



Sunnyvale

400-840 W. California Avenue
2018-7576

Amber Blizinski

Planning Commission, October 22, 2018

Peery Park Specific Plan

- Adopted in Sept. 2016
 - ◆ 2 million sq. ft. net new office/R&D uses
 - ◆ Adoption incl. future housing study
- 2018 Status
 - ◆ 1,000 sq. ft. remaining in dev. capacity
 - ◆ 2 GPI applications to increase dev. cap. and other informal requests



400-840 W. California Avenue

PPSP Innovation Edge Zoning District – 29.3 acres

Existing Conditions

- 10 office/R&D buildings
 - ◆ 622,212 sq. ft.
- Surface parking
- Libby Water Tower on-site
- 50% FAR

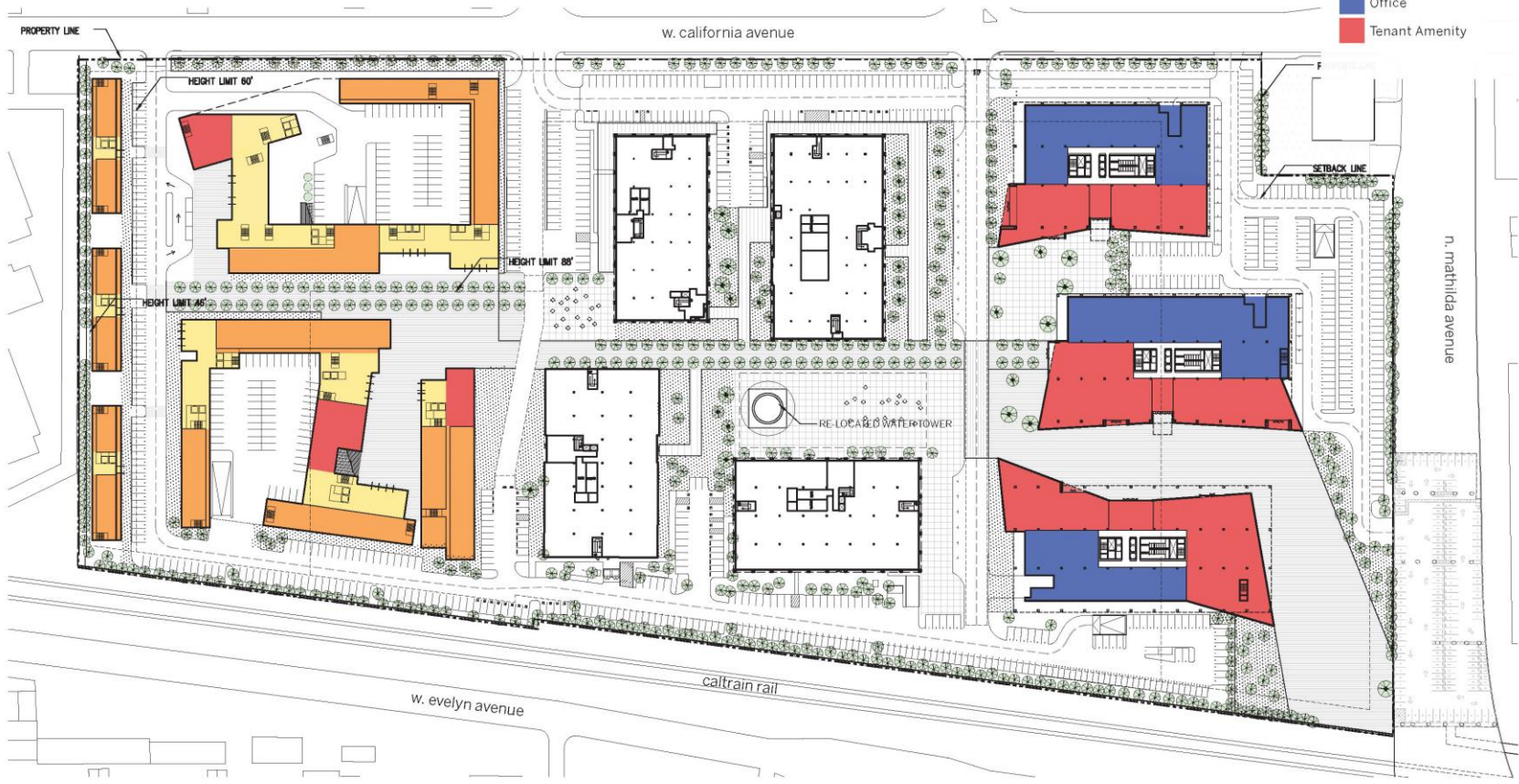
Proposed Conditions

- 7 office/R&D buildings
 - ◆ 3 new, 4 existing
 - ◆ 951,250 sq. ft.
 - ◆ Underground parking
 - ◆ FAR 105%
- 9 residential buildings and townhomes
 - 615 units
 - 72 du/acre

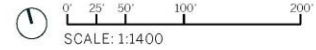
Site Plan

proposed site plan
ground level

- Residential
- Residential Lobby
- Office
- Tenant Amenity



SUNNYVALE BUSINESS PARK
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Recommendation

Considerations

- Do not initiate the GPA.
- Initiate the GPA for the subject site (as requested).
- Initiate a larger GPA/PPSP amendment to study increases throughout the plan area and housing in designated areas.

Staff Recommendation

- Do not initiate the General Plan Amendment study to consider amending the PPSP to increase the office/industrial development capacity and allow housing on the subject site.