258 Union Ave	Los Gatos	95032	Remainder South Bay	For-Sale	Condo	7	1	NA	Full App Received on 03/27/13	Application Under Review	Application seeking a use permit, condo map, arch permit, and site permit was denied on Dec 11, 2013. Application submitted revised plans for 8 units earlier this year. Under review.	37.2421	-121.931

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								Market	BMR						
Anton Melon	St. Anton Partners	3600 Haven Ave	Menlo Park	94025	Peninsula	Rental	Apartments	355	39	NA	Site Approvals Received on 10/01/13	Pulling Permits	Major rezoning and state approval received July 2013. Planning 10-15% of units as BMR for density bonus. Project approved in 10/13. Applicant is currently applying for building permits.	37.4864	-122.185
El Camino at Oak Grove (Formerly Derry Mixed Use)	Greenheart Land Company	1300 El Camino Real	Menlo Park	94025	Peninsula	Rental	Apartments	184	32	3	Full App Received on 11/15/13	Application Under Review	Project was acquired by Greenheart mid-2013. The site plan for the 216 apartment unit complex was submitted in 11/13. The application is currently under review.	37.4557	-122.184
500 El Camino Real	John Arrillaga	500 El Camino Real	Menlo Park	94025	Peninsula	Rental	Apartments	170	0	8	Site Approvals Received on 08/27/13	Stalled	Downtown mixed-use retail, commercial, and residential project. Proposal was not approved and a ballot initiative has been submitted. If ballot is approved, discretionary approvals earlier 2015.	37.4507	-122.177
Haven Ave	Greystar	3633 Haven Ave	Menlo Park	94025	Peninsula	Rental	Apartments	145	0	NA	First Contact on 12/20/12	Conceptual	No formal steps forward from initial conversations with planners, but developer remains interested.	37.4864	-122.184
389 El Camino Real	Matteson Development Partners	389 El Camino Real	Menlo Park	94025	Peninsula	For-Sale	Condo	23	3	1	Project Completed on 03/01/14	Completed	Approved by PC and council. Submitted plans to building department in Jan 2013. Building permit was issued April 2013 and construction began in the same month. Project was complete Q1/2014.	37.4495	-122.176
1460 El Camino Real	Hunter/Storm Properties	1460 El Camino Real	Menlo Park	94025	Peninsula	For-Sale	Townhomes	13	3	2	Broke Ground on 04/01/13	Under Construction	Project commenced construction Spring 2013. Developer focusing on commercial construction ahead of residential. Projected completion in mid-to-late 2014.	37.4571	-122.189
Millbrae BART Station Redevelopment Sites 5 and 6	Republic Family of Companies	Millbrae Avenue and Rollins Road	Millbrae	94030	Peninsula	TBD	Other	263	0	10	First Contact on 01/01/13	Conceptual	Proposal is to construct total 236 dwelling units, 136,600sf commercial, 84,880sf retail, and 110 hotel rooms. Specific Plan amendments and an Environmental Impact Report expected to be done by December 2014.	37.6005	-122.384
Pinedera	Pinewave Development Group	120 South El Camino Real	Millbrae	94030	Peninsula	Rental	Apartments	54	0	NA	Project Completed on 04/01/14	Completed	Project consists of 54 apartment units and 11,000 sf of commercial space. Excavation for the footprint began in 11/12. Project was completed Sping 2014.	37.5977	-122.386
Millbrae BART Station Redevelopment	BART	Aviador Ave & Millbrae Ave	Millbrae	94030	Peninsula	Rental	Apartments	0	0	NA	First Contact on 01/01/13	Conceptual	Plan to turn BART parking lot into mixed used project. No preliminary plans yet - discussions are happening internally at BART because city can't use eminent domain. No unit count yet.	37.6019	-122.384

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								Market	BMR						
Millbrae BART Station Redevelopment Site 1	Serra Station Properties	Millbrae Avenue and Rollins Road	Millbrae	94030	Peninsula	TBD	Apartments	0	0	4	First Contact on 01/01/13	Conceptual	Proposal to construct mixed-use project with office and multi-family housing and commercial space. Specific Plan amendments and an Environmental Impact Report expected to be done by December 2014.	37.5991	-122.388
1200 Piper Drive (Montague Village)	Citation Homes	1200 Piper Drive	Milpitas	95035	Remainder South Bay	Both	Mixed	732	0	16	First BP Received on 12/01/12	Pulling Permits	Pre-existing structures demoed and site graded. Rough grading permit was issued 5/9/13. Site consists of two apartment buildings: Montague and Almalfi. Applicant applied for phasing plan (M) on 6/23/14.	37.4149	-121.891
The District at Milpitas (Phase I)	Integral Communities	1515 McCandless Drive	Milpitas	95035	Remainder South Bay	Rental	Apartments	562	0	23	First BP Received on 12/01/12	Under Construction	Project consists of 562 apartment units. Portions of the development were completed in early 2014. Other portions of the development are currently being framed or roughly completed.	37.4126	-121.901
Lyon Communities Montague	Lyon Communities	450 Montague Expressway	Milpitas	95035	Remainder South Bay	Rental	Apartments	474	0	8	Final Map Approved on 12/18/12	Fully Entitled	Project consists of 562 apartment units. Portions of the development were completed in early 2014. Other portions of the development are currently being framed or roughly completed.	37.4092	-121.894
The District at Milpitas (Phase II)	Integral Communities	1320 McCandless Drive	Milpitas	95035	Remainder South Bay	Rental	Apartments	392	0	23	Site Approvals Received on 02/22/12	Fully Entitled	Phase II has not submitted for building permits. They have an application for an amendment. It is still under planning review. Pre-existing building demoed and site cleared.	37.4112	-121.899
737 Montague Expressway (Citation II)	Citation Homes	737 Montague Expressway	Milpitas	95035	Remainder South Bay	For-Sale	Condo	381	0	6	Site Approvals Received on 06/17/14	Fully Entitled	Across from BART Station. Citation controls land and has submitted plans for 381 units on 5.6 acres. Project was approved by CC 6/17/14. No plans submitted for construction.	37.4118	-121.891
Landmark Tower	TP Pham LLC	600 Barber Lane	Milpitas	95035	Remainder South Bay	For-Sale	Condo	375	0	3	Final Map Approved on 10/22/08	Stalled	Project stalled since 2008 due to financing issues. EIR complete. Seller rumored to be quietly shopping project. No takers to date. Still stalled as of June 2014.	37.4203	-121.916
750 E. Capitol Ave.	Community Housing Development, Inc	750 E. Capitol Ave.	Milpitas	95035	Remainder South Bay	Rental	Apartments	308	76	6	Site Approvals Received on 03/14/12	Fully Entitled	Fully Entitled - 384 apartment units spread across three 12-story towers. Developer did not submit plans for BPs due to issues w/ tax credits. Project has been sold to new owner who is going to eventually re-entitle the site.	37.4080	-121.891
Harmony Project	DR Horton	1615 Mccandless Drive	Milpitas	95035	Remainder South Bay	For-Sale	Townhomes	276	0	12	Broke Ground on 01/01/13	Pre-Leasing/Pre-Selling	Mixture of 276 townhomes and condos. Fully entitled. Approved by city council. DR Horton releasing in phases as homes sell. 64 units built, and 61 closed/sold as of 6/14.	37.4054	-121.900

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								Market	BMR						
Avenue in Milpitas	Taylor Morrison	1350 McCandless Drive	Milpitas	95035	Remainder South Bay	For-Sale	Townhomes	271	0	23	Broke Ground on 12/01/13	Pre-Leasing/Pre-Selling	TH component of District Mixed-Use project (<1K tot units). Multiphase site plan fully approved. Rec'd demo permit and grading completed summer 2013. Vert const began end 2013. Project still under construction and pre-selling.	37.4092	-121.900
Coyote Creek (Murphy Ranch Phase II)	William Lyon Homes	601 Murphy Ranch Road	Milpitas	95035	Remainder South Bay	For-Sale	Townhomes	241	44	21	Broke Ground on 07/01/12	Pre-Leasing/Pre-Selling	Models complete. Applicant pulling permits and building out unit by unit. Project completion estimated late 2014. Phase I consisted of 374 apartment units (Cerano).	37.4164	-121.926
Preston Properties Residential	KB Home	133 Bothelo Ave	Milpitas	95035	Remainder South Bay	For-Sale	Mixed	220	0	15	Full App Received on 12/01/12	Stalled	98 SFDs and 122 THs proposed by KB Home on 15 acres of ind land. Numerous entitlements needed. EIR complete, heard at PC mtg 4/2013. CC denied at recommendation of PC. Issues associated with adjacent rail yard. Unclear if KB will pursue further.	37.4291	-121.905
Traverse	Toll Brothers	569 Trade Zone Blvd	Milpitas	95035	Remainder South Bay	For-Sale	Mixed	207	0	13	Site Approvals Received on 06/04/13	Pulling Permits	Project will consist of 98 TH and 108 Condo units. Project was sold to Toll Brothers from Warmington in 8/13 for \$46 million. Demolition permit was issued on 10/1/13 and site grading was issued 5/13/14. Applicant applied for BPs early '14.	37.4043	-121.894
Ilara	Shea Properties	1201 S. Main Street	Milpitas	95035	Remainder South Bay	Rental	Apartments	200	4	3	Broke Ground on 06/01/13	Under Construction	Construction well underway. Should be complete by end of 2014. Developer plans to start pre-leasing Fall 2014.	37.4124	-121.902
Pace (Countour Residential Project)	Trumark Company	300 Montague Expressway	Milpitas	95035	Remainder South Bay	For-Sale	Townhomes	134	0	9	Broke Ground on 04/01/13	Pre-Leasing/Pre-Selling	Graded and demo'ed site throughout late Spring 2013. Started vert const late April. First deliveries and sales planned for early 2014. Models now finishing construction.	37.4047	-121.895
Milpitas Station Project Lot 4	Milpitas Station, LLC	1401 S. Milpitas Blvd	Milpitas	95035	Remainder South Bay	Rental	Apartments	108	0	12	Final Map Approved on 10/05/10	Fully Entitled	Apartment component of four-lot Milpitas Station project (303 units total). Developer having trouble finding a builder, w/2 or 3 builders already walking away from project. Builder interest highest for Lot 1 given lowest density.	37.4133	-121.889
Trumark Waterstone Milpitas	Trumark Company	1600 California Circle	Milpitas	95035	Remainder South Bay	For-Sale	SFD	84	0	11	Final Map Approved on 12/03/13	Fully Entitled	Project consist of 84 SFD units. Application submitted 5/23/12 for numerous entitlements and was approved by CC on 12/3/13. Applicant applied for BPs 6/3/14.	37.4516	-121.919
Orchid	DR Horton	31 S. Milpitas Blvd	Milpitas	95035	Remainder South Bay	For-Sale	SFD	80	0	11	Final Map Approved on 06/01/13	Pre-Leasing/Pre-Selling	80 SFD units within Town Center district. Project includes a 15k SF parking lot and trails. CC approved project on 1/15/13. DRH bought from Braddock and Logan 1st half 2013. Under construction and pre-selling. 72% of released units have been sold.	37.4311	-121.901

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								Market	BMR						
Sinclair Renaissance	Mission Peak Homes	300 Sinclair Frontage Road	Milpitas	95035	Remainder South Bay	For-Sale	SFD	80	0	10	Project Completed on 07/14/14	Under Construction	Under construction, doing site improvement work. Going to build out as market demands. Estimated completion late 2014.	37.4301	-121.888
Milpitas Station Project Lot 2	Milpitas Station, LLC	1401 S. Milpitas Blvd	Milpitas	95035	Remainder South Bay	For-Sale	Townhomes	77	0	12	Final Map Approved on 10/05/10	Fully Entitled	TH component of four-lot Milpitas Station project (303 units total). Developer having trouble finding a builder, w/2 or 3 builders already walking away from project. Builder interest highest for Lot 1 given lowest density.	37.4133	-121.889
Milpitas Station Project Lot 3	Milpitas Station, LLC	1401 S. Milpitas Blvd	Milpitas	95035	Remainder South Bay	For-Sale	Townhomes	72	0	12	Final Map Approved on 10/05/10	Fully Entitled	Another TH component of four-lot Milpitas Station project (303 units total). Developer having trouble finding a builder, w/2 or 3 builders already walking away from project. Builder interest highest for Lot 1 given lowest density.	37.4133	-121.889
91 Montague Expressway	Unknown	91 Montague Expressway	Milpitas	95035	Remainder South Bay	For-Sale	Condo	72	0	NA	Full App Received on 12/06/13	Application Under Review	Submitted a tent map and conditional use permit on Dec 6, 2013, all still under review. BMR requirements still TBD.	37.4051	-121.901
Milpitas Station Project Lot 1	Milpitas Station, LLC	1401 S. Milpitas Blvd	Milpitas	95035	Remainder South Bay	For-Sale	SFD	46	0	12	Final Map Approved on 10/05/10	Fully Entitled	SFD component of four-lot Milpitas Station project (303 units total). Developer having trouble finding a builder. 2 or 3 builders have walked away from project already. Builders seem most interested in this lot, given lowest density.	37.4133	-121.889
Heaton Residential	TriPointe Homes	345 Los Coches	Milpitas	95035	Remainder South Bay	For-Sale	SFD	33	0	3	Site Approvals Received on 05/07/13	Fully Entitled	Construction of 33 new single family residential homes on 2.65 acres. Entitlements incl. Major Tent Map, Site Dev Permit, Cond. Use Permit and MND. TriPointe recently bought. Final map is in review. No BPs pulled yet.	37.4302	-121.899
Vintage Estates	Citation Homes	Felter Road	Milpitas	95035	Remainder South Bay	For-Sale	SFD	17	0	NA	Site Approvals Received on 08/09/05	Fully Entitled	17 lot project entitled since 2005. Legislation recently passed that extend entitlements till February 2015. No signs that developer moving forward in near term.	37.4455	-121.838
Bollinger Valley Project	David Bruzzone	1 Valley Hill Dr	Moraga	94556	Remainder East Bay	For-Sale	SFD	126	0	186	First Contact on 01/01/06	Preliminary Review	First NOP for EIR issued 11/9/06; DEIR circulated Feb 2013 to Apr 2013. Not certified as of survey date. Draft EIR circulated February 22 - April 23. Final EIR scheduled tentatively to be released August 2014. Will likely progress very slowly.	37.8452	-122.093
Palos Colorados	Richfield Investment Corporation	3388 Mildred Ln	Moraga	94549	Remainder East Bay	For-Sale	SFD	123	0	460	Site Approvals Received on 03/16/09	Pulling Permits	Applicant preparing for grading permit submittal. 50% of homes have design approval and can pull permits. Remainder still need to submit for design and BPs. Large 'estate' lots; 385 acres of project will remain natural open space.	37.8661	-122.114

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Moraga Country Club Expansion	David Bruzzone	Augusta Dr	Moraga	94563	Remainder East Bay	For-Sale	SFD	68	0	51	Site Approvals Received on 01/01/00	Inactive	Need to submit home designs before Bruzzones can pull permits on rest of homes. No permits pulled yet but is fully entitled. No evidence moving forward as of survey date.	37.8413	-122.156
Moraga Town Center Homes	City Ventures	1150 Land between Moraga Way and Country Club Drive	Moraga	94556	Remainder East Bay	For-Sale	Townhomes	36	0	3	Full App Received on 02/01/13	Partially Entitled	After several community sessions on 55-unit proposal, applicant submitted prop. for 36 cottages and town homes. No zoning ent req--covered under Moraga Center Specific Plan.	37.8374	-122.127
Rancho Laguna II	River West Investments	513 Rheem Boulevard	Moraga	94556	Remainder East Bay	For-Sale	SFD	27	0	180	Zoning Approved on 01/12/13	Partially Entitled	Submitted second and third phase of design plan for review in late 2012. Tent map and Gen Dev Plan submitted and completed. Tent map and Gen Dev Plan submitted and completed. 159 acres will be preserved as permanent open space.	37.8532	-122.112
Camino Ricardo Subdivision	SummerHill Homes	Camino Ricardo, North of Moraga Way	Moraga	94556	Remainder East Bay	For-Sale	SFD	26	0	14	Full App Received on 06/19/12	Partially Entitled	Application received by planning department June 2012. Will incl 3 and 4 BR homes on 5k-20k lots. Currently old walnut orchard. Tentative map approved and Precise Plan submittal.	37.8394	-122.133
Via Moraga	Signature Properties	489 Moraga Rd	Moraga	94556	Remainder East Bay	For-Sale	SFD	18	0	2	Full App Received on 04/01/13	Application Under Review	PC study session held 9/13/2013, Design Review Board mtg held Nov 2013. Developer currently finalizing app. Next steps include CEQA (completing MND and public comment period).	37.8577	-122.124
Los Encinos	Unknown	Vista Encinos	Moraga	94556	Remainder East Bay	For-Sale	SFD	10	0	65	Tentative Map Approved on 01/01/01	Stalled	The land is currently up for sale. New developer would need to come back for design review. Property was sold to new developer (name unknown) and site was left unattended and disfigured. Planning dpt does not know new dev or if they plan to pursue proj.	37.8268	-122.124
Hetfield Estates	Robert Lipson and Sandy Gage		Moraga	94556	Remainder East Bay	For-Sale	SFD	7	0	58	Full App Received on 12/01/05	Partially Entitled	Project bogged down in CEQA in 2008-2009. EIR eventually prepared and certified. Sub tent map and gen dev plan also approved. Scheduled for PC mtg late Jan 2014. Significant neighbor pushback. Will have large lots (~1 acre).	37.8287	-122.117
San Sabastian	Borello Family	18100 Peet Rd	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	244	0	122	Tentative Map Approved on 10/01/12	Fully Entitled	Site Review approved 8/30/13. 80 units allocated. Allocations (23 Units) expire 6/30/14 and (57 Units) expire 6/30/15. Applicant was denied extension on construction start date. Construction expected to start 6/30/14.	37.1569	-121.634
Huntington Square (Butterfield-City Ventures)	City Ventures LLC	Main Ave and Butterfield Blvd	Morgan Hill	95037	Remainder South Bay	For-Sale	Other	148	0	NA	Site Approvals Received on 06/10/14	Fully Entitled	Planned development of 147 MF units. Application has been submitted and is approved. Construction is expected to commence 12/31/14.	37.1329	-121.651

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Diamond Creek	Monterey Dynasty LLC	15725 Monterey Rd	Morgan Hill	95037	Remainder South Bay	Rental	Mixed	131	0	NA	Broke Ground on 06/30/14	Under Construction	131 multi-family rental units. Fully entitled and EIR cleared. Project is currently under construction with grading of the site completed in early Q1/14.	37.1084	-121.640
Huntington Square/ E. Main-Ahlin	USA Multifamily Development Inc.	140 E Main Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	Townhomes	124	0	NA	Tentative Map Approved on 01/01/11	Partially Entitled	124 Units. 14 units developed years ago. Some talk of conversion to rentals, but most recent docs refer to THs. PC recommended approval of new tent map, dev agreement, + zoning on 9/10/2013, but still no formal approvals. No progress as of 6/14.	37.1323	-121.651
Sherimar Ranch	KB Homes	1400 Diana Ave.	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	117	0	NA	Broke Ground on 09/15/11	Under Construction	Under Construction and actively selling. 117 units total. Construction is almost complete.	37.1421	-121.630
Madrone Plaza	Taylor Morrison	96 Cochran Rd	Morgan Hill	95037	Remainder South Bay	For-Sale	Townhomes	115	0	NA	Broke Ground on 06/01/13	Under Construction	134 units total, 18 THs already completed (REO). 84 units allocated. Bank working to sell off TH entitlements. Developer stalled and went into bankruptcy and sold project to Taylor Morrison and is under construction and selling.	37.1454	-121.664
Mission View - Mission Ranch	Dividend Investments	1124 Cochrane Rd	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	105	0	NA	Broke Ground on 01/01/02	Under Construction	U/C but slowly building out. Q32013 staff report finalled 2 units and issued 22 BPs. 63 BPs still need to be issued. Released in phases with Terra Mia opening models to public in Oct 2013.	37.1555	-121.647
Hale - Meritage Homes	Meritage Homes	18701 Hale Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	92	16	NA	Broke Ground on 10/01/13	Pre-Leasing/Pre-Selling	Zoning and tent map approved. Completely entitled and have pulled 19 BPs as of 1/2/14. Planner believes all 19 units have been built out. Developer will continue to build and sell in phases.	37.1480	-121.671
Ironhorse (Jasper Park)	Tri Pointe	400 E. Dunne Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	55	0	NA	Project Completed on 02/01/14	Completed	The construction of 55 single family homes was completed in early 2014. The community is sold out.	37.1278	-121.642
Morgan Glen at Capriano	DR Horton	50 Tilton Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	52	0	NA	Project Completed on 02/01/14	Completed	The project finished construction in early 2014. The 52 single family homes have been completely sold.	37.1540	-121.677
Monterey Collection	City Ventures	150 E Dunne Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	50	0	NA	Project Completed on 03/01/14	Completed	The project was completed early 2014. The development is sold out.	37.1260	-121.647

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Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
Tilton Park (Tilton-Barnick)	KB Homes	45 Tilton Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	Mixed	46	0	8	Full App Received on 11/01/12	Application Under Review	Application still under the review. Site remains vacant with existing structures. Proposed: 46 Residential Units, 8 SFD, 20 Single Family Duet, and 18 Townhomes.	37.1547	-121.677
San Gregorio (Del Monte-Blackwell)	City Ventures	18130 Hale Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	45	0	8	Site Approvals Received on 10/01/13	Partially Entitled	Project bought by City Ventures. Development consists of 45 units. The project is partially entitled and construction is expected to commence late 2014.	37.1362	-121.665
Walnut Grove	Union Community Partners	835 San Pedro Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	Mixed	43	6	9	Tentative Map Approved on 04/24/12	Pulling Permits	Project split into two phases. 1st phase - 25 Units and 2nd phase - 24 units. Project has received 25 permits for the first phase of the project in Q1/Q2 2014.	37.1272	-121.634
Villas of San Marcos II/Barrett-Odishoo	Michael Dunn	660 St. Timothy Pl	Morgan Hill	95037	Remainder South Bay	For-Sale	Mixed	41	0	7	Project Completed on 03/01/14	Completed	Project consists of 41 Units. 18 units completed in previous phase and 23 units completed in phase II in the 1Q/14. Project is 78% sold.	37.1201	-121.633
Edmundson Park (Edmundson Park/Piazza Park)	KB Homes	250 W. Edmundson Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	39	4	NA	Site Approvals Received on 11/01/12	Pre-Leasing/Pre-Selling	Final homesites are currently for sale. All building permits have been received and construction well under way. Construction will be completed by the end of 2014.	37.1114	-121.647
Red Jasper (Monterey-Liou)	Monterey Dynasty LLC	16595 Monterey St	Morgan Hill	95037	Remainder South Bay	Rental	Apartments	33	5	NA	First BP Received on 12/01/13	Stalled	All applications past due. 19 allocations expired. PC did not recommend rescission at the 3/25/14 meeting. Remaining 11 allocations expire 6/30/15.	37.1200	-121.647
Barrett - Khanna	Real Property Resources	16301 Monterey St	Morgan Hill	95037	Remainder South Bay	Rental	Apartments	28	0	NA	Site Approvals Received on 06/01/12	Inactive	Received building allotments June 2012. All 28 Units allocated. As of 5/14/13, developer has not moved forward due to financing. PC voted unanimously to recommend the CC rescind the building allocations and divide between Madrone Plaza and Diana-Bagoye.	37.1170	-121.645
Coyote Highlands	Real Property Resource	15420 Carey Ave	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	25	0	NA	First Contact on 01/01/13	Conceptual	Conceptual project. It was rumored that the developer would submit a tract map in spring 2014. Planning department has received no submissions from the developer.	37.1312	-121.596
East Dunne Park (Dunne-KB Homes)	KB Homes	1630 East Dunne St	Morgan Hill	95036	Remainder South Bay	For-Sale	SFD	23	0	NA	First Contact on 11/01/13	Application Under Review	Subdivision of property into 23 Single Family lots. Requires zoning amendment and precise development plan. Public hearing period ran from Nov 15, 2013 through Dec 4, 2013. Full application submitted. Application under review.	37.1347	-121.623

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								Market	BMR						
Vista Del Toro	Gunter Bldg, LLC	17620 Monterey St	Morgan Hill	95037	Remainder South Bay	Rental	Apartments	15	0	NA	Zoning Approved on 12/01/10	Partially Entitled	Currently in site remediation (expected to take 2yrs). Need entitlements for additional 11 units in phase 2. Plans to begin unit construction mid-2015. Site Review, Zoning Amend, and Subdivision Map all due 4/30/14. Requests not submitted.	37.1313	-121.654
Quail Vineyards/ Santa Teresa-Garcia	Blackrock LLC	15000 Watsonville Rd	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	14	0	NA	Full App Received on 02/23/10	Stalled	No recent activity. Planning application incomplete. Applicant did not meet the 3/21/14 deadline to apply for an extension. Allocations expired 6/30/14.	37.0934	-121.647
Campoli - E & H	E & H Third Fam Lp	18755 Old Monterey Rd	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	11	0	NA	Tentative Map Approved on 09/01/12	Partially Entitled	Zoning Amendment and Development Agreement approved 9/25/13, Environmental Assessment and Site Review in process. Allocations expire 6/30/14. Deadlines Missed: Final Map, Building Plan Check, Obtain Building Permit.	37.1458	-121.667
Morgan Hill Retirement Residence	Community Development Partners	700 Barrett Ave	Morgan Hill	95037	Remainder South Bay	Rental	Apartments	0	138	NA	Project Completed on 03/01/14	Completed	138 senior affordable rental units. The project was completed Q1/2014.	37.1207	-121.636
Madrone Plaza - South County (affordable)	Taylor Morrison	243 Jarvis Dr	Morgan Hill	95037	Remainder South Bay	For-Sale	Townhomes	0	95	NA	Broke Ground on 01/01/10	Under Construction	Affordable for-sale component of Madrone Plaza. 95 unit project, 76 units already completed. Stalled due to financing troubles and nearly foreclosed. Must recommence construction by 6/30/2014. Received 18 BPs in Q213.	37.1460	-121.661
Connemara (Watsonville-Dividend)	Dividend Homes, Inc	15200 Watsonville Rd	Morgan Hill	95037	Remainder South Bay	For-Sale	SFD	0	37	NA	Broke Ground on 06/30/14	Under Construction	Phase I: 22 SFD. Site Graded Q1/14. Received BPs for 16 units in 1Q/14 to commence construction 6/30/14. The remaining units will obtain permits by 5/1/15 and commence construction 6/30/15. Senior Community.	37.0996	-121.642
South Whisman Project Phase I (Ferguson Rd.)	Pulte Homes/EFL Development	Ferguson Road	Mountain View	94043	Peninsula	For-Sale	Townhomes	652	0	28	Site Approvals Received on 03/01/09	Application Under Review	Pulte Homes and EFL Development submitted a master plan and PC permits for 652 units on about 28 acres, consisting of 391 residential apartments and 193 TH units. The applicant is currently revising the plans to address staff comments.	37.3920	-122.056
South Whisman Project (Ferguson Rd.)	TBD	Ferguson Road	Mountain View	94043	Peninsula	For-Sale	SFD	468	0	38	Site Approvals Received on 03/01/09	Fully Entitled	In March 2009, CC approved the South Whisman Precise Plan to create a new resi neighborhood w/1,120 max units on 38 acres. In March 2014, Pulte/Kalcic submitted home plans for ~650 units. No construction seen on site. No plans for remainder buildout.	37.3905	-122.055
420 San Antonio Road	Pillar Group/Kalcic	420 Sam Antonio Road	Mountain View	94040	Peninsula	Rental	Apartments	373	0	14	Full App Received on 04/07/14	Application Under Review	Developer proposed changing the General Plan Land Use Map as well as amending the zoning map from CRA to P. Project will be a 373-unit, 4-story apartment building, w/10k SF retail. EPC and Council hearings are expected late '14 and/or early '15.	37.4049	-122.112

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								Market	BMR						
Marazzo (2580 California St)	Prometheus	2580 California St	Mountain View	94040	Peninsula	Rental	Apartments	240	26	5	First Contact on 09/01/11	Inactive	Went through preliminary development review in October 2011. The project has been inactive since June 2012.	37.4059	-122.109
Domus on the Boulevard	SummerHill Apartment Communities	2650 West El Camino Real	Mountain View	94041	Peninsula	Rental	Apartments	185	8	3	Broke Ground on 02/01/13	Under Construction	193-unit apartment project at former San Antonio Inn. Excavation of u/g garage completed. Construction began in February 2013 and completion is expected in Fall 2014.	37.4035	-122.116
100 Moffett Blvd	Prometheus Real Estate Group	100 Moffett Blvd	Mountain View	94043	Peninsula	Rental	Apartments	184	0	3	Site Approvals Received on 12/01/13	Fully Entitled	Received entitlement in Dec. 2013. Initial study began Dec 2011. In June '13 CC requested project to include street improvements. Prometheus bought deal from Fairfield in Summer 2011. Construction anticipated to begin summer '14. Completion Jan '16.	37.3966	-122.078
Archstone Mountain View Ph. II	Equity Residential	870 E. El Camino Real	Mountain View	94041	Peninsula	Rental	Apartments	180	0	9	First Contact on 12/17/10	Inactive	Archstone to study a 180 unit apartment complex with 333 apartment units and 6,000 square foot of commercial space. Archstone has since been acquired by Equity Residential. Not active as of study.	37.3768	-122.061
801 El Camino Real W.	Greystar	801 I Camino Real West	Mountain View	94040	Peninsula	Rental	Apartments	164	0	2	Tentative Map Approved on 08/01/13	Application Under Review	Submitted informal app. in Aug. '13. EPC and CC reviewed plans for 175 apt units and 10,000 sq. ft. of retail in three four-story buildings in Sept. '13. A second CC study session anticipated in Jan. 2014 and a final CC hearing anticipated in late 2014.	37.3854	-122.085
Tropicana Lodge (1720 W El Camino Real)	Prometheus	1720 W El Camino Real	Mountain View	94040	Peninsula	Rental	Apartments	162	0	3	Broke Ground on 01/01/14	Fully Entitled	No BMR component. CC approved 3/1/2013. BP submitted in August 2013. Construction started in Jan '14 and is expected to be completed in summer '15.	37.3909	-122.093
1984 El Camino Real West	UDR	1984 I Camino Real West	Mountain View	94040	Peninsula	Rental	Apartments	160	0	3	First BP Received on 12/01/13	Fully Entitled	In November 2013, City Council approved mixed-use project with 4,000 sq. ft. of retail space. BPs approved in Dec. 2013. Construction is planned to start in fall 2014 and is expected to be completed mid-2016.	37.3952	-122.099
865 E El Camino Real	Lennar MFI	865 E El Camino Real	Mountain View	94040	Peninsula	Rental	Apartments	150	0	NA	First BP Received on 01/31/14	Under Construction	Submitted formal application week of July 15, 2012. Was fully entitled by CC in April 2013. BP submitted in June 2013. Construction began Nov '13 and is expected to be completed in fall '15.	37.3748	-122.060
Northpark Apartments - Renovation/Expansion	Prometheus Real Estate Group, Inc.	111 N Rengstroff Ave	Mountain View	94043	Peninsula	Rental	Apartments	134	0	NA	Broke Ground on 02/01/13	Under Construction	Project approved by Council on 6/19/12. Expansion of existing apartment complex - 184 new units + 50 unit demolition. Net of 134 additional units. Began construction 2/2013 with completion expected YE2014.	37.4051	-122.096

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								Market	BMR						
Mora-Ortega Precise Plan	NA	Ortega Avenue	Mountain View	94040	Peninsula	TBD	Other	85	0	5	Full App Received on 05/01/14	Application Under Review	5/14 - City received an application for a total of 85-units on a 5.13 acre project site. Council hearing is expected in 2015.	37.4014	-122.104
Austin's (1616 El Camino Real West)	Prometheus	1616 El Camino Real West	Mountain View	94040	Peninsula	Rental	Apartments	66	0	1	Site Approvals Received on 03/14/14	Pulling Permits	In March 2014, the City Council approved a request for a Rezone. The applicant applied for building permits to start construction of the project. None issued as of survey date.	37.3906	-122.093
Classics at Station 361	Classic Communities/The Mozart Development Co	209 W. Evelyn	Mountain View	94041	Peninsula	For-Sale	Townhomes	65	0	4	Project Completed on 04/01/14	Completed	Final map approved for Phase I (29 homes), which is completed and fully occupied. Phase 2 (36 homes) completed in Spring 2014. Project 100% Sold Out.	37.3925	-122.073
Live Oak Properties (Mondrian - Phase II)	Shea Homes	525 E. Evelyn Ave	Mountain View	94041	Peninsula	For-Sale	Townhomes	63	7	3	Final Map Approved on 09/01/12	Fully Entitled	Approved in September 2012. The property owner requested a permit extension for the PUD permit and the tentative map. The extension of time request was scheduled for an Administrative Zoning hearing in June 2014.	37.3860	-122.055
135 Ada Ave	Tri Pointe Homes, LLC	135 Ada Ave	Mountain View	94043	Peninsula	For-Sale	Townhomes	59	0	NA	Broke Ground on 09/01/13	Under Construction	Approved in Oct 2012. Construction began in September 2013 and is expected to be completed by December 2014.	37.3924	-122.065
1101 El Camino Real West (Harv's Car Wash)	Regis Homes	1101 El Camino Real West	Mountain View	94040	Peninsula	For-Sale	Condo	52	0	1	Full App Received on 06/01/13	Application Under Review	In June 2013 Regis Homes applied for a 52-unit condominium development with a 35% state density bonus on a 0.89 acre site. A DRC meeting is tentatively scheduled for 7/2/14. Final Council hearing fall '14.	37.3873	-122.087
574 Escuela Avenue (Senior Assisted Living)	NA	574 Escuela Avenue	Mountain View	94040	Peninsula	Rental	Apartments	44	0	NA	Site Approvals Received on 01/01/13	Fully Entitled	In January 2013, the City Council approved a 44 bed assisted living project. The applicant submitted plans for building permits in February 2014. None issued to date.	37.3953	-122.096
133-149 Fairchild Drive	Dividend Homes	133 Fairchild Drive	Mountain View	94043	Peninsula	For-Sale	Townhomes	38	0	2	Full App Received on 03/01/14	Application Under Review	Phase II of Dividend Homes project on 111 Fairchild. Will be a 38-unit rowhouse project on a 1.8 acre site. Council hearing expected 2015.	37.4057	-122.061
450 North Whisman Drive	SummerHill Homes	450 North Whisman Drive	Mountain View	94043	Peninsula	For-Sale	Townhomes	37	0	6	Full App Received on 04/01/13	Application Under Review	In Aug '12 Summerhill submitted initial proposals for project on site owned by SFPUC. N'hood meeting held 3/9/13. Formal app submitted 4/2013. CC took place early 2014. No approvals as of survey date.	37.4009	-122.060

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								Market	BMR						
1951 Colony St	City Ventures	1951 Colony St	Mountain View	94041	Peninsula	For-Sale	Townhomes	33	0	2	Broke Ground on 04/01/14	Under Construction	In November 2013, CC approved project. Building permits are expected in December 2013. Construction is planned started Spring 2014 and should complete in 2015.	37.4154	-122.089
277 Fairchild Drive	Warmington Residential	277 Fairchild Drive	Mountain View	94043	Peninsula	For-Sale	Townhomes	30	0	2	Full App Received on 02/01/14	Application Under Review	The applicant is proposing 30 new TH on a 1.5-acre lot. The Zoning Administrator is expected to hold a public hearing for the project and the subdivision application later this summer. A final Council meeting is anticipated in late 2014.	37.4056	-122.058
333 N. Rengstroff Ave	Nazareth Enterprises, Inc	333 N. Rengstroff Ave	Mountain View	94043	Peninsula	For-Sale	Townhomes	29	0	2	Full App Received on 02/01/13	Application Under Review	Originally conceived as 64-unit condo project in 2006. Went inactive for many years and resurfaced Feb 2013. Submitted informal app for as a 29-unit TH project in Feb 2013. Final CC action is anticipated in 2015.	37.4080	-122.094
1946 San Luis Avenue	Classic Communities	1946 San Luis Avenue	Mountain View	94043	Peninsula	For-Sale	Townhomes	28	0	2	Zoning Approved on 05/01/14	Fully Entitled	In May, 2014 the City Council approved a request by Classic Communities for a 28 unit TH project on a 1.6 acre site. The properties included a total of 25 existing units.	37.4084	-122.091
1701 W. El Camino Real	NA	1701 W. El Camino Real	Mountain View	94040	Peninsula	TBD	Other	24	0	NA	Full App Received on 04/01/14	Application Under Review	In April 2014, an application was submitted for a 24-unit residential development, including a state density bonus request for a 20% density bonus (4 units) on a vacant 1/2 acre site.	37.3906	-122.094
137 Easy St	Robson Homes	137 Easy St	Mountain View	94043	Peninsula	For-Sale	SFD	21	0	1	First BP Received on 05/01/14	Pulling Permits	Building permit applications submitted in Dec '13. Permits issued May '14. Original plans called for 2 BMR units, but developer opted to pay in-lieu fee to have all market rate units.	37.3936	-122.067
1958 Rock St	Dividend Homes	1958 Rock Street	Mountain View	94041	Peninsula	For-Sale	Townhomes	19	0	1	Broke Ground on 06/01/14	Under Construction	CC approved June 2013. 19 townhomes. BP's submitted Fall '13. Construction expected started 6/14 and expected to finish 6/15.	37.4126	-122.090
Mountain View Co-housing Community	Mountain View Cohousing Community	445 Calderon Ave	Mountain View	94031	Peninsula	For-Sale	Condo	19	0	1	Construction Ended on 06/01/14	Under Construction	Mountain View Cohousing Community won approval from council for their "old fashioned" cohousing community in September 2011. Contract signed with Barry Swenson Builder in Jan 2012. Started const in Spring 2013. Expected completion in late 2014	37.3885	-122.073
111 & 123 Fairchild Drive	Dividend Homes	123 Fairchild Drive	Mountain View	94043	Peninsula	For-Sale	Townhomes	18	0	1	Site Approvals Received on 01/01/14	Fully Entitled	Will demo existing structures and replace with 18 THs. Approved 1/14. Construction expected fall '14 and expected to be completed fall '15. This is Phase 1 of a 2 phase project. See entry for 149 Fairchild.	37.4058	-122.062

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								Market	BMR						
1998-2024 Montecito Avenue	NA	1998 Montecito Avenue	Mountain View	94043	Peninsula	For-Sale	Condo	18	0	1	Full App Received on 06/01/14	Application Under Review	6/14 - An informal application for an 18-unit condominium project with underground parking on 0.93 acre project site.	37.4065	-122.093
Antenna Farm	Signature Management Co.	390 Pacific Dr	Mountain View	94043	Peninsula	For-Sale	SFD	16	2	2	Tentative Map Approved on 10/01/13	Application Under Review	Application submitted and under review. No date set for public hearing. EPC study session held June 2013, with applicant revising plans to accommodate comments. Final Council action expected fall '14.	37.3929	-122.058
Classics at Sierra Vista	Classic Communities, Inc	2060 Plymouth St	Mountain View	94043	Peninsula	For-Sale	Townhomes	14	0	1	Project Completed on 05/01/14	Completed	Approved April 2012, started construction April 2013. Project completed May 2014. Project 100% Sold Out.	37.4181	-122.092
1991 Sun Mor Ave	Wayne Adachi	1991 Sun Mor Ave.	Mountain View	94040	Peninsula	For-Sale	SFD	13	0	NA	Full App Received on 01/01/07	Inactive	Inactive. First contact made back in 2005, formal app in 2007. Another incomplete app submitted in Feb 2013. Staff is reviewing and CEQA analysis is underway. The property owner is evaluating options for completing the application process at this time.	37.3739	-122.070
365 Villa St	Classic Communities, Inc	365 Villa St	Mountain View	94041	Peninsula	For-Sale	SFD	12	0	1	Broke Ground on 10/01/13	Under Construction	Approved by City Council July 10, 2012 for 12 small lot SFD. Approved map as well. Applied for BPs in Jan '13. Demo and groundbreaking started Sept. '13. Currently on the framing stage of construction and expected to be complete in late summer/fall '14.	37.3917	-122.074
819 North Rengstorff Ave	ROEM/Eden Housing	819 North Rengstorff Ave	Mountain View	94043	Peninsula	Rental	Apartments	0	49	1	Broke Ground on 12/01/13	Under Construction	CC approved Feb. 2013. Includes 48 affordable studios and 1 mgr unit plus 1,600 sf retail. Building permits were submitted in July 2013 construction began 12/2013. Expected to be completed spring '15.	37.4150	-122.092
1581-1585 W. El Camino Real	First Community Housing	1581 W. El Camino Real	Mountain View	94041	Peninsula	Rental	Apartments	0	27	NA	Broke Ground on 04/01/14	Under Construction	Mixed-use development with 100% BMR residential component. Fully entitled in Jan 2013. Construction began spring '14, expected to be completed summer '15.	37.3901	-122.095
827 North Rengstorff Ave	City Ventures	827 North Rengstorff Ave	Mountain View	94043	Peninsula	For-Sale	Townhomes	0	0	1	First Contact on 04/01/13	Application Under Review	City Ventures has initiated a preliminary study for a rezoning of 1.4 acres of industrial land to allow for a mixed-use retail and condo project. After initial considerations, developer intends to propose a lower-density project. No unit count available.	37.4155	-122.092
Dumbarton Transit-Oriented Development Plan - Remaining Phases	City of Newark	37555 Willow St	Newark	94560	Remainder East Bay	Both	Other	1,684	0	205	First Contact on 01/01/08	Preliminary Review	Multiphase TOD on Newark side of Dumbarton Bridge. Specific Plan approved Sep 2011. Ph 1&2 (SFD) under review. Some rentals in later phases. Planner says zoning changes current and future phases should have smooth entitlement and construction process.	37.5169	-122.049

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								Market	BMR						
Area 3 and 4 Specific Plan Project	Sobrato Organization/City of Newark	6508 Addition Rd	Newark	94560	Remainder East Bay	For-Sale	SFD	1,260	0	NA	First Contact on 01/01/08	Stalled	Stalled due to CEQA lawsuit, but planner expects lawsuit will be resolved sometime in 1st half 2014. Newark Planning proposed Specific Plan, Zoning, and Development Agreement. 660 SFD in Area 3 and 600 SFD in Area 4.	37.5091	-122.003
Dumbarton TOD - First Phase	Integral/William Lyons Homes	37555 Willow St	Newark	94560	Remainder East Bay	For-Sale	Mixed	516	0	NA	Broke Ground on 03/01/14	Partially Entitled	1st phase of multiphase TOD project on Newark side of Dumbarton Bridge. Site requires significant prep work given marshes. GPA and enviro covered under Dumbarton TOD Spec Plan, but needs rezone. Approx 1/3 SFD, 2/3 TH. Constr expected early 2014.	37.5163	-122.049
Dumbarton TOD - Second Phase (Jones Hamilton Enterprise Site)	Trumark	8375 Enterprise Drive	Newark	94560	Remainder East Bay	For-Sale	SFD	244	0	NA	Zoning Approved on 09/08/10	Partially Entitled	DEIR open for public comment. 300 small lot detached homes. Phase 2 of TOD project on Newark side of Dumbarton Bridge. Has GPA and enviro entitled (covered under Dumbarton TOD Spec Plan), but needs zoning entitlement.	37.5225	-122.048
Timber Residential Development	Trumark Homes	Timber St and Central	Newark	94560	Remainder East Bay	For-Sale	Mixed	140	24	NA	Site Approvals Received on 04/01/13	Fully Entitled	Will include approx 100 detached and 67 attached SF homes. Site improvement plans being prepared. Tent map fully approved. CUP approved late 2012; revised designs approved Spring 2013. No timeline for BPs or construction.	37.5363	-122.017
Coliseum City	Bay Investment Group LLC	7000 Coliseum Way	Oakland	94621	Urban East Bay	TBD	Mixed	6,000	0	800	First Contact on 01/01/12	Conceptual	Enormous redevelopment of areas around current Oak Coliseum. Ph1 would be sports venues; other uses to come later. Later phases may include resi (start 2018 at earliest). Proj delayed because one of developers pulled out in late 2013.	37.7510	-122.202
Lake Merritt BART Mixed Use (Lake Merritt Station Area Plan)	City of Oakland	801 Oak St	Oakland	94607	Urban East Bay	Rental	Apartments	4,165	735	NA	First Contact on 01/01/10	Application Under Review	Lake Merritt Station Area Plan under review. DEIR complete Dec '12. 2 Public Meetings about DEIR held Dec '13. Two shortlisted developers (TRG Pacific and Ayala Land Inc) pulled out of conceptual discussions in Oct12. City still pursuing development.	37.7975	-122.266
Brooklyn Basin (Oak to 9th Mixed Use)	Signature Development Group	3 5th Ave	Oakland	94606	Urban East Bay	Rental	Apartments	2,635	465	64	Broke Ground on 03/10/14	Under Construction	Massive 64 acre waterfront site. Construction on infrastructure to start 2014. Phase 1 of 4 (~1,300 housing units) scheduled to start construction 2015.	37.7893	-122.262
Mandela Grand Mixed Use	KS Properties One, LLC	2000 Mandela Pkwy	Oakland	94607	Urban East Bay	Rental	Apartments	1,577	0	13	First Contact on 01/01/06	Inactive	Early conceptual stages of large mixed-use project at old American Steel Building. High density res above commercial space. Still inactive.	37.8159	-122.289
Oak Knoll Redevelopment Project	Signature Development	8750 Mountain Blvd.,	Oakland	94605	Urban East Bay	For-Sale	Mixed	960	0	167	First Contact on 01/01/06	Preliminary Review	SunCal/Lehman original developers, filed for bankruptcy post-2008. In July 2013 Signature bought into and revived project. Discussions about restarting entitlements and CEQA process will persist for some time. No revised/formal app as of survey date.	37.7673	-122.151

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								Market	BMR						
Wood Street Mixed-Use Development (formerly Central Station)--Rem Phases	None	1401 Wood Street	Oakland	94607	Urban East Bay	Rental	Apartments	893	0	6	Tentative Map Approved on 05/17/05	Fully Entitled	1557 total units approved. PH1 (392 units) complete and occupied. PH2 will have 157 units in 1400 block of Wood and 115 TH in 1500 block of Wood, w/both currently under review. Plan is to begin construction April 2014 and be completed August 2025.	37.8137	-122.298
Macarthur Station--Future Phases	McGrath Properties and BRIDGE Housing	547 40th St	Oakland	94609	Urban East Bay	Rental	Apartments	516	18	7	Broke Ground on 05/01/11	Fully Entitled	BRIDGE and McGrath are joint master developers of TOD at MacArthur BART station. Macarthur Station inc total 624 units+comm+ret+comm facilities. Ph1 (demo, site work, BART pkg) began '12. Ph2 (Mural, 90-unit aff housing by BRIDGE) broke ground Dec13.	37.8292	-122.266
325 7th Street	Balco Properties LTD. LLC	325 7th Street	Oakland	94607	Urban East Bay	For-Sale	Condo	380	0	NA	Site Approvals Received on 07/20/11	Stalled	All planning approvals secured (incl Final EIR) but no BPs as of survey. Will likely receive 1-yr extension Jan 2014. Developer trying to extend entitlements and waiting for better market conditions, has 1 admin extensions left. Some neighbor pushback.	37.7984	-122.271
Emerald Views	David O'Keefe	222 19th Street	Oakland	94612	Urban East Bay	For-Sale	Condo	370	0	NA	Full App Received on 01/01/11	Application Under Review	42-story high-rise condo project, reactivated in late 2011 after 3 year hiatus. Draft EIR published in Oct. 2011. Approvals and FEIR planned to come before PC review sometime in Spring 2014.	37.8065	-122.264
Uptown Parcel 4 (Telegraph/19th Street) Phase II	Forest City Residential, Inc.	501 Williams St	Oakland	94612	Urban East Bay	Rental	Apartments	370	0	NA	Tentative Map Approved on 07/25/07	Inactive	Project inactive for over 3 years. Temporary art garden approved 7/6/12 and completed in 2013.	37.8088	-122.270
Jack London Square - Phase II Parcel F2	Ellis Partners	40 Jack London Square	Oakland	94607	Urban East Bay	TBD	Other	314	56	NA	Tentative Map Approved on 03/17/04	Application Under Review	Ph2 of JLS. Formerly mothballed site but revived by Ellis late 2013. Will submit revised proposals w/3 diff structure options: podium, mid-rise, high-rise. Will have b/t 217-370 units. Needs full approvals to proceed. Tenure TBD. 15% BMR assumed.	37.7933	-122.273
430 Jackson Street	Square One, LLC	430 Jackson Street	Oakland	94660	Urban East Bay	For-Sale	Condo	300	0	NA	First Contact on 05/16/13	Preliminary Review	Planner met once with Square One. Pre-Application submitted 05/16/2013, no formal app yet. 300+ Condo project that will cover 1.5 blocks incl the Cost Plus World Market Corporate Office and the parking lot across the street at 4th and Madison.	37.7953	-122.269
Valdez & 23rd Street Project	City of Oakland	2301 Valdez	Oakland	94612	Urban East Bay	For-Sale	Condo	281	0	NA	Tentative Map Approved on 10/26/05	Inactive	Entitled, no BPs yet, likely extension. Property partially owned by City and private citizen. City hopes to buy citizen's portion, then proceed with current entitlements. If citizen will not sell, city must start from scratch.	37.8125	-122.265
19th and Broadway/ Hamalian	Seth Hamalian	1900 Broadway	Oakland	94612	Urban East Bay	Rental	Apartments	250	0	NA	First Contact on 01/01/12	Conceptual	Independent project of Seth Hamalian, directly above 19th St BART Station. Proposed 28 story building with either a) 250 units or b) 120 units. No formal app yet. Hamalian bought property in 2012.	37.8079	-122.268

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								Market	BMR						
Alice St Energy Harvester	The Real Estate Transformation Group	1443 Alice Street/Harrison	Oakland	94612	Urban East Bay	For-Sale	Condo	243	0	NA	First Contact on 05/23/07	Inactive	37-story super-green building. Allowed by zoning, but neighbors upset. Inactive, no entitlements on design. PD has not heard from dev in over 1 year, believes desire to move forward w/proj.	37.8040	-122.266
Highrise near Kaiser Center	TBD	1 10th	Oakland	94607	Urban East Bay	Rental	Apartments	200	0	NA	First Contact on 01/01/13	Conceptual	City released RFP for vacant lot just east of Henry J. Kaiser Auditorium. Still in negotiations so cannot release details until formally entering contract. No formal app; parcel is not entitled.	37.7973	-122.260
Fruitvale Village Phase II	Unity Council/Signature Properties	1228 36th Ave	Oakland	94601	Urban East Bay	Rental	Apartments	181	94	3	Site Approvals Received on 05/19/10	Fully Entitled	All entitlements received in 2010, still valid. Pending financing. Phased multifamily project at Fruitvale BART - includes 5-story parking. Final EIR approved May 2010. Waiting for better market before proceeding. No BPs as of study time.	37.7746	-122.223
Merrill Gardens at South Rockridge	SRM Development	4901 Broadway	Oakland	94611	Urban East Bay	Rental	Apartments	161	0	NA	First Contact on 10/01/13	Preliminary Review	Pre-Application filed 1/10/13. No full app yet--full app for northern portion of site filed Nov13. SW corner across from Safeway. 161 residential care units, 10,000 SF of commercial space, 93 parking spaces.	37.8344	-122.253
1401-1405 Wood Street	HFH Development	1401 Wood Street	Oakland	94607	Urban East Bay	Rental	Apartments	157	0	NA	First Contact on 01/01/12	Fully Entitled	Site approved for 301 units by HFH Development as part of Central Station plan (appx 2005). An unknown new developer has proposed 157 units on site; with the new application currently under review by planning department. No timeline for new proposals.	37.8133	-122.298
Monte Vista Villas at Leona Quarry - Remaining Phases	Discovery Builders	7100 Mountain Blvd.,	Oakland	94605	Urban East Bay	For-Sale	Townhomes	157	0	NA	Broke Ground on 01/01/12	Under Construction	437 total units. Approx 280 completed (~157 remaining) as of Dec13. Actively constructing 8+ units at a time.	37.7770	-122.163
Jack London Square - Phase II Parcel D	Ellis Partners	451 Embarcadero W	Oakland	94607	Urban East Bay	TBD	Other	142	25	1	Tentative Map Approved on 03/17/04	Pre-Leasing/Pre-Selling	Ph2 of JLS. Formerly mothballed site but revived by Ellis late 2013, who will submit three options to planners for 3 different structure types: podium, mid-rise, and high-rise. Unit counts will range from 60-167. Tenure TBD.	37.7953	-122.277
Courthouse Condominiums	Trammell Crow Residential	2935 Telegraph Ave	Oakland	94609	Urban East Bay	For-Sale	Condo	142	0	NA	Zoning Approved on 08/01/07	Fully Entitled	Extensions still active for all approvals, but no permits or construction of any kind. Developer is looking to sell project. Pre-app for an alternate project has been submitted by potential buyer.	37.8188	-122.268
Merrill Gardens at North Rockridge	SRM Development	5117 Broadway	Oakland	94609	Urban East Bay	Rental	Apartments	139	0	NA	Full App Received on 11/01/13	Application Under Review	T-shaped parcel at NWC 51st and Broadway. Formal app submitted Nov 2013. Unclear if will require EIR.	37.8353	-122.252

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								Market	BMR						
1331 Harrison Towers	Yves Ghiai	1331 Harrison St	Oakland	94612	Urban East Bay	For-Sale	Condo	125	0	NA	Full App Received on 12/01/12	Partially Entitled	Project was fully entitled for 98 MR condos, and continues extensions. Developer now wants to double that. New plans submitted at end of 2012 for a 25 story, 125 residential unit building. Pre-Application currently under review.	37.8033	-122.268
Townhomes--1500 block of Wood (Wood St. Mixed Use Dev)	HFH Development	Wood Street	Oakland	94607	Urban East Bay	For-Sale	Townhomes	115	0	NA	First Contact on 07/01/13	Preliminary Review	Second phase of Wood St. Mixed Use Development. Block is already entitled for 250 units, but developer only planning 115 TH due to demand. Have submitted a pre-app. Loc b/w Pac Cannery Lofts and Wood St Station on 1500 block of Wood St.	37.8143	-122.297
The Hive	Signature Properties	2345 Broadway	Oakland	94612	Urban East Bay	Rental	Apartments	104	0	NA	Broke Ground on 12/01/13	Under Construction	Orig project app by PC in '04. Parcel A developed. Proposed revisions to Parcel B inc drastically reduced unit ct, increased commercial sf to 94.3k. PUD app filed Mar13. Under construction as of Dec13; expected delivery in 2015.	37.8126	-122.267
Creekside Mixed Use Project	Hauser Architects	5132 Telegraph Ave	Oakland	94609	Urban East Bay	TBD	Other	102	0	NA	Site Approvals Received on 11/19/08	Fully Entitled	Will seek to merge proj w/adj "Civiq" (51st/Telegraph). All entitlements valid by extension through 2014; will likely apply for and get another extension. No const expected till late 2014.	37.8383	-122.262
2538 Telegraph Ave	2538 Telegraph LLC	2538 Telegraph	Oakland	94612	Urban East Bay	For-Sale	Condo	97	0	NA	Tentative Map Approved on 02/19/09	Inactive	Last map approval extension granted 10/01/2012. No further progress.	37.8155	-122.268
377 2nd Street/370 Embarcadero West	Vanguard Properties	370 Embarcadero West	Oakland	94607	Urban East Bay	For-Sale	Condo	96	0	NA	Full App Received on 10/01/12	Fully Entitled	Entitlements from 2006 project still active, but Vanguard sub pre-application on 6/12/12 for revised plan including 98 condos and 2 retail units. Revised plans submitted 11/4/13. Plans were approved but appealed, plan expts a few day delay before BPs sub	37.7951	-122.275
Lampwork Lofts	Madison Park Financial	1614 Campbell Street	Oakland	94607	Urban East Bay	Rental	Apartments	92	0	NA	Broke Ground on 01/01/13	Pre-Leasing/Pre-Selling	BP submitted and PC approved. Some on-site remediation work necessary. Building is historic, developer is working to preserve original window. All live-work units. Construction began early 2013 and scheduled through mid-2014, plans to open in July 2014	37.8139	-122.293
Peralta Commons Workforce Commons	Lightner Property Group	2850 Hannah S	Oakland	94608	Urban East Bay	Rental	Apartments	90	0	NA	Zoning Approved on 01/18/06	Fully Entitled	Several iterations of plans, inc. condos and BMR housing. Dev sold 2/3 of site to an urban farm and submitted revised plans for 90 MR units on remainder of site. May inc live/work units. New proj fully entitled, no BPs yet.	37.8226	-122.286
2425 Valdez Street Microunits	Union Bank/Footprint Investments, LLC	2425 Valdez Street	Oakland	94612	Urban East Bay	Rental	Apartments	71	0	0	Site Approvals Received on 07/31/13	Under Construction	In plan check. BPs expected Jan 2014. 6 story building with 70 micro living quarters and 1 live work space. All entitlements approved Jul 2013.	37.8138	-122.264

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								Market	BMR						
459 23rd Street	Toby Levy	459 23rd Street	Oakland	94612	Urban East Bay	TBD	Other	70	0	NA	Site Approvals Received on 12/28/06	Inactive	Will also include ground floor retail. Extensions and grading permit expired Dec 2013; planner does not know whether dev plans to pursue proj.	37.8123	-122.268
Civiq	Nautilus Group	5110 Telegraph Ave	Oakland	94609	Urban East Bay	TBD	Other	67	0	NA	Site Approvals Received on 06/01/13	Fully Entitled	Part of 3-property purchase by Nautilus. Entitled by previous owner. Nautilus expects to break ground sometime in next two years.	37.8377	-122.262
Wattling Street Townhomes	Phil Lesser	3927 Wattling Street	Oakland	94601	Urban East Bay	For-Sale	Townhomes	61	0	2	Tentative Map Approved on 01/18/11	Fully Entitled	Revisions approved 1/18/11 more revisions approved 2013. Final map submitted; No BPs yet; proj has 1 more admin extension, but no recent movement as of survey. Will also build 18 condos in separate project (see 2nd entry).	37.7717	-122.221
4311-4317 Macarthur Blvd/ Macarthur Mixed-Use	Pacific Companies/AMG	4311 Macarthur Blvd.,	Oakland	94619	Urban East Bay	Rental	Apartments	57	58	NA	Site Approvals Received on 07/17/13	Stalled	Mixed-income senior housing community+grnd flr ret. EIR and entitlements approved by PC. EIR appealed by CRADL and Citizens4Oakland 7/2013, who preferred retail. CC denied appeal and upheld approval 11/2013. Proj approved as far ast	37.7872	-122.194
Emerald Parc	Tom Dolan	2400 Filbert Street	Oakland	94607	Urban East Bay	For-Sale	Townhomes	55	0	NA	Zoning Approved on 11/15/05	Fully Entitled	Industrial building still on site. Developer continues to request extensions but has made no move to pull permits. Has received an extension through this year 12/31/14 but no BPs	37.8172	-122.279
1431 Jefferson Street	Menlo Capital Group, LLC.	1431 Jefferson Street	Oakland	94612	Urban East Bay	For-Sale	Condo	54	0	NA	Zoning Approved on 07/09/08	Under Construction	Approval extension granted 1/15/13. Mixed use building that will include 3K SF retail. Projected to begin construction sometime in 2014.	37.8062	-122.275
721-741 Broadway	Carona Engineering	721 Broadway	Oakland	94607	Urban East Bay	TBD	Other	53	0	NA	Site Approvals Received on 08/16/06	Inactive	PC approval 8/16/06. Ext granted 08/16/2009. 48 resi units, 5 live/work units, 2300 sf retail. No evidence of movement since 2009.	37.7998	-122.274
4700 Telegraph (Centrada)	Nautilus Group	4700 Telegraph Ave	Oakland	94609	Urban East Bay	TBD	Other	48	0	NA	Site Approvals Received on 01/01/08	Fully Entitled	Previous owner Don Alper entitled site in recession. Site sat vacant until Nautilus scooped up along w/2 other Temescal sites for \$16MM. Nautilus expects to break ground sometime in next two years.	37.8346	-122.264
4801 Shattuck Ave	Nautilus Group	4801 Shattuck Ave.,	Oakland	94609	Urban East Bay	TBD	Other	44	0	NA	Zoning Approved on 04/04/07	Fully Entitled	Active and fully entitled. Part of 3-property purchase by Nautilus. This site will be first to break ground, likely in 2014. Planner expects BPs to come in soon for this project.	37.8359	-122.264

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								Market	BMR						
Phoenix Commons	Elder Village Development	340 29th Avenue	Oakland	94601	Urban East Bay	For-Sale	Condo	41	0	NA	Site Approvals Received on 03/04/13	Under Construction	Age-restricted "co-housing". Broke ground Jan 9, 2014. Expects to open doors in 2015.	37.7724	-122.236
3884 Martin Luther King Jr. (MLK) Way	Neil Cotter	3884 MLK Jr. Way	Oakland	94609	Urban East Bay	For-Sale	Condo	40	0	NA	Site Approvals Received on 09/20/06	Stalled	Project is fully entitled, but developer unable to secure financing in current market. Extension granted 11/7/12 and valid through YE2013. Developer remains interested in project and will likely be extended.	37.8292	-122.268
Signature Temescal Project	Signature Development		Oakland		Urban East Bay	TBD	Other	35	0	NA	Site Approvals Received on 11/29/13	Fully Entitled	Signature recently bought site entitled for 35 resi units in Temescal. Exact location and plans for site unknown. Site approval date is date project info went public.	37.8379	-122.262
Felton Acres	Robert Felton	6889 Devon Way	Oakland	94705	Urban East Bay	For-Sale	SFD	25	0	NA	First Contact on 10/01/11	Application Under Review	Proposal to subdiv into 25 lots+build 2 roads. Started EIR process July 2012. Moving slowly b/c issues w/fire access and nearby creek. May require reduced lot count. Needs an EIR before project can move forward.	37.8582	-122.227
Siena Hills Phase 2 and 3	Hillside Homes	36 Siena Dr	Oakland	94605	Urban East Bay	For-Sale	SFD	22	0	NA	Tentative Map Approved on 06/01/05	Partially Entitled	Phases 2 and 3 require final dev permits. Plans must conform to Ph1 PUD or start entitlement process over. Project has received numerous extensions and will likely receive another through Dec 2014. Ph1 had 10 units. Ph2=12 units, Ph3=10 units.	37.7720	-122.153
Wattling Street Condos	Phil Lesser	3927 Wattling Street	Oakland	94601	Urban East Bay	For-Sale	Condo	18	0	NA	Tentative Map Approved on 01/18/11	Fully Entitled	Revisions approved 1/18/11 more revisions approved 2013. Final map submitted; No BPs yet; proj has 1 more admin extension, but no recent movement as of survey. Will also build 61 townhomes in separate project (see 2nd entry).	37.7717	-122.221
2116 Brush Way	EBALDC	2116 Brush Street	Oakland	94612	Urban East Bay	Rental	Mixed	0	146	NA	Tentative Map Approved on 02/07/07	Fully Entitled	Last extension granted through Dec 2012 to EBALDC who took over from AGI. No BPs as of survey, will likely receive another year-long extension. Now BMR instead of market rate. Was 3 non-contiguous parcels, now most likely just Parcel A w/58 units.	37.8123	-122.275
Lion Creek CrossingsPhase V (Formerly Coliseum Gardens)	EBALDC	66th at San Leandro Street	Oakland	94621	Urban East Bay	Rental	Apartments	0	128	22	Broke Ground on 02/01/13	Under Construction	Phase V of redevelopment of Coliseum Gardens, public housing project adjacent to Oakland Coliseum. Application approved mid 2012. Constr expected to complete Aug 2014.	37.7581	-122.201
Red Star	National Affordable Communities	1396 5th Street	Oakland	94607	Urban East Bay	Rental	Apartments	0	119	NA	Broke Ground on 09/21/11	Stalled	Aff sr housing. Proj burned down mid-construction 6/12/12. Ent's still valid. Dev pursuing proj-currently determining what infrastructure can be maintained and how to insure property.	37.8042	-122.294

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Cathedral Gardens	EAH Housing/Oakland Housing Authority	618 21st St	Oakland	94703	Urban East Bay	Rental	Apartments	0	100	NA	Broke Ground on 10/01/12	Under Construction	Pulled BP for construction in June 2012. Concrete poured for parking lot. Phase I framed (Jul13); completion expected 2014. Project almost complete as of 6/30/14, expected to be completed by the end of the summer.	37.8111	-122.272
116 E 15th Street	Satellite Housing, Inc.	116 E 15th Street	Oakland	94606	Urban East Bay	Rental	Apartments	0	92	NA	Broke Ground on 07/01/13	Under Construction	Grading permit issued 4/29/2013. Permits for vertical construction issued and construction underway as of late 2013. Currently over 50% done with construction, exp to be comp by end of the year	37.7996	-122.256
Mural (Macarthur Station Ph2)	BRIDGE Housing		Oakland	94609	Urban East Bay	Rental	Apartments	0	90	1	Broke Ground on 11/01/13	Under Construction	Groundbreaking Nov 2013; Expected completion Spring 2015. BRIDGE & McGrath are joint master developers of TOD at MacArthur BART station, which will include total 624 units+comm+ret+comm facilities. Ph1 (demo, site work, BART pkg by McGrath) began '12.	37.8275	-122.266
188 11th Street	EBALDC/Lakeshore Partners	176 11th Street	Oakland	94607	Urban East Bay	Rental	Apartments	0	71	NA	Tentative Map Approved on 11/24/10	Fully Entitled	Changed scope of project from 99 to 71 BMR units with 10Ksf health clinic. Entirely new entitlements from original have been approved.	37.8003	-122.266
460 Grand Ave	Bridge Housing	460 Grand Ave	Oakland	94610	Urban East Bay	Rental	Apartments	0	68	1	Broke Ground on 02/14/14	Under Construction	BPs for vertical constr issued 12/6/13; Construction well underway and completion expected early 2015.	37.8094	-122.252
St Joseph's Senior Apartments - Phase II	BRIDGE Housing Corp.	2647 International Blvd.,	Oakland	94601	Urban East Bay	Rental	Apartments	0	62	3	Broke Ground on 01/01/12	Under Construction	Phase II under construction. Renovating and combining two previous historic structures. Project is moving forward steadily.	37.7807	-122.232
9400 International Blvd.	Acts Community Development	9400 International Blvd.,	Oakland	94603	Urban East Bay	Rental	Apartments	0	59	NA	Site Approvals Received on 01/01/12	Fully Entitled	Will have 59 BMR units + 3.5k sf comm. Approved by Planning Commission Feb 2012. No BPs as of survey date. Entitlements valid until 12/31/14, proj still qualifies for extensions as they have not used either of their 2.	37.7481	-122.172
Oakland 34	Meta Housing Corp	10920 Macarthur Boulevard	Oakland	94605	Urban East Bay	Rental	Apartments	0	33	0	Broke Ground on 10/24/12	Under Construction	Will have senior affordable housing. Demo began Oct 2012. Construction expected to complete Oct 2014.	37.7412	-122.149
Wilder Subdivision	OGLLC Property Owners, LLC	101 Wilder Rd	Orinda	94563	Remainder East Bay	For-Sale	SFD	245	0	1,600	Broke Ground on 08/01/12	Under Construction	Under construction: most grading, pads, and drainage already finished. Long build out schedule - likely til 2015 or later. 5 homes built; 6 in constr pipeline as of survey date, 52 addtl lots closed/in contract. 63 lots under op. agrmnts, 118 lots avail.	37.8642	-122.187

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Orinda Grove	Pulte Homes	8 Altarinda Road	Orinda	94563	Remainder East Bay	For-Sale	SFD	65	8	14	Broke Ground on 11/01/12	Pre-Leasing/Pre-Selling	8 afford units will be duplexes, 65 market-rate will be row homes. Broke ground Jul 2012; infrastructure substantially complete Oct 2013. Grand Opening Nov 2013. 4 models complete; 8 homes U/C as of survey date.	37.8824	-122.183
J & J Ranch Subdivision	Branagh Development	24 Adobe Lane	Orinda	94563	Remainder East Bay	For-Sale	SFD	13	0	20	Full App Received on 06/01/12	Application Under Review	Residential development proposes restoration of historic Moraga Adobe using as private neighborhood rec center. Revised tent map going through EIR right now in response to litigation from neighbors. Will only change config, not lot count.	37.8433	-122.154
Orinda Oaks	Signature Development Group	300 Miller Court	Orinda	94563	Remainder East Bay	For-Sale	SFD	12	0	23	Broke Ground on 02/01/13	Under Construction	12-lot subdivision first approved in 2006. Some modifications and redesigns approved 1/26/2012. 5 homes sold-4 const. compl, 5 U/C, building per apps for fin. 3 sub in June.	37.8695	-122.184
Lavenida Lane Subdivision	Bruzzone Family	Lavenida Drive	Orinda	94563	Remainder East Bay	For-Sale	SFD	8	0	12	Site Approvals Received on 06/05/12	Fully Entitled	8 large-lot SFDs (54k-81k sf). Site adjacent to Miramonte High School to the SE and J&J Ranch project site to the NW. Approved by CC 6/5/12 over neighbor objections. No evidence moving forward.	37.8427	-122.151
Orinda Senior Apartments	Eden Housing, LLC	2 Irwin Way	Orinda	94563	Remainder East Bay	Rental	Apartments	0	67	6	Broke Ground on 01/25/13	Under Construction	Building permits were submitted and approved. Developer poured foundation June 2013. Groundbreaking began Jan 2014. Project scheduled for completion Sep 2014.	37.8845	-122.189
Beach Boulevard Project	City of Pacifica	2 Montecito Ave	Pacifica	94044	Peninsula	TBD	Other	84	0	NA	Site Approvals Received on 09/01/13	Preliminary Review	Final EIR submitted by RBF Consulting in July 2013. Mixed use project w/hotel, restaurant, and housing planned. Open houses held in Aug/Sep 2013 to determine parameters.	37.6322	-122.493
The Bowl	North Pacifica LLC, Robert Kalmbach	4000 Palmetto Ave	Pacifica	94044	Peninsula	For-Sale	Condo	43	0	4	Tentative Map Approved on 08/12/02	Inactive	Developer has been struggling with Coastal Commission for a decade. Permits have expired.	37.6590	-122.492
The Prospects	Rick Lee	801 Fassler Ave	Pacifica	94044	Peninsula	For-Sale	SFD	25	4	11	Zoning Approved on 07/01/08	Inactive	Granted 2-yr ext to Sep 2, '14. Rick Lee no longer involved- attorney Nadia Holober handling change of ownership - is current contact. Nothing submitted since 2nd approval in '08 but project still active. No contact w/developer in last 2 yrs.	37.6072	-122.495
Harmony @ 1	Cowan-Newton	949 Fassler Ave.	Pacifica	94044	Peninsula	For-Sale	SFD	12	2	65	Final Map Approved on 08/01/13	Pulling Permits	Final map approved in August 2013. No building permits have been applied for. Developer might sell land to individual buyers rather than develop all 14 sites. Permit Review (Grading/Infrastructure) estimated issue 7/14.	37.6055	-122.495

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Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
Former Fry's Electronics Site/ California Ave Concept Plan	Sobrato Organization	3200 Park Blvd	Palo Alto	94306	Peninsula	Rental	Apartments	400	0	15	First Contact on 07/14/13	Conceptual	Fry's is still operating on site. Developer recently tied up site where up to 600k of office and 400 units of housing can be built. Still too conceptual for a full application. Concept plan approved Dec. 2013.	37.4234	-122.137
1451-1601 California Ave	Anonymous	1601 California Ave	Palo Alto	94304	Peninsula	For-Sale	Mixed	180	0	17	First Contact on 10/16/13	Preliminary Review	Former Facebook headquarters, currently proposed for development of 180 units by Stanford as part of Mayfield Development Agreement (same as 2450 El Camino Real). Architectural Review was submitted and approved on 4/18/14.	37.4162	-122.152
3980 El Camino Real (Buena Vista Mobile Home Park)	Prometheus	3980 El Camino Real	Palo Alto	94306	Peninsula	Rental	Apartments	75	0	5	First Contact on 06/01/12	Conceptual	Application to close the Buena Vista Mobile Home Park and rezone site and build a 180-unit apartment development consisting of a mix of one- and two-bedroom apartments.	37.4151	-122.130
Park Plaza	Hobach Realtor Company	195 Page Mill	Palo Alto	94306	Peninsula	Rental	Apartments	66	16	4	First BP Received on 12/11/13	Pulling Permits	Finally approved by CC in 6/2012. Project has 7-yr history - enviro issues from polluted groundwater under site, lawsuit from Hobach against city for delaying. Project submitted plans for BPs and are under review.	37.4271	-122.139
Avant at Palo Alto Commons	Palo Alto Commons	4041 El Camino Way	Palo Alto	94306	Peninsula	Rental	Other	46	0	NA	Project Completed on 02/01/14	Completed	Project completed in 2/14. Project consists of 46 units for active seniors. Project is an expansion of Palo Alto Commons.	37.4156	-122.127
3159 El Camino Real	Portage Avenue Portfolio LLC	3159 El Camino Real	Palo Alto	94306	Peninsula	Rental	Apartments	43	5	NA	Tentative Map Approved on 12/01/13	Partially Entitled	First public hearings w/ planning and trans commissions 7/10/2013. Key entitlements include Site and Design appr, density bonus, CUPs, and MND for CEQA. Parcel map approved Dec 2013, and applied for building permits.	37.4216	-122.138
4146 El Camino Real	The Hayes Group	4146 El Camino Real	Palo Alto	94306	Peninsula	For-Sale	Condo	18	3	NA	First Contact on 03/31/14	Preliminary Review	Preliminary Architectural Review of a new three-story multi-family residential condominium building with one level of below grade parking. Project consists of 18 MR and 3 BMR units. Review under review and was submitted in 3/14.	37.4127	-122.125
3877 El Camino Real (Compadres Restaurant)	Private owner	3877 El Camino Real	Palo Alto	94306	Peninsula	For-Sale	Townhomes	17	0	NA	First Contact on 12/15/13	Preliminary Review	Property bought by Zijin LLC for \$4.5 million in July. 17 market rate TH and 5k commercial went to arch review in mid-December 2013 for preliminary review. No formal submission until Jan at earliest. Exceeds 5 units, so requires site and design review.	37.4175	-122.131
567-595 Maybell Ave	Palo Alto Housing Corporation	567 Maybell Ave	Palo Alto	94306	Peninsula	Both	Mixed	12	60	NA	Site Approvals Received on 06/01/13	Inactive	Project proposed to build 60 units of senior affordable rental housing. 12 MR units will be SFD homes built on edge of parcel to fund BMR component. Opponents successfully put project on ballot measure and defeated. Project is dead and sold in 4/14.	37.4084	-122.127

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								Market	BMR						
2500 El Camino Real	Anonymous	2500 El Camino Real	Palo Alto	94306	Peninsula	Rental	Apartments	0	70	2	Full App Received on 11/07/13	Partially Entitled	Project consists of 40 BMR units. Stanford required to build units in exchange for R&D site. Part of large, mixed-use project (Mayfield Plan). Architectural Review approved on 4/14/14.	37.4245	-122.146
408 Linda Avenue	Piedmont Station, LLC	408 Linda Ave	Piedmont	94611	Urban East Bay	For-Sale	Townhomes	7	0	NA	Site Approvals Received on 09/09/11	Pulling Permits	7 for-sale THs proposed for old PG&E site. Received design review approval 9/9/2011. Submitted for BPs late 2013.	37.8219	-122.245
Megan Way Subdivision	Mark Scott Construction	74 Katie Court	Pleasant Hill	94523	Remainder East Bay	For-Sale	Townhomes	28	0	NA	Full App Received on 01/01/13	Inactive	After development was on hold for "a long time," project no longer under review for land use entitlements.	37.9417	-122.065
Mercury Way and Taylor Blvd	Braddock and Logan		Pleasant Hill	94523	Remainder East Bay	For-Sale	SFD	18	4	8	Full App Received on 11/01/13	Inactive	SFD proposed on SE corner of Mercury Way and Taylor Blvd. App for HPUD rezoning and Major Subdivision. App. determined incomplete for many reasons. Planner mentioned meeting with another dev who may be interested in pursuing dev on site.	37.9607	-122.078
Pleasanton Gateway (aka Pleasanton Commons)	South Bay Development	1600 Valley	Pleasanton	94566	Remainder East Bay	For-Sale	Mixed	307	0	27	Tentative Map Approved on 11/01/13	Fully Entitled	Fully entitled, but developer has not yet submitted for building permits. Build out could take 2-4 years, depends on the market.	37.6693	-121.856
Roche Molecular	Essex Property Trust	5864 Gibraltar	Pleasanton	94588	Remainder East Bay	Rental	Apartments	298	75	12	Site Approvals Received on 02/01/12	Partially Entitled	In Hacienda Business Park owned by Roche Molecular, who partnered w/BRE to develop site in future. No timetable. Rezoned w/other BRE properties in HBP, but no concrete plans. Entitlements are for previous use. Unclear how sale to Essex will affect future	37.6950	-121.897
Optimar Site Project	E&S Ring	3150 Bernal Avenue	Pleasanton	94566	Remainder East Bay	Rental	Apartments	293	52	16	Site Approvals Received on 08/06/13	Fully Entitled	Site already zoned for high-density development. All entitlements (incl. PUD and DA) approved 8/6/13. No BPs as of survey date. Will also include 38k sf shopping center.	37.6656	-121.857
Stoneridge Station/ Windstar	Nexus/Windstar Communities	6110 Stoneridge Mall Rd	Pleasanton	94588	Remainder East Bay	Rental	Apartments	280	70	7	Site Approvals Received on 01/01/08	Inactive	Development agreement extended 5 years through 2018 on 5/22/13. A separate project was approved for an office building on site instead of residential building.	37.6986	-121.927
Auf de Maur/Richenbach/Home Depot	E&S Ring Management Corp.	3110 Busch	Pleasanton	94566	Remainder East Bay	Rental	Apartments	276	69	16	Site Approvals Received on 07/10/13	Fully Entitled	Large 16 acre site formerly slated for a Home Depot. New plans (retail+double resi component) approved 7/10/13 by PC. No BPs as of survey date.	37.6737	-121.855

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								Market	BMR						
Rosewood Drive Project (The Residences at California Center)	Mark English	4400 Rosewood Dr	Pleasanton	94588	Remainder East Bay	Rental	Apartments	259	46	8	Site Approvals Received on 04/16/13	Fully Entitled	Application was approved 4/16/13. Have not submitted for BPs as of survey date.	37.6981	-121.883
BRE WP Carey	Essex Property Trust	Owens Drive	Pleasanton	94588	Remainder East Bay	Rental	Apartments	202	51	8	Site Approvals Received on 04/01/12	Pulling Permits	In plan check as of survey date. Was largely controversial project that recently achieved full entitlements after negotiations with trade unions over Summer 2013. Unclear if BRE sale to Essex will affect timing moving forward.	37.6964	-121.894
BRE Willow	Essex Property Trust	4747 Willow	Pleasanton	94588	Remainder East Bay	Rental	Apartments	197	50	8	Site Approvals Received on 04/01/12	Pulling Permits	Largely controversial project that has recently achieved full entitlements after negotiations with trade unions. Recently submitted for plan check and planner expects construction within the next 6 months.	37.6990	-121.897
Las Positas Apartments	SummerHill Apartment Communities	5850 West Las Positas	Pleasanton	94588	Remainder East Bay	Rental	Apartments	177	0	6	First Contact on 06/30/14	Fully Entitled	Project consists of 177 units on a 5.9 acre site including open space. Project was approved by CC March 2014. Could have 27 BMR units but developer has option to pay \$2,300 per unit in lieu fee.	37.6839	-121.895
5725 W. Las Positas Blvd	St. Anton Partners	5725 W. Las Positas	Pleasanton	94588	Remainder East Bay	Rental	Apartments	135	33	6	Site Approvals Received on 06/18/13	Pulling Permits	Entitlements granted 6/10/2013; Development Agreement approved 8/18/13. In plan check as of survey date.	37.6888	-121.887
Sunrise Senior Living	TBD	5700 Pleasanton Hill Rd	Pleasanton	94588	Remainder East Bay	Rental	Apartments	132	0	3	First Contact on 01/01/10	Inactive	'Senior hotel'/ALIL approved in 1985 before expiration dates existed. Sunrise Senior Living briefly associated w/proj but backed out. Now any developer would need to follow initial plan exactly or start from scratch. Final map not recorded.	37.6882	-121.929
The Village at Ironwood (Ironwood Active Adult)	Ponderosa Homes	1028 Bradford Way	Pleasanton	94566	Remainder East Bay	For-Sale	SFD	110	0	23	Broke Ground on 05/01/12	Under Construction	Fully entitled and well into construction. Approx 90 homes have finalized building permits. Additional 14 U/C as of survey date.	37.6801	-121.859
Lund Ranch II	Greenbriar Homes	1162 Lund Ranch Rd	Pleasanton	94566	Remainder East Bay	For-Sale	SFD	50	0	193	Full App Received on 02/07/12	Application Under Review	No entitlements yet. EIR in progress, no timeline for DEIR release. Access to site is a major issue in the EIR because of hillside steepness. Unit count was cut from original 150 b/c of city ordinance limiting hillside development.	37.6451	-121.860
Mariposa Ranch at Callippe Preserve	Loving and Campos	5255 Clubhouse Dr	Pleasanton	94566	Remainder East Bay	For-Sale	SFD	34	0	346	Broke Ground on 01/01/06	Under Construction	Custom homes and homesites overlooking City-owned golf course, Callippe Preserve. Build out lot by lot as homesites are sold. All homesites currently U/C; approved final house in Dec 2013. About half a dozen lots left to complete.	37.6341	-121.861

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								Market	BMR						
Cameron Place	Ponderosa Homes	3757 Trenery	Pleasanton	94588	Remainder East Bay	For-Sale	SFD	31	0	19	Broke Ground on 06/01/12	Under Construction	Developer pulled permits in 2012. Currently under construction and pulling permits as they build. Sales office is open. About 1/3 complete with construction as of survey date.	37.6867	-121.865
Beratlis Place	Chris Beratlis	10 Beratlis Pl	Pleasanton	94566	Remainder East Bay	For-Sale	SFD	15	0	9	Broke Ground on 01/01/11	Under Construction	15 lots subdivided, indiv lots still need design approval. Slowly building out, 2-3 built and completed. Last contact with developer was around 2010. Approvals have no expiration clause, so developer can submit and build as the market demands.	37.6599	-121.844
Altieri	Ponderosa Homes	1851 Rose Ave	Pleasanton	94566	Remainder East Bay	For-Sale	SFD	14	0	9	Full App Received on 12/21/13	Application Under Review	Private owner sold unentitled land/inactive project to Ponderosa Homes late in 2013, who submitted a full application around same time. Needs PUD and subdivision map.	37.6663	-121.893
4171 Stanley	Donato Builders, Inc.	4171 Stanley Blvd	Pleasanton	94566	Remainder East Bay	For-Sale	SFD	13	0	1	Tentative Map Approved on 07/11/12	Pulling Permits	Fully approved July 2012. Dev has submitted final map, planner expects construction to begin within the next year.	37.6666	-121.872
Hatsushi Estates	Amy Hatsushi	2756 Vineyard Ave	Pleasanton	94566	Remainder East Bay	For-Sale	SFD	13	0	15	Broke Ground on 06/01/12	Under Construction	Final map approved for 5 of 13 lots in 2009. Active BPs for 5 houses. Before constr on remaining 8 lots can begin, must relocate existing nursery and demo its bldg. No timeframe for relocation/demo.	37.6631	-121.844
Serenity Terrace at Callippe Preserve	Heartwood Communities	6139 Sanctuary Ln	Pleasanton	94566	Remainder East Bay	For-Sale	SFD	12	0	46	Broke Ground on 01/01/09	Under Construction	Custom homes overlooking municipal golf course (Callippe Preserve). Building out as homebuyers purchase. 6 homes completed by Jul 2013; 8 homes by Dec 2013. 23 acres of project site preserved as open space. Planner estimate 3 vacant lots as of survey date	37.6298	-121.869
Kolb Ranch Estates	Hamid Taeb	11393 Dublin Canyon Rd	Pleasanton	94588	Remainder East Bay	For-Sale	SFD	12	0	NA	Broke Ground on 01/01/09	Under Construction	Appx 50% sold. Custom homes/homesites. Pulling permits and building out slowly (only two new permits finalized between 2009 and 2013).	37.6972	-121.941
Medeiros Gardens	Truelife Communities	3585 Vineyard Ave.	Pleasanton	94566	Remainder East Bay	For-Sale	Townhomes	9	1	1	First BP Received on 05/01/14	Pulling Permits	Approved and BPs have been issued, construction expected to start soon. Previous land owner and developer sold property to Truelife Communities of San Ramon.	37.6636	-121.863
Saltworks	DMB Associates	Seaport Blvd.	Redwood City	94063	Peninsula	Rental	Apartments	10,000	0	1,436	First Contact on 05/19/09	Stalled	Massive 8,000-12,000 unit proposed project at active salt harvesting site. Developer withdrew application in May 2012. Applicant seeking clarity regarding federal jurisdiction issues. Intend to resubmit but no timeline at moment.	37.5041	-122.210

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								Market	BMR						
525 Middlefield Road	Pauls Corp	525 Middlefield Road	Redwood City	94063	Peninsula	Rental	Apartments	471	0	3	Site Approvals Received on 09/04/13	Fully Entitled	Multiuse bldg w/resi + ground floor retail. Will have a pool, spa, gym, rec room, bike parking, and dog exercise area. Fully approved early Sep 2013, no timetable for construction.	37.4893	-122.229
Pete's Harbor	Pauls Corp	1 Uccelli Blvd	Redwood City	94063	Peninsula	Rental	Apartments	411	0	NA	Zoning Approved on 02/04/14	Partially Entitled	2 different building types. One 5 story apartment building with 311 units, remaining 100 are in 10 ten-plex three story buildings. Will revise the EIR, which will need recertification before securing full entitlements.	37.5005	-122.224
145 Monroe	Greystar	145 Monroe St	Redwood City	94063	Peninsula	Rental	Apartments	292	13	6	Broke Ground on 04/01/13	Under Construction	292 units in five story building above 2 stories of parking. All planning entitlements issued end of 2012. Const began Spring 2013. Completion scheduled for Spring/Summer 2015.	37.4831	-122.228
Radius	Essex Property Trust	640 Veterans Blvd.	Redwood City	94063	Peninsula	Rental	Apartments	242	22	4	Broke Ground on 07/01/12	Pre-Leasing/Pre-Selling	264 unit building with expected height of 5 1/2 stories. This project is still under construction. Should be complete by 3Q2014. Initial rents around \$3.75 psf.	37.4921	-122.233
601 Main St	Lennar + Resmark	601 Main St	Redwood City	94063	Peninsula	Rental	Apartments	196	0	NA	Broke Ground on 04/01/14	Under Construction	Will include 3 levels of parking and 2,975 sf of retail space. PC approved June 2013. Developers have received demo permits and begun demo-ing buildings currently on-site. Construction began spring 2014, expected completion late 2015.	37.4882	-122.226
Jefferson/Franklin Site	Confidential	Jefferson & Franklin St	Redwood City	94062	Peninsula	Rental	Apartments	169	0	NA	First Contact on 12/01/13	Conceptual	Project details not yet public.	37.4832	-122.230
One Marina (Phase II)	Pauls Corp	650 Blair Island Road	Redwood City	94063	Peninsula	For-Sale	Townhomes	160	15	17	Final Map Approved on 01/28/13	Pre-Leasing/Pre-Selling	Later phase of partially complete One Marina. Sales of Phase I to fund Phase II. Roughly 60 units left to be built. Construction ongoing. Planned completion for October 2014, final move-ins thereafter. 8 units remain for sale.	37.4972	-122.225
The Lane on the Boulevard	SummerHill Apartment Communities	2580 El Camino Real	Redwood City	94061	Peninsula	Rental	Apartments	136	5	3	Broke Ground on 06/06/12	Under Construction	Despite Feb 2012 appeal and protests, entitlements were approved and started construction 6/2012. Conceded to providing 5 affordable units. Site prep started 6/6/12, vert const late Feb '13. Pre-leasing was to begin early 2014, but none seen as of survey	37.4725	-122.217
The Palacio	Acclaim	439 Fuller St	Redwood City	94063	Peninsula	Rental	Apartments	129	4	1	Broke Ground on 04/01/14	Under Construction	MF residential building featuring 133 for-rent housing units with two levels underground parking. Project was entitled/approved 2013. Project is currently under construction.	37.4896	-122.232

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201 Marshall	Raintree Partners	201 Marshall St.	Redwood City	94063	Peninsula	Rental	Apartments	116	0	3	Project Completed on 06/01/14	Completed	Began move-ins after construction finished June 2014.	37.4873	-122.233
Alchemy Apartments	Acclaim	490 Winslow St	Redwood City	94063	Peninsula	Rental	Apartments	66	0	0	Broke Ground on 04/01/14	Under Construction	Project of 66 apartment unit commenced in early 2014. The project is expected to be completed in October 2015.	37.4896	-122.231
735 Brewster Ave (The Classics @ Redwood)	Classic Communities Inc.	735 Brewster Ave	Redwood City	94063	Peninsula	For-Sale	Condo	18	0	1	Final Map Approved on 04/01/13	Fully Entitled	18 units. Semi-subterranean parking and 18 individual 3-story units on top. Each unit is a detached condo. Planners reviewing app for BPs as of Jan 2014.	37.4890	-122.233
Laurel Way Subdivision	Laurel Way Joint Venture	3700 Laurel Way	Redwood City	94062	Peninsula	For-Sale	SFD	16	0	5	Site Approvals Received on 11/01/13	Fully Entitled	Received full approvals but was appealed by opponents and project sponsor. Re-approved in Nov 2013 w/modifications. No BPs pulled yet, but fully entitled.	37.4669	-122.254
La Palma	La Palma Development, LLC	1675 Kentfield Avenue	Redwood City	94061	Peninsula	For-Sale	SFD	12	0	0	Full App Received on 03/01/14	Application Under Review	Project has no approvals. Once environmental review is completed the project will go to planning commission.	37.4640	-122.226
Finger Ave	Kirk McGowan	80 Finger Ave	Redwood City	94062	Peninsula	For-Sale	SFD	9	0	2	Site Approvals Received on 07/09/12	Stalled	Site previously approved after several years of public hearings. Currently stalled due to further EIR review.	37.4923	-122.245
Kensington Assisted Living	Fountain Square Properties	2808 El Camino Real	Redwood City	94061	Peninsula	Rental	Apartments	0	45	NA	Site Approvals Received on 05/01/13	Fully Entitled	Fully approved in May. Developer preparing CDs and should submit for plan check soon. Expected completion of project in 2015.	37.4707	-122.214
Pacific Bay Vistas (formerly Treetop Apts)	AIMCO	4300 Susan Drive	San Bruno	94066	Peninsula	Rental	Apartments	308	0	NA	Construction Ended on 05/01/14	Completed	Major \$93 million overhaul of older apartment site. No net units added, but community will become competitive on new level. First two buildings completed August 2013; last phase (approx 180 units) to complete in April 2014.	37.6383	-122.463
Downtown Mixed-Use Project	Conceptual Investment & Management Inc.	406 San Mateo Ave.	San Bruno	94066	Peninsula	For-Sale	Condo	48	0	NA	Final Map Approved on 01/27/09	Inactive	Project inactive; lot is for sale but not actively marketing. Site approved, but plan for 48 condos has expired. The project is now divided into 2 separate parcels. Planner indicates there may be interest in the future.	37.6217	-122.411

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Glenview Terrace	Panko Architects	2880 San Bruno Ave.	San Bruno	94066	Peninsula	For-Sale	Townhomes	14	0	NA	Tentative Map Approved on 07/11/13	Application Under Review	The new project requires a Planned Development Permit, Architectural Review Permit, and a Tentative Tract Map to subdivide the site into 14 lots and common area. Final map is under review.	37.6201	-122.441
Cedar Grove Development	Lennar Homes of Northern California	599 Cedar Ave.	San Bruno	94066	Peninsula	For-Sale	SFD	14	0	2	Construction Ended on 10/01/13	Completed	Former church site, construction completed in Oct 2013.	37.6217	-122.424
Skycrest Center Phase II/Horizon	DR Horton	100 Skycrest Center	San Bruno	94066	Peninsula	For-Sale	SFD	12	0	3	Construction Ended on 04/01/14	Completed	DR Horton purchased remaining 12 lots. Construction completed April 2014 Development marketed as "Horizon." Homes currently for sale. Construction Completed April 2014.	37.6184	-122.440
Transit Village	Legacy Partners Residential, Inc.	301 El Camino Real	San Carlos	94070	Peninsula	Rental	Apartments	212	21	6	Site Approvals Received on 11/13/13	Stalled	EIR certified early 2013. PC approved project 4-1 early Oct 2013. CC granted full approval November 2013. Project put on hold while the city and SamTrans discuss the density allowed for the apartment component of the project.	37.5104	-122.263
1501 Cherry St	Cherry Chestnut Development, LLC.	1501 Cherry St	San Carlos	94070	Peninsula	For-Sale	Condo	24	4	NA	Tentative Map Approved on 09/02/08	Inactive	Approved in 2008, but developer has financing issues, keeps requesting extensions. Inactive. Entitlement expires 8/14, owner recently applied for extension for two more years. Project is listed for sale at \$8 million.	37.5035	-122.262
Treasure Island	Lennar/Wilson Meany	300 California Ave	San Francisco	94130	San Francisco	For-Sale	Mixed	5,460	2,340	416	Tentative Map Approved on 04/21/11	Partially Entitled	Long-term plan to redevelop old Naval Base. ~7800 net new units. Will include ferry to SF, urban farmland, retail. Mix of highrise/midrise product. Moving forward, with partial land xfer, EIR approval, and developer roadshow all occurring Spring 2014.	37.8236	-122.371
Park Merced	Stellar Management	3711 19th Ave	San Francisco	94132	San Francisco	Both	Mixed	4,825	852	120	Tentative Map Approved on 05/25/11	Partially Entitled	Master redevelopment of 116 acre Park Merced site. Keep existing mid-rise bldgs and demo/replace all others w/ 4 14-story residential bldgs. ALL existing residents will be relocated and can re-rent at same rate. Estimated 300/yr starting early 2015.	37.7205	-122.475
Candlestick Point Redevelopment	Lennar	Hunters Point Expressway	San Francisco	94124	San Francisco	Both	Mixed	4,235	1,980	94	Tentative Map Approved on 08/03/10	Partially Entitled	Large-scale redevelopment of Candlestick Point. 6,200 DU + 800K SF retail, 150K SF R&D. Will overlap with Hunter's Point development, but start no earlier than 2018.	37.7115	-122.382
Hunter's Point Redevelopment - Full Project	Lennar	Spear Ave	San Francisco	94124	San Francisco	Both	Mixed	2,709	1,268	129	Tentative Map Approved on 08/03/10	Partially Entitled	Massive multiphase redevelopment plan for old Hunter's Point Naval Shipyard. 4,284 total units phased in over next 15 yrs, first delivery in Hilltop n'hood occurred 2014. Also includes 125k retail, 2M SF r&d. Mix TH/Flat/HighRise.	37.7246	-122.366

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								Market	BMR						
Mission Rock	SF Giants	1401 3rd St	San Francisco	94158	San Francisco	TBD	Other	1,500	0	27	First Contact on 04/01/12	Conceptual	Numerous uses proposed at large parking lot south of ATT Park. Could have 1.5k MF units, 1.7MM SF office + other uses. No formal apps. SFG have approved term sheet from Port. Enviro review began mid-2013. Entire project in danger due to new waterfront law	37.7749	-122.389
Schlage Lock Project	Universal Paragon	2201 Bayshore	San Francisco	94134	San Francisco	TBD	Other	1,427	252	20	Site Approvals Received on 04/19/13	Partially Entitled	Large multi-use, multi-phased project on old Schlage Lock factory; been in works for decade+. RDA dissolution and enviro issues slowed progress. Recently reborn with fresh plans; higher densities recently approved. Full approval likely in 2014 from BoS.	37.7107	-122.403
Potrero Hope SF Master Plan	BRIDGE/Curtis Development and Consulting	1 Turner Terrace	San Francisco	94107	San Francisco	Both	Mixed	1,094	606	5	Full App Received on 10/19/12	Application Under Review	Replace 606 units of public housing with 1400-1700 units of mixed-income housing, incl. 1-to-1 replacement of current units. Will also include ~600 BMR + ~600 MR (tenure TBD). EIR done w/some comments done. No cert. Final approvals sometime in 2014.	37.7562	-122.395
Sunnydale Hope SF Master Plan	Mercy Housing California	1654 Sunnydale Ave	San Francisco	94134	San Francisco	TBD	Other	915	785	9	Full App Received on 10/01/12	Application Under Review	Project received US Dept of Housing grant of \$300k in Oct 2012. SF Housing Auth will work with MHC and Related California on the project. EIR currently being prepared.	37.7124	-122.418
Executive Park (UPC)	Universal Paragon Corporation	100 Emerald Cove Way	San Francisco	94124	San Francisco	Both	Mixed	800	300	15	Final Map Approved on 11/18/05	Inactive	Original developer estimates incl. 1,100 units (300 BMR). 499 add'l MR units approved 2005 but sold to separate developer end 2013 (see separate entry). Developers can bid on remainder pieces of project to develop. Not being actively developed.	37.7113	-122.395
Pier 70 - Later Phases	Forest City	Pier 70	San Francisco	94124	San Francisco	Rental	Apartments	720	180	69	Full App Received on 07/29/13	Application Under Review	Will include 950-2000 residential units. Forest City planning 1st resi phase as 100-unit renovation of Building 2 (see separate entry). Later phases in danger after controversial new law passed in 2014 that makes waterfront projects more difficult.	37.7591	-122.382
5M Forest City/Hearst	Forest City	905 Mission	San Francisco	94103	San Francisco	Rental	Apartments	700	0	4	Site Approvals Received on 01/16/12	Partially Entitled	Large scale revitalization + new construction project with multiple uses. Will have 3 phases. EIR approved 1/16/2012. Aiming to begin const 2015 with phasing to 2026. 1st resi component will be along Mission St.	37.7823	-122.406
Honda Dealership	Crescent Heights	1524 Market St	San Francisco	94101	San Francisco	TBD	Other	700	0	NA	First Contact on 01/20/14	Conceptual	Crescent Heights bought from private family owner. Current zoning could accommodate ~700 units if designs conform to height/bulk restrictions. If not, new entitlements will be needed. As of survey no applications were on file with planning.	37.7746	-122.420
UCSF Laurel Heights	Prado/SKS	3333 California St	San Francisco	94118	San Francisco	TBD	Other	700	0	10	First Contact on 05/15/14	Conceptual	UCSF chose Prado/SKS team to redevelop old Laurel Heights campus after competitive RFP process. Developer will proceed w/ground lease arrangement. Could have b/t 500-700 units depending on multiple factors. No entitlements applications planned.	37.7862	-122.448

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								Market	BMR						
NeMa	Crescent Heights	1401 Market St	San Francisco	94102	San Francisco	Rental	Apartments	664	90	2	Project Completed on 06/01/14	Completed	317 units in Phase 1 finished and fully occupied. Began pre-leasing 437-unit north tower late 2013, which stabilized May 2014. Full move-ins occurred late Spring 2014.	37.7764	-122.418
Lumina	Tishman Speyer/China Vanke Co.	201 Folsom	San Francisco	94105	San Francisco	For-Sale	Condo	655	0	NA	Broke Ground on 07/01/13	Under Construction	Two towers of 37 and 42 stories, plus 8 story podium with 650 valet parking spaces. Construction will take 23 months. Sales center will open Summer 2014.	37.7887	-122.392
Goodwill Mid-Market Site	TBD	77 S Van Ness Ave	San Francisco	94103	San Francisco	TBD	Other	600	0	2	First Contact on 11/18/13	Conceptual	Related buying from Goodwill. Unclear if trans has closed. Planned: 500k of space in two buildings and up to 600 units. \$60MM+ sale price likely. Heights range from 250-320 ft. Unclear what entitlements, if any, necessary. No apps on file at planning.	37.7737	-122.418
30 Van Ness Ave	TBD	30 Van Ness Ave	San Francisco	94102	San Francisco	TBD	Other	500	0	1	First Contact on 01/03/14	Conceptual	Very conceptual project at notable City owned property. Few details how transaction will transpire, with RFP/ground lease or straight sale both options. ~500 units allowed under current zoning. Could sell for \$50MM.	37.7759	-122.419
Executive Park (APIC)	APIC	5 Thomas Mellon	San Francisco	94124	San Francisco	Both	Mixed	500	0	5	Final Map Approved on 11/18/05	Partially Entitled	Will consist of two structures on two parcels: N parcel will be 171 units, south will have 329. Needs to go through design review before submitting construction documents. Could be ready to build early 2015.	37.7104	-122.394
Trinity Place Phase III	Trinity Properties	1177 Market St	San Francisco	94102	San Francisco	Rental	Apartments	467	83	4	Broke Ground on 03/15/13	Under Construction	One of last 2 phases of Trinity's 4-phase, 1900-unit project. Last 2 phases have 1042 units, subject to usual 15% BMR req. Demo began late Spring 2013. GC announced early 2017 delivery. TCG assumes last two phases to be built simultaneously.	37.7790	-122.414
Transbay - Block 9	AGI/Essex/Bridge	19 Clementina	San Francisco	94105	San Francisco	Rental	Apartments	456	114	1	Site Approvals Received on 01/01/13	Fully Entitled	AGI won RFP to purchase from state in January 2013. Plan is for 570 apartments. All MR units in tower portion. Project has 9k storefront retail. Site sold in 2013. Const likely not till 2015.	37.7872	-122.395
399 Fremont St	Oliver McMillan/UDR	399 Fremont St	San Francisco	94105	San Francisco	Rental	Apartments	447	0	1	Broke Ground on 06/01/14	Under Construction	Shoring permits issued late Spring 2013, pre-construction and utility relocations began early 2014. Final vertical began 6/2014. Should deliver Spring 2016. Seeking to satisfy inclusionary housing ordinance by providing off-site at 1036 Mission St w/TNDC.	37.7874	-122.392
801 Brannan	Equity Residential	801 Brannan	San Francisco	94103	San Francisco	Rental	Apartments	435	150	5	Site Approvals Received on 08/05/09	Fully Entitled	Large redev for current expo center. Will demo and build 585 units. Up to 150 BMR units could be built at site by city. Fully entitled, but no construction timeline announced. Demo permit application in plan check as of early 2014, no issuances.	37.7720	-122.404

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								Market	BMR						
150 Van Ness Ave	Emerald Fund	150 Van Ness Ave	San Francisco	94102	San Francisco	TBD	Other	429	0	NA	Full App Received on 10/25/13	Application Under Review	Full app submitted late 2013. Will merge numerous lots along north side of block b/t Van Ness and Polk, demo all, and then build 429 units, 218 parking spaces in u/g structure + 211 bike parking spaces. Numerous entitlements still pending. Tenure TBD.	37.7771	-122.419
Trinity Place Phase IV	Trinity Properties	49 8th St	San Francisco	94103	San Francisco	Rental	Apartments	418	74	NA	Broke Ground on 03/15/13	Under Construction	One of last 2 phases of Trinity's 4-phase, 1900-unit project. Last 2 phases have 1042 units, subject to usual 15% BMR req. Demo began late Spring 2013. C announced early 2017 delivery. TCG assumes last two phases to be built simultaneously.	37.7784	-122.414
Transbay Block 1	Tishman Speyer	100 Folsom St	San Francisco	94105	San Francisco	For-Sale	Condo	400	0	NA	Zoning Approved on 02/09/04	Partially Entitled	Complicated parcel ownership involving former RDA blocks muddles entitlement process. Tishman close to completing site assembly and clarifying way forward. Starchitect Jeanne Gang commissioned for design. Will need multiple gov't agency approval.	37.7901	-122.392
1200 17th St/901 16th Street	Potrero Partners, LLC	1200 17th St	San Francisco	94107	San Francisco	TBD	Other	395	0	NA	Full App Received on 04/04/12	Application Under Review	200 resi units original planned next to 200k SF Kaiser med office bldg. After Kaiser backed out, Prado group revised proposal w/Walden and submitted 2-bldg proposal to planning June 2014. Still pending as of survey, with notable opposition from neighbors.	37.7658	-122.395
EQR Potrero (Daggett Place)	Equity Residential	1000 16th St	San Francisco	94107	San Francisco	Rental	Apartments	374	93	3	Broke Ground on 04/15/14	Under Construction	Archstone bought site August 2011. Pulled first BPs in Sep 2012, stalled once Archstone sold. Contamination was found at site, which needs removal before vert const can begin. Summer 2016 completion date planned.	37.7665	-122.397
41 Tehama	Hines	41 Tehama St	San Francisco	94105	San Francisco	Rental	Apartments	355	63	NA	Site Approvals Received on 11/29/12	Fully Entitled	Recently purchased by Hines. Was originally entitled for 341 units, but modified plans to increase up to 418, w/4 extra floors. BP app submitted late April '14, with full construction expected 1Q 2015.	37.7871	-122.396
Auto Club Tower	Emerald Fund	100 Van Ness Ave	San Francisco	94102	San Francisco	Rental	Apartments	352	48	NA	Broke Ground on 04/19/13	Under Construction	Converting an empty office high-rise into high-end rentals. 20% reduction in BMR units approved - now only 48. Demo started late 2012 with full reno beginning early 2013. Completion sometime in 2015.	37.7765	-122.419
350 8th St	Associates Estates Realty Core/AIG	350 8th St	San Francisco	94103	San Francisco	Rental	Apartments	348	62	3	Broke Ground on 05/01/14	Under Construction	Will incl 22ksf retail and 356-space u/g parking at current SOMA busyard. Formerly Archstone site, which AVB acquired after Archstone sale by Lehman. AVB recently sold to current developer after dust settled from former Archstone sites. EIR approved.	37.7737	-122.410
299 Fremont	Golub	215 Fremont St	San Francisco	94105	San Francisco	Rental	Apartments	339	70	NA	Construction Ended on 11/07/13	Under Construction	In 2011 Golub & Mercy won rights to buy Blocks 6/7. Golub currently u/c with 339 units in tower & 70 BMRs in podium, all on Block 6. Mercy to do 77 BMRs in separate structure on Block 7 at later time.	37.7887	-122.394

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								Market	BMR						
400 Second St	Cresleigh Development	400 2nd	San Francisco	94107	San Francisco	TBD	Other	320	80	NA	First Contact on 10/31/12	Conceptual	3 new bldgs incl: a 478k sf, 28-story office building, a 300-room full service hotel, and up to 400-unit residential building, and 80,000 square feet of neighborhood retail and service stores. Very conceptual at this point. Full app not yet submitted.	37.7839	-122.395
45 Lansing St	Crescent Heights	45 Lansing St	San Francisco	94105	San Francisco	For-Sale	Condo	320	0	0	Broke Ground on 04/12/13	Under Construction	BP Issued 9/5/2012 but actually began construction mid-April 2013. Mat slab poured 10/5/2013. Superstructure still rising as of survey date. Expected to top off before YE 2014.	37.7860	-122.394
950-974 Market St	Group i	950 Market St	San Francisco	94102	San Francisco	TBD	Other	316	0	NA	Full App Received on 11/19/13	Application Under Review	Also known as the 950 Center for Art & Education. Developer will create arts and education complex w/316 housing units + hotel. Resi tenure and affordability TBD. Full application received late 2013 w/multiple entitlements pending.	37.7832	-122.410
227 West Point Road (Hunters View Revitalization)	Hunters View Associates LP / San Francisco Housing Authority	227 West Point Rd	San Francisco	94124	San Francisco	For-Sale	Mixed	315	159	18	Project Completed on 06/01/14	Under Construction	Phase 2 of 3 is underway - rebuilding public housing. First phase already complete. Future phases involve MR components.	37.7351	-122.379
Transbay Block 8-Rental	Related/TNDC	422 Folsom St	San Francisco	94105	San Francisco	Rental	Apartments	314	175	1	Site Approvals Received on 01/01/07	Fully Entitled	Related and TNDC recently won bid to purchase and develop Block 8. Will have apartments (MR+BMR) as well as condos in upper floor. 550 ft Rem Koolhaas designed tower in works. Land sale of \$72MM. Whole Foods rumored to be interested in ground floor.	37.7881	-122.394
2000 Mission St	Maximus	2000 Mission St	San Francisco	94103	San Francisco	Rental	Apartments	309	42	1	Full App Received on 10/14/13	Application Under Review	Large redevelopment on NE corner of 16th and Mission Streets. Site half block long, will include 351 MR units in 10s tower, new Walgreens, u/g garage, open space. Developer under contract on land. BMR still TBD. Multiple entitlements under review.	37.7653	-122.419
340-350 Fremont	Equity Residential/Jackson Pacific	340 Fremont St	San Francisco	94105	San Francisco	Rental	Apartments	306	42	NA	Broke Ground on 07/01/14	Under Construction	Began construction July 2014 after lengthy BP submittal and demo process. Equity expects to finish construction by YE2015.	37.7872	-122.393
Tower Two at One Rincon Hill	Principal Green Property Fund I	425 1st St	San Francisco	94105	San Francisco	Rental	Apartments	299	0	1	Broke Ground on 07/01/12	Pre-Leasing/Pre-Selling	Second phase/tower of Rincon Tower project. 299 rental unit originally intended as condos but converted. Leasing began spring 2014. Lease rate not available as of survey date. Construction to finish by end of year.	37.7865	-122.392
800 Indiana St	Build Inc/AVB	800 Indiana St	San Francisco	94107	San Francisco	Rental	Apartments	287	63	NA	Full App Received on 02/01/13	Application Under Review	Will demo existing structure and build 2 new 5-story apt buildings. 350 units are conceived with 263 pkgng spaces, 350 bike spaces, and amenity space. Numerous entitlements still pending as of survey date incl environmental.	37.7595	-122.392

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								Market	BMR						
524 Howard	Crescent Heights	524 Howard	San Francisco	94105	San Francisco	TBD	Other	285	0	0	Full App Received on 06/26/13	Partially Entitled	No tenure announced. Orig zoned as 23-story, 200k sf bldg w/285 units. SF Planning Dept received app for altered design (height) 6/26/13. Shouldn't require MEA if consistent with Transbay District plan. Entitlements still pending as of survey date.	37.7883	-122.397
55 Laguna	Wood Partners/Mercy Housing/Openhouse LLC	55 Laguna St	San Francisco	94102	San Francisco	Rental	Apartments	280	160	6	Broke Ground on 09/15/13	Under Construction	Demo began late 3Q2013. Original MR developer went bankrupt in 2009. New MR developer will build between 32-50 BMR units onsite and pay \$6.3MM to MOH for rest. 110 affordable senior units will also be built by Mercy Housing, but those not yet u/c.	37.7714	-122.425
1301 16th St	Dwellwell	1301 16th St	San Francisco	94107	San Francisco	TBD	Other	276	0	NA	Full App Received on 09/16/13	Application Under Review	Proposes to demo existing bldg and construct 7s 68' tall bldg 278 units and 84 parking spaces. Numerous entitlements pending, including enviro, trans studies, large project auth, etc. Tenure and affordability TBD.	37.7660	-122.400
Sol/Azure	Equity Residential	300 Channel St	San Francisco	94158	San Francisco	Rental	Apartments	273	0	NA	Broke Ground on 03/01/13	Under Construction	On Mission Bay Block 13W. Will feature a 5-story podium building with a 16-story tower above and 273 parking spaces. Began construction March 2013. Contractor has announced a 24 month build schedule.	37.7728	-122.393
Channel Mission Bay	UDR, Inc	185 Channel St	San Francisco	94158	San Francisco	Rental	Apartments	268	47	NA	Project Completed on 05/31/14	Completed	Began leasing Nov 2013, with all construction complete by late May 2014.	37.7742	-122.391
Arden	Bosa Development	255 Channel St	San Francisco	94158	San Francisco	For-Sale	Condo	263	0	NA	Broke Ground on 07/01/13	Pre-Leasing/Pre-Selling	Underlying entitlements part of Mission Bay Redevelopment Plan in 2000s. No add'l BMR required. Const began mid 2013. Pre-sales begin Q2 2014. Const expected to finish late 2015. Over 100 sold within one month of sales start.	37.7717	-122.394
Mosso - 900 Folsom St	Essex Property Trust	900 Folsom St	San Francisco	94103	San Francisco	Rental	Apartments	240	42	1	Broke Ground on 06/01/12	Pre-Leasing/Pre-Selling	Larger portion of 2 part project. 2nd part adjacent at 260 Fifth St. Both projects originally entitled by Avant (AGI Capital + TMG Partners). Essex purchased just before construction began. Leasing office opened April 2014. 20% leased as of survey date.	37.7803	-122.404
AVA 55 9th	Avalon Bay	55 9th St	San Francisco	94103	San Francisco	Rental	Apartments	240	33	2	Broke Ground on 08/01/12	Pre-Leasing/Pre-Selling	Avalon Bay purchased from Anka Development/MacQuarie bank. Began Construction Q3 2012. Topped out June 2013. Will include 5k sf ground floor retail. Began pre-leasing Dec 2013. First move-ins Summer 2014.	37.7770	-122.415
1 Henry Adams	Archstone	1 Henry Adams St	San Francisco	94103	San Francisco	Rental	Apartments	239	0	2	First BP Received on 07/08/14	Pulling Permits	Proposes to demo all buildings on block and build two buildings with 239 units. BMR may be satisfied off-site at 801 Brannan. Received final approvals 1/2013. BP issued 7/8/2014, but no activity at const site to date.	37.7692	-122.403

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								Market	BMR						
1532 Harrison St	Build Inc	1532 Harrison St	San Francisco	94103	San Francisco	Rental	Apartments	238	0	1	Full App Received on 05/02/14	Application Under Review	Site acquired by Build Inc September 2013. 2 proposals under consideration: 1) 120 conventional apts allowed by-right, and 2) 238-unit co-op housing option. Entitlement modification needed for 2nd option, submitted 5/2014 at planning.	37.7704	-122.413
1501-1601 Mariposa	Related Companies	1501 Mariposa St	San Francisco	94107	San Francisco	Rental	Apartments	232	58	2	Full App Received on 02/28/13	Application Under Review	Submitted prelim project assessment to planning department 11/2/2012, full app 2/28/2013. Project will demo industrial buildings in order to build 290 units in mixed use resi project. Numerous entitlement still pending as of survey date.	37.7631	-122.399
2000-2070 Bryant St	Nick Podell Company	2070 Bryant St	San Francisco	94110	San Francisco	Rental	Apartments	232	44	NA	Full App Received on 12/23/13	Application Under Review	New project in the eastern part of the Mission District. Will have 151 parking spaces, 161 bike spaces, and 4,300 sf retail on nearly full block. Had a community meeting in May. No timeline to secure full entitlements.	37.7611	-122.411
1481 Post St	ADCO Development	1481 Post St	San Francisco	94109	San Francisco	For-Sale	Condo	231	0	NA	Full App Received on 07/15/05	Application Under Review	Plans revived for a 36-story tower with 231 units (262 according to some sources) at site of former high-rise proposal that was discouraged by neighbors and pulled by developer. Will need rezoning; has app pending with planning dept. Opposition expected.	37.7858	-122.426
1634-1690 Pine St	Oyster Development	1634 Pine St	San Francisco	94109	San Francisco	For-Sale	Condo	230	32	1	Site Approvals Received on 05/15/14	Fully Entitled	AF Evans Company, Inc. was original developer, who abandoned project in 2007. Oyster revived in 2012. Secured full entitlements May 2014. All BPs in triage as of June 2014.	37.7896	-122.423
790 Pennsylvania Ave	Sanger and Olson	1395 22nd	San Francisco	94107	San Francisco	TBD	Other	226	50	NA	Full App Received on 03/01/13	Application Under Review	Proposing to construct MU bldg w/appx. 282k sf of resi use above appx 80k sf of commercial storage. 10 stories over "basement". No timeline for approvals or hearings. Tenure TBD. Still under review.	37.7577	-122.395
1201 Tennessee St	Avant/AGI	1201 Tennessee St	San Francisco	94107	San Francisco	For-Sale	Condo	217	41	1	Site Approvals Received on 04/01/14	Fully Entitled	Will demo all existing structures and construct one 6-story mixed-use bldg w/2k SF of retail and 147 parking spaces + 259 bike spots. Unit count revised down to 258. All entitlements approved in April 2014. Const expected by YE2014.	37.7560	-122.389
Hunter's Point Redevelopment - Phase 1 MR ("The Shipyard")	Lennar	Innes Ave	San Francisco	94124	San Francisco	For-Sale	Mixed	210	37	4	Broke Ground on 06/25/13	Under Construction	Ph1 of massive redevelopment plan for old Hunter's Point Naval Shipyard. 4,284 units over next 15 years, inclusive of units in this entry. Phase 1 will be on blocks 50, 51, 53, and 54, will incl 79 THs and 168 Condos (flats). 1st sales release = 88 homes.	37.7287	-122.370
1066 Market St	Shorenstein Properties	1066 Market St	San Francisco	94102	San Francisco	Rental	Apartments	207	36	NA	Full App Received on 04/07/14	Application Under Review	Shorenstein has owned for decades. Initial plans called for 301 apartments in 14-story bldg, 112 parkings spaces, but exact counts evolving during entitlement process. Entitlements pending incl. variance, Section 309 review, trans study, and CUP.	37.7818	-122.412

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								Market	BMR						
Strada Block 1 (For-Sale)	Strada Investment Group	1218 3rd St	San Francisco	94158	San Francisco	For-Sale	Condo	200	0	3	Zoning Approved on 05/25/12	Fully Entitled	Full block will have 350 total units and 25k SF retail. For-sale component will be 200 units in high-rise at north end of site. Numerous entitlements already completed by SF RDA, incl Mission Bay-wide EIR. Will start const late summer 2014.	37.7759	-122.390
1001 Van Ness Ave	Oryx Partners	1001 Van Ness Ave	San Francisco	94109	San Francisco	TBD	Other	200	0	NA	First Contact on 05/12/14	Conceptual	New development entity recently closed on former KRON TV news building for \$26MM. Only loose plans have been announced, with no entitlement applications on file w/planning.	37.7850	-122.422
1390 Market St	Essex Property Trust	1390 Market St	San Francisco	94102	San Francisco	Rental	Apartments	195	35	1	Tentative Map Approved on 05/28/09	Inactive	This project proposes demolishing a portion of the existing Fox Plaza center (where Post Office is), and constructing about 230 units. No timeline for construction or market entry. Extended entitlements 7/26/2012. No BPs to date.	37.7768	-122.417
First and Mission	TMG/Northwood	50 1st	San Francisco	94105	San Francisco	TBD	Other	190	26	1	Full App Received on 07/21/14	Application Under Review	2 towers planned. Tower One: 1.22 MM sf office, Tower Two: 605-foot tall, 56-story resi bldg with 500 units. TMG/N'wood acquired early July 2013 for \$122MM. Norman Foster will do architecture. All entitlements still pending.	37.7900	-122.398
Mission Bay Block 11	Essex Property Trust	302 Channel St	San Francisco	94158	San Francisco	Rental	Apartments	190	0	2	Broke Ground on 05/01/13	Under Construction	Will have studios, lofts, 1BDs, 2BDs, and 1:1 parking. Construction was expected to wrap by mid 2014. In March 2014 a major construction fire occurred at Block 5, pushed back delivery 2 months for Block 11 and 18 months for Block 5.	37.7712	-122.394
706 Mission St - Mexican Museum and Residential Tower Project	Millennium Partners / 706 Mission St Co, LLC	706 Mission St	San Francisco	94103	San Francisco	For-Sale	Condo	185	0	2	Full App Received on 10/26/12	Stalled	Partial demo/rehab of existing building plus new construction on top to add appx. 175-215 FS condo units. PC certified EIR Mar '13 but was appealed to BoS. Neighbors have sued, public vote possible.	37.7862	-122.402
700-800 Brotherhood Way	Comstock Homes/Maracor Development	700 Brotherhood Way	San Francisco	94132	San Francisco	For-Sale	SFD	182	0	8	Broke Ground on 04/01/13	Under Construction	Includes 60 SFD and 61 duet (duplex, i.e. x2) homes. Broke ground 2Q2013. Model homes expected sometime summer 2014. Sales office and pricing to be released shortly after.	37.7151	-122.476
1540 Market St	Confidential	1540 Market St	San Francisco	94102	San Francisco	TBD	Other	180	0	0	Full App Received on 04/11/11	Application Under Review	Project proposes to demo existing 4-story building and construct two new buildings totaling 180 units + 50 parking spaces. Began environmental evaluation 4/11/2011. No decision reached as of survey date. Tenure and BMR still TBD.	37.7752	-122.420
8 Washington St	Golden Gateway Center / Pacific Waterfront Partners LLC	8 Washington St	San Francisco	94111	San Francisco	For-Sale	Condo	170	0	3	Tentative Map Approved on 07/19/12	Stalled	Vehement opposition led to ballot initiative which halted project in current iteration. All requested entitlements denied, will need to revise project significantly before moving forward.	37.7967	-122.396

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								Market	BMR						
Mission Bay Block 5	Essex Property Trust	1151 Fourth St	San Francisco	94158	San Francisco	Rental	Apartments	170	0	2	Broke Ground on 12/26/12	Under Construction	Will have studios, lofts, 1BDs, 2BDs, and 1:1 parking. Construction was expected to wrap by mid 2014. In March 2014 a major construction fire occurred at Block 5, pushed back delivery 2 months for Block 11 and 18 months for Block 5.	37.7726	-122.392
525 Harrison St	Hines	525 Harrison	San Francisco	94105	San Francisco	TBD	Other	162	21	NA	Full App Received on 08/02/13	Application Under Review	184 unit development with 2,500 sf ground floor retail. 12% BMR if on site, 17% if off site. Trans study and MEA are underway. No timeline for full approvals.	37.7854	-122.393
Transbay Block 8-For Sale	Related/TNDC	422 Folsom St	San Francisco	94105	San Francisco	For-Sale	Condo	162	0	1	Site Approvals Received on 01/01/07	Fully Entitled	Related and TNDC recently won bid to purchase and develop Block 8. Will have apartments (MR+BMR) as well as condos in upper floors. 550 ft Rem Koolhaas designed tower in works. Land sale of \$72MM. Whole Foods rumored to be interested in ground floor.	37.7879	-122.394
75 Howard St	Paramount Group	75 Howard St	San Francisco	94105	San Francisco	For-Sale	Condo	160	0	NA	Full App Received on 01/13/12	Application Under Review	Will demo garage and build ~160 units in 31-story highrise. EIR completed and comments received but not certified. Project could be scaled down in face of significant public opposition to project.	37.7915	-122.392
Flax Market St Store	Urban Communities Development LLC/Presidio Development Partners	1699 Market St	San Francisco	94103	San Francisco	TBD	Other	160	0	1	Full App Received on 07/03/14	Application Under Review	9-story, 85-foot tall mixed use building. Currently considering 160 resi units, 120 parking spaces, and 4,500 sf of retail. Enviro analysis began early July 2014. No designs or other entitlement applications observed at planning to date.	37.7724	-122.422
1028 Market Street	Tidewater/War Horse LLC	1028 Market Street	San Francisco	94102	San Francisco	Rental	Apartments	158	28	NA	Full App Received on 04/09/14	Application Under Review	Developer recently bought from previous owner/developer David Addington for \$9.5MM in June 2013. Site current location of Hollywood Billiards Hall.	37.7820	-122.411
Mosso - 260 5th St	Essex Property Trust	260 5th St	San Francisco	94103	San Francisco	Rental	Apartments	154	27	1	Broke Ground on 07/01/12	Pre-Leasing/Pre-Selling	Smaller portion of 2 part project. 1st part adjacent at 900 Folsom St. Both projects originally entitled by Avant (AGI Capital + TMG Partners). Essex purchased just before construction began. Leasing office opened April 2014. 20% leased as of survey date.	37.7807	-122.404
450 O'Farrell St	Fifth Church of Christ Scientist	450 O'Farrell St	San Francisco	94103	San Francisco	Rental	Apartments	150	21	NA	First Contact on 10/18/13	Preliminary Review	Prelim project assessment letter issued 12/2013. No formal app submitted in follow up. Scope includes replacing current church with a 12s, 130-ft tall MU bldg w/ 10K sf church space, retail, 97 regular resi units, and 74 group housing units.	37.7862	-122.412
5800 Third St - Building 3 (MR Rental)	Holliday Development	5800 Third St	San Francisco	94124	San Francisco	Rental	Apartments	150	0	1	Site Approvals Received on 10/25/12	Fully Entitled	New plan for this portion of 5800 3rd is 150 MR apartment units with 129 parking spaces. New plan approved October 2012. No BPs filed as of survey date.	37.7250	-122.396

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								Market	BMR						
Market Octavia - Parcel P	Avalon Bay	300 Oak	San Francisco	94102	San Francisco	Rental	Apartments	148	26	2	Broke Ground on 05/22/13	Under Construction	Pulled excavation and shoring permits May 2013. 174 apartments and 91 underground parking space on site of former Hayes Valley Farm. Expected to finish first half 2015.	37.7750	-122.425
Venue	SummerHill Apartment Communities	1555 Fourth St	San Francisco	94107	San Francisco	Rental	Apartments	147	0	NA	Project Completed on 07/01/14	Completed	BPs issued end of 2012. Topped off early 2Q2103. On Block 3 west of Mission Bay Block Map. Website launched and preleasing began early 2014.	37.7734	-122.391
101 Polk St	Emerald Fund	101 Polk St	San Francisco	94102	San Francisco	Rental	Apartments	143	19	NA	Broke Ground on 06/30/14	Under Construction	Approved May 2013. Received \$58MM construction loan 1Q2014. Began construction summer 2014. Should finish const early 2016. Will have 51 below ground parking spaces.	37.7778	-122.418
The Panoramic	Panoramic Interests	1321 Mission St	San Francisco	94103	San Francisco	Rental	Apartments	140	20	NA	Broke Ground on 01/05/14	Under Construction	Will include "micro-units" - under 220 SF in 11 story project. Grading and excavation recently finished. Now going vertical. Closed \$50MM construction loan in January 2014.	37.7759	-122.415
1125 Market St	McFarlane Partners	1125 Market St	San Francisco	94103	San Francisco	Rental	Apartments	136	14	NA	Full App Received on 11/15/13	Application Under Review	Developer bought vacant lot next to Strand Theater in Dec 2012 for \$7.8MM. Plans call for 150 units and 16 parking spaces. 3,500 sf of retail possible. Entitlements pending include Section 309 authorization, CatEx. No timeline for approval.	37.7798	-122.413
Strada Block 1 (Rental)	Strada Investment Group	1218 3rd St	San Francisco	94158	San Francisco	Rental	Apartments	127	23	3	Zoning Approved on 05/25/12	Fully Entitled	Full block will have 350 total units and 25k SF retail. Rental component will be 150 units in mid-rise at west end of site. Numerous entitlements already completed by SF RDA, incl Mission Bay-wide EIR. Could start const late summer 2014.	37.7750	-122.391
2 New Montgomery St	Reuben & Junius	2 New Montgomery St	San Francisco	94105	San Francisco	TBD	Other	125	0	2	First Contact on 11/29/05	Inactive	Convert 25 hotel rooms to residential use and construct new 17-story addition for 125 dwelling units, 12,823 SF of retail, and 189 parking spaces. Inactive since 2008.	37.7884	-122.402
746 Laguna St	Trust for Children of Henry Wong	555 Fulton St	San Francisco	94102	San Francisco	Rental	Apartments	120	16	1	Broke Ground on 07/01/14	Under Construction	Fully entitled with complete shadow & trnas studies, CU, and mitigated NegDec. Appeals from opposing neighbors struck down. First BP issued 3/2014, grading had begun on site by July 2014.	37.7782	-122.426
1554 Market	Trumark Urban	1554 Market	San Francisco	94102	San Francisco	For-Sale	Condo	120	0	NA	Site Approvals Received on 08/31/12	Application Under Review	Will demo single-story comm. bldg and build new 12-story, 120-unit resi bldg with ground floor retail. Resubmitted to expand project and increase unit count. Will incl 4,000 sf retail and 24 parking spaces. Numerous entitlements now pending.	37.7749	-122.420

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Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
Linea	Brian Spiers/Canyon Johnson Urban Funds/Brian Spiers	1998 Market	San Francisco	94102	San Francisco	For-Sale	Condo	115	0	0	Construction Ended on 05/01/14	Completed	Includes 9,000 sf retail, 109 parking spaces. Will be approximately 85 feet/8 stories tall. BMR satisfied off-site. Sales office opened end of summer '13, roughly >75% sold out by end of June 2014.	37.7700	-122.426
923 Folsom St	Trumark Urban	923 Folsom St	San Francisco	94107	San Francisco	For-Sale	Condo	114	0	NA	Broke Ground on 06/01/14	Application Under Review	Will demo existing building and build 8-story, 114-unit MU structure w/1,800 sf retail and 87 parking spaces. Numerous entitlements still active incl Sec 329, trans study, and MEA. Full approvals imminent.	37.7797	-122.404
Vida	Oyster Development	2558 Mission St	San Francisco	94110	San Francisco	For-Sale	Condo	114	0	1	Broke Ground on 06/28/13	Pre-Leasing/Pre-Selling	114 resi units over ground floor retail on site of Giant Value store. Project will also renovate adjacent New Mission Theater into new Alamo Drafthouse. BMR satisfied off-site on adjacent parcel. Sales nearly finished. Const should finish by YE2014.	37.7562	-122.419
1545 Pine	Trumark Urban	1545 Pine St	San Francisco	94109	San Francisco	For-Sale	Condo	113	0	0	Zoning Approved on 10/22/12	Partially Entitled	Trumark took over site in 2012 after being inactive since 2009. Will have condos over ground floor retail with 82 parking spots. Height limit of 130 feet. BPs under review but none issued to date. EIR comment period recently ended, but not yet certified.	37.7894	-122.421
429 Beale St / 430 Main St	Portland-Pacific Main, LLC / Reuben & Junius LLP	429 Beale St	San Francisco	94105	San Francisco	For-Sale	Condo	113	0	0	Tentative Map Approved on 05/14/09	Inactive	BP filed 3/13/2009, no action since. Site still operating as a storage warehouse, but drawing lots of attention from developers/investors as either a rental or for-sale deal. Stong possibility that a revived project would need to re-entitle new plans.	37.7872	-122.390
99 Rausch	819 Capital	1140 Folsom St	San Francisco	94103	San Francisco	TBD	Other	112	0	NA	Full App Received on 10/16/13	Application Under Review	Will demo existing structure and construct 4 to 6 story MU building w/40-65' heights. Will include 128 units and 85 parking spaces. App submitted 4Q13, likely will need a year minimum to secure full entitlements.	37.7762	-122.409
585 Bryant St	Charles Muller	585 Bryant St	San Francisco	94107	San Francisco	TBD	Other	112	0	NA	First Contact on 05/23/14	Conceptual	Recently submitted project that requested unofficial feedback from planning. Will demo numerous auto service structures between Bryant and Welsh and will construct. Developer is land owner.	37.7797	-122.397
888 Tennessee St	Junius and Reuben LLP	888 Tennessee St	San Francisco	94107	San Francisco	TBD	Other	110	0	NA	Full App Received on 12/03/13	Application Under Review	Will demo existing structures and construct two four-story buildings with 110 dwelling units plus 93 parking spaces. Will need a number of entitlements, all still under review with city. Approval not expected until end 2014 or later.	37.7608	-122.390
1298 Howard Street	Levy Design Partners	1298 Howard Street	San Francisco	94103	San Francisco	TBD	Other	108	15	NA	Full App Received on 03/19/14	Application Under Review	5 lots on existing gas station. Will demo and construct 123 dwelling units, 13,700 square feet of commercial space and 103 off-street parking spaces within two buildings. Multiple entitlements under review at planning department.	37.7756	-122.413

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								Market	BMR						
19 Mason St	Heller Manus Arch	19 Mason	San Francisco	94102	San Francisco	TBD	Other	102	8	NA	Full App Received on 10/24/12	Application Under Review	The proposed project includes 130K gsf, 12-story, 110 unit bldg w/ground floor retail and ground floor 23-space garage on two adjoining surface parking lots. Full app submitted late 2012. Many entitlements still pending as of survey date.	37.7834	-122.409
65 Ocean Ave	Brian Spiers Development	65 Ocean Ave	San Francisco	94112	San Francisco	TBD	Other	100	0	NA	First Contact on 01/01/07	Conceptual	Brian Spiers acquired property in 2007 and announced that entitlement process would begin in 2013. To date no applications have been received at planning, and current occupants (preschools) have recently resigned leases to remain at property in near-term.	37.7234	-122.439
1401 Mission St	Behringer Harvard	1401 Mission St	San Francisco	94103	San Francisco	Rental	Apartments	99	18	0	Final Map Approved on 11/12/09	Under Construction	Tire store demo'ed and const fencing up. Recently redesigned/shortened to 12 stories w/117 units. Will contain +/-18 BMR units. Expected completion in March 2015.	37.7751	-122.416
Venn	MacFarlane Partners / Reuben & Junius LLP	1844 Market St.	San Francisco	94102	San Francisco	Rental	Apartments	99	14	1	Project Completed on 04/01/14	Completed	Started construction many years ago and then stopped during excavation phase b/c of economy. Purchased and revived by MacFarlane in 2011/2012. Const finished 1Q2014.	37.7713	-122.424
1075-1077 Market St	Encore Housing Opportunity Fund	1075 Market St	San Francisco	94103	San Francisco	For-Sale	Condo	99	0	NA	Full App Received on 02/12/14	Application Under Review	Mixed-use proposal for current adult entertainment venue in Mid-Market. Will demo theater and built ~99 condo units w/7,500 sf retail and 24 pkgng spaces in an 8 story structure costing appx \$27M. CatEx and Sec 309 entitlements under review.	37.7807	-122.412
650 Indiana St	Build Inc	650 Indiana	San Francisco	94107	San Francisco	Rental	Apartments	95	16	NA	Site Approvals Received on 05/01/14	Fully Entitled	111 new resi units w/1,900 sf retail, 83 car parking spaces, and 111 bike parking spaces. Two 5-story buildings, 58 feet in height and 9k sf public plaza. Secured full entitlements May/June 2014. Demo permit in triage mid-June 2014, not issued.	37.7622	-122.392
645 Texas	Trumark Urban	645 Texas	San Francisco	94107	San Francisco	For-Sale	Condo	94	0	NA	Full App Received on 03/15/13	Application Under Review	Will construct a new 4-story, 94 unit residential project over parking garage. EIR and other entitlements required and still pending as of survey date. Neighbors design feedback delaying process.	37.7580	-122.395
301 6th St	Gary Gee	301 6th St	San Francisco	94103	San Francisco	TBD	Other	92	0	NA	First Contact on 04/26/13	Inactive	Filed for prelim project assessment Spring 2014, but no other applications as of survey date. Project includes demo'ing existing structures and building 92 units and 69 parking spaces on corner lot.	37.7785	-122.405
The Gantry	Mill Creek Residential Trust	2121 Third St	San Francisco	94107	San Francisco	Rental	Apartments	88	18	NA	Broke Ground on 06/27/13	Pre-Leasing/Pre-Selling	Still wrapping up final construction, but began pre-leasing May 2014. 64% leased as of survey. Construction activities expected till end of summer.	37.7627	-122.388

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								Market	BMR						
815-825 Tennessee St	Nick Podell Company	815 Tennessee St	San Francisco	94107	San Francisco	Rental	Apartments	88	0	NA	Full App Received on 05/16/13	Application Under Review	Proposes to demo all existing bldgs and construct new 6s apartment bldg w/u/g parking. 88 units and 60 spaces. BMR satisfaction method TBD. Numerous entitlements currently under review, incl shadow, MEA, trans study, etc.	37.7614	-122.389
950 Gough	Maracor Development	950 Gough	San Francisco	94102	San Francisco	For-Sale	Condo	85	15	NA	Full App Received on 02/08/13	Application Under Review	Proposes to construct new mixed-use building, w/ 9,701sf church and community space on basement and ground floors. Also w/ 100 dwelling units and a 73-car parking garage. Currently pending multiple entitlements, incl CUP and MEA.	37.7821	-122.424
Block N4P3	Integral	340 Berry St	San Francisco	94158	San Francisco	Rental	Apartments	84	45	NA	Site Approvals Received on 01/01/13	Partially Entitled	Last remaining developable parcel north of Mission Creek in Mission Bay redevelopment area. BMR units will be offered at 120% AMI. Has many underlying entitlements granted due to MB EIR. Currently tweaking mix and tenure. Should be approved by YE2014.	37.7730	-122.397
333 Fremont St	City-Core	333 Fremont St	San Francisco	94105	San Francisco	Rental	Apartments	83	0	NA	Project Completed on 03/01/14	Completed	85 ft tall, 88-unit apartment building with 3 levels underground parking. Began construction Q3 2012. Finished const 2Q 2014 with first occupancies shortly thereafter. Prelim pricing and pre-leasing began Jan 2014.	37.7877	-122.393
2051 3rd St	Raintree Partners	2051 3rd St	San Francisco	94107	San Francisco	For-Sale	Condo	81	12	0	Site Approvals Received on 06/05/14	Fully Entitled	Raintree has secured full entitlements for a 93 unit condo building in the Dogpatch. BPs were in triage as of late June 2014, nothing issued. Will be 6 stories tall and have 77 parking spaces.	37.7638	-122.388
2655 Bush St	KB Home	2655 Bush St	San Francisco	94115	San Francisco	For-Sale	Condo	81	0	1	Broke Ground on 02/01/14	Under Construction	Demo of existing med facility and const of 81 residential dwelling units and 4500 SF of retail. Building would be 40' and 65' in height and would total 168k SF with 126 parking spaces. KB Home recently purchased with intent to build and sell as condos.	37.7859	-122.441
Pier 70 - 1st Phase	Forest City	Pier 70	San Francisco	94124	San Francisco	Rental	Apartments	80	20	69	Full App Received on 07/29/13	Application Under Review	Forest City plan for Pier 70 redevelopment includes 1000 resi units. Forest City planning 1st phase as 100-unit renovation of Building 2, but may take 2 years to break ground. No timeline for later phases.	37.7595	-122.384
2198 Market St	Greystar	2198 Market	San Francisco	94114	San Francisco	Rental	Apartments	77	10	NA	Site Approvals Received on 05/13/14	Fully Entitled	Greystar will build 87 rental units on former Shell Gas station site at corner of Market and Sanchez. All entitlements secured May 2014. BPs in triage as of survey date, with const expected by end of the year. 10 BMR units included on site.	37.7665	-122.431
480 Potrero	Reza Khoshnevisan	480 Potrero	San Francisco	94110	San Francisco	For-Sale	Condo	77	0	NA	Broke Ground on 07/01/14	Under Construction	Project held up after MEA appealed. Appeal overturned and full entitlements granted early Aug 2013. First BP issued May 2014. By July fencing and equipment observed on site with some excavation in progress. No timeline for completion.	37.7635	-122.408

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								Market	BMR						
750 Harrison St	Dwellwell	750 Harrison St	San Francisco	94107	San Francisco	TBD	Other	77	0	NA	Full App Received on 09/17/13	Application Under Review	77 units in 8s building w/some retail. Parking, tenure, and BMR TBD. Currently determining appropriate enviro doc. No timeline for approvals.	37.7818	-122.399
2155 Webster St	Trumark Urban	2155 Webster St	San Francisco	94115	San Francisco	For-Sale	Condo	76	0	NA	Broke Ground on 02/01/14	Under Construction	MEA and CUP approved 5/2013. Trumark closed on site 6/2013. Plans call for renovating existing office building into 66 units plus new construction of 10 THs on existing parking lot. Renovation well underway summer 2014. TH BPs in plan check.	37.7903	-122.433
72 Townsend St	KB Home	72 Townsend St	San Francisco	94107	San Francisco	For-Sale	Condo	74	0	1	Broke Ground on 01/09/14	Under Construction	KB Home purchased fully entitled building mid-2013. Will incorporate existing structure into building plans. Units will range from 810 to 2,859 sf. Interior demo began Fall 2013, exterior scaffolding up early 2014. Opening in mid-2015.	37.7811	-122.390
Park 181	Jay Paul Co.	181 Fremont St	San Francisco	94105	San Francisco	For-Sale	Condo	74	0	0	Broke Ground on 11/01/13	Under Construction	Began const mid-Nov 2013. 54-story office mixed-use high-rise project. 400k sf class A office space, 74 units, 200+ parking spaces. Orig 140 units but lowered re: variance docs on file at SF planning. Scheduled completion early 2016.	37.7896	-122.395
Transbay - Parcel F (Office Tower 2)	Transbay Joint Powers Authority	564 Howard St	San Francisco	94105	San Francisco	For-Sale	Condo	72	13	NA	Site Approvals Received on 01/01/07	Fully Entitled	Units on top floors of office tower. Approval date represents approximate date TJPA finalized preliminary plans for the state-owned parcels. Parcel sale to developer + const likely around 2017. For-sale/rental tenure unclear until developer submits RFP.	37.7876	-122.398
2175 Market St	Forest City	2175 Market St	San Francisco	94114	San Francisco	Rental	Apartments	70	18	0	Broke Ground on 02/01/13	Under Construction	88 unit rental project. Under construction with 3-4 stories poured and framed. Expected delivery sometime mid to late 2014.	37.7662	-122.430
1450 Franklin St	Pacific Heights Franklin Partners, LLC	1450 Franklin St	San Francisco	94109	San Francisco	For-Sale	Condo	69	0	0	Site Approvals Received on 02/20/14	Fully Entitled	Former SF RDA project that stalled after historical preservationists appealed approvals. Site entitled for 67 units, with new proposals approved Feb 2014. No timetable for construction. No BPs submitted.	37.7880	-122.423
2100 Market St	Brian Spiers	2100 Market St	San Francisco	94114	San Francisco	Rental	Apartments	64	0	NA	First Contact on 06/06/14	Conceptual	Former Home restaurant at prominent corner of Church and Market St. 7-story, mixed-use residential and retail building with 64 dwelling units, on grade parking for 15 cars with car lifts, and 4,700 square feet of retail	37.7676	-122.429
490 South Van Ness Ave	Bruce D. Baumann & Associates	490 South Van Ness Ave	San Francisco	94103	San Francisco	For-Sale	Condo	63	9	0	Full App Received on 01/21/10	Application Under Review	Numerous entitlements still pending including shadow study, MEA, Sec 329 Auth, etc. No timetable for approval. SF Planning recently initiated a community plan exemption, which may help to accelerate glacial pace of MEA thus far.	37.7655	-122.418

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								Market	BMR						
48 Tehama St	Gordon Development Company	48 Tehama St	San Francisco	94105	San Francisco	TBD	Other	63	0	0	Final Map Approved on 06/09/11	Inactive	Project in flux. Planning department itself is unsure of if/what legal entitlements exist on this parcel b/c of recent zoning updates (300' height). Still inactive as of survey date.	37.7874	-122.397
325 Fremont St	Crescent Heights	325 Fremont St	San Francisco	94105	San Francisco	For-Sale	Condo	62	0	0	Site Approvals Received on 07/17/14	Fully Entitled	Crescent Heights purchased for \$4.8M. Upzoned from ~70 units to 118. Purchaser looking for buyer in quiet off-market deal. No BPs in DBI.	37.7877	-122.393
388 Fulton St	John Stewart Company/Equity Community Builders	388 Fulton St	San Francisco	94102	San Francisco	Rental	Apartments	61	8	1	Broke Ground on 01/09/14	Under Construction	Includes 60,059 sf Boys and Girls Club clubhouse and rec facility. Received full approvals Spring 2013. First BP issued 8/27/13 w/ full const starting late 2013/early 2014.	37.7790	-122.423
2290 3rd St	Gerding Edlen	2290 Third St	San Francisco	94107	San Francisco	For-Sale	Condo	60	11	0	Site Approvals Received on 08/08/13	Fully Entitled	Approved early Aug '13. Will have 6 TH style units along 3rd St. Remaining units will be in 6s podium style structure w/ 1,700 sf ground-floor retail and 48 stacker spaces. Applied for first BPs 9/25/13. None issued as of survey date.	37.7606	-122.389
The Wilson Building	Raintree Partners	973 Market St	San Francisco	94102	San Francisco	Rental	Apartments	60	7	0	Broke Ground on 10/01/12	Pre-Leasing/Pre-Selling	Renovation of historic building underway - 67 lofts and apartments + 2k retail space. Began leasing Spring June 2014. First move-ins early July.	37.7826	-122.410
346 Potrero Ave	Trumark Urban	346 Potrero	San Francisco	94103	San Francisco	For-Sale	Condo	59	11	NA	Full App Received on 10/12/12	Application Under Review	Proposes to demo existing car wash and build new 9-story condo building. Multiple entitlements pending including shadow study, MEA, Section 329 auth, etc. Full approvals imminent.	37.7652	-122.408
777 Tennessee St	Sternberg Benjamin Architects	777 Tennessee St	San Francisco	94107	San Francisco	TBD	Other	59	0	NA	Full App Received on 05/30/13	Application Under Review	59 units over u/g parking w/49 spaces. Will demo all existing structures. Began entitlements late spring/early summer 2013. Multiple applications still under review. No timeline for approval. Most neighborhood groups not pleased.	37.7621	-122.389
245 Hyde St	AF Evans	245 Hyde St	San Francisco	94102	San Francisco	Rental	Apartments	57	8	0	Final Map Approved on 04/10/08	Inactive	Fully entitled project but inactive since 2008.	37.7830	-122.416
5050 Mission St	5050 Development, LLC	5050 Mission St	San Francisco	94112	San Francisco	Rental	Apartments	52	9	1	First BP Received on 03/13/14	Pulling Permits	Will demo existing retail and auto repair and construct 61-unit residential building, 8k SF of retail, and 82 parking spaces. Fully entitled - developer seeking financing as of early 2014. 1st BP issued 3/2014 but no excavating or grading permits issued.	37.7176	-122.440

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Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
527 Stevenson St	Stewart Tsang	527 Stevenson St	San Francisco	94103	San Francisco	Rental	Apartments	51	9	NA	Project Completed on 06/01/14	Completed	Adaptive reuse of a former industrial building. 67 units, 210 SF of retail, and 9 parking spaces. Finished 2Q2014.	37.7812	-122.410
992 Peralta Ave	Steve Swason	992 Peralta Ave	San Francisco	94110	San Francisco	For-Sale	Condo	50	0	NA	Full App Received on 06/20/13	Inactive	50 unit condo building w/50 parking spaces. Site steeply sloped. CUP and PPA withdrawn late 2012.	37.7374	-122.409
2800 Sloat Blvd	Hamilton & Company Architecture	2800 Sloat Blvd	San Francisco	94116	San Francisco	TBD	Other	49	7	1	Final Map Approved on 02/09/12	Stalled	Demo of 3 existing commercial bldgs and construction of 56 units plus >100k SF of com space. Fully entitled until 2/9/2015. No BPs as of study time. Property reportedly in foreclosure proceedings as of summer 2013.	37.7356	-122.504
8 Octavia St	DM Development/DDG Partners	8 Octavia St	San Francisco	94102	San Francisco	For-Sale	Condo	49	0	1	Broke Ground on 03/01/13	Pre-Leasing/Pre-Selling	Mixed-use bldg containing +/- 49 dwelling units, +/-3,500 sq. ft. of 1st-floor commercial space & parking garage containing 37 residential-serving spaces & 2 commercial-serving spaces (39 total). Sales began summer 2014.	37.7722	-122.423
570 Jessie St	570 Jessie Street LLC	570 Jessie St	San Francisco	94103	San Francisco	For-Sale	Condo	47	0	0	Final Map Approved on 12/07/07	Inactive	Entitled project proposes to demolish existing 15k SF office/printing shop and construct 47 dwelling units and 24 parking spaces. BPs filed for in 2006 but never issued. No construction to date.	37.7811	-122.410
1455 Folsom St	Kotas/Pantaleoni Architects	1455 Folsom St	San Francisco	94103	San Francisco	TBD	Other	45	0	NA	First Contact on 10/09/13	Conceptual	Proposal will partially convert auto body shop to MU bldg w/commercial and residential above. Current iteration calls for b/t 40-50 units. Full application not yet submitted. Tenure and BMR reqs all still TBD.	37.7721	-122.413
300 Grant Ave	Madison Marquette	300 Grant Ave	San Francisco	94108	San Francisco	For-Sale	Condo	45	0	0	Final Map Approved on 10/20/11	Inactive	Fully entitled project with approvals valid until 10/6/2014 with conditions. No action since 2011.	37.7897	-122.405
850 La Playa	Safeway	850 La Playa	San Francisco	94121	San Francisco	Rental	Apartments	45	0	NA	Full App Received on 10/09/12	Application Under Review	Proposals include expanding Safeway grocery store incl new parking structure, bank, and café - all adjacent to up to 45 resi units. Trans study and MEA currently under review, no timeline for approvals.	37.7725	-122.509
230-234 7th St	Oryx Partners	234 7th St	San Francisco	94103	San Francisco	TBD	Other	44	0	NA	First Contact on 02/14/14	Conceptual	New development entity has filed an application for a preliminary project assessment for a small resi project w/44 units, 29 parking spaces, and some ground floor retail. PPA results not yet released. Actual entitlement applications not yet submitted.	37.7773	-122.409

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								Market	BMR						
1174 Folsom St	Ekko Development	1174 Folsom St	San Francisco	94103	San Francisco	Rental	Apartments	42	0	NA	Full App Received on 06/07/13	Application Under Review	Mixed use project w/retail on ground floor, offices on 2nd floor, and 42 micro-units on floors 3-6. Env analysis, CUP, and variance still pending. No timeline for approvals.	37.7756	-122.410
450 Hayes St	DM Development	450 Hayes St.	San Francisco	94102	San Francisco	For-Sale	Condo	41	0	0	First BP Received on 06/12/14	Pulling Permits	Will construct a new 4-story residential building with 41 condo units, 20 parking spaces, and 3,300 sf of retail space. Shoring and const BPs issued June/July 2014 but no activity observed at site as of survey date.	37.7770	-122.424
651 Geary St	Success Development	651 Geary St	San Francisco	94109	San Francisco	Rental	Apartments	40	6	0	First Contact on 05/05/12	Preliminary Review	Project was stalled for years. Developer finally submitted new pre-app in Feb 2013, which is still open as of survey date. Developer will have to begin planning process from scratch. Unit counts, tenure, and other project details to change.	37.7865	-122.414
98 Pennsylvania St	Reza Khoshnevisan	98 Pennsylvania St	San Francisco	94107	San Francisco	TBD	Other	39	6	0	Full App Received on 10/30/13	Application Under Review	Has filed a prelim project assessment and is proceeding with environmental analysis. Tenure and affordability TBD. No timeline for full approval.	37.7655	-122.394
Onyx	Luce Forward Hamilton & Scripps	1717 17th St	San Francisco	94107	San Francisco	For-Sale	Condo	39	2	1	Broke Ground on 07/29/13	Pre-Leasing/Pre-Selling	3 mixed-use buildings with 41 units, 4840 SF of PDR use, and 57 parking spaces. Built in phases. Ph 1 has 22 units, for which sales begin Fall 2013. Ph 2 broke ground Oct 2013. Both still u/c, Ph1 sold out but Ph2 in pre-sales.	37.7648	-122.401
119 7th St	APIC	119 7th	San Francisco	94103	San Francisco	For-Sale	Condo	39	0	NA	Site Approvals Received on 06/19/14	Fully Entitled	8-story mixed-use building with 39 units, 14 off-street parking spaces, 27 bicycle parking spaces, and approximately 2,795 sq ft of retail space. Planning commission approved summer 2014. BPs in triage.	37.7788	-122.411
901 Tennessee St	Dwellwell	901 Tennessee St	San Francisco	94107	San Francisco	TBD	Other	39	0	NA	Full App Received on 09/12/13	Application Under Review	Will demo existing warehouse and build 4s 39-unit building with 30 u/g parking spaces. Multiple entitlement docs still pending at planning. No timeline for approvals. Tenure and affordability TBD.	37.7602	-122.389
1875 Mission St Renovation	Corvorn LLC	1875 Mission St	San Francisco	94103	San Francisco	For-Sale	Condo	39	0	0	Broke Ground on 05/13/13	Under Construction	Conversion of existing commercial building into residential units and commercial space. 39 units, 23 parking spaces, and 2,800 SF of commercial space proposed. Still u/c as of survey date. Completion sometime summer 2014. Pre-sales not yet begun.	37.7672	-122.420
Millwheel North	R Group	1275 Indiana St	San Francisco	94107	San Francisco	For-Sale	Condo	39	0	NA	Broke Ground on 03/01/13	Pre-Leasing/Pre-Selling	Began construction 2013. As of Summer 2014 construction was wrapping up with units 50% pre-sold.	37.7541	-122.390

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								Market	BMR						
2230 3rd Street	D-Scheme Studio	2230 3rd Street	San Francisco	94103	San Francisco	TBD	Other	37	0	NA	Full App Received on 01/22/14	Application Under Review	Will demo current tire dealer use and construct new 7-story structure with 37 units and 23 parking spaces. Submitted full application early 2014, with multiple entitlements pending as of survey date including enviro analysis and Sect. 329 exceptions.	37.7613	-122.389
1645-1661 Pacific Ave	Nick Podell Company	1645 Pacific Ave	San Francisco	94109	San Francisco	For-Sale	Condo	36	3	0	Project Completed on 03/01/14	Completed	JV with Grosvenor Americas. Project is 39 units with 1:1 parking. Did not begin sales process until after construction completed in March 2014. As of July 2014 property appx 50% sold out.	37.7948	-122.422
1860 Van Ness Ave	Vermont Street Town Homes, LLC	1868 Van Ness Ave	San Francisco	94109	San Francisco	Rental	Apartments	35	0	0	Final Map Approved on 06/07/07	Fully Entitled	Will construct an 8-story, 58k SF residential mixed-use structure with 35 units and 1:1 parking. Old gas station demo'ed and turned into parking in 2011 in interim. Recently cleared site and erected const fencing. No BPs as of survey date.	37.7929	-122.422
1198 Valencia St	JS Sullivan	1198 Valencia	San Francisco	94110	San Francisco	For-Sale	Condo	34	8	NA	Full App Received on 09/19/13	Application Under Review	Demo of existing gas station, 41,940 sf resi space, 5,850 sf retail, 4,800 sf garage parking, and 4,250 sf of onsite open space. Shadow study, enviro study, and CUP all currently underway.	37.7539	-122.421
495 Cambridge St	Shamrock Properties	495 Cambridge St	San Francisco	94134	San Francisco	For-Sale	SFD	34	0	2	Full App Received on 11/01/13	Application Under Review	Originally planned for 56 units (10 SFD+46 duplexes) on previously subdivided lots. Started applying for individual SFD BPs in 2010, but none were issued. Project withdrawn from planning in first half of 2013. New plans submitted Jan 2014 for 34 units.	37.7254	-122.418
Forest Knolls Overlook	NA	599 Crestmont Dr	San Francisco	94131	San Francisco	For-Sale	Townhomes	34	0	NA	Site Approvals Received on 03/07/13	Fully Entitled	Project has been active in pipeline in some form since 1963. Partially built out since that time, but last 34 units have stalled due to neighbors' concerns. Recently received full entitlements in Mar 2013. No BP activity yet to date.	37.7589	-122.461
980 Folsom St	Goldman Architects	980 Folsom St	San Francisco	94107	San Francisco	TBD	Other	34	0	NA	First Contact on 07/23/13	Conceptual	New four story, 34 unit MU building to replace existing auto repair shop. Received prelim project assessment letter late 3Q2013. Full application not submitted as of study time.	37.7792	-122.406
1650 Broadway	1650 Broadway LLC / Reuben & Junius	1622 Broadway	San Francisco	94109	San Francisco	For-Sale	Condo	34	0	0	Broke Ground on 03/18/14	Under Construction	Began construction Spring 2014 after lengthy delay. Delivery expected late 2015.	37.7958	-122.424
469 Eddy St	JS Sullivan	469 Eddy	San Francisco	94109	San Francisco	For-Sale	Condo	34	0	NA	First Contact on 06/10/14	Conceptual	8 story, 29,419 sf mixed-use bldg totaling 27,000 sf, ground floor retail space totaling 2,149 sf, 15 basement parking spaces, and a rear yard. Will need historic evaluation. No other applications on file with planning.	37.7835	-122.415

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Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
Parcel R (The Karl)	Build Inc	Octavia Blvd	San Francisco	94102	San Francisco	Rental	Apartments	34	0	NA	Site Approvals Received on 06/01/14	Fully Entitled	Build Inc finalized purchase with city June 2014. Land transfers with entitlements as part of developer agreement. Will have 34 self-contained co-living suites averaging 174 sf. Not subject to usual 15% on site requirement on Hayes Valley parcels.	37.7747	-122.424
1501 15th St	S&S Capital Partners, LLC	1501 15th St	San Francisco	94103	San Francisco	For-Sale	Condo	33	7	0	Broke Ground on 05/31/13	Pre-Leasing/Pre-Selling	40 unit Stanley Saitowitz-designed project on former gas station two blocks from BART station in Mission District. Construction expected to finish by YE 2014. As of survey date 50% of units sold.	37.7667	-122.418
2918-2924 Mission Street	NA	2918 Mission Street	San Francisco	94110	San Francisco	TBD	Apartments	33	5	NA	First Contact on 05/10/14	Conceptual	44,400 sf, 6-story, mixed-use resi building with 38 dwelling units and approximately 7,400 sf of commercial space. 16 off street parking spaces. No entitlement applications on file with planning.	37.7503	-122.418
5400 Geary Bl	Alexandria Real Estate Equities	5400 Geary Blvd	San Francisco	94121	San Francisco	For-Sale	Condo	33	4	1	Site Approvals Received on 04/26/13	Fully Entitled	Will preserve existing theater, expand 2nd floor for restaurant, ground floor retail, and appx 40 resi units. Approved by PC April 2013, but now considering revoking approvals after property neglect by owners.	37.7806	-122.477
181 Turk St / 180 Jones	Gabriel Ng and Associates	181 Turk St	San Francisco	94102	San Francisco	For-Sale	Condo	33	4	0	Final Map Approved on 03/19/09	Fully Entitled	32 units with some commercial and 8 parking spaces. All entitlements secured, with first BP entering DBI's system 3/10/2009. Entitlements recently extended to Sep 13, 2015. BPs in plan check Spring 2014, with none issued as of survey date.	37.7829	-122.412
35 Dolores St	35 Dolores LLC/Lightner Group	35 Dolores St	San Francisco	94103	San Francisco	For-Sale	Condo	33	4	0	Broke Ground on 05/06/13	Under Construction	Proposed project includes demolishing vacant auto garage and building 46-unit residential building with 29-parking spaces. Project began construction early 2013. Foundation fully poured as of mid-July 2013. Project likely complete summer 2014.	37.7687	-122.427
240 Pacific Avenue/720 Battery St	Grosvenor	290 Pacific Avenue	San Francisco	94111	San Francisco	For-Sale	Condo	33	0	0	Full App Received on 03/18/14	Application Under Review	2 adjacent lots in flag shape. 7-story, 84-foot tall condominium building with 33 dwelling units, 1,847 square feet of commercial space and 49 parking paces at grade and one below grade garage that utilizes car stackers. Application docs under review.	37.7979	-122.401
1433 Bush St	Joma Studio Architects	1433 Bush St	San Francisco	94109	San Francisco	TBD	Other	32	0	0	Full App Received on 07/24/13	Application Under Review	Was inactive for many years but revived in summer 2013. Proposes 115-ft, 10-story MU tower w/32 units, 26 pkgng spaces, and 3,900 sf of retail. Seeks variance and CatEx, neither approved as of survey date. Tenure TBD.	37.7885	-122.421
Blanc SF	JS Sullivan	1080 Sutter St	San Francisco	94109	San Francisco	For-Sale	Condo	31	4	0	Project Completed on 02/01/14	Completed	All units sold. Sales commenced late July/early August 2013. First occupancies occurred early 2014.	37.7882	-122.418

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								Market	BMR						
1 Franklin St	Forum Design / One Franklin, LLC	1 Franklin St	San Francisco	94102	San Francisco	Rental	Apartments	30	5	0	Final Map Approved on 04/06/10	Fully Entitled	Fully entitled project. Applied for BP on 12/3/2009, but not yet issued. Site changed hands in Dec-12 for \$4.23M, but no design changes or updates to construction schedule. Rumored to be looking for a buyer.	37.7745	-122.421
400 Grove St	DM Development	400 Grove St	San Francisco	94102	San Francisco	For-Sale	Condo	30	4	0	Broke Ground on 12/12/13	Under Construction	Approved by planning commission on 1/31/13. Will feature wave-like exterior façade. 2,000 sf of retail space, and 17 below grade parking spaces. Scheduled to finish const late 2014.	37.7780	-122.424
580 Hayes St	580 Hayes Street Partners LP	580 Hayes St	San Francisco	94102	San Francisco	For-Sale	Condo	29	0	0	Full App Received on 11/20/12	Application Under Review	Previously went through approval process but have come forward with new plans; submitted new application late 2012. Project seen by PC but full approvals not yet granted.	37.7767	-122.426
2100 Mission St	Timothy Mueller c/o Reuben & Junius	2100 Mission St	San Francisco	94110	San Francisco	TBD	Other	29	0	0	Full App Received on 02/01/13	Application Under Review	Unit mix and tenure TBD. New plans submitted Feb 2013. All still pending as of study time due to unresolved environmental and historic preservation concerns.	37.7632	-122.420
22-24 Franklin St	SIA Consulting	22 Franklin St	San Francisco	94102	San Francisco	TBD	Other	28	0	NA	Full App Received on 01/02/14	Application Under Review	8 story building with 24 units. Tenure and BMR requirements TBD. Submitted full app early Jan 2014. Likely a year or more before full entitlements secured.	37.7748	-122.421
198 Valencia	Victor Quan	198 Valencia St	San Francisco	94103	San Francisco	For-Sale	Condo	28	0	NA	Full App Received on 02/24/14	Application Under Review	28 condos proposed in 5-story building across street from Zeitgeist. Planning currently determining appropriate environmental document. Entitlements not expected to be fully secured until mid-2015.	37.7701	-122.423
140 7th St	SB Architects	140 7th	San Francisco	94103	San Francisco	For-Sale	Condo	27	0	NA	First Contact on 06/08/12	Conceptual	The proposal would renovate the existing 48 room hotel into 27 resi units. Prelim project assessment posted, but full app not submitted as of survey time. EIR will be required.	37.7785	-122.410
1601 Larkin	Pacific Polk Properties	1601 Larkin	San Francisco	94109	San Francisco	For-Sale	Condo	27	0	NA	Broke Ground on 06/01/14	Under Construction	Project was mired in lawsuits and neighborhood opposition for years due to design and scale. Revisions and new PC hearing yielded final approval w/opponents' blessing. Demo and construction began June 2014.	37.7928	-122.420
270-280 Brighton Ave	SST Investments	270 Brighton Ave	San Francisco	94112	San Francisco	For-Sale	Condo	27	0	NA	Site Approvals Received on 08/26/13	Under Construction	Site has two zoning overlays. Project split lot to simplify entitlements, will have two bldgs. 270 Brighton is u/c w/2 units. 280 Brighton is approved with BPs under review, will have 25 units.	37.7234	-122.455

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								Market	BMR						
Amero	Trumark Urban	2559 Van Ness Ave	San Francisco	94123	San Francisco	For-Sale	Condo	27	0	0	Broke Ground on 07/10/13	Pre-Leasing/Pre-Selling	6-story, 27 unit residential building w/ground floor retail and 38 parking spaces. Const finishes late 2014. Had very soft sales opening June 2014, but pricing not released.	37.7991	-122.424
2601 Van Ness Ave	Van Ness Terraces, LLC	2601 Van Ness Ave	San Francisco	94109	San Francisco	For-Sale	Condo	27	0	NA	Site Approvals Received on 05/13/14	Fully Entitled	Old entitlements for 27 units still valid (originally from 2003). New application received Aug 2013 for new designs, which needed CatEx and Variance to proceed. All approved May 2014. BPs in triage as of survey date. None issued. Will pay in-lieu.	37.7997	-122.425
793 South Van Ness	John Kevlin	793 South Van Ness	San Francisco	94110	San Francisco	TBD	Other	26	3	NA	Site Approvals Received on 01/01/08	Fully Entitled	Unclear when initial entitlements were secured, but have been continuously extended, with expiration date now in October 2014. Project has been dormant for some time, with no BPs in DBI's database.	37.7606	-122.417
1004 Mississippi St	1000 Mississippi Street Investors	1004 Mississippi St	San Francisco	94107	San Francisco	For-Sale	Condo	26	2	1	Final Map Approved on 11/12/08	Inactive	Fully entitled. No BP applications on file as of study time. No real activity for many years other than requests for extension of existing entitlements.	37.7531	-122.394
768 Harrison St	Ian Birchall Associates	768 Harrison St	San Francisco	94107	San Francisco	TBD	Other	26	0	NA	First Contact on 12/23/13	Conceptual	Received initial feedback from planning Feb 2014. No formal application submitted to date.	37.7815	-122.399
600 S Van Ness	Leavitt Architecture	600 S Van Ness	San Francisco	94110	San Francisco	Rental	Apartments	24	3	NA	Full App Received on 09/10/13	Application Under Review	Currently determining appropriate environmental document. Will demo existing building and construct 27 resi units in 5s MU building w/20 off street parking spaces and some ground floor retail. No timeline for full approvals.	37.7633	-122.418
4550 Mission St	Tom Walsh	4550 Mission St	San Francisco	94112	San Francisco	TBD	Other	24	0	NA	First Contact on 07/09/06	Conceptual	Developer Tom Walsh rumored to be building 24 units above 6,800 sf of retail space. Old entitlement applications show 17 units, but could be dated. No new entitlement applications as of survey date.	37.7252	-122.435
397 5th St	Unknown	397 Fifth St	San Francisco	94107	San Francisco	TBD	Other	24	0	0	Tentative Map Approved on 05/06/09	Inactive	PL filed 9/24/2007. Inactive since 2007.	37.7792	-122.402
3355 Geary Blvd	Ian Birchall and Associates	3355 Geary Blvd	San Francisco	94118	San Francisco	TBD	Other	23	0	NA	First Contact on 03/20/13	Conceptual	No records other than prelim project assessment. Underlying zoning regs unclear. Architect/developer originally anticipated construction start date in Spring 2014, but has not even submitted an entitlement application at planning.	37.7812	-122.455

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								Market	BMR						
870 Harrison St	JS Sullivan	870 Harrison St	San Francisco	94107	San Francisco	For-Sale	Condo	22	4	0	Broke Ground on 04/02/13	Under Construction	Construction began mid-Spring 2013. Should finish by YE2014. Pre-sales expected to start by summer's end.	37.7779	-122.404
Parcel T	Linden Partners	Octavia Blvd	San Francisco	94102	San Francisco	For-Sale	Condo	22	4	NA	Site Approvals Received on 06/01/14	Fully Entitled	Linden Partners is a partnership between DDG and DM Development. Linden completed purchase from the City after lengthy negotiation around entitlements/design/etc. Community garden currently occupying site has been issued eviction notice. No BPs on file.	37.7737	-122.424
1145 Mission St	NA	1145 Mission St	San Francisco	94103	San Francisco	Rental	Apartments	22	3	0	Full App Received on 05/31/13	Application Under Review	New preliminary project assessment filed 5/31/2013, still underway as survey date. Enviro evaluation study also underway. No timeline for completion.	37.7784	-122.412
The Century SF	Sia Consulting Corp.	2210 Market St	San Francisco	94114	San Francisco	For-Sale	Condo	22	0	0	Project Completed on 06/01/14	Completed	22 condo units over ground floor commercial. Pricing over \$1k per sf. Finished const and sales 2Q 2014.	37.7658	-122.432
Parcel S (The Neapolitan)	Build Inc	Octavia Blvd	San Francisco	94102	San Francisco	Rental	Apartments	22	0	NA	Site Approvals Received on 06/01/14	Fully Entitled	22 traditional style apts (only studios and 2BDs). Land transferring to Build Inc from city with full entitlements as part of transfer and development agreement. Will be designed to resemble 4 "mini-buildings" each with a unique façade. No BPs on file.	37.7742	-122.424
376 Castro Street	376 Castro Street LLC	376 Castro St	San Francisco	94114	San Francisco	For-Sale	Condo	21	3	NA	Site Approvals Received on 08/02/12	Fully Entitled	Project includes demo of existing gas station and building 6-story, 65' bldg with 24 units and 3k sf of retail. Demo permit applied for 5/17/13. Not issued as of study time. Recently put on market for \$12MM. Sellers only considering "serious developers".	37.7629	-122.436
2353 Lombard St	Kotas/Pantaleoni Architects	2353 Lombard St	San Francisco	94123	San Francisco	TBD	Other	21	0	0	Full App Received on 01/15/13	Application Under Review	New application filed early 2013. App seeks variance, CUP, CatEx, and other entitlements. No timeline on approvals and/or hearings. Will demo existing 2-story restaurant and build new 4-story mixed use bldg. Seeking subdivision so for-sale tenure likely.	37.7990	-122.440
452 Tehama St	Diomedes Liu et. al.	452 Tehama St	San Francisco	94103	San Francisco	TBD	Other	20	0	0	First Contact on 11/03/05	Inactive	PL filed 6/22/2007. Not approved. Few details known. Some studies conducted but no formal approvals. No action for some time.	37.7803	-122.406
1335 Larkin St	Anthony Pantaleoni	1335 Larkin St	San Francisco	94109	San Francisco	TBD	Other	20	0	NA	Full App Received on 08/18/13	Application Under Review	Rumored 20 unit addition over single story historic building. Tenure type and BMR req TBD. Filed for preliminary project assessment 4/18/2013, with additional applications submitted August 2013.	37.7903	-122.419

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								Market	BMR						
5735 Mission St	Lincoln Lue Associates Architects	5735 Mission St	San Francisco	94112	San Francisco	TBD	Other	20	0	0	Project Completed on 03/01/14	Completed	20 bedroom/40 bed senior in-patient residential care facility. Still u/c as of survey date. Finished construction first half 2014.	37.7099	-122.449
3085 24th Street/2801 Folsom Street	NA	3085 24th Street	San Francisco	94110	San Francisco	TBD	Other	20	0	NA	Full App Received on 05/27/14	Application Under Review	5-story, mixed-use building with 20 dwelling units and 2,800 square feet sf of commercial space. 10 off street parking spaces with triple stackers. Has submitted a full entitlement application which is still under review at planning department.	37.7524	-122.414
1450 15th St	Ian Birchall	1450 15th	San Francisco	94103	San Francisco	For-Sale	Condo	19	4	NA	Full App Received on 05/22/14	Application Under Review	Will demo existing 6,088 square foot industrial building and construct a 5-story, 50-foot tall mixed use building. Proposed new bldg will include 23 units, 17 parking spaces, and 12 bike spaces. Prelim assessment released but full app not yet submitted.	37.7670	-122.417
832 Sutter St	Reuben & Junius LLP	832 Sutter St	San Francisco	94109	San Francisco	Rental	Apartments	18	2	0	Site Approvals Received on 02/27/14	Fully Entitled	Full approvals secured early 2014. 2 BMR units will be provided on site to satisfy inclusionary housing. BPs were in triage as of June 2014.	37.7887	-122.414
1816 Eddy St	Long Prosperity, LLC	1816 Eddy St	San Francisco	94115	San Francisco	Rental	Apartments	18	0	NA	Project Completed on 07/19/14	Completed	Finished construction late July 2014. First apartments hit market few days after. Prices run from low to mid \$2,000s for 1BDs. 2BD and PH pricing not available as of survey date.	37.7810	-122.438
899 Valencia St	Vermont Street Townhomes LLC	899 Valencia St	San Francisco	94110	San Francisco	For-Sale	Condo	18	0	NA	Broke Ground on 10/10/13	Under Construction	18 large units plus 18 u/g parking spaces in a five-story building broke ground autumn 2013. Will replace defunct gas station. Will have larger units. Delivery expected late 2014/early 2015.	37.7588	-122.421
1255 - 1275 Columbus Ave	Divisadero Hayes LLC	1255 Columbus Ave	San Francisco	94133	San Francisco	For-Sale	Condo	17	3	0	Final Map Approved on 06/08/11	Fully Entitled	3 BMR units on site or in-lieu fee will be paid. Fully entitled, applied for first BPs 6/14/2013. Shoring and demo in triage as of study date.	37.8057	-122.418
2600 Harrison Street	Kerman/Morris Architects	2600 Harrison St	San Francisco	94110	San Francisco	Rental	Apartments	17	3	NA	Full App Received on 06/20/14	Application Under Review	Construct a new 40-foot-high, four story, 27,553-sf residential building with 3,854-sf of dedicated private and common use open space. Entitlement application is on file with planning department. Under review.	37.7554	-122.412
2293 Powell St	Ian Birchall and Associates	2293 Powell St	San Francisco	94133	San Francisco	TBD	Other	17	0	NA	Full App Received on 06/16/14	Application Under Review	Will demo current structures and construct new 4-story structure with 17 units. Submitted for prelim feedback from planning in Spring 2013. Full application submitted June 2014. No timeline for approvals.	37.8056	-122.412

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								Market	BMR						
580 De Haro	Kevin Dill	580 De Haro	San Francisco		San Francisco	For-Sale	Mixed	17	0	2	Full App Received on 02/03/14	Application Under Review	Proposal is to demo all existing and build a 4-story resi building with 17 units, 16 parking spaces, and 17 bike parking spaces. Numerous entitlements still under review at planning department. No timeline for full approvals.	37.7625	-122.402
540-552 De Haro	Unknown	580 De Haro	San Francisco	94107	San Francisco	For-Sale	Mixed	17	0	0	Full App Received on 07/03/14	Application Under Review	Steeply sloped lot with existing 7k industrial building. Will construct a 4-story, 40-foot-tall resi building w/ 33,750 sf, 17 dwelling units, 16 vehicle parking spaces, and 17 bicycle parking spaces. Multiple entitlements under review with planning dept.	37.7629	-122.402
3420 18th St	Sternberg Benjamin	3420 18th St	San Francisco	94110	San Francisco	For-Sale	Condo	16	0	NA	Full App Received on 03/25/13	Application Under Review	16 units in four floor building. Unclear what CEQA will require in terms of entitlements. No timeline for full approvals as of survey date.	37.7620	-122.420
600 18th St/ 2092 3rd St	NA	600 18th St	San Francisco	94107	San Francisco	Rental	Apartments	15	3	NA	First Contact on 03/27/14	Conceptual	Six-story, 68-foot-tall, 20,540-square-foot building consisting of 18 dwelling units, 3,065 square feet of ground-floor retail, 13 vehicular spaces, and 18 bicycle parking spaces. No entitlement applications on file with planning.	37.7631	-122.389
824 Hyde St	Hanson Bridgett LLP	824 Hyde St	San Francisco	94109	San Francisco	TBD	Other	15	0	NA	Full App Received on 05/08/13	Application Under Review	New construction on site of recently demo'ed structure damaged by fire. Will build 15 units but no parking. Needs CatEx and CUP, all still pending with planning department.	37.7886	-122.417
1490 Ocean Ave	St. Anthony Real Estate, LLC	1490 Ocean Ave	San Francisco	94112	San Francisco	For-Sale	Condo	15	0	0	Site Approvals Received on 06/06/13	Fully Entitled	Project will demo existing gas station and build 15 "family-size" condos in a 45', 4-story building with 4k sf of retail and 15 parking spaces. Approved early Summer 2013. No BP activity as of study date.	37.7245	-122.458
1266-1270 9th Ave	Prado Group	1266 9th Ave	San Francisco	94122	San Francisco	Rental	Apartments	15	0	NA	Project Completed on 03/01/14	Completed	La Boulange on ground floor. Initially planned as condos. Began construction 12/12/12. Finishing const as of late Feb 2014.	37.7646	-122.466
520 9th St	Ng Architects	520 9th St	San Francisco	94103	San Francisco	For-Sale	Condo	12	0	NA	Full App Received on 08/21/13	Application Under Review	Proposal will build 12 2-bedroom condos on empty lot. Will have common roof deck, 9 car parking spaces, bike spaces. Needs MEA and variance. All entitlements pending as of survey date.	37.7708	-122.408
690 Page St	Town Consulting	690 Page St	San Francisco	94117	San Francisco	For-Sale	Townhomes	12	0	NA	Full App Received on 01/16/13	Application Under Review	Proposes to demo lot and subdivide into separate parcels. Will have 4 3-unit buildings. Needs CatEx and approved subdivision map before moving forward. All entitlements pending as of study time.	37.7731	-122.432

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								Market	BMR						
1050 Valencia	Mark Rutheford	1050 Valencia	San Francisco	94110	San Francisco	For-Sale	Condo	10	2	NA	Site Approvals Received on 09/17/12	Fully Entitled	12 unit condo building w/ 0 parking spaces. Received PC approval September 2012. N'hood groups appealed, hearings and meetings ensued. After BoS decision in early 2014 all issues now resolved, with BPs in triage as of July 2014.	37.7560	-122.421
259 Clara St	NA	259 Clara St	San Francisco	94107	San Francisco	For-Sale	Condo	8	0	NA	Full App Received on 07/01/13	Application Under Review	Stanley Saitowitz designed condo deal in SoMa. Planning currently deciding on appropriate environmental document.	37.7784	-122.404
Westside Hope SF (Westside Courts Redevelopment)	Westside Housing Initiatives LLC	2501 Sutter St	San Francisco	94115	San Francisco	Rental	Apartments	0	314	3	First Contact on 12/31/08	Inactive	Replacing 65 year old housing projects of 136 units with new 450 unit all-affordable building. Assumed 136 public units will be replaced with 136 public housing units. No activity for many years now.	37.7849	-122.442
1400 Mission St	Citizens Housing Corporation / Maracor / TNDC	1400 Mission St	San Francisco	94103	San Francisco	For-Sale	Condo	0	190	1	Broke Ground on 12/01/13	Under Construction	Satisfies BMR requirement for Lumina (Tishman Speyer). Will have 10-15 stories, 42 parking spaces in stackers, and 4,300 sf retail. Excavation and shoring permits issued Oct 2013 with demo and grading begun late 2013.	37.7753	-122.416
168 Eddy St	Tenderloin Neighborhood Development Corporation	168 Eddy St	San Francisco	94102	San Francisco	Rental	Apartments	0	153	0	Tentative Map Approved on 03/26/09	Fully Entitled	100% affordable housing by the TNDC, including approx 153 units over 13k SF retail. Will have first full-service grocery store in Tenderloin. Has encountered financing difficulties but is still active. TNDC recently extended entitlements till 2018.	37.7844	-122.410
1000-1080 Fourth St (block 13 East)	Mercy Housing California	1180 Fourth St	San Francisco	94107	San Francisco	Rental	Apartments	0	149	1	Project Completed on 06/01/14	Completed	Wrapping up final construction. Started taking applications in mid-June 2014. 99 units reserved for low-income families, remainder for formerly homeless. Will include 11k sf retail, LEED Gold rating. Mid 2014 delivery expected.	37.7736	-122.392
5800 Third - Building 4	McCormack Baron Salazar	5800 Third St	San Francisco	94124	San Francisco	Rental	Apartments	0	121	1	Broke Ground on 04/01/14	Under Construction	Building 4 (Lot 42) of 5800 3rd now proposed as 121 affordable senior rentals. Revised plan approved by Planning in October 2012. Began construction Spring 2014.	37.7257	-122.396
Franciscan Towers	TNDC/MOH	217 Eddy St	San Francisco	94102	San Francisco	Rental	Apartments	0	105	NA	Broke Ground on 04/01/14	Under Construction	MOH is acquiring the property from Tenderloin Neighborhood Development Corporation (TNDC) and ground leasing the property back to an affiliate of TNDC. TNDC commenced a major rehabilitation project in spring 2014.	37.7840	-122.411
1100 Golden Gate Av / Rosa Parks II	TNDC	1251 Turk St	San Francisco	94115	San Francisco	Rental	Apartments	0	98	2	Final Map Approved on 02/02/12	Inactive	New construction of 5-story, 145-foot tall housing tower(s) with 98 affordable senior rental units. Fully Entitled. Filed for BPs 7/12/2012. No BPs issued as of survey date. No timeline for moving forward.	37.7800	-122.429

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								Market	BMR						
101 Golden Gate Av / (old St. Anthony's Dining Room location)	Mercy Housing / Reuben & Junius / St. Anthony Foundation	121 Golden Gate Ave	San Francisco	94102	San Francisco	Rental	Apartments	0	90	0	Broke Ground on 06/24/13	Under Construction	Project will demo existing building and construct 10-story building w/90 senior affordable units and community facilities. Construction expected to wrap up by summer 2014.	37.7819	-122.412
262 7th Street	NA	262 7th Street	San Francisco	94103	San Francisco	Rental	Apartments	0	87	NA	First Contact on 05/16/14	Conceptual	Proposed new construction of 7-story building with 87 residential Single Room Occupancy units. Proposed building height 65 feet. No entitlement applications on file with planning.	37.7770	-122.409
1036 Mission Family Apartments	Tenderloin Neighborhood Dev Corp / 1036 Mission Associates LLP	1036 Mission St	San Francisco	94103	San Francisco	Rental	Apartments	0	83	0	Site Approvals Received on 06/26/14	Fully Entitled	100% Affordable resi mid-rise, with ground-floor retail in 2 buildings. Was fully entitled, but TNDC and City working with developer of 399 Fremont to determine if latter's in-lieu payment can be applied to 1036 Mission. BPs in triage as of survey date.	37.7804	-122.410
Transbay Block 7-BMR	Mercy	215 Fremont St	San Francisco	94105	San Francisco	Rental	Apartments	0	77	NA	Full App Received on 11/25/11	Fully Entitled	In 2011 Mercy and Golub won rights to buy Blocks 6/7 from SF RDA. Land already entitled under Transbay plan when land transferred. Golub currently u/c w/409 total on Block 6. Mercy will do 77 BMR units on 7 at later date. See 299 Fremont entry.	37.7887	-122.394
235 Broadway	Chinatown Community Development Center	235 Broadway	San Francisco	94111	San Francisco	Rental	Apartments	0	75	0	Broke Ground on 09/12/13	Under Construction	Broadway/Sansome Family Housing: 50-100% AMI affordable units with 5k SF retail on former fwy parcel on south side of Broadway between Sansome and Battery Streets. Expected to finish construction by YE2014.	37.7984	-122.401
50 Phelan Av / 11 Phelan Ave / 1100 Ocean Ave	Bernal Heights Neighborhood Center	11 Phelan Ave	San Francisco	94112	San Francisco	Rental	Apartments	0	71	NA	Broke Ground on 06/28/13	Under Construction	New construction of mixed-use building with approximately 60 units of affordable housing. Broke ground mid-Summer 2013. Appx 2-3 stories of superstructure up. Slated to finish within 18 months.	37.7236	-122.452
2040 O'Farrell St	Mercy Housing	2040 O'Farrell St	San Francisco	94115	San Francisco	Rental	Apartments	0	70	NA	First Contact on 08/09/13	Preliminary Review	Partial redevelopment of affordable housing project. Will demo 2 of existing 6 buildings and reno remainder. Demo'd structures to be replaced w/senior and family housing. Net new addition of 70 units. Addition of some MR housing an option but still TBD.	37.7829	-122.438
Hunter's Point Redevelopment - BMR Phase 1 (Block 49)	AMCAL Housing/Young Community Builders	350 Friedell St	San Francisco	94124	San Francisco	Rental	Apartments	0	60	NA	Site Approvals Received on 10/15/13	Fully Entitled	Was to begin construction Spring 2014. Approval date constitutes design review from OCII. All other zoning entitlements already granted under HP/BV master plan. AMI Levels will be 50%. No BPs observed at planning and no const activity seen at site.	37.7277	-122.371
200-214 6th St	Mercy Housing	200 Sixth St	San Francisco	94103	San Francisco	Rental	Apartments	0	56	0	First BP Received on 01/30/14	Stalled	Will demo existing 144 room hotel and construct new mixed-use building w/56 affordable units and +/- 3k SF of retail. DEIR was published Feb 13. Received 1st BP late Jan 2014, but no activity seen at site. Former RDA site - legal and financing hurdles.	37.7794	-122.407

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								Market	BMR						
800 Presidio Ave	Booker Washington Community Center	800 Presidio Ave	San Francisco	94115	San Francisco	Rental	Apartments	0	50	1	Final Map Approved on 03/02/12	Stalled	Project approved 3/23/2012. Filed for BPs 4/16/2012; was appealed and sued by neighborhood groups. Still clearing legal hurdles. No BPs issued as of survey date.	37.7844	-122.446
Casa de la Mision	Mission Neighborhood Center/Mercy Housing	3001 24th St	San Francisco	94110	San Francisco	Rental	Other	0	32	NA	Site Approvals Received on 01/01/14	Fully Entitled	Unclear exactly when entitlements secured. Developers plan on breaking ground late 2014.	37.7525	-122.412
6600 Third Street	Mercy Housing California	6600 Third St	San Francisco	94124	San Francisco	Rental	Apartments	0	30	1	Broke Ground on 12/05/12	Under Construction	Under construction as of Dec '12. Mercy accepting applications, doesn't expect first occupancies until 2nd half 2014.	37.7188	-122.398
One Capitol Ave	Habitat for Humanity	1 Capitol Ave	San Francisco	94112	San Francisco	For-Sale	Townhomes	0	28	1	Broke Ground on 12/05/12	Under Construction	Habitat for Humanity project. Construction being completed by volunteers, will take many years to complete. Still u/c as of survey date.	37.7109	-122.459
1600 Market St	Overtime Partners LLC	1600 Market St	San Francisco	94102	San Francisco	Rental	Apartments	0	24	0	Project Completed on 02/01/14	Pre-Leasing/Pre-Selling	Construction fencing and scattered scaffolding still up. Completion expected early 2014. Satisfies BMR component at 1960 Market St (condos). Sales office opened 3Q2013. Prices range from \$200k-\$224k.	37.7741	-122.421
226 6th St	Private	226 Sixth St	San Francisco	94103	San Francisco	Rental	Apartments	0	15	0	Project Completed on 02/01/14	Under Construction	Vertical addition to add 15 SRO units to a pre-existing residential hotel. Nearing completion.	37.7793	-122.407
Plumber Union Site	Confidential	1627 Market St	San Francisco	94103	San Francisco	Rental	Apartments	0	0	2	First Contact on 11/19/13	Conceptual	Very conceptual project with Plumbers' Union seeking qualified developers to enter ground lease and develop unused portions of site. Project must preserve SRO hotel on 12th St. 85' height limits, no unit counts. Product type/tenure TBD.	37.7738	-122.420
Joe's Cable Car	TBD	4320 Mission St	San Francisco	94112	San Francisco	Rental	Apartments	0	0	NA	First Contact on 02/01/14	Conceptual	Joe recently shut restaurant and sold property to unnamed apartment developer. No applications submitted, but 40' heights in place by right.	37.7284	-122.432
939 Ellis St	Columbia Pacific Advisors	939 Ellis St	San Francisco	94109	San Francisco	TBD	Other	0	0	NA	First Contact on 05/15/14	Conceptual	CPA closed on existing structure (currently a 116k sf office building) with intention of converting to senior housing once tenants vacate in 2015. Developer has not applied for any entitlements as of survey date. Unit count, tenure, and BMR all TBD.	37.7835	-122.422

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								Market	BMR						
Berryessa Crossing Mixed Use (Flea Market Mixed Use (All Phases except Phase 1))	Brian Bumb - The Flea Market	1590 Berryessa Rd	San Jose	95133	San Jose	Rental	Apartments	2,818	0	120	Tentative Map Approved on 12/03/10	Fully Entitled	Built around plans for future Berryessa BART station. App received 12/21/12 to build 44 new SFD units and 34 new SFD. Landscaping permit submitted 1/16/2013. Permit Adjustment to move model units and sales trailer approved 9/5/13.	37.3696	-121.879
Communications Hill	KB Homes	2933 St Florian Way	San Jose	95136	San Jose	For-Sale	Mixed	2,200	0	79	Full App Received on 03/15/13	Application Under Review	2nd phase of long term FS project. 900 THs/Flats, 375 det alley THs, 300 det row THs, 460 podium condos, and perhaps 165 apts. No BMR reqs yet. Should be fully entitled in next 6-12 months. EIR currently underway. Arch plan resubmit on 6/14/13.	37.2868	-121.855
Hitachi Site Lot 1	Shea Homes	5601 Great Oaks Pkwy	San Jose	95123	San Jose	TBD	Mixed	900	0	41	First Contact on 12/02/02	Conceptual	No specific details yet. Unit count is maximum allowed. Permitted uses are vertical mixed use and multi-family residential. Tenure TBD.	37.2515	-121.798
South Village (Hitachi) / Hitachi Site Lot 10, 12, 15	Lennar Homes	Raleigh Rd	San Jose	95123	San Jose	For-Sale	Mixed	836	0	41	Site Approvals Received on 12/20/12	Pre-Leasing/Pre-Selling	836 total homes allowed. As of survey, BPs for 6 TH and 4 SFDs under inspection, 101 TH and 8 SFDs in Intake; 104 SFDs, 191 apartments, and 343 THs in Tech Review. Developer was actively grading in November 2013. Will have 5 n'hoods, 4 released by YE2014.	37.2427	-121.796
Epic Apts (Cadence Campus (Phase II))	Essex Property Trust	555 River Oaks Parkway	San Jose	95134	San Jose	Rental	Apartments	769	0	NA	Broke Ground on 07/01/12	Pre-Leasing/Pre-Selling	Began leasing early Nov 2013. Const not expected to finish until late-2014.	37.3996	-121.920
Great Oaks Mixed Use (iStar Site Housing)	Hunter Storm Properties	5941 Monterey Rd	San Jose	95119	San Jose	For-Sale	SFD	720	0	78	Full App Received on 11/21/12	Application Under Review	Planned Development Rezoning to allow 720 residential units, 154k SF commercial, and 260k SF office and commercial, 78.4 acre site. Under review, project previously dropped in '07 and withdrawn '13.	37.2431	-121.785
Ohlone Mixed Use	Republic Urban Properties	860 W San Carlos St	San Jose	95126	San Jose	TBD	Other	707	0	8	Full App Received on 02/27/13	Application Under Review	Large TOD project. Combination of flats and townhomes on 8 acre site. App submitted 2/27/13 for 600 to 800 units and 12.5K SF retail. Developer withdrew from planning commission early Dec 2013, and wants to rezone to lower density for financial reasons.	37.3231	-121.907
Newbury Park Mixed Use (King & Dobbin Transit Village)	San Jose Transit Village Partners, LLC	686 N King Rd	San Jose	95133	San Jose	For-Sale	Townhomes	657	0	25	Tentative Map Approved on 01/08/08	Inactive	Inactive. Umbrella entry for Newbury/SJ Transit Village. Kings Crossing and Belovida affordable housing under construction and units counted separately (and subtracted from this project's total). Submitted drawings 10/13/2010.	37.3674	-121.866
Ascent (Hitachi Site Lot 8)	Shea Apartments	5805 Charlotte Drive	San Jose	95123	San Jose	Rental	Apartments	649	0	11	Site Approvals Received on 05/03/13	Under Construction	Planned Development Permit to allow construction of 649 multi-family dwelling units on a 10.81 acre site. Expected completion date early 2015.	37.2471	-121.801

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								Market	BMR						
Silvery Tower Apts (KT Downtown Project)	KT Properties	187 N San Pedro Cir	San Jose	95110	San Jose	For-Sale	Condo	643	0	2	Site Approvals Received on 02/28/14	Fully Entitled	Two sister towers, 22-story East Tower (335 units) and 20-story West Tower (277 units). Developer submitted conceptual plans to city in Sept 2013. Development permit was approved 2/28/14.	37.3373	-121.895
Tasman Apartments (The Domain Phase 2)	Equity Residential	81 Vista Montana	San Jose	95134	San Jose	Rental	Apartments	554	0	9	Broke Ground on 01/01/13	Under Construction	Demolition of existing structures BP granted 4/26/2012. Submitted for permits to build models and Buildings 1, 2, 3, and 4 in 2012. Began vertical construction Sept 2013, will deliver March 2016.	37.4153	-121.955
Japantown Corporation Yard	Williams & Dame Development Inc	696 N 6th St	San Jose	95112	San Jose	For-Sale	Condo	552	48	5	Zoning Approved on 01/01/10	Preliminary Review	552 market-rate condo units, up to 48 live/work units, <25k SF of retail space, 60k SF of community amenity space, up to 784 underground/surface parking spaces, and approx 0.75 acres of community open space. EIR completed 5/2/14.	37.3509	-121.894
The Verdant - Northpointe	Fairfield Residential LLC	3700 Casa Verde St.	San Jose	95134	San Jose	Rental	Apartments	498	0	7	Project Completed on 05/01/14	Completed	3 Apartment buildings of 156, 184, and 158 units. Has condo component as well, for total of 704 units (see other entry). Project completed 5/14. Units available for lease.	37.4134	-121.939
Berryessa Crossing (Phase 2)	TBD	1590 Berryessa RD	San Jose	95133	San Jose	TBD		494	0	8	Site Approvals Received on 03/08/13	Fully Entitled	Planned Development to allow up to 495 units in the A(PD) Planned Development Zoning District on 8.1 gross acre site	37.3705	-121.877
Verona at Montecito Vista (Montecito Vista Lots 6 and 7)	Integral Communities	80 Montecito Vista Dr	San Jose	95111	San Jose	Rental	Apartments	439	0	6	Site Approvals Received on 11/30/12	Fully Entitled	BMR units fulfilled in senior living parcel of project. Existing drawings on file at SJ planning suggest rental apartments in 4s wood-frame bldgs w/wrapped parking structure. Permit for 439 unit apartment building currently in Intake.	37.2918	-121.852
River Oaks Apts (East)	Irvine Company	405 River Oaks Parkway	San Jose	95134	San Jose	Rental	Apartments	438	0	8	Broke Ground on 12/01/12	Under Construction	Irvine bought property in 11/11 and is planning high-end apts. Site is fully cleared and graded. Applied to Tentative Condo Map on 2/29/12. Wood framing up as of late 2013.	37.4043	-121.925
Santana Row (balance)		330 S Winchester BL	San Jose	95128	San Jose	TBD		434	0	NA	Full App Received on 11/13/13	Application Under Review	434 unit development on a 42.53 acre site. Developer is looking to increase commercial sf by 565,641 and residential units by 47.	37.3222	-121.949
Vendome Place		88 Asbury Street	San Jose	95110	San Jose	Rental		433	0	NA	Site Approvals Received on 04/17/12	Fully Entitled	Planned Development Zoning District to increase building height from 150 to 200 feet, and to add 100 units to the approved 400 units for a total of 500 multi-family attached residential units on a 2.80 gross acre site	37.3497	-121.902

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								Market	BMR						
Century Towers Mixed Use (Combined project)	Barry Swenson Builder - Green Valley Corp	1733 N. 1st St	San Jose	95112	San Jose	Rental	Apartments	378	0	2	Site Approvals Received on 05/22/14	Fully Entitled	Initially set for 440 units btwn two towers. Developer delays caused PC to drop unit count to 394. New app submitted 12/11/13 to allow one 12-story tower with 378 units. Development Permit approved 5/22/14.	37.3684	-121.915
Pepper Lane Mixed Use		Berryessa Road	San Jose	95133	San Jose	TBD		371	0	21	Site Approvals Received on 10/10/08	Under Construction	Under Construcion: 371 residential units, 30,000 sq ft of retail space and to allow a drive-thru pharmacy use on a 20.52 gross acre site.	37.8157	-121.865
Brandon Park (Parcel 1)	Irvine Company	3469 N 1st St	San Jose	95134	San Jose	Rental	Apartments	369	0	NA	Broke Ground on 11/21/12	Under Construction	Parcel consists of 369 units and 21,000sf retail. Expected to deliver as phase IV of project in late 2015. Foundation work is complete and project is currently in framing phase.	37.4032	-121.944
Centerra	Simeon Residential Properties	81 N. Almaden Ave	San Jose	95110	San Jose	For-Sale	Condo	347	0	1	Broke Ground on 09/12/13	Under Construction	Simeon took over from Barry Swenson and renamed in 2012. Broke ground 9/12/13. Minimum 2 year construction. March 2014 - framing of lower floors has begun.	37.3360	-121.895
Libitzky Mixed Use (Cannery Park Village)	Libitzky Development Corp.	357 E Taylor St	San Jose	95112	San Jose	Rental	Apartments	332	71	9	Zoning Approved on 09/16/11	Fully Entitled	Hybrid Market/BMR apartment plan - received some site approvals in Feb 2011. Some community opposition to height and envr issues. 403 unit plan approved by PC 9/16/2011. Site is still a functional brewery for Gordon Biersch as of June 2014.	37.3542	-121.891
One South Market	Essex Property Trust	1 SouSouth	San Jose	95113	San Jose	Rental	Apartments	312	0	1	Broke Ground on 05/01/13	Under Construction	Essex has 55% interest with JV partners KT Properties and Spring Capital Group in 312 apartment unit 23-story building. Construction started Q2/13. Project currently under construction with plumbing revision plan submitted 4/11/14.	37.3349	-121.892
River Oaks Apts (West) (199 River Oaks Parkway/ 3401 Iron Point Drive)	Bay West Development	199 River Oaks Parkway	San Jose	95134	San Jose	Rental	Apartments	293	0	4	Broke Ground on 07/01/12	Under Construction	Bay West took over from BRE. Fully graded and podium poured. Well into construction process with most floors built out. Final electrical complete. Not yet pre-leasing on company website.	37.4052	-121.932
Brandon Park (Parcel 2)	Irvine Company	3469 N 1st St	San Jose	95134	San Jose	Rental	Apartments	293	0	33	Broke Ground on 11/21/12	Under Construction	Site graded and cleared. Expected to deliver as 5th phase of Riverview project, in late 2016. Permit for 293 unit apartment building over podium garage in tech review.	37.4031	-121.942
Brandon Park (Parcel 3)	Irvine Company	3469 N 1st St	San Jose	95134	San Jose	Rental	Apartments	289	0	33	Broke Ground on 08/01/13	Under Construction	Currently holds existing fully occupied office building. Expected to add additional height to 4-story plan to "create a more dominant urban building form" in lieu of high-rise planned for Parcel 1. No new docs in planning.	37.4040	-121.942

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								Market	BMR						
Brandon Park (Parcel 4)	Irvine Company	3469 N 1st St	San Jose	95134	San Jose	Rental	Apartments	271	0	33	Broke Ground on 11/21/12	Under Construction	2-story podium completed. Project in final phases of construction. Project is expected to be delivered Q3/Q4 2014.	37.4028	-121.944
Ohlone Mixed Use (Phase 1)	Republic Urban Properties	Auzerais Ave	San Jose	95126	San Jose	TBD	Other	263	0	3	Full App Received on 03/29/12	Application Under Review	Planned Development to construct 263 attached residential units and 12,000 square foot of retail space on the A(PD) Planned Development Zoning District on 2.66 gross acre site.	37.3222	-121.902
Fruitdale Station (Phase 2)	De Anza Properties	1520 Southwest Expwy	San Jose	95126	San Jose	Rental	Apartments	256	0	6	Broke Ground on 07/01/12	Under Construction	Finished Phase I in 2008, put remainder on hold. Phase 2 still under construction rough electrical was approved 6/10/14.	37.3103	-121.917
Avalon Morrison Park	Avalon Bay Communities	899 W. Julian St	San Jose	95126	San Jose	Rental	Townhomes	250	0	4	Project Completed on 03/21/14	Completed	Originally planned as condos and halted from '08-'11. Final inspections completed 3/14. Apartments currently available for lease.	37.3345	-121.908
Hyundai Site (Parcel A)	Legacy Partners Residential	Montague Expressway	San Jose	95134	San Jose	For-Sale	Townhomes	247	0	NA	Tentative Map Approved on 12/14/07	Conceptual	Part of larger Hyundai Site master plan approved in mid 2000s. No activity since 2008 outside of permit extensions. All permits now expired but general interest in site remains.	37.3965	-121.940
Berryessa Crossing (North, Phase 1)	KB Home	1590 Berryessa Rd	San Jose	95133	San Jose	For-Sale	SFD	242	0	10	Broke Ground on 07/01/13	Pre-Leasing/Pre-Selling	Phase I of large proposed development project at site of future Berryessa BART. Some prelim approvals in place. 1/2 SFD, 1/2 TH. Currently under construction. Developer currently selling SFD.	37.3725	-121.881
San Pedro Square (Tower 1)	Barry Swenson Builder Green Valley Corp	195 W Julian St	San Jose	95110	San Jose	For-Sale	Condo	240	0	2	Full App Received on 01/16/13	Partially Entitled	Prepending City Approval: Tower 1 of 3 tower project. Site development permit approved 2/14 for demolition of existing buildings. Environmental Review also approved 2/14.	37.3394	-121.897
The Pierce	Sares Regis Group	561 S Market St	San Jose	95113	San Jose	Rental	Apartments	234	0	2	Site Approvals Received on 11/04/13	Pulling Permits	Sares Regis planning +/-230 units plus 3,500sf of retail space. Site Development Permit was approved on 11/4/2013. BPs are under review for demolition of all buildings on site.	37.3273	-121.885
Newbury Park Mixed Use	Republic Urban Properties	Dobbin Drive	San Jose	95133	San Jose	TBD		230	0	3	Full App Received on 06/25/13	Fully Entitled	Planned Development Permit to allow a mixed use development (including up to 230 multi-family attached residential units and up to 12,000 square feet for commercial uses) on a 2.86 gross acre site	37.3653	-121.867

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								Market	BMR						
Meridian at Midtown	Republic Urban Properties	1432 West San Carlos Street	San Jose	95126	San Jose	Rental	Apartments	218	0	4	Broke Ground on 10/15/13	Under Construction	Project restarted in 2012. Preliminary construction underway as of 7/2013; Garage complete. Recently converted from condos to rental apartments. Began full construction 10/15/2013, with 24 month build out. Leasing begins fall 2014.	37.3232	-121.915
Brandon Park (Parcel 5)	Irvine Company	3471 N 1st St	San Jose	95134	San Jose	Rental	Apartments	213	0	3	Broke Ground on 11/21/12	Under Construction	This is expected to be the 3rd phase of the Brandon Park (formerly Riverview) project. Major Permit Adjustment approved and Site Plan drawings submitted 2/7/2013. Currently under construction with rough framing and electrical 6/14.	37.4017	-121.943
Santana Row (Misora)	Federal Realty Investment Trust	388 Santana Row	San Jose	95128	San Jose	Rental	Apartments	212	0	NA	Project Completed on 02/01/14	Completed	Actual location at SW corner of Hatton & Olin. First phases (studios) preleasing, many already spoken for as end 3Q13. 1st move-ins early Oct 13 with remainder in Jan 2014. Finishing final inspections as of survey date.	37.3202	-121.947
Northpointe Mixed Use (Condos)	Fairfield Residential LLC	3811 Zanker Road	San Jose	95134	San Jose	For-Sale	Condo	206	0	3	Final Map Approved on 12/30/08	Fully Entitled	Site graded but vacant. Has rental component as well. No timetable for ground-breaking. Planned Development Permit/Stormwater plan currently under review.	37.4134	-121.939
Latitude	Fairfield Development	3737 Casa Verde Street	San Jose	95134	San Jose	Rental	Apartments	206	0	NA	Project Completed on 07/01/14	Under Construction	V Shaped apartment complex with a central courtyard adjacent to The Verdant apartments. Currently under construction: framing and electrical. Projected lease commencement date of July 2014	37.4129	-121.939
The 88 Condos (Phase 2)	Wilson Meany Sullivan LLC / Block 3 Development Partners LLC	88 E San Fernando St	San Jose	95113	San Jose	For-Sale	Condo	203	0	2	First Contact on 11/15/04	Inactive	No activity since 12/6/2007. No approvals. Phase 1 recently sold out. Last BP issued in 2008. This phase is currently inactive. Development permit has been withdrawn.	37.3343	-121.887
Epic Apts (Cadence Campus (Phase III))	Essex Property Trust	555 River Oaks Parkway	San Jose	95134	San Jose	Rental	Apartments	200	0	NA	Broke Ground on 07/01/12	Under Construction	Project under construction, not yet fully complete. Leasing office BP status: Estimated completion Q1 2015	37.3996	-121.920
505 Lincoln Ave	Sobrato Organization	505 Lincoln Ave	San Jose	95126	San Jose	Rental	Apartments	190	0	3	Full App Received on 10/24/13	Application Under Review	5-story tower, second phase of multi-building apartment project approved in 2007. First part built and fully occupied 2012. Planning Department has recommended approval of project.	37.3195	-121.909
Cottle Station Mixed Use (Hitachi) Lots 4, 5, 6, 7	JDA West	5600 Cottle Rd	San Jose	95123	San Jose	Rental	Apartments	187	47	6	Tentative Map Approved on 01/30/14	Fully Entitled	JDA West recently bought from MacFarlane. Project previously entitled for apartments. Tentative map was submitted 11/13 and was approved 1/30/14.	37.2501	-121.802

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								Market	BMR						
Anton La Moraga (Hitachi)	St. Anton Partners	5822 Charlotte Drive	San Jose	95123	San Jose	Rental	Apartments	185	90	6	Broke Ground on 03/01/13	Pre-Leasing/Pre-Selling	Began construction Spring 2013. Plans for two apartment buildings and two parking structures currently in tech review. Planner says construction well underway. Slated for completion Summer 2014. Pre-leasing and applications 6/14.	37.2444	-121.801
Enzo (Enso)	Fairfield Development	175 Baypointe Parkway	San Jose	95134	San Jose	Rental	Apartments	183	0	3	Project Completed on 05/01/14	Completed	Phase I under construction. Curb work and landscaping not yet begun. Phase I began leasing late 2013. Phase II has podium poured and 1st and 2nd story framed; PHII will deliver mid 2014. Project completed Q2/14.	37.4124	-121.942
Park Family/Senior Apts	Santa Clara County Housing Authority	777 Park Ave	San Jose	95126	San Jose	Rental		181	0	2	Full App Received on 04/09/13	Application Under Review	Planned Development Zoning to allow the construction of up to 182 multi-family attached units (family and senior apartments) in the A(PD) Planned Development Zoning District on 2.14 gross acres site	37.3263	-121.904
North Tenth Street Apartments	Hudson Industrial Equities, Inc	825 N. 10th St	San Jose	95112	San Jose	Rental	Apartments	166	0	3	Site Approvals Received on 02/08/13	Under Construction	Parcel map was reviewed by Parcel Map Technical team in Fall 2012. Planned Development Permit approved 8/14/2012. Stormwater permit applied for on 1/23/2013 and cleared by Technical Review on 9/10/2013. Demolition Permit 10/17/13.	37.3564	-121.893
Post/San Pedro Apts	DiNapoli Capital Partners	S San Pedro Street	San Jose	95113	San Jose	Rental		156	0	1	Full App Received on 09/30/13	Preliminary Review	Comprehensive Preliminary Review for a 19-story high rise building with 156 residential units, 4,100 square feet of retail space, and a six-story parking garage (with three levels below ground) on a 0.50 gross acre site.	37.3354	-121.893
City Hall Parking Lot	Symphony Development	193 E Santa Clara	San Jose	95113	San Jose	Rental	Apartments	150	0	NA	First Contact on 01/25/13	Conceptual	Unit count and tenure are TCG estimates based on developer's track record and allowed building height. Developer closed on land Jan 25 2013. No permits in SJ's system as of 6/14.	37.3386	-121.886
Brandon Park (Parcel 6)	Irvine Company	3471 N 1st St	San Jose	95134	San Jose	Rental	Apartments	134	0	2	Broke Ground on 08/01/13	Under Construction	2nd phase of the Brandon Park (formerly Riverview) Project. 2015 delivery expected. Swimming pool and spa currently in Tech Review. Project currently in framing phase.	37.4021	-121.946
Orchard Park (Brokaw and Old Oakland Road Redevelopment)	Fox Properties/Morley Bros.	1040 E. Brokaw Road	San Jose	95131	San Jose	For-Sale	Condo	132	0	16	Site Approvals Received on 11/20/12	Under Construction	Application previously approved in 2012 for revised unit count. Arduous EIR process complete. Commercial component still under consideration. BPs for 12 new condo buildings totaling 132 units under tech review as of 12/31/13.	37.3816	-121.898
Hyundai Site (Parcel D)	Legacy Partners Residential LLC	Montague Expressway	San Jose	95134	San Jose	Rental	Apartments	127	0	2	Tentative Map Approved on 06/22/07	Conceptual	Part of larger Hyundai Site master plan approved in mid 2000s. No activity since 2008 outside of permit extensions. All permits now expired but general interest in site remains.	37.3974	-121.940

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								Market	BMR						
Almaden Apartmetns	Erik Schoennauer	1807 Almaden	San Jose	95125	San Jose	TBD		124	0	2	Full App Received on 08/16/13	Application Under Review	Planned Development Rezoning from the R-1-5 Single Family Residence Zoning District to the RM(PD) Planned Development Zoning District to allow development of up to 124 multi-family attached residential units in an 8-story building on a 1.8 gross acre site	37.3021	-121.880
27 N 6th St	Symphony Development	27 N 6th St	San Jose	95112	San Jose	Rental	Apartments	119	0	NA	First Contact on 07/01/13	Conceptual	Developer bought parking lot behind Vintage Tower. Plans include 119 apartments for students. No permits, applications or entitlements on file but developer has spoken with press about intentions.	37.3392	-121.886
Cottages at Mirassaou (Evergreen Place)	Summerhill Homes	3000 Aborn Rd.	San Jose	95135	San Jose	For-Sale	SFD	107	0	15	Broke Ground on 08/01/12	Pre-Leasing/Pre-Selling	BP application filed Sep. 2011, "Ready to issue" as of 7/17/2012. As of Feb 2013, 3 model homes and leasing office open, and other units are selling. BPs for 87 units in Tech Review, with 6 more in Intake. Over 99% sold as of 6/14.	37.3153	-121.777
Hyundai Site (Parcel B)	Legacy Partners Residential LLC	Montague Expressway	San Jose	95134	San Jose	Rental	Apartments	104	0	1	Tentative Map Approved on 06/22/07	Conceptual	Part of larger Hyundai Site master plan approved in mid 2000s. No activity since 2008 outside of permit extensions. All permits now expired but general interest in site remains.	37.3971	-121.940
Summerwind Apts (annex)	Peninsula West LLC	2055 Summerside Dr	San Jose	95122	San Jose	For-Sale	Condo	103	0	NA	Zoning Approved on 10/17/13	Partially Entitled	Waiting for PD Zoning approval and other entitlements in order to demo existing rec center and build new condo tower. CEQA approved 8/22/12. Rezoning app for up to 103 MF attached units added to existing MF complex approved 10/17/2013.	37.3176	-121.842
Ajisai Gardens Apartments	ROEM Development Corp	302 E. Taylor St.	San Jose	95112	San Jose	Rental	Apartments	103	0	2	Broke Ground on 09/16/13	Under Construction	Revision plan filed 12/2011 converting TH to 100 apartments approved 6/1/2012. BP for 3-story building with 103 units submitted 2/1/2013. Fire and Building apps received Oct 2013. Building Plan sub 10/21/13 in review. Broke ground 9/13, framing 6/14.	37.3521	-121.893
Murano at Montecito Vista (Lot 4)	Integral Communities	Esfahan Ct	San Jose	95111	San Jose	Rental	Apartments	100	0	5	Site Approvals Received on 06/07/13	Fully Entitled	PD was under review as of 7/23/2012. 6/7/13 Tentative Map to subdivide 1 parcel into up to 100 lots (and associated common lots) for an attached residential project of 19 buildings on a 4.88 gross acre site. Still in Tech Review.	37.2908	-121.855
Balbach Condos	SiliconSage Builders	180 Balbach	San Jose	95110	San Jose	For-Sale	Condo	100	0	2	Zoning Approved on 02/21/14	Application Under Review	Old project that has started and stopped many times. Plans for 100 unit attached residential on 1.5 acre site. Zoning submitted to PD 7/17/13 and approved 2/21/14.	37.3273	-121.888
Centered on Capitol	Trumark Companies	1328 N. Capitol Ave	San Jose	95132	San Jose	For-Sale	Townhomes	94	0	4	Broke Ground on 09/01/12	Pre-Leasing/Pre-Selling	BP application approved 4/12/2012. Broke ground Sept 2012. Construction nearly complete as of June 2013. Model homes had grand opening on June 22, 2013, and sold 14 homes. Currently showing and under inspection.	37.3917	-121.865

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								Market	BMR						
Brookside Estates / Guadalupe Mines Housing	Brookfield Brookside	6411 Guadalupe Mines Rd	San Jose	95120	San Jose	For-Sale	SFD	89	0	16	Broke Ground on 04/04/12	Pre-Leasing/Pre- Selling	Permit to allow new construction issued 4/4/2012. Reduced to 89 units. Temporary Tract Sales Office structure approved 2/4/12. Currently pre-qualifying buyers.	37.2193	-121.908
Young Ranch	YCS Investments	5880 Silver Creek Valley Rd	San Jose	95138	San Jose	For-Sale	SFD	87	16	200	Full App Received on 09/05/12	Application Under Review	Faces significant physical constraints- poor access, landslide risk, butterfly habitat. Developer submitted app Sept. 5, 2012. No entitlements yet. CEQA and subdivision apps expected in January 2014. PC will likely take project up in summer 2014.	37.2585	-121.758
Race Street Terrace	Race Street Investment LLC	253 Race St	San Jose	95126	San Jose	Rental	Apartments	80	0	2	Site Approvals Received on 12/17/13	Fully Entitled	PD zoning approved 5/2013. Planned Development Permit Application submitted 6/26/13. PC hearing on 9/30/13. EIR approved 11/5/2013. New GPA increased unit count from 70 to 80. No timeline for construction.	37.3253	-121.912
The Alameda Mixed Use	Chandler Pratt Partners, LLC	785 The Alameda	San Jose	95126	San Jose	Rental		70	0	NA	Site Approvals Received on 08/20/13	Fully Entitled	Planned Development Zoning District to allow up to 70 residential units and a minimum of 22,651 square feet of commercial uses. Approved.	37.3324	-121.905
Bascom Senior Assisted Living	Sunrise Senior Living Management Inc	2517 S. Bascom Ave	San Jose	95008	San Jose	Rental	Apartments	69	0	NA	Tentative Map Approved on 06/11/08	Inactive	Assisted living facility for seniors. Inactive - no activity since 2008. BP application expired. Entitlements still active as of 12/28/13, but planner says original developer may no longer owns the property.	37.2772	-121.933
Parc 22 Townhomes (22nd & William Housing)	22nd & Williams St. LLC / Charles Davidson	1090 E William St.	San Jose	95116	San Jose	For-Sale	Mixed	67	0	3	Site Approvals Received on 07/08/12	Under Construction	Applied for BP in 2008, but stalled due to financing. New app for BPs to build 5 SFDs and 62 condos submitted Dec 2012. PD Permit for arch changes to previous plan approved 9/2012. Grading permit approved 12/2012. Construction commenced late 13/early 14	37.3408	-121.863
Edwards Mixed Use	MAK Studio	955 S. 1st Street	San Jose	95110	San Jose	Rental	Apartments	50	0	1	Final Map Approved on 07/02/10	Pulling Permits	Planned Development Permit to demolish existing structure and allow up to 50 residential units and approx. 5350 sq. ft. of commercial space on a 1.09 acre site approved 11/23/2009. Went into Building Plan/ Technical Review on Dec 20, 2013.	37.3214	-121.879
Hyundai Site (Parcel C)	Legacy Partners Residential	Montague Expressway	San Jose	95134	San Jose	Rental	Apartments	50	0	2	Tentative Map Approved on 06/22/07	Conceptual	Part of larger Hyundai Site master plan approved in mid 2000s. No activity since 2008 outside of permit extensions. All permits now expired but general interest in site remains.	37.3971	-121.940
565 Lorraine Street	Dean Hanson	565 Lorraine Ave	San Jose	95110	San Jose	For-Sale	Condo	30	0	0	Full App Received on 11/14/13	Application Under Review	Site Development Permit to demolish existing single-family building and construct 30 unit multi-family attached resi building w/ 2,507 sf of commercial space on a 0.103 gross acre site. Approval pending.	37.3260	-121.900

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								Market	BMR						
Westmount Homes -SFD	Standard Pacific Homes	790 N. 10th St.	San Jose	95112	San Jose	For-Sale	SFD	30	0	2	Broke Ground on 06/01/13	Under Construction	1/2 TH, 1/2 SFD. See 2nd Westmount entry. Submitted for most BPs in May 2013. As of survey date, 3 units are ready to be issued permits, 4 units under inspection, and 4 units in intake. Website announces grand opening and lists 'ready to build' homes.	37.3557	-121.892
Westmount Homes-TH	Arcadia Homes, Inc	790 N. 10th St.	San Jose	95112	San Jose	For-Sale	Townhomes	30	0	1	Broke Ground on 06/01/13	Under Construction	1/2 TH, 1/2 SFD. See 2nd Westmount Square entry. Submitted for most BPs in May 2013. As of survey date, 4 units in Tech Review, 11 units in Inspection, and 11 units in Intake. Website announces grand opening 'ready to build' homes.	37.3557	-121.892
8th & William Street Condominiums	JPH Consulting Paulo Hernandez	346 E. William Street	San Jose	95112	San Jose	For-Sale	Condo	28	0	1	Zoning Approved on 12/01/12	Partially Entitled	A Planned Development Rezoning to allow development of a 4-story, mixed use project with up to 28 attached resi units. CEQA had public review in Dec 2012. Council approved the MND and rezone in 2013. PD permit and traffic report still pending.	37.3319	-121.878
Almaden Road and Coleman	Barry Swndon Builder	Almaden Road	San Jose	95120	San Jose	For-Sale	Townhomes	27	0	1	First Contact on 08/15/13	Preliminary Review	Planned Development Permit to construct 27 single-family attached residential townhomes on a 1.42 gross acre site. Review letter sent by PC, but formal entitlement process has yet to start.	37.2432	-121.874
2482 Almaden Expressway	Skylark Investors/Warmington	2482 Almaden Expressway	San Jose	95125	San Jose	For-Sale	Townhomes	24	0	1	Site Approvals Received on 10/16/13	Fully Entitled	24 single-family attached project on a 1.1 acre site. Planned Development permit approved 10/16/13. Has MND to satisfy CEQA. Unit count has decreased from 32 to 24. Will have 28 parking spaces.	37.2812	-121.881
Esfahan Drive	The Montecity Vista Project Owner, LLC	Esfahan Drive	San Jose	95111	San Jose	TBD		22	0	2	Site Approvals Received on 04/16/14	Fully Entitled	Planned Development Permit (Approved) to allow the development of up to 22 residential units and 17,500 square feet of retail on a 2.05 gross acre site.	37.2935	-121.852
12710 Mabury Road	Murphy A Sabatino Jr Trustee & et al.	12710 Mabury Road	San Jose	95133	San Jose	For-Sale	SFD	18	0	3	Zoning Approved on 08/20/13	Partially Entitled	Planned Development Zoning District to allow up to 20 SFD on a 3.42 gross acre site. Brought to the PC in Dec 2012. EIR and zoning permits approved by CC in Aug 2013. Other site permit applications still under review. Project/Lot Sold 1/14.	37.3710	-121.862
Dove Hill Road	Dove Hill LLC	3810 Dove Hill Road	San Jose	95121	San Jose	For-Sale	SFD	17	0	7	Site Approvals Received on 04/09/14	Fully Entitled	Planned Development Permit to allow construction of up to 16 new single family detached homes and modifications to one existing single family home on 7.24 gross acre site. Development Permit was approved on 4/9/14.	37.2939	-121.809
Orvieto Senior Apartments (B)	ROEM Development Corporation	88 Montecito Vista Dr.	San Jose	95111	San Jose	Rental	Apartments	1	105	2	Site Approvals Received on 01/11/13	Under Construction	Listed as approved. First BP pulled many years ago, still no construction. On 9/11/12, EIR approved at CC hearing. CC also approved PD Permit in Jan 2013. Application ext in Oct 2013 and dev submitted plumbing plan for tech review in 12/2/2013.	37.2920	-121.852

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								Market	BMR						
Rosemary Housing	ROEM Development / 1st and Rosemary Senior Housing LP	1290 N. 1st St.	San Jose	95112	San Jose	Rental	Apartments	0	290	4	Broke Ground on 08/08/12	Completed	Has 106 senior and 184 family units in separate buildings. Broke ground August 8, 2012. Project completed late 2013/early 2014.	37.3608	-121.906
Virginia Terrace	Core Affordable Housing	250 E. Virginia St	San Jose	95112	San Jose	Rental	Apartments	0	238	4	Site Approvals Received on 04/19/13	Fully Entitled	1-yr extension of development permit granted 4/13/12. PD Permit approved 3/26/13, w/ amendment approved 4/19/13. BP to demo existing warehouse submitted 10/20/13. Tract/Multifamily app submitted late '13, in tech review. Full const begins sometime in'14.	37.3264	-121.876
Donner Lofts	MidPen Housing	156 E. St. John St	San Jose	95112	San Jose	Rental	Apartments	0	156	0	Final Map Approved on 02/11/11	Fully Entitled	Project fill entitled. Construction is expected to commence 12/15. Developer sought \$4.9 million construction loan from the city in 2/13 and received a 1 year ext. with slight modifications. Project is currently under planning historical review.	37.3391	-121.888
North San Pedro Apts	First Community Housing	201 Bassett St	San Jose	95110	San Jose	Rental	Apartments	0	135	1	Tentative Map Approved on 12/16/11	Fully Entitled	Conditional Use permit granted 12/16/2011. Units will be preceded by an infrastructure project. Announcement of dev application posted on property in early 2013. No BPs have been filed.	37.3400	-121.898
South 2nd Mixed Use	First Community Housing	1140 S. 2nd St.	San Jose	95112	San Jose	Rental	Apartments	0	135	1	Tentative Map Approved on 11/14/08	Inactive	Still no action since site approval/stormwater permitting in 2009. Project still under review. Tent map and zoning permit applications submitted 11/14/2008.	37.3201	-121.877
Park Avenue Lofts	AGI Capital & Avant Housing	777 Park Ave	San Jose	95126	San Jose	Rental	Apartments	0	125	2	Full App Received on 08/20/12	Application Under Review	ProLong history: Initial plans filed 12/6/11. New submission 8/20/12 added senior component. 1-year extension for 125-unit plan granted on 10/15/12. Entirely new app w/new plans submitted 4/9/13 for 181 units of family and senior apts. Still pending.	37.3266	-121.904
The Metropolitan / 2112 Monterey Road / Markham Terrace Apts	2112 Monterey Road, LP / Charities Housing	2112 Monterey Rd.	San Jose	95112	San Jose	Rental	Apartments	0	102	3	Final Map Approved on 07/15/11	Fully Entitled	Previous structures (SRO and restaurant) demolished. Notice of Development Proposal signage posted on site in Jan 2013. Received approval for Planned Development Permit and zoning in July of 2011. Approval expires 7/15/14.	37.3057	-121.863
Senter Road Family Apts	Charities Housing	2500 Senter Road	San Jose	95111	San Jose	Rental	Apartments	0	102	3	Site Approvals Received on 09/21/10	Partially Entitled	Planned Development Zoning to construct a 102-unit affordable family apartment community on 3.46 gross acre site	37.3073	-121.846
Ford Apts (Monterey Villa & Ford Road Plaza)	Eden Housing	233 Ford Rd.	San Jose	95138	San Jose	Rental	Apartments	0	95	3	Broke Ground on 05/21/12	Under Construction	Monterey Villa (233 Ford Road): 20 Developmentally Disabled Units(Construction Completed) - Ford Road Plaza (215 Ford Road): 75 Family Units (Construction Completion: 8/14, Occupation:8/14)	37.2540	-121.797

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								Market	BMR						
San Carlos Senior Apartments (Fiesta Lanes Senior)	ROEM Development Corp / San Carlos Townhomes LLC	1523 W San Carlos St	San Jose	95126	San Jose	Rental	Apartments	0	95	NA	Full App Received on 05/10/14	Under Construction	32 townhomes already built - New Apt building under construction, BP application filed 7/3/2012 for const of apart building. 9/12/12 approved grading permit for 95 units. Improvement plan submitted 1/9/13. Undergoing inspections throughout Dec 2013.	37.3241	-121.918
Mayfair Court (McCreery Ave Affordable Housing)	USA Property Fund, Inc	65 McCreery Ave	San Jose	95116	San Jose	Rental	Apartments	0	93	1	Project Completed on 12/31/13	Completed	Affordable rental housing community for families with household incomes ranging from 30-60% AMI. Construction began May 2012 - bond funding approved in January 2013. Approved improvement plan 8/8/2013. Began leasing Sept 10, 2013. Occupied by Dec 2013.	37.3539	-121.851
Japantown Senior Apartments	First Community Housing	675 N. 6th St.	San Jose	95112	San Jose	Rental	Apartments	0	75	1	Broke Ground on 01/10/14	Under Construction	BMR community with component for disabled and chronically ill tenants. Grading Permit, Improvement Plan, and BPs for Leasing Office and Units currently under review. Construction commenced Early '14. Anticipated completion and full occupancy: July 2015.	37.3509	-121.895
Leigh Senior Housing	First Community Housing	1030 Leigh Ave.	San Jose	95126	San Jose	Rental	Apartments	0	64	1	Tentative Map Approved on 06/09/11	Pulling Permits	Fully entitled. Extension granted to extend the validity of Planned Development Permit until 7/10/2015. BP for construction currently in tech review.	37.3067	-121.921
Shoreline Area Development	Cal-Coast Development	Monarch Bay Drive	San Leandro	94577	Remainder East Bay	Both	Mixed	352	0	NA	First Contact on 01/01/08	Preliminary Review	Cal-Coast is master developer for 50-acre former industrial site. Plans for 352 live/work units, TH, SFD, apts, + comm/recreational/conf/hotel. Mostly for-sale, 159+ rentals. Needs GPA, Rezone, PUD, and EIR. EIR exp Apr14, groundbreaking May 2016.	37.6968	-122.188
2450 Washington Apartments	William Mathews, Inc.	2450 Washington Ave.	San Leandro	94577	Remainder East Bay	Rental	Apartments	66	0	3	Site Approvals Received on 01/01/12	Fully Entitled	Project fully entitled in Jan 2012. Developer waiting for market improvement and not close to starting construction. Developer Agreement allows developer to build up to ten years out (2023).	37.7141	-122.149
Aurora Cottages Project	Aurora Partners LLC	13533 Aurora Dr	San Leandro	94577	Remainder East Bay	Rental	Apartments	12	0	NA	Site Approvals Received on 02/04/13	Fully Entitled	Applying for BPs Nov 2013. PC approved 16 unit rental project in Dec 12, CC approved Feb 13--will retain 4 SFD and build 6 duplexes. Developer plans to build project to coincide with Kaiser Medical Center, delivering late spring/early summer 2014.	37.6987	-122.183
Cornerstone at San Leandro Crossing	BRIDGE Housing	San Leandro Blvd	San Leandro	94577	Remainder East Bay	Rental	Apartments	0	200	NA	Site Approvals Received on 06/01/09	Fully Entitled	Ph1: 115 affordable apartments (const. schedule Jul14-Oct14). Ph2: 85 senior affordable apartments (const. Jan16-Mar17). Waiting for State to re-approve redevelopment money. Revised masterplan--new plans include separate tech campus, exclude MR units.	37.7216	-122.159
Ashland Housing	Unknown	E. 14th Street and Kentwood	San Leandro	94578	Remainder East Bay	Rental	Apartments	0	143	NA	First BP Received on 12/02/13	Under Construction	Likely 100% BMR rental project, but city officials not sure. Address is in San Leandro, but project is physicaly located in Ashland (unincorporated area of Alameda County). First BP issued Dec 2013, constr will start Spring 2014.	37.6935	-122.112

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								Market	BMR						
Bay Meadows - Condo	Wilson Meany	2600 S Delaware St	San Mateo	94403	Peninsula	For-Sale	Condo	650	25	NA	Broke Ground on 10/01/11	Pre-Leasing/Pre-Selling	750K office and 93K retail also planned. Precise timeline for condo components still TBD. THs, SFDs, and Apts began actual const; FS components actively selling.	37.5421	-122.299
Station Park Green PA07-030	EBL&S Development, LLC (Shea)	1700 S. Delaware St.	San Mateo	94402	Peninsula	Rental	Apartments	494	105	12	Tentative Map Approved on 03/07/11	Application Under Review	Application was approved on 3/7/2011. Developer revised project in early 2014. Finalized application submitted May 2014.	37.5548	-122.308
Bay Meadows - TH	Wilson Meany	2600 S Delaware St	San Mateo	94403	Peninsula	For-Sale	Townhomes	294	25	NA	Broke Ground on 10/01/11	Pre-Leasing/Pre-Selling	Unit count = remaining TH portions not already selling. SFDs and apts have also already started actual const. Condo component timeline TBD. See other Bay Meadows entries.	37.5430	-122.296
Hillsdale Inn Redevelopment PA13-059	Barry Swenson	477 E Hillsdale Blvd	San Mateo	94403	Peninsula	For-Sale	Condo	180	0	NA	Full App Received on 10/24/13	Preliminary Review	Pre-application submitted for redevelopment of Hillsdale Inn. 180 condo w/underground garage. Currently under review by PC and conducting neighborhood meetings.	37.5428	-122.290
Essex-Elkhorn Court Apartments (formerly Polo Court)	Coastal Rim Properties, Inc.	1950 Elkhorn Court	San Mateo	94403	Peninsula	Rental	Apartments	167	30	4	First BP Received on 12/01/12	Under Construction	Under construction, on schedule. Framing completed December 2013, working on utilities currently. Planned completion by end of 2014.	37.5479	-122.313
888 North San Mateo Luxury Apartments (PA11-046)	Sares-Regis	800 N. San Mateo Dr.	San Mateo	94401	Peninsula	Rental	Apartments	140	15	3	Construction Ended on 04/01/14	Completed	Site on border of San Mateo and Burlingame. Pre-leasing began Dec 2013. Move-ins planned to begin 1/15/2014, but construction will not be finished until April 2014.	37.5765	-122.337
2090 Delaware Apartments PA11-087	Newport Equities, LLC	2090 S. Delaware St.	San Mateo	94403	Peninsula	Rental	Apartments	111	0	2	Broke Ground on 02/27/13	Under Construction	Planning Commission approved addendum to 2006 NegDec on 7/10/2012. Demolition, foundation, and shoring permits issued in Feb 2013. Framing completed Q1 2014. Construction plans to finish by end of 2014.	37.5496	-122.306
Bay Meadows - Apts	Wilson Meany/Stockbridge	2600 S Delaware St	San Mateo	94403	Peninsula	Rental	Apartments	108	0	NA	Broke Ground on 05/01/13	Under Construction	Will have 91 flats and 17 THs. Future name: "Field House." Started const Spring 2013 and will deliver in late 2014.	37.5435	-122.299
Arbor Rose PHASE I	Standard Pacific Homes	1080 South Amphlett Blvd.	San Mateo	94401	Peninsula	For-Sale	Mixed	67	7	4	Project Completed on 09/01/13	Completed	SFD and THs. Phase I sold out. Phase II released soon.	37.5648	-122.309

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								Market	BMR						
Mariner's Island Condominiums	Owner	400 Mariners Island Blvd.	San Mateo	94404	Peninsula	For-Sale	Condo	65	11	3	Tentative Map Approved on 10/15/07	Inactive	Plan approved in October 2007, but owner is seeking a developer. No construction plans or plat maps have been submitted. Entitlements will expire in October 2014.	37.5699	-122.285
Central Park South PA 13-044	Trans World Assurance	885 S El Camino Real	San Mateo	94402	Peninsula	Rental	Apartments	60	0	NA	First Contact on 07/10/13	Preliminary Review	Mixed use complex with 33,400 sf four-story office building and 77,800 sf four-story apt building w/ 60 units and 111 parking spaces. Pre-application completed 12/19/13. City anticipates full formal app early 2014.	37.5598	-122.321
Avalon Motel Redevelopment PA13-047	City Ventures	220 N Bayshore Blvd	San Mateo	94401	Peninsula	For-Sale	Townhomes	42	0	NA	First Contact on 08/02/13	Preliminary Review	Proposed demolition of Avalon Motel and construction of 12 two-story + 30 three-story THs w/ attached garages. Developer's goal is to break ground by end of 2016.	37.5774	-122.320
San Mateo Drive Condominiums	Nick Podell Company	117 N. San Mateo Drive	San Mateo	94401	Peninsula	For-Sale	Condo	30	3	NA	Tentative Map Approved on 08/12/08	Inactive	Proposal to demolish 2 medical office buildings for 33-unit, 4-story residential project. Project (barely) active due to automatic approval extensions. No talk of moving forward at present.	37.5689	-122.329
Classics at San Mateo (formerly Magnolia Place)	Classics Communities	120 Tilton Ave	San Mateo	94401	Peninsula	For-Sale	Condo	27	0	NA	Full App Received on 02/27/14	Preliminary Review	Formal App submitted 2/27/14 for 27-unit multi-family building, 3-story building podium over underground garage. Project formerly approved by PC in 2010 as "Magnolia Place Apartments."	37.5679	-122.328
Bay Meadows - SFD	Wilson Meany	2600 S Delaware St	San Mateo	94403	Peninsula	For-Sale	SFD	24	2	NA	Broke Ground on 10/01/11	Under Construction	Unit count = remaining SFD portions not already selling. THs and apts have also already started actual const. Condo component timeline TBD. See other Bay Meadows entries.	37.5402	-122.297
Monte Diablo Condominiums PA08-020	Ron Bland (Owner)	201 N. San Mateo Drive	San Mateo	94401	Peninsula	For-Sale	Condo	16	0	NA	Final Map Approved on 04/01/10	Fully Entitled	No BP applications submitted since entitlements granted in 2010. No further developments as of June 2014.	37.5698	-122.330
Sadigh Mixed Use PA07-067	Sassan Sadigh	4300 S. El Camino Real	San Mateo	94403	Peninsula	For-Sale	Condo	10	0	NA	Tentative Map Approved on 05/27/08	Inactive	Small condo project, currently inactive - no action since 2008.	37.5296	-122.288
Nazareth Terrace SPAR PA10-008	Nazareth Enterprises	234 7th Avenue	San Mateo	94401	Peninsula	For-Sale	Condo	9	2	0	First BP Received on 04/01/14	Under Construction	PC approved in Feb 2011. After long wait finally filed for BPs in late May 2013. BP for construction of project issued in April 2014.	37.5627	-122.320

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								Market	BMR						
Barneson Townhomes	Manoochehr Javaherian	10 Barneson St	San Mateo	94402	Peninsula	For-Sale	Townhomes	7	0	NA	Site Approvals Received on 10/08/13	Fully Entitled	Construction of 7 two-story townhome units approved on 10/8/2013. No building permits have been pulled yet. Planner expects construction to begin in 2014. Project sold 1/31/14.	37.5543	-122.317
2000 S Delaware Street Housing PA10-027 - Affordable	Mid-Peninsula Housing Corporation	2000 S. Delaware Street	San Mateo	94403	Peninsula	Rental	Apartments	1	59	2	Project Completed on 06/01/14	Completed	City sponsored project with two developers for two income targets - affordable housing and moderate-rate housing. MidPen working on Affordable component, which began construction late 2013. Complex complete Q2/2014.	37.5513	-122.305
2000 S Delaware Street Housing PA10-027 - Moderate Rate	Palo Alto Partners	2000 S. Delaware Street	San Mateo	94403	Peninsula	Rental	Apartments	1	59	2	Project Completed on 06/01/14	Completed	City sponsored project with two developers for two income targets - affordable housing and moderate-rate housing. Palo Alto Partners working on Moderate Rate. Complex completed Q2/2014.	37.5513	-122.305
Gale Ranch Master Plan (Phase 3 of 4)	Shapell Homes	9471 Ironwood Dr	San Ramon	94582	Remainder East Bay	Both	Mixed	1,067	356	NA	Broke Ground on 12/01/08	Under Construction	Apts+SFD. Build as sell--began selling '06, 808 BPs issued as of Dec 2013. New units annexed to San Ramon annually. Part of extensive Dougherty Valley dev--total 11k units in two master-planned communities (GR+Windemere). Expect to be complete by 2020	37.7129	-121.932
Gale Ranch Master Plan (Phase 4 of 4)	Shapell Homes	9471 Ironwood Dr	San Ramon	94582	Remainder East Bay	For-Sale	Mixed	979	327	NA	Site Approvals Received on 01/25/05	Fully Entitled	Apts+SFD. Will begin building and selling after all units in Ph3 are built. Built units are annexed to SR annually. Part of extensive Dougherty Valley dev--total 11k units in two master-planned communities (GR+Windemere). Expected to be complete in 2020.	37.7129	-121.932
Faria Preserve Master Planned Dev	Lafferty Communities	605 Destiny Ln	San Ramon	94583	Remainder East Bay	For-Sale	Mixed	514	226	287	Tentative Map Approved on 06/01/13	Partially Entitled	Revised plans submitted Oct 2013--will reduce units (786->740). Also requires new tent map and DA amendment. Will inc sev neighborhoods--3 SFD, 1 TH, and 1 MF (sr and non). Neighbors and residents oppose project. Lengthy entitlement process likely.	37.7822	-121.991
City Center	Sunset Development	1 Bishop Ranch	San Ramon	94583	Remainder East Bay	TBD	Other	487	0	44	Site Approvals Received on 01/01/07	Partially Entitled	3-part proj (MF mixed use, office towers, new City Hall/lib/transit ctr) app by CC in 2007. Will submit revised application soon. Groundbreaking aimed for Jan 2015 for phase 1: retail and the res to follow in subseq. phases.	37.7625	-121.957
Park Central	KB Homes	4700 Norris Canyon Road	San Ramon	94583	Remainder East Bay	For-Sale	Condo	104	12	4	Broke Ground on 12/20/13	Pre-Leasing/Pre-Selling	Some site prep complete. BPs issued and construction trailer on-site. Still u/c as of survey date but actively selling.	37.7765	-121.963
Acre Townhomes	Acre Developers	125 Ryan Industrial Court	San Ramon	94583	Remainder East Bay	For-Sale	Townhomes	48	0	3	Site Approvals Received on 09/10/13	Partially Entitled	42 townhomes and 6 live/work units. PC approved plans Jul 2013. Mayor appealed dec to CC. CC upheld PC dec 9/10/13. Developer has submitted final map application, construction docs and BPs. None issued to date.	37.7772	-121.984

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								Market	BMR						
Monticello	Irvine Company	3515 Monroe St	Santa Clara	95051	Remainder South Bay	Rental	Apartments	825	0	16	Full App Received on 02/07/13	Application Under Review	Former Trumark site, sold to Irvine Co. Irvine submitted full app early 2013. In review. Draft and comment period throughout 2014.	37.3678	-121.994
Centennial Gateway (City Center Santa Clara)	Related California	2303 Calle Del Mundo	Santa Clara	95054	Remainder South Bay	TBD	Other	530	0	89	First Contact on 06/01/13	Conceptual	Conceptual project for city-owned land north of 49ers stadium. Plans include 1.5 million sq ft retail, 2.4 million sq ft commercial, 200 hotel keys, and +/- 530 resi units of TBD tenure and affordability. Term sheet recently approved by city.	37.4118	-121.967
Hearth Apartments (Gallery at Central Park - Apartment)	Prometheus Real Estate Group	868 Kiely Blvd	Santa Clara	95051	Remainder South Bay	Rental	Apartments	501	51	28	Broke Ground on 02/01/12	Under Construction	Grading work complete and excavation/plumbing work began in February 2012. Delivery expected in 2015. Prometheus developing apartment component, recently sold for-sale TH and SFD parcels to DR Horton.	37.3406	-121.979
Gateway Village (3700 El Camino Real)	Essex Property Trust	3700 El Camino Real	Santa Clara	95051	Remainder South Bay	Rental	Apartments	475	0	13	Full App Received on 12/01/12	Application Under Review	Submitted full application late 2012. No BMR component. EIR currently underway, first meetings occurred Fall 2013.	37.3514	-121.999
Buckingham Residential Project	Prometheus	45 Buckingham Drive	Santa Clara	95051	Remainder South Bay	Rental	Apartments	222	0	4	Full App Received on 04/01/14	Application Under Review	This project proposes to construct a new 222 unit for-rent apartment building. Application for development submitted 4/1/14.	37.3243	-121.971
Villas on the Boulevard (2611 El Camino Real)	SummerHill Apartment Communities	2611 El Camino Real	Santa Clara	95051	Remainder South Bay	Rental	Apartments	186	0	4	Full App Received on 03/22/13	Fully Entitled	Project proposes to construct a 186 unit apartment building. Pre-app received 10/2012. Full app received 3/2013. BPs submitted 6/18/14. None issued as of survey date.	37.3530	-121.974
Gallery at Central Park - Townhome/Rowhome Component	DR Horton	900 Kiely	Santa Clara	95051	Remainder South Bay	For-Sale	Townhomes	168	16	28	Broke Ground on 05/01/14	Under Construction	DR Horton purchased parcels for 68 row homes and 116 townhomes. Permits are being pulled separately from MF component, which is currently u/c by Prometheus. Sale price was appx. \$150MM	37.3415	-121.981
Tuscany Apartments	Citation Homes	3175 El Camino Real	Santa Clara	95051	Remainder South Bay	Rental	Apartments	133	0	NA	Broke Ground on 08/01/13	Under Construction	Secured entitlements include: rezone, demo permit, and other approvals to build a 4-story 133-unit apartment. Council approved 11/13/12. Demo permit was issued and finalized in Spring '13. Received BPs July 2013.	37.3530	-121.986
Creekside Vista Condominiums (2585 El Camino Real)	Silicon Sage Builders	2585 El Camino Real	Santa Clara	95051	Remainder South Bay	For-Sale	Condo	60	0	1	Broke Ground on 06/01/14	Under Construction	BP issued in Dec. '13. Construction commenced in Spring 2014. 100% MR project. Developer aka Silicon Valley Builders.	37.3529	-121.973

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Gallery at Central Park - SFD Component	DR Horton	900 Kiely	Santa Clara	95051	Remainder South Bay	For-Sale	SFD	57	0	28	Broke Ground on 06/01/14	Fully Entitled	DR Horton purchased parcels for 68 row homes and 116 townhomes. Permits are being pulled separately from MF component, which is currently u/c by Prometheus. Sale price was appx. \$150MM. Grading underway.	37.3404	-121.981
Saratoga Ave Residential Project	Home Company	166 Saratoga Avenue	Santa Clara	95051	Remainder South Bay	For-Sale	Townhomes	33	0	2	Full App Received on 11/12/13	Application Under Review	Application under review for construction of a 33 unit TH complex. Preliminary Review submitted: 8/5/13. Full application submitted: 11/12/13. Notice posted and mailed to residents on 4/17/14.	37.3268	-121.968
Madison Place (1460 Monroe Street)	SiliconSage Builders	1460 Monroe St	Santa Clara	95050	Remainder South Bay	For-Sale	Condo	25	3	NA	First Contact on 03/26/12	Application Under Review	Application submitted and presented at hearing in March 2014. Entitlements sought include GPA, rezone, sub map. Still working through planning process as of June 2014.	37.3527	-121.951
Pomeroy Apartments	Dennis Chargin	865 Pomeroy	Santa Clara	95051	Remainder South Bay	Rental	Apartments	21	0	NA	Site Approvals Received on 01/15/14	Partially Entitled	Pre-application filed early 2012 for 20 unit addition to existing 51-apt complex. Had Planning Commission and City Council meetings in early 2014. Has submitted revised application with 1 extra unit. Still pending.	37.3404	-121.987
North Winchester (Phase II: Affordable Senior)	Charities Housing	90 N. Winchester	Santa Clara	95050	Remainder South Bay	Rental	Apartments	0	165	NA	Site Approvals Received on 04/02/08	Stalled	Old BAREC site. Phase I (SFD) broke ground Nov 2011. Phase II pending financing.	37.3260	-121.951
Centennial Village	AMF Development	180 El Camino Real	South San Francisco	94080	Peninsula	Rental	Apartments	337	0	15	Site Approvals Received on 02/01/14	Fully Entitled	Redevelopment of Safeway shopping center. Project was entitled in early 2014. Applicant expects construction to start in 2015.	37.6420	-122.423
1256 Mission Road	TBD	1256 Mission Road	South San Francisco	94080	Peninsula	TBD	Other	52	0	2	First Contact on 09/28/12	Conceptual	Proposed housing development. 1.74 acre lot, 52 MR units. Zoned Transit Village. Lot marketed for sale for \$4.75 million. Unclear if land is fully entitled.	37.6635	-122.441
418 Linden Avenue	Brookwood Group (Archs)	418 Linden Avenue	South San Francisco	94080	Peninsula	For-Sale	Condo	25	0	0	Tentative Map Approved on 02/22/12	Fully Entitled	Fully approved by planning commission and city council in 2012 but no permits pulled. Planner currently does not have a construction timeline.	37.6573	-122.409
Oakmont Meadows	Hansen PSC	Westborough Blvd and Oakmont Drive	South San Francisco	94080	Peninsula	For-Sale	Townhomes	21	0	NA	Full App Received on 09/15/12	Inactive	Application for 21 TH received in 2012, but never received any approvals. Application withdrawn, developer hopes to resubmit late 2014.	37.6419	-122.463

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Mission & McLellan	South SF City Development Company	1309 Mission Road	South San Francisco	94080	Peninsula	For-Sale	Condo	16	4	1	Site Approvals Received on 03/01/11	Pulling Permits	Parcel approved for 20 condo in March 2011, but project went dormant. Clarum Homes sold to South SF City Dev Co on 11/4/2013. Project still active and developers hope to break ground in 2014. Applicant through one round of building permit review.	37.6655	-122.445
Spansion Site	Watt Companies	915 De Guigne	Sunnyvale	94085	Remainder South Bay	Both	Mixed	834	0	25	Full App Received on 10/31/12	Application Under Review	24 acre site could currently support up to 834 units. Planners estimate 25% will be multifamily apartments. Developer debating zoning issues since early 2013.	37.3874	-122.005
Kifer Road Site	Greystar Real Estate Partners	1120 Kifer Rd	Sunnyvale	94086	Remainder South Bay	Rental	Apartments	544	0	8	First Contact on 11/01/13	Conceptual	Greystar purchased R&D building with intent to build apartments. Schemes range from 366 to 544 units. Planing Permit filing date 2/5/14 and preliminary review comments provided 2/24/14. No formal application submitted to date.	37.3731	-121.999
520 E. Weddell	Raintree Partners	520 E. Weddell	Sunnyvale	94089	Remainder South Bay	Rental	Apartments	465	0	5	Zoning Approved on 03/25/14	Partially Entitled	Planning Permit Filing Date: 2/15/13. Rezone and General Plan Amendment Approved by Council on 3/25/14, Special Development Permit under review.	37.3969	-122.014
Town Center Mall Redevelopment	Quattro Realty Group, LLC	2502 Town Center Lane	Sunnyvale	94086	Remainder South Bay	Rental	Apartments	292	0	36	Broke Ground on 03/01/07	Stalled	Partially built, now stalled, in litigation. Long-delayed (since 2008) plan for massive redevelopment of dead mall at Town Center. Was owned by Lehman and various LLCs. Property in receivership. Plan for over 1M SF retail, movie theater, 292 resi units.	37.3753	-122.031
Stewart Village	Irvine Company	975 Stewart	Sunnyvale	94085	Remainder South Bay	Rental	Apartments	259	0	9	Broke Ground on 08/01/13	Pre-Leasing/Pre-Selling	Bought from Pulte years ago. Fully entitled mid May 2013. Began construction August 2013. Will feature duplex-style THs. No delivery timetable yet.	37.3849	-122.003
Solstice	BRE Properties	311 Capella Way	Sunnyvale	94086	Remainder South Bay	Rental	Apartments	238	42	NA	Project Completed on 03/01/14	Completed	Building 1 (150 units) has been 90% released. Building 2 (130 units) is completed Feb 2014. Mixed use with 34.5Ksf retail. Former "Town and Country" project.	37.3766	-122.032
610 E. Weddell Dr.	Sares Regis	610 E. Weddell Dr	Sunnyvale	94089	Remainder South Bay	Rental	Apartments	205	0	4	Site Approvals Received on 04/28/14	Partially Entitled	Environmental documents and application are under review. Will require a GPA and rezone from industrial to high density resi. Rezone and General Plan Amendment Approved by Council on 3/25/14, Special Development Permit under review.	37.3975	-122.020
701 E Evelyn Ave	DR Horton	701 E Evelyn Ave	Sunnyvale	94086	Remainder South Bay	For-Sale	Condo	192	0	NA	First Contact on 04/02/14	Preliminary Review	Preliminary Review: 192 unit condominium development.	37.3733	-122.016

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Project Name	Developer	Address	City	Zip	Region	Tenure	Type	Units		Acres	Last Action	TCG Status	Notes	Lat	Long
								Market	BMR						
1095 W El Camino Real	Sobrato Organization	1095 W El Camino Real	Sunnyvale	94087	Remainder South Bay	Rental	Apartments	175	0	4	Site Approvals Received on 12/17/13	Fully Entitled	Approved by council on 12/17/2013.	37.3732	-122.051
817 E Fremont Ave	De Anza Properties	817 E Fremont Ave	Sunnyvale	94087	Remainder South Bay	Rental	Apartments	160	0	NA	First Contact on 01/29/14	Preliminary Review	Preliminary Review filed 1/29/14 for a 160 unit development. Previous plans included 45,000sf commercial and 196 units. The PR is currently pending review.	37.3534	-122.016
Loft House	Carmel Partners	315 Olson Way	Sunnyvale	94086	Remainder South Bay	Rental	Apartments	129	24	NA	Broke Ground on 01/01/13	Pre-Leasing/Pre-Selling	Broke ground early 2013. Final map approved for mixed-use project with 153 apartments and 8,131 SF of retail with below-grade parking. Completion anticipated end of 2014.	37.3774	-122.032
457 E. Evelyn	Prometheus	457 E. Evelyn Ave	Sunnyvale	94086	Remainder South Bay	Rental	Apartments	117	0	2	Broke Ground on 06/01/14	Under Construction	Fully entitled and approved. No BPs yet. Will submit for demolition soon. Diagonally across from other Prometheus site at 388 Evelyn. Was approved by both PC and CC on June 10th, 2013.	37.3766	-122.025
833 W El Camino Real	SummerHill Apartment Communities	833 W El Camino Real	Sunnyvale	94087	Remainder South Bay	Rental	Apartments	112	0	NA	Full App Received on 04/17/13	Application Under Review	Preliminary review for a new mixed use development of 32,500 sf retail/commercial and 112 units. No timeline for approvals.	37.3712	-122.042
481 on Mathilda	SummerHill Apartment Communities	455 Mathilda Ave	Sunnyvale	94086	Remainder South Bay	Rental	Apartments	105	0	NA	Site Approvals Received on 12/03/13	Fully Entitled	App to review a 105 resi building with u/g parking + GPA. Went to Planning Commission where it was appealed and was later approved by City Council on 12/3/2013. Hasn't submitted for BPs as of survey date but groundbreaking expected soon.	37.3727	-122.036
660 W El Camino Real	SummerHill Homes	660 W El Camino Real	Sunnyvale	94087	Remainder South Bay	For-Sale	Townhomes	103	0	7	Broke Ground on 09/01/13	Pre-Leasing/Pre-Selling	Broke ground Sep '13. Resubmission from Summerhill for 145-room hotel and 103 TH. Approved by PC in May '12. Planning Commission denied previous plan (113 TH and 17K commercial space) because of low FAR. Former Chevrolet site. 22% Sold.	37.3700	-122.039
920 De Guigne Dr	Equity Office Properties	920 De Guigne Dr	Sunnyvale	94085	Remainder South Bay	For-Sale	SFD	100	0	NA	Full App Received on 12/01/11	Stalled	Prelim review for 100 SFD at AMD site. Planning staff working with applicant to refine proposal. Currently stalled waiting on neighboring Spansion Site project and accompanying specific plan.	37.3864	-122.005
1101 N. Fair Oaks	St Anton Partners	1101 N. Fair Oaks	Sunnyvale	94089	Remainder South Bay	Rental	Apartments	97	0	NA	Broke Ground on 07/20/13	Under Construction	Project currently under construction with anticipated completion early 2015. Fully approved by CC 10/16/2012. BPs issued in July 2013.	37.4011	-122.012

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								Market	BMR						
617 E Arques Ave	Summerhill Homes	617 E. Arques Ave	Sunnyvale	94085	Remainder South Bay	For-Sale	Townhomes	85	0	4	Site Approvals Received on 12/17/13	Fully Entitled	85 unit attached townhouse units. Project was approved on 12/17/13.	37.3823	-122.018
403 S Mathilda Ave	Toll Brothers	403 S Mathilda Ave	Sunnyvale	94086	Remainder South Bay	For-Sale	Townhomes	69	0	NA	Full App Received on 02/24/14	Application Under Review	Preliminary Review for a mixed use building with +/-5000 square feet ground floor retail and 3 levels of residential above with the Charles Street frontage at 2 stories of residential (69 Units total).	37.3741	-122.036
388-394 E Evelyn Ave	Prometheus	394 E. Evelyn Ave	Sunnyvale	94086	Remainder South Bay	Rental	Apartments	67	0	NA	Broke Ground on 03/01/14	Under Construction	Prometheus took over site from previous owner who had approvals for 47 condo units. New 67-unit plan approved and currently under review for building permits.	37.3765	-122.026
1161 N Fair Oaks Avenue	Lennar Homes	1161 N Fair Oaks Avenue	Sunnyvale	94089	Remainder South Bay	For-Sale	Other	53	0	NA	Full App Received on 11/13/13	Application Under Review	Preliminary review for a residential project at 53 units at 17 units per acre. Project Pending Review.	37.4035	-122.011
698 E. Taylor Ave	Warmington Residential	698 E. Taylor Ave	Sunnyvale	94085	Remainder South Bay	For-Sale	Townhomes	48	0	1	Site Approvals Received on 08/26/13	Fully Entitled	Redevelop industrial sites with 48 townhome-style condominium units and subdivision to create 13 ground lots. - Approved: 8/26/13.	37.3825	-122.015
470 Persian Dr	Padus Group	470 Persian Dr	Sunnyvale	94089	Remainder South Bay	For-Sale	Condo	47	0	2	Site Approvals Received on 10/01/13	Pulling Permits	App proposes to redevelop an industrial site with 47 resi condo units. Submitted for BPs in Oct. 2013, received comments and revised in early Dec., then resubmitted for BPs 12/16/13. Individual permits issued for each building.	37.4053	-122.013
Highlander Expansion	Northwest, LLP	620 Iris	Sunnyvale	94086	Remainder South Bay	Rental	Apartments	40	0	5	Final Map Approved on 06/20/12	Inactive	Submitted for feedback to increase density at existing complex - The Highlander. Would add 40 addl. units. Never came back with a full application, no activity seen since June '12.	37.3633	-122.024
Camino Heights	FMA Development LLC	1050 Helen Ave.,	Sunnyvale	95051	Remainder South Bay	Rental	Apartments	40	0	NA	Site Approvals Received on 11/24/07	Inactive	Developer will not be moving forward with project. Planning Permit Approved, Building Permit not yet submitted. In Nov 2010 received extension of tentative map. 5-story mixed use project with 40 units and 9K retail.	37.3537	-122.001
830 E. Evelyn	Classic Communities	830 E. Evelyn	Sunnyvale	94086	Remainder South Bay	For-Sale	Townhomes	32	0	2	Site Approvals Received on 05/29/13	Application Under Review	Planning staff gave comments on preliminary concept Spring 2013. Applicant submitted full app end of May 2013. Fully approved May 2014. No BPs submitted as of survey date.	37.3704	-122.015

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								Market	BMR						
822 E Evelyn Ave	Classic Communities	822 E Evelyn Ave	Sunnyvale	94086	Remainder South Bay	For-Sale	Townhomes	31	0	NA	Broke Ground on 06/30/14	Under Construction	31 unit townhouse development. Project approved 10/21/13. Demo of previous structure completed 6/12/14.	37.3707	-122.016
238 Carroll Street	Classic Communities	238 Carroll Street	Sunnyvale	94086	Remainder South Bay	For-Sale	Other	30	0	NA	Full App Received on 06/26/13	Application Under Review	Plan for 30 single family home condominiums. Preliminary review was completed 6/26/13 and now ER, Special Development Permit, and Tentative Map are under review.	37.3744	-122.028
636 W Fremont Ave.	Classic Communities	636 W. Fremont Ave.	Sunnyvale	94087	Remainder South Bay	For-Sale	SFD	18	0	1	Broke Ground on 11/01/13	Pre-Leasing/Pre-Selling	Full application submitted 7/13/12. Scaled back from preliminary plan after neighbors pushed back on size. Now planned for 4k-6k lots, 1-2 stories. Rezoning was approved so all entitlement secured. Under construction, project is 28% sold.	37.3518	-122.039
435 Toyama Drive	Classic Communities	435 Toyama	Sunnyvale	94089	Remainder South Bay	For-Sale	Townhomes	17	0	1	Broke Ground on 06/01/14	Under Construction	Plans for a 17 unit TH development. Demolition of previous buildings on site were completed 6/14.	37.4006	-122.015
1175 Willow Ave	Taylor Morrison of California, LLC	1175 Willow Ave	Sunnyvale	94086	Remainder South Bay	For-Sale	Townhomes	16	0	NA	First BP Received on 05/01/14	Pulling Permits	Planned project for 16 townhomes. Project was approved 11/26/12. The final map was approved 3/25/14. Permits are active for construction on site.	37.3687	-121.997
Classics at Orchard Square	Classic Communities	1330 Sunnyvale Saratoga	Sunnyvale	94087	Remainder South Bay	For-Sale	SFD	14	0	1	Project Completed on 04/01/14	Completed	Started construction in March 2013. Completed Q1/Q2 of 2014. Community is completely sold out and all units are occupied.	37.3509	-122.032
560 S Mathilda	Silicon Valley Builders	560 S Mathilda Ave	Sunnyvale	94086	Remainder South Bay	For-Sale	Condo	13	2	1	Broke Ground on 06/01/14	Under Construction	Fully entitled mid-May 2013. Grading and foundation permit obtained 12/9/13. Construction plans have gone through two revisions and Planning Dept. waiting for third submission. Foundation Completed 6/23/14.	37.3701	-122.036
620 E. Maude	Mid Peninsula Housing Coalition	620 E Maude Ave.,	Sunnyvale	94085	Remainder South Bay	Rental	Apartments	0	121	NA	Broke Ground on 04/01/14	Under Construction	BMR apartment project. Joint special session mtg of CC/PC occurred 3/19/13 and received site approval 4/30/2013. Approved rezoning of higher density in September 2011 to make financing work. Construction started Spring 2014.	37.3847	-122.017
1008 E El Camino Real	Warmington Residential	1008 E El Camino Real	Sunnyvale	94086	Remainder South Bay	TBD	Other	0	0	NA	First Contact on 04/17/13	Preliminary Review	Preliminary review for a residential development at a site known as Nick's Trailer Court. Comments have been provided to the developer, who has not formulated concrete plans. No unit count.	37.3523	-122.007

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								Market	BMR						
30315 Union City Blvd	Trumark	30315 Union City Blvd	Union City	94587	Remainder East Bay	For-Sale	SFD	135	0	NA	Full App Received on 12/01/13	Application Under Review	Requires GP and zoning amendments and Master Plan. Planning Department currently prepping Master Plan and CEQA documentation.	37.6006	-122.085
Dyer St Condos	Sun Coast Properties and Development Co.	4312 Dyer St	Union City	94587	Remainder East Bay	For-Sale	Condo	13	3	1	Broke Ground on 01/01/07	Stalled	7 of 13 units built. BPs issued for second phase and some foundation work was completed, but permits have since expired. Stalled since 2011 for financial reasons and ownership changes.	37.5864	-122.071
Walnut Creek BART Transit Village (Mixed use)	Essex Property Trust	200 Ygnacio Valley Road	Walnut Creek	94596	Remainder East Bay	Rental	Apartments	596	0	16	Final Map Approved on 11/01/12	Partially Entitled	Mostly entitled including EIR review in late 2012, tree removal permits. 3 phases: 1 study session, 2 approved and 3 currently under review. Hope to be done with entitlements by end of summer 2014. MF resi units + 30k sf comm + 1500 pkg spaces.	37.9051	-122.067
BRIO Apartments	SummerHill Apartment Communities	141 North Civic Drive	Walnut Creek	94596	Remainder East Bay	Rental	Apartments	300	0	5	Broke Ground on 03/23/13	Pre-Leasing/Pre-Selling	Vertical construction underway. Actively signing leases. Scheduled construction completion 3Q14.	37.9082	-122.059
Saranap Village	Hall Equities Group	Boulevard Way	Walnut Creek	94595	Remainder East Bay	Both	Mixed	235	0	3	Full App Received on 01/01/13	Application Under Review	County reviewing app for completeness. 145 apts+90 condos+retail (inc. grocery store). Will also reduce lanes on Blvd Wy, add roundabouts. EIR draft expected to go to public hearing summer 2014.	37.8931	-122.078
235 Ygnacio (The Landing At Walnut Creek)	BHV CenterStreet Properties LLC	235 Ygnacio Valley Road	Walnut Creek	94596	Remainder East Bay	Rental	Apartments	178	0	2	Site Approvals Received on 12/31/11	Partially Entitled	EIR certification hearing May 2014. Still needs all entitlements. All applications submitted for Ph1 (parking) and Ph2 (resi+comm). Ph3 (resi+comm) not yet submitted. MF structure over grade pkg across from WC BART.	37.9044	-122.067
1500 North California	Laconia	1500 North California Blvd	Walnut Creek	94596	Remainder East Bay	Rental	Apartments	140	0	1	Site Approvals Received on 05/22/13	Pulling Permits	BPs submitted, not yet issued planner expects them to be out in next several weeks. Demo permit has been issued.	37.8997	-122.063
North Main Apartments	Mill Creek Residential Trust	1960 North Main Street	Walnut Creek	94596	Remainder East Bay	Rental	Apartments	126	0	1	Broke Ground on 08/01/13	Under Construction	Foundation almost complete at time of survey; planner expects const to be complete mid-2015.	37.9062	-122.064
Safeway Site	Anonymous	600 S Broadway	Walnut Creek	94596	Remainder East Bay	TBD	Mixed	102	0	NA	First Contact on 01/01/12	Conceptual	No planning department contact yet. Developer doing initial investigation into possibility of converting Safeway into mixed-use complex. Tenure and affordable reqs TBD. Would build less (~60) if went for-sale route. No app w/PD on file as of Dec 2013.	37.8979	-122.057

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								Market	BMR						
Contra Costa Times Redevelopment	Hall Equities Group	2640 Shadelands	Walnut Creek	94598	Remainder East Bay	TBD	Other	100	0	15	First Contact on 08/13/13	Preliminary Review	Hall Equities Group bought old CC Times bldg. Likely to partially or fully demo to make way for new uses. Resi likely; unit count and tenure TBD. 100 units is TCG best case for actual future deliveries. No formal app has been filed w/PD.	37.9281	-122.024
The Arroyo Apartments	Hall Equities Group	1250 Arroyo Way	Walnut Creek	94596	Remainder East Bay	Rental	Apartments	100	0	1	Broke Ground on 06/01/14	Under Construction	Project currently under construction. New 6-story luxury apt complex w/2 levels of above ground parking. Will include rooftop pool, firepits, and outdoor theater.	37.9055	-122.060
JCC Site	Pulte Homes	2071 Tice Valley Blvd.	Walnut Creek	94595	Remainder East Bay	For-Sale	SFD	73	0	6	Full App Received on 11/19/13	Application Under Review	CC green lighted formal app 11/19/13. Rec'd pushback from neighbors fearing vandalism and view obstruction. Other past projects have failed--in 2009 JCC proposed 80-condo complex; 2007 CC rejected proposed for 120-unit condos on 2.6 acres.	37.8763	-122.069
Newell Village	Essex Alamo, LLC.	1500 Newell Ave	Walnut Creek	94596	Remainder East Bay	Rental	Apartments	49	0	2	Broke Ground on 11/01/13	Under Construction	49 luxury rentals over 38k sf retail and parking garage. Demo and excavation complete late 2013. Vert construction started Jan 2014; will have 18-24 month construction schedule.	37.8934	-122.059
E'lan (formerly Riviera Homes)	Loving & Campos Architects	1605 Riviera Ave	Walnut Creek	94596	Remainder East Bay	For-Sale	Condo	48	0	1	Zoning Approved on 12/31/11	Fully Entitled	Approved in 2011, but no BPs yet. Recently granted 1 yr ext on design rev approval, but owner and architect redoing the design. Planner estimates 1-2 months until permits can be pulled.	37.9093	-122.067
Centre Place South	Hall Equities Group	1271 S. California Blvd	Walnut Creek	94596	Remainder East Bay	For-Sale	Condo	24	0	1	First Contact on 08/01/13	Preliminary Review	Proposed 24 condo units + 23k sf retail/restaurant. Requires demo of 5050 sf bldg. Application incomplete but in progress. No hearings set as of survey date.	37.8946	-122.063
Kingsbury Terrace	Taylor Morrison	1601 Third Avenue	Walnut Creek	94597	Remainder East Bay	For-Sale	Condo	18	0	1	First BP Received on 05/13/14	Under Construction	18 new detached multi-family condominium units with 2 and 3 bedrooms. BPs issued, construction expected to begin shortly. Project expected to complete in Spring 2015.	37.9196	-122.068
Bonanza Heritage Condominiums	Luane Corporation	1874 Bonanza St.,	Walnut Creek	94596	Remainder East Bay	For-Sale	Condo	15	0	0	First BP Received on 06/19/13	Pulling Permits	15 condominium units in a three-story building over parking garage. Granted 1-yr design approval extension Dec 2013. Developer has approval for site dev permit. Planner expects construction to start within next year, BPs still pending.	37.8985	-122.066
Contra Costa Centre MF project	Unknown	3070 Del Hombre	Walnut Creek	94597	Remainder East Bay	Rental	Apartments	14	0	NA	Full App Received on 01/31/14	Application Under Review	Owner is acting as developer (name unknown). Contra Costa Centre is huge project that is almost completely built out. Planner does not think they qualify for neg dec.	37.9296	-122.054

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								Market	BMR						
Geary/Hall Residential Development	Taylor Morrison	1579 Geary Road	Walnut Creek	94597	Remainder East Bay	For-Sale	Townhomes	13	0	1	Zoning Approved on 12/31/11	Pulling Permits	In plan check as of Nov 2013 per planner. Taylor Morrison is new project developer. Proj still waiting for design approvals. Planner predicts about 1 month out to have final details worked out and approved.	37.9260	-122.066
Villagewalk Condos	LCA Architects	1725 Lacassie Avenue	Walnut Creek	94596	Remainder East Bay	For-Sale	Condo	13	0	0	Broke Ground on 03/01/14	Under Construction	13 condos on two lots. DRC issued final entitlement Aug 2013. As of survey date, project halfway completed with construction.	37.9035	-122.066
Cole Terrace Subdivision/Condominiums	Lenox Homes	1756 Cole Ave.,	Walnut Creek	94596	Remainder East Bay	For-Sale	Condo	12	0	0	Site Approvals Received on 09/01/12	Pulling Permits	Site dev and BPs issued. Demolition of site has been completed, construction can begin shortly after final bldg perms issued. Planner believes these should not take much longer. MF condos w/underground pkg.	37.9030	-122.066
Homestead Terrace Homes	Homestead Terrace Townhomes LLC	1279 Homestead Ave	Walnut Creek	94598	Remainder East Bay	For-Sale	Condo	12	0	1	Site Approvals Received on 12/01/08	Partially Entitled	12 units in 2 stories. Dev submitted for BPs Nov 2013. Was approved in 2008 over neighbor objections (size, height, traffic, noise, drainage). Still need to get final map done. Planner expects site dev permits not far out for this project.	37.9080	-122.051
Fifteen24 Condominiums	Reza Fakurnejad	1524 Oakland Blvd.,	Walnut Creek	94596	Remainder East Bay	For-Sale	Townhomes	10	0	0	Tentative Map Approved on 12/31/11	Stalled	DRC rejected revised plans 11/20/13 because proposed height, density greater than surrounding parcels. Dev and planner met and are considering a 6-7 unit townhome dev due to density restrict. Formerly known as Almond Oakland Condos.	37.8982	-122.070
Springbrook Lofts Condominiums	Oliver and Company	1251 Springbrook Road	Walnut Creek	94597	Remainder East Bay	For-Sale	Condo	9	0	0	Tentative Map Approved on 05/01/06	Inactive	Tent map still approved; DRC approvals expired. 9 live/work loft condos in 2 bldgs. On vacant site. Planner has not heard from developer in years.	37.8978	-122.073
Orchards at Walnut Creek (Safeway Site #2)	NCPHS	2941 Ygnacio Valley Rd	Walnut Creek	94598	Remainder East Bay	Rental	Apartments	0	200	25	Full App Received on 12/01/12	Application Under Review	Planned senior housing w/55k grocery store & retail across from current Safeway. Planner est final approval from des rev early next year, const begin end of 2015 at earliest. Needs SP app (inc GP/zon amend). Compl sched Fall 15.	37.9280	-122.018

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								Market	BMR						
Third Avenue Apartments	Satellite Housing	2618 Baldwin Lane	Walnut Creek	94597	Remainder East Bay	Rental	Apartments	0	48	1	Broke Ground on 02/01/14	Under Construction	Project will be affordable housing for developmentally challenged adults and other underserved populations. Final approval secured 5/2011. Tax credit financing approved Summer 2013. Currently under construction, foundation is poured.	37.9198	-122.067
Pleasant Creek Homes	Habitat for Humanity - East Bay	1935 Barkley Ave.,	Walnut Creek	94597	Remainder East Bay	For-Sale	Townhomes	0	10	1	Project Completed on 02/01/14	Completed	Broke ground Summer 2013. Building framed as of Dec 2013. 10-unit affordable, single family attached homes.	37.9057	-122.070
Total For-Sale Units								54,554	4,464						
Total Rental Units								76,050	11,816						
Total Other/Unknown Units:								50,172	7,365						
GRAND TOTAL:								180,776	23,645						