

ProjectName	Address	Project Status	Description	Upcoming Milestones	City Contact	MailTo	ConstructionContact	ConstructionTimeline	Photo	Plans	CEQA1	Other	ApprovalDocuments	District	APN
170 San Bruno Avenue W	170 San Bruno Ave West	Under Review	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	<a href="https://sanbruno.ca.gov/DocumentCenter/View/7882/Rendering_170-SBA">https://sanbruno.ca.gov/DocumentCenter/View/7882/Rendering_170-SBA</a>		TBD			3	020-111-160
111 San Bruno Avenue W	111 San Bruno Ave West	Approved	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	<a href="https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=4446">https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=4446</a>	<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/5719/111-SAN-BRUNO-UPDATE--031324">https://www.sanbruno.ca.gov/DocumentCenter/View/5719/111-SAN-BRUNO-UPDATE--031324</a>	<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/5572/111-San-Bruno-Ave---Exemption">https://www.sanbruno.ca.gov/DocumentCenter/View/5572/111-San-Bruno-Ave---Exemption</a>		<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/8033/CC-Reso-2024-58-Tentative-Map-Arch-Review-Permit-Affordable-Housing-111-San-Bruno-Ave-Final">https://www.sanbruno.ca.gov/DocumentCenter/View/8033/CC-Reso-2024-58-Tentative-Map-Arch-Review-Permit-Affordable-Housing-111-San-Bruno-Ave-Final</a>	4	020-121-360
271 El Camino Real	271 El Camino Real	Under Review	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 Feb 17, 2026)	Eliseo Amaya	eamaya@sanbruno.ca.gov	TBD	TBD	<a href="https://sanbruno.ca.gov/DocumentCenter/View/6484/271-El-Camino-Real--Image">https://sanbruno.ca.gov/DocumentCenter/View/6484/271-El-Camino-Real--Image</a>					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	Under Construction	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	<a href="https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=5247">https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=5247</a>	<a href="https://sanbruno.ca.gov/DocumentCenter/View/5227/Crestmoor-300-Piedmont-Avenue---Project-Plans-dated-March-14-2024">https://sanbruno.ca.gov/DocumentCenter/View/5227/Crestmoor-300-Piedmont-Avenue---Project-Plans-dated-March-14-2024</a>	<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/525/Crestmoor---Final-EIR">https://www.sanbruno.ca.gov/DocumentCenter/View/525/Crestmoor---Final-EIR</a>			2	019-170-020
Highland Ridge	2880 and 2890 San Bruno Avenue W, 850 and 860 Glenview Drive	Under Construction	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 Dennler - ddennler@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.	<a href="https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=4880">https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=4880</a>	<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/6926/Highland-Ridge-Plan-Set-Public-Viewing">https://www.sanbruno.ca.gov/DocumentCenter/View/6926/Highland-Ridge-Plan-Set-Public-Viewing</a>	<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/5367/Glenview-Initial-Study_Addendum-5-2024-">https://www.sanbruno.ca.gov/DocumentCenter/View/5367/Glenview-Initial-Study_Addendum-5-2024-</a>		<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/6962/Glenview-Highlands-AR23-014-TM23-002-Summary-of-Hearing">https://www.sanbruno.ca.gov/DocumentCenter/View/6962/Glenview-Highlands-AR23-014-TM23-002-Summary-of-Hearing</a>	2	019-042-170; 019-042-150; 019-042-160
View at San Bruno	850 San Bruno Ave West	Under Construction	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	<a href="https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=4445">https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=4445</a>	<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/5059/Planning-Commission-Packet-November-7-2023">https://www.sanbruno.ca.gov/DocumentCenter/View/5059/Planning-Commission-Packet-November-7-2023</a>	<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/7148/840-SBAW-The-View-Exemption-CEQA-Analysis">https://www.sanbruno.ca.gov/DocumentCenter/View/7148/840-SBAW-The-View-Exemption-CEQA-Analysis</a>		<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/7147/840-SBAW-The-View---Summary-of-Hearing">https://www.sanbruno.ca.gov/DocumentCenter/View/7147/840-SBAW-The-View---Summary-of-Hearing</a>	3	020-071-050
997 Masson Avenue	997 Masson Avenue	Under Review	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	Under Review	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	<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/7859/990-El-Camino-Real--Aug-2025">https://www.sanbruno.ca.gov/DocumentCenter/View/7859/990-El-Camino-Real--Aug-2025</a>					3	020-106-230; 020-106-240; 020-106-310
Tanforan	1122, 1150, 1178 and 1188 El Camino Real and 1292 Huntington Avenue	Under Review	New transit-oriented mixed-use village	Draft Environmental Impact Report Available, Public Review Community Meeting on July 29, 2025 at 6:00 pm (San Bruno City Hall, Conference Room 115).	Peter Gilli	tanforan@sanbruno.ca.gov			<a href="https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=7495">https://www.sanbruno.ca.gov/ImageRepository/Document?documentID=7495</a>	<a href="https://sanbruno.ca.gov/DocumentCenter/View/6348/20241004_Tanforan_Phase-01-Package-LR">https://sanbruno.ca.gov/DocumentCenter/View/6348/20241004_Tanforan_Phase-01-Package-LR</a>	<a href="https://www.sanbruno.ca.gov/1176/Environmental-Review-Documents-CEQA-EIR">https://www.sanbruno.ca.gov/1176/Environmental-Review-Documents-CEQA-EIR</a>	tanforanforsanbruno.com		3	014-316-330; 014-316-310; 014-316-360; 014-316-080, 014-316-300, 014-311-060
535 Sylvan Avenue - Live/Work Conversion	535 Sylvan Ave	Approved	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		<a href="https://www.sanbruno.ca.gov/AgendaCenter/ViewFile/Agenda/11132025-2450">https://www.sanbruno.ca.gov/AgendaCenter/ViewFile/Agenda/11132025-2450</a>		020-361-050
1641 Crestwood Drive	1641 Crestwood Drive	New Submittal	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									017-182-430
386 Goodwin Drive	386 Goodwin Drive	New Submittal	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.	Awaiting formal submittal	Evan Schieber	ESchieber@sanbruno.ca.gov									
The Range Residential Development	2101 Sneath Lane	Under Review	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			<a href="https://www.sanbruno.ca.gov/DocumentCenter/View/8435/The-Range-Conceptual-Site-Plan">https://www.sanbruno.ca.gov/DocumentCenter/View/8435/The-Range-Conceptual-Site-Plan</a>						