

| Project Name | Address | Description | Upcoming Milestones | City Contact | MailTo | Construction Contact | Construction Timeline | Photo | Plans | CEQA Documents | Other | Approval Documents | District | APN |
|---------------------------------------|---|---|---|----------------|------------------------------|---|--|---|---|---|-------------------------|---|----------|--|
| 170 San Bruno Avenue W | 170 San Bruno Ave West | Request for an Architectural Review Permit to allow a new five-story, 62,243 square-foot, mixed-use building with 57 residential units and 8 affordable units with 910 square-foot retail on a 0.29 acre site in the TOD-1 zoning district. | Environmental review and transportation analysis underway | Ralph Robinson | rrobinson-pt@sanbruno.ca.gov | TBD | TBD | https://sanbruno.ca.gov/DocumentCenter/View/7882/Rendinger_170-SBA | | TBD | - | - | 3 | 020-111-160 |
| 111 San Bruno Avenue W | 111 San Bruno Ave West | Request for an Architectural Review Permit to allow a new five-story, 67,873 square-foot, mixed-use building with 46 units and 7 affordable units with 2,670 square-foot retail on a 0.41 acre site in the TOD-1 zoning district. | Building permit issuance | Eliseo Amaya | eamaya@sanbruno.ca.gov | L. P. Construction Inc. Contact: Lamar Zhao Phone: (415) 668-6863 | Construction is expected to begin as soon as the building permit is approved, ideally within this year, with coordination on affordable and market-rate units to follow once construction is underway | https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=4446 | https://www.sanbruno.ca.gov/DocumentCenter/View/5719/111-SAN-BRUNO-UPDATE--031324 | https://www.sanbruno.ca.gov/DocumentCenter/View/5572/111-San-Bruno-Ave---Exemption | | https://www.sanbruno.ca.gov/DocumentCenter/View/8033/C-C-Reso-2024-58-Tentative-Map-Arch-Review-Permit-Affordable-Housing-111-San-Bruno-Ave-Final | 4 | 020-121-360 |
| 271 El Camino Real | 271 El Camino Real | Request for an Architectural Review Permit and Lot Merger to allow a new four-story, 64,323 square-foot building with 35 units and 6 affordable units with two accessory dwelling units on a 0.57 acre site in the MX-R district. | Planning Commission Hearing (scheduled for March 17, 2026) | Eliseo Amaya | eamaya@sanbruno.ca.gov | Larry Wang, Tectonic Builders Corp. 408-422-6029 larrywang@tectoniccorp.com | Estimated completion date: Summer/Fall 2027 | https://sanbruno.ca.gov/DocumentCenter/View/6484/71-El-Camino-Real---Image | https://www.sanbruno.ca.gov/DocumentCenter/View/8497/271-ECR-Project-Plans | https://www.sanbruno.ca.gov/DocumentCenter/View/8496/271-ECR---Categorical-Exemption-Memo | | | 3 | 020-406-730; 020-406-700; 020-406-690; 020-406-870; 020-406-590; 020-406-790 |
| 300 Piedmont Avenue | 300 Piedmont Avenue | Request for a Planned Unit, Architectural Review, Vesting Tentative Tract Map, and Tree Removal Permits for 155 detached single-family homes on a 40 acre site in the R-1 zoning district. The project provides 19.21 acres of public use and open space. | Site preparation nearing completion, park agreement approved by City Council, minor modification approved, building permit under review, and final map has been recorded. | Darryl Boyd | dboyd-pt@sanbruno.ca.gov | Max Kent: (408) 843-8509 (On Site) Daniel Raia (408) 835-6021 | November 2024 to June 2026 | https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=5247 | https://sanbruno.ca.gov/DocumentCenter/View/5227/Crestmoor-300-Piedmont-Avenue---Project-Plans-dated-March-14-2024 | https://www.sanbruno.ca.gov/DocumentCenter/View/5225/Crestmoor---Final-EIR | | | 2 | 019-170-020 |
| Highland Ridge | 2880 and 2890 San Bruno Avenue W, 850 and 860 Glenview Drive | Request for an Architectural Review Permit and Lot Merger to allow 58 units with 9 affordable units across nine buildings on a 3.29 acre site in the P-D zoning district. | Construction of Buildings C and G continues. Building A and retaining walls to start construction. All-way stop signs and crosswalks at San Bruno Ave & Glenview Dr to be installed soon. | Eliseo Amaya | eamaya@sanbruno.ca.gov | General Inquiries: Darian Denntler - ddenntler@cityventures.com - (650) 918-2904 Construction Inquiries: Andy Thomas - athomas@cityventures.com - (925) 324-0132 | Once permits are issued, site work is expected to take 6 months (fencing, mobilization, offsite water work, tree removal, building demolition, grading). Vertical construction will follow, with one building per month, each taking 6-7 months to complete. | https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=4880 | https://www.sanbruno.ca.gov/DocumentCenter/View/6926/Highland-Ridge-Plan-Set-Public-Viewing | https://www.sanbruno.ca.gov/DocumentCenter/View/5367/Glenview-Initial-Study-Addendum-5-2024- | | https://www.sanbruno.ca.gov/DocumentCenter/View/6962/Glenview-Highlands-AR23-014-TM23-002-Summary-of-Hearing | 2 | 019-042-170; 019-042-150; 019-042-160 |
| View at San Bruno | 850 San Bruno Ave West | Request for an Architectural Review Permit to allow two new 10-story residential buildings - totaling 428,040 square feet and 341 affordable units on a 1.57-acre site in the TOD-2 zoning district. | Building permit issued. Demolition of the former AT&T building is complete. Construction permits issued and rough grading commencing. | Darryl Boyd | dboyd-pt@sanbruno.ca.gov | Jeff Ware (925) 597-2639 | 2025 - Summer 2027 | https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=4445 | https://www.sanbruno.ca.gov/DocumentCenter/View/5059/Planning-Commission-Packet-November-7-2023 | https://www.sanbruno.ca.gov/DocumentCenter/View/7148/840-SBAW-The-View-Exemption-CEQA-Analysis | | https://www.sanbruno.ca.gov/DocumentCenter/View/7147/840-SBAW-The-View---Summary-of-Hearing | 3 | 020-071-050 |
| 997 Masson Avenue | 997 Masson Avenue | Request for a Senate Bill 9 (SB-9) lot split to accommodate a new single-family home on a 0.11 acre site in the R-1 zoning district. | Undergoing completeness review | Evan Schieber | ESchieber@sanbruno.ca.gov | TBD | TBD | | | | | | 3 | 020-103-010 |
| 990 El Camino Real | 990 El Camino Real | Request for an Architectural Review Permit and Lot Merger to construct a new four-story, 22,469-square foot residential building with 20 units and parking on the ground floor on a 0.26-acre site in the TOD-2 zoning district. | Awaiting submittal from applicant to begin environmental review. Affordable Housing Plan under review. | Ralph Robinson | rrobinson-pt@sanbruno.ca.gov | TBD | Construction intended to start Q1, 2026 | https://www.sanbruno.ca.gov/DocumentCenter/View/7859/990-El-Camino-Real---Aug-2025 | | | | | 3 | 020-106-230; 020-106-240; 020-106-310 |
| Tanforan | 1122, 1150, 1178 and 1188 El Camino Real and 1292 Huntington Avenue | New transit-oriented mixed-use village | Draft Environmental Impact Report Available | Peter Gilli | tanforan@sanbruno.ca.gov | | | https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=7495 | https://sanbruno.ca.gov/DocumentCenter/View/6348/20241004_Tanforan_Phase-01-Package-LR | https://www.sanbruno.ca.gov/1176/Environmental-Review-Documents-CEQA-EIR | tanforanforsanbruno.com | | 3 | 014-316-330; 014-316-310; 014-316-360; 014-316-080; 014-316-300 |
| 535 Sylvan Ave - Live/Work Conversion | 535 Sylvan Ave | Request for a Conditional Use Permit to convert an existing two-story office building into a live/work unit, featuring ground-floor commercial space and a two-bedroom, one-bath dwelling above, on a 0.07 acre site in the CBD zoning district. | Building permit application submittal. | Eliseo Amaya | eamaya@sanbruno.ca.gov | TBD | TBD | | | Exempt | | https://www.sanbruno.ca.gov/AgendaCenter/ViewFile/Agenda/11132025-2450 | 4 | 020-361-050 |
| 1641 Crestwood Drive | 1641 Crestwood Drive | Request for a General Plan Amendment and Architectural Review permit for a new 3-story 5,622 square feet home on a 0.96 acre site in the R-1 zoning district. This project includes a JADU on the ground floor. | | Ralph Robinson | rrobinson-pt@sanbruno.ca.gov | | | | | | | | 1 | 017-182-430 |
| 386 Goodwin Drive | 386 Goodwin Drive | Request for an SB9 lot split to convert an existing ADU into a primary unit on a 0.42 acre site in the R-1 zoning district. | Undergoing completeness review | Evan Schieber | ESchieber@sanbruno.ca.gov | | | | | | | | 1 | |
| The Range Residential Development | 2101 Sneath Lane | Request for approval of a Vesting Tentative Map and Planned Unit Permit to allow construction of 130 single-family units (standard, small-lot, and attached), with a park, open space, and private roads, on a 20.43-acre R-1-zoned site. | Preparation of CEQA document & completeness review | Eliseo Amaya | eamaya@sanbruno.ca.gov | | | https://www.sanbruno.ca.gov/DocumentCenter/View/8435/The-Range-Conceptual-Site-Plan | | | | | 2 | |