

From: [Guia Sharma](#)
Cc: [Shaunn Mendrin](#); [Julia Klein](#); [Margaret Netto](#); [REDACTED]
Bcc: [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]
Subject: OPERATIONAL - FW: PC study session debrief
Date: Friday, October 17, 2025 9:13:00 AM
Attachments: [image004.png](#)
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[image002.png](#)
[image003.png](#)
[image006.png](#)

Good morning, Commissioners,

At the Planning Commission study session on Monday, October 13, 2025, we committed to providing answers to questions and concerns that were raised about the proposed project at 333-385 Moffett Park Drive. The applicant's email below and the linked plan sheets address these questions and concerns.

Please note that this email is being forwarded as Information Only and to ensure discussions relating to this topic occur during a Commission meeting, you should not respond to the applicant.

Best,



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* The Sunnyvale Planning Division continues to provide virtual services, such as [electronic permit submittals](#) and virtual meetings. In-person services are also available at the [One Stop Permit Center](#), located on the second floor of the new City Hall building at 456 W. Olive Avenue. Underground parking is available and can be accessed on W. Olive Avenue. Masks and appointments (pcappointment@sunnyvale.ca.gov) are strongly encouraged.

General zoning information is also available on the [Planning Division webpage](#).

From: Dave Harty <[REDACTED]>
Sent: Wednesday, October 15, 2025 2:13 PM
To: Julia Klein <JKlein@sunnyvale.ca.gov>
Cc: Margaret Netto <MNetto@sunnyvale.ca.gov>; Shaunn Mendrin <SMendrin@sunnyvale.ca.gov>; Mitchell Serrato <[REDACTED]>
Subject: RE: PC study session debrief

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Julia, here is the draft PC email for your review:

Hello Sunnyvale Planning Commissioners,

Thank you again for your time on Monday evening and for a productive study session. We wanted to follow up on some of the questions you raised and provide more detail. It was also apparent during the meeting that there were some legibility issues on the plans due to the file size limitations of the submission portal. Links to the high-res version of select drawing sheets are provided below, and we will also print new paper sets with higher resolution before the public hearing in November.

Please let us know if you have any additional questions or would like to meet directly with our team. We look forward to the public hearing in November.

1. Landscaping Questions: High Res Landscaping Sheets:

<https://ellispartners.egnyte.com/dl/Xv7TTPXMRwbJ>

- a. **Protected Tree Disposition and Mitigation (Comm. Sigura)** - Further clarification on heritage trees planned for removal requested
 - i. The Tree Disposition Plan is on Sheet L0.03 and is more legible on the high res plans.
 - ii. All protected tree removals are mitigated in accordance with Sunnyvale Municipal Code §19.94.020 and the Moffett Park Specific Plan (MPSP) Section 6.6.3 Urban Forest.
 - iii. The removal and replacement list from the Arborist Report shows exactly how each protected tree removal is mitigated with new trees. That list is linked here:
<https://ellispartners.egnyte.com/dl/hvgPFc6YrVmY>
- b. **At-Grade Trees (Comm. Shukla)** – Question about the size of trees for the planting areas at ground level and in front of the Creator Space
 - i. At-grade landscape zones will receive the largest feasible tree sizes given space and utility constraints. All at-grade trees will be installed at 36-inch box minimum with adequate rooting volume and continuous soil trenches where possible. Species such as Platanus racemosa, Quercus lobata, and Ulmus parvifolia ‘Drake’ provide substantial canopy coverage consistent with MPSP Urban Forest standards.
- c. **Podium Plantings (Comm. Shukla)** – Question concerning the suitability of

plans for the podium to confirm the plants will do well there and be maintained.

- i. Podium planters will utilize a lightweight engineered soil mix composed of expanded shale or pumice aggregate blended with compost and organic matter to promote drainage, aeration, and root health while minimizing structural load. Tree selections are limited to compact, non-invasive species appropriate for podium conditions, with mature heights generally capped at 25–30 feet.
- ii. Representative species include Arbutus ‘Marina’, Lagerstroemia ‘Natchez’, Olea ‘Swan Hill’, and Ulmus ‘Drake’.

d. **Native Plantings (Comm. Pyne)** – Question concerning our planting schedule, and the use of City approved non-native species.

- i. The MPSP plant list provides an excellent foundation emphasizing native, drought-tolerant species that support habitat value and water efficiency. However, applying the list too rigidly can limit both design flexibility and horticultural performance. Many MPSP-listed species are best suited to open or at-grade landscapes, whereas this project features diverse microclimates including shaded courtyards, wind-exposed terraces, and podium-level planters with limited soil depth where select Sunnyvale approved alternates may perform better.
- ii. Allowing such flexibility ensures long-term plant health, seasonal interest, and visual diversity while fully maintaining compliance with City intent and the sustainability objectives of the MPSP.

2. **Shared Use Path Terminus (Comm. Pyne)** – This question asked about how the shared use path will terminate at the eastern property line along Moffett Park Drive

- a. This was a very helpful comment that we have discussed with Planning Staff. Staff’s recommendation is to require a phased approach that is documented in the Conditions of Approval:

- i. Phase 1 – Applicant to install the multi-use path up to the driveway.
- ii. Phase 2 – When the neighboring property is redeveloped, applicant will be responsible to extend the multi-use path from the eastern edge of the driveway to the property line.

3. **Bird Safety (Comm. Shukla)** – Question concerning adequate bird safe design for the façade glazing.

- a. High res building elevations showing the bird safing details more clearly are linked here: <https://ellispartners.egnyte.com/dl/vVY7rjFWqDyY>
- b. Bird safing strategies were guided by the Avian Collision Risk Assessment by the project’s Ecologic Consultant, HT Harvey, and comply with the Moffett Park Specific Plan’s Bird-Safe Building Design Guidelines.

4. **Accessible Parking Questions:** High res versions of the Accessibility Plans are linked

here: <https://ellispartners.egnyte.com/dl/998QgwkWkQWj>

- a. **Accessible Parking Locations (Comm. Figone):** Question concerning proximity of ADA stalls to building entrances
- i. It should now be easier to see the ADA locations on the high res plans.
 - ii. ADA stalls are concentrated near the Main Lobbies and Elevator Lobbies on parking levels P1 and P2.
 - iii. There is 1 ADA EV Van space on the exterior of the building, but all other ADA spaces are located on the garage interior. The ADA spaces are concentrated on the garage interior because that is the shortest path of travel to the entrances to all occupied areas of the buildings, including the Creation Space.
- b. **Creation Space Parking (Comm. Shukla) –** Question about parking, including accessible parking, that will be made available to the planned Creator Space.
- i. Per parking code, the 10,370SF Creation Space requires 21 standards stalls, 1 accessible stall and 1 van accessible stall. The Creation Space will have direct access to the P1 parking level which has 218 public stalls and 10 accessible spaces, many of which are in close proximity to the Creation Space.

Dave Harty
Senior Vice President

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