

Project	Address	Description	Development Level	Entitlement Status	Building Permit Status	Net New Res. Units	Net New Non-Res. SF	Notes Regarding Calculations
Marriott Residence Inn	555 Glenwood Avenue	Conversion of a senior citizens retirement living center to a 138-room limited-service, business-oriented hotel	Public Benefit Bonus	Approved	Issued 11/12/13; Completed 4/30/15	0	71,921	No new square footage was constructed, but the net new vehicle trips associated with the conversion are considered equivalent to the listed square footage
Hotel Lucent	727 El Camino Real	Comprehensive renovation of an existing hotel, including an eight-room expansion	Base	Approved	Issued 5/14/14; Completed 4/10/17	0	3,497	
889 Santa Cruz Ave	889 Santa Cruz Ave	Renovation of an existing commercial building, with small expansion	Base	Approved	Issued on 2/27/17; Completed 10/26/17	0	37	
612 College Ave	612 College Avenue	Demolition of a residence and a commercial warehouse building, and construction of four new residential units	Base	Approved	Issued 9/29/15; Completed 8/13/18	3	-1,620	
1285 El Camino Real (formerly 1295 El Camino Real)	1283-1295 El Camino Real	Demolition of two commercial buildings and construction of a new mixed-use residential and commercial development	Base	Approved	Issued 12/22/2016; Completed 8/11/2020	15	-4,474	
1010 Alma St (formerly 1020 Alma St)	1010-1026 Alma St	Demolition of existing commercial buildings and construction of new office development	Public Benefit Bonus	Approved	Issued 11/21/16; Phase 2 issued 10/23/17; temporary occupancy issued August 2019; coffee cart opened Sept. 2019	0	15,208	
1400 El Camino Real	1400 El Camino Real	Construction of new 61-room hotel	Public Benefit Bonus	Approved	Issued 11/16/16 (Phase 2 issued 6/15/17); Completed 5/30/19	0	31,725	
1149 Chestnut Street	1149 Chestnut Street	Renovation of an existing commercial building	Base	Approved	Issued 10/4/16; Completed 2/22/18	0	-536	
1300 El Camino Real	1258-1300 El Camino Real, 550-580 Oak Grove Avenue, and 540-570 Derry Lane	Construction of a new mixed-use office, residential, and retail development	Public Benefit Bonus	Approved	Issued 9/6/17; Construction in progress	183	99,024	The approved SHP 1300 El Camino Real project is credited like an existing building, since it received full CEQA clearance; active square footage also credited
650 Live Oak Ave	650 Live Oak Ave	Demolition of commercial building and construction of new office-residential development	Public Benefit Bonus	Approved	Issued 11/14/17; Completed 8/18/2020	15	10,858	Linked with 660 Live Oak Ave proposal, although that parcel is not in the Specific Plan area and as such is not included in this table.
1275 El Camino Real	1275 El Camino Real	Construction of new mixed-use development on a vacant site	Base	Approved	Issued 4/19/18	3	9,923	
133 Encinal Ave	133 Encinal Ave	Demolition of existing commercial buildings and construction of a new townhome-style development	Base	Approved	Issued 3/24/17; completed 6/5/19	24	-6,166	
506 Santa Cruz Ave	502-540 Santa Cruz Ave	Demolition of the existing building and construction of a new mixed-use retail/office/residential development	Base	Approved	Issued 4/23/19; complete	3	6,090	Linked with 1125 Merrill St and 556 Santa Cruz Ave projects, but tallied individually
1125 Merrill St	1125 Merrill St	Demolition of the existing building and construction of a new mixed-use office and residential development	Base	Approved	Issued 4/2/19; complete	1	2,479	Linked with 506 and 556 Santa Cruz Ave projects, but tallied individually
556 Santa Cruz Ave	556-558 Santa Cruz Ave	Demolition of the existing building and construction of a new mixed-use retail/office/residential development	Base	Approved	Issued 7/8/19; complete	-3	4,096	Linked with 1125 Merrill St and 506 Santa Cruz Ave projects, but tallied individually
949 El Camino Real	949 El Camino Real	Renovation of existing Guild Theatre cinema facility into a live entertainment venue	Public Benefit Bonus	Approved	Issued 11/27/19	0	6,506	
1200 Chestnut St (formerly 725 Oak Grove Ave)	725 Oak Grove Ave	Renovation and small expansion of an existing commercial building	Base	Approved	Issued 10/10/2019; completed 5/25/2021	0	1,718	
500 El Camino Real	300-550 El Camino Real	Construction of a new mixed-use office, residential, and retail development	Base	Approved	Last permit issued 11/4/20	215	123,501	
115 El Camino Real	115 El Camino Real	Demolition of existing building and construction of a new mixed-use development consisting of commercial space on the first floor, and residential units on the second and third floors	Base	Approved	Issued 4/21/21	4	-7,370	
870 Santa Cruz Avenue	870 Santa Cruz Avenue	Renovation of former Flegel's furniture store into a combined retail/office building, with rooftop access.	Base	Pending	Last permit issued 1/13/21	0	-388	The PC approved plans originally had a GFA of 23,251, which was to be no net change from the earlier building. However, during the building permit stage, the plans were revised to reduce the GFA to 22,863, for a net decrease of 388 SF.
1540 El Camino Real (former Beltramo's)	1540 El Camino Real	Demolition of a retail building and construction of a new mixed-use office and residential development	Base	Approved	Permits issued	27	17,291	
Springline project revisions	1300 El Camino Real	Internal Modifications that would increase GFA	Public Benefit Bonus	Approved	Permits issued	0	6,236	
1021 Evelyn St (formerly 840 Menlo Avenue)	840 Menlo Avenue	Construction of a new mixed-use office and residential development on a vacant parcel	Base	Approved	Plans under review	3	5,907	
706-716 Santa Cruz Avenue	706-716 Santa Cruz Avenue	Demolition of existing commercial building and onstruction of a new mixed-use retail, office, and residential development	Base	Approved	Plans not yet submitted	4	20,328	
201 El Camino Real	201 El Camino Real	Demolition of an existing commercial and residential buildings, and construction of new residential/medical office mixed-use building	Public Benefit Bonus	Approved	Plans not yet submitted	12	1,076	
1162 El Camino Real	1162 El Camino Real	Demolition of existing commercial buildings and construction of 9 new residential units	Base	Approved	Plans under review	9	-5,025	
1550 El Camino Real	1550 El Camino Real	Addition of townhomes in area of existing parking lot	Base	Approved	Not yet submitted	8	0	
Boutique Hotel	1704 El Camino Real	Demolition of existing hotel and construction of a new hotel	Base	Pending	n/a	0	16,517	
135 El Camino Real	135 El Camino Real	Remodeling/addition to existing building and addition of 1 residential unit	Base	Pending	n/a	1	379	
Total Entitlements Approved						526	411,841	
<i>Percentage of Specific Plan Maximum Allowable Development</i>						<i>77%</i>	<i>87%</i>	
Total Entitlements Proposed						1	16,896	
<i>Percentage of Specific Plan Maximum Allowable Development</i>						<i>0%</i>	<i>4%</i>	
Total Entitlements Approved and Proposed						527	428,737	
<i>Percentage of Specific Plan Maximum Allowable Development</i>						<i>78%</i>	<i>90%</i>	
Total Building Permits Issued						490	389,556	
<i>Percentage of Specific Plan Maximum Allowable Development</i>						<i>72%</i>	<i>82%</i>	
Specific Plan Maximum Allowable Development						680	474,000	