

DATE: October 7, 2025

TO: Downtown Committee

FROM: Vinson Kwan, Associate Planner

SUBJECT: **Downtown Development Update**

NEW CONSTRUCTION—RESIDENTIAL

1. **969 Hope Street and 679 Fairmont Avenue (Downtown Adjacent):** Request for a Development Review Permit, Planned Community Permit, Provisional Use Permit, and Vesting Tentative Map to construct a seven-story condominium project with one floor of underground parking for a total of 36 units, replacing an existing commercial building and a multi-family structure.

Applicant: Glen Yonekura, Castro GPRV 10 LLC

- Planning permit under review.

NOTE: This project is outside the Downtown Precise Plan boundary. The update is included here due to adjacency to the Downtown Precise Plan area.

2. **231-235 Hope Street (Maston Architects):** Three-story, nine-unit condominium project.

Applicant: William Maston, William Maston Architects and Associates

- Under construction.

3. **333 Franklin Street:** Request for a Development Review Permit and Planned Community Permit to construct a 12-unit apartment with two detached accessory dwelling units (ADU), replacing an existing eight-unit apartment building.

Applicant: Jenny Kang, Silicon Valley Custom Homes

- Planning permit under review.

NEW CONSTRUCTION—MIXED-USE

4. **Hope Street Lots:** 120,601 square foot, five-story hotel building with three levels of subterranean parking, a 52,616 square foot mixed-use building with three levels of subterranean parking, and Hope Street improvements to replace existing City-owned Parking Lot Nos. 4 and 8.

Applicant: The Robert Green Company

- Completed building permit plans, but building permit has not been pulled. Applicant closed escrow on the Hope Street Lots Project in December 2022 and is currently in compliance with the Disposition and Development Agreement (DDA) terms for financing extensions.
5. **Lot 12:** Five-story affordable housing project with 120 rental units and one level of at-grade podium parking, replacing a public parking lot. The project modifications were submitted and approved on May 19, 2025. The modifications include reduction in the number of on-site parking spaces and conversion of all ground-floor commercial uses to residential amenity areas.

Applicant: Related/Alta Housing

- Building permit under review.
6. **881 Castro Street:** Request for a Planned Community Permit and Development Review Permit to construct an eight-story mixed-use building with 140 units and 9,744 square feet of ground-floor commercial with two levels of below-grade parking, replacing three existing commercial properties and four residential units; and a Heritage Tree Removal Permit.

Applicant: Glen Yonekura, Castro GPRV 10 LLC

- Planning permit under review.

NEW CONSTRUCTION—COMMERCIAL

7. **701 West Evelyn Avenue:** Four-story, 28,090 square foot office space and 6,841 square foot ground-floor commercial space (former Subway Restaurant, Depot Garage, etc.). The project also includes a development agreement and will provide \$8 million to support downtown access and parking solutions.

Applicant: Vincent Woo, Marwood

- Approved by the City Council on November 7, 2023.

8. **756 California Street:** Three-story, 7,664 square foot office building with ground-floor medical office.

Applicant: 756 California LLC

- Awaiting building permit submittal.
- The project was approved by the City Council on February 22, 2022, and a two-year permit extension was approved by the Zoning Administrator on August 7, 2024.

9. **747 West Dana Street:** Three-story commercial building with 7,000 square feet of office and 1,600 square feet of ground-floor retail space.

Applicant: Ken Rodrigues, Kenneth Rodrigues and Partners, Inc.

- Under construction.

10. **590 Castro Street:** Four-story, 105,264 square foot commercial mixed-use building with a public plaza (Wells Fargo).

Applicant: Tim Steele, The Sobrato Organization

- Building permits under review.
- The project was approved by the City Council on August 20, 2022, and a two-year permit and map extension was approved at the Administrative Zoning/Subdivision Committee hearing on November 13, 2024.

11. **705 West Dana Street:** Three-story, 18,800 square foot commercial building with ground-floor restaurant and upper-floor administrative office with one level of underground public parking, replacing an existing auto repair shop.

Applicant: Lund Smith, Hope Dana LP

- Approved by the City Council on November 14, 2023.
- Awaiting building permit submittal.

FACADE IMPROVEMENTS AND NEW TENANTS

12. **171 and 175 Castro Street:** New café/restaurant use (Kitchen Story/U Dessert Story) to replace a locksmith museum.

Applicant: Daniel Choi

- Building permit under review.

13. **194-198 Castro Street:** Three-story, 5,733 square foot building addition with a roof deck to an existing two-story, 7,608 square foot historic building with office and ground-floor restaurant, replacing an existing outdoor patio.

Applicant: Chee-Yee Chong, Hanson America, LLC

- Approved by the City Council on October 8, 2024.
- Awaiting building permit submittal.

14. **236 Castro Street:** A 58 square foot front addition and facade modification at an existing multi-tenant commercial building.

Applicant: Boyd Smith, Smith Development

- Building permit under review.

15. **262 Castro Street:** Medical service, including massage and acupuncture, to replace an existing furniture store.

Applicant: Caroline Huibo Chen, Phoenix Massage Spa

- Building permit under review.

16. **312 Castro Street:** New front addition and facade modifications to the building frontage of an existing commercial building.

Applicant: Michael Dern, DERN Architecture + Development

- Approved by the Planning Division on September 24, 2025.

17. **382-384 Castro Street:** New office use in an existing 1,081 square foot commercial tenant space, expanding a previously approved ground-floor office use in the adjacent tenant space, and a new trash enclosure for the expanded office use.

Applicant: Malika Junaid and Junaid Qurashi, M. Designs Architects

- Under construction.

18. **384 Castro Street:** Minor facade modifications to an existing commercial tenant space.

Applicant: Maria Abreu, M. Designs Architects

- Approved by the Planning Division on April 4, 2025.
- Building permit under review.

19. **303 Bryant Street:** Minor facade modification to an existing commercial building.

Applicant: Zirkle Robert, HGA

- Under construction.

20. **185 Castro Street:** Request for a Planned Community Permit and Development Review Permit for minor facade modification consisting of a new storefront window system for an existing commercial building.

Applicant: James Rizzo, Rizzo Associates

- Planning permit under review.

21. **748 Mercy Street:** Minor facade modification consisting of reroofing, reduction of steeple height, widening of main doors, and replacement of windows for an existing church.

Applicant: John Miller, John Miller Architects

- Building permit under review.

22. **682 Villa Street:** Minor facade modifications consisting of refreshed material finishes, new windows in existing openings, and an upgraded entry stair for an existing commercial building.

Applicant: Boyd Smith, Hope Villa LP

- Approved by the Planning Division on September 15, 2025.

PROVISIONAL USE PERMITS

23. **228 Castro Street:** Request for a modification to an existing Provisional Use Permit for a nightclub to allow additional nights of live entertainment and to expand clientele from 21+ to 18+ on a 0.17-acre site. This project is located on the west side of Castro Street, between Villa Street and West Dana Street.

Applicant: Marina Keith, Monte Carlo Night Club

- Planning permit under review.

CITY PROJECTS

24. **Downtown Precise Plan Comprehensive Update:** The update project includes a comprehensive update to the Downtown P(19) Precise Plan to align the Plan to the City's vision for downtown. The update includes developing objective development standards, evaluating current design standards, land uses, parking, signage regulations, and other strategies. The process includes public outreach and Study Sessions with the Environmental Planning Commission and City Council.

Council provided input on the project scope, timeline, and community outreach plan at a Council Study Session on November 7, 2023 and authorized a professional services agreement for the project on May 28, 2024. City staff conducted a series of engagement events between January and June 2025 to gather early community input on the Downtown Precise Plan Update. The City also hosted a Community Visioning Workshop on August 14 with approximately 85 community members in attendance. The meeting was intended to gather community ideas and aspirations for the future of downtown.

The Environmental Planning Commission and City Council will hold Study Sessions later this year to provide direction on the Precise Plan's vision and goals. The report for these Study Sessions will include a summary of community input collected to date as well as complete raw data from the corresponding outreach activities. These materials, along with project updates, will be available on the Downtown Precise Plan webpage in the coming months.

For further details, please refer to the project webpage: [Downtown Precise Plan Comprehensive Update](#). Stay informed and share your feedback by visiting the new Downtown Precise Plan collaboration website: <https://collaborate.mountainview.gov/downtown-precise-plan>.