



Sunnyvale

Applied Materials Phase I Project PLNG-2023-0134

Cindy Hom, Associate Planner
Planning Commission, April 22, 2024

Overview

- Use Permit
 - ◆ Three-story, 592,567 s.f. R&D building
 - Utilizes remaining unbuilt s.f. in Arques Campus SP
 - ◆ Seven-level parking structure with 1,900 spaces
 - ◆ PG&E substation expansion
 - ◆ Lot merger resulting in a 45-acre site
- Variances from the Arques Campus Specific Plan
 - ◆ Exceed 75' height limit (100' proposed)
 - ◆ Exceed 50,000 s.f. max. floor plates (194k-204k s.f. proposed)

Background

- General Plan: Industrial
- Specific Plan: Arques Campus Specific Plan
 - ◆ Program EIR certified in 1999
- Zoning: Industrial and Service (M-S)
- Central Arques Specific Plan underway
 - ◆ Studies 100% FAR, 100' building heights in 80-acre area

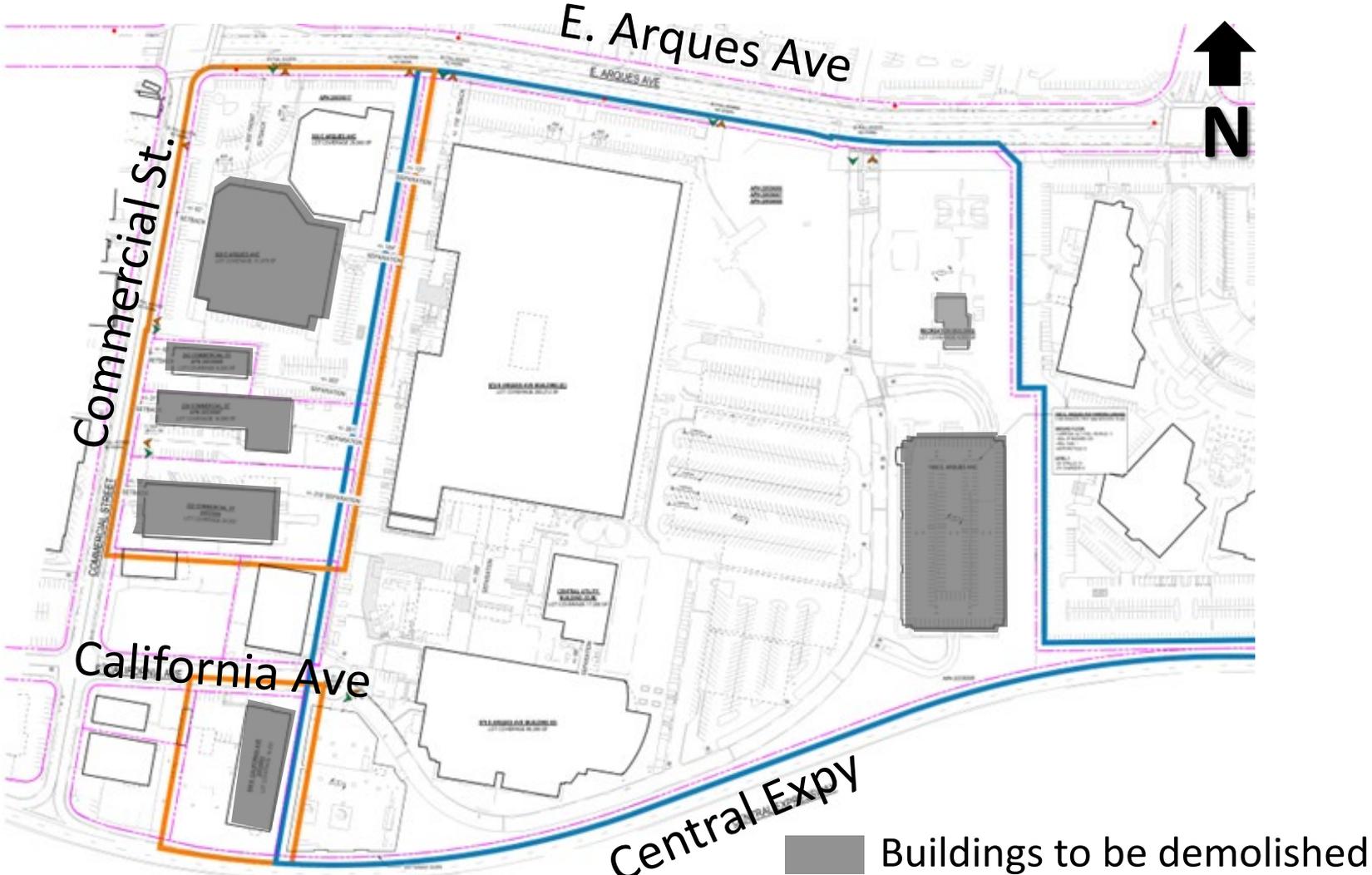
Site Context



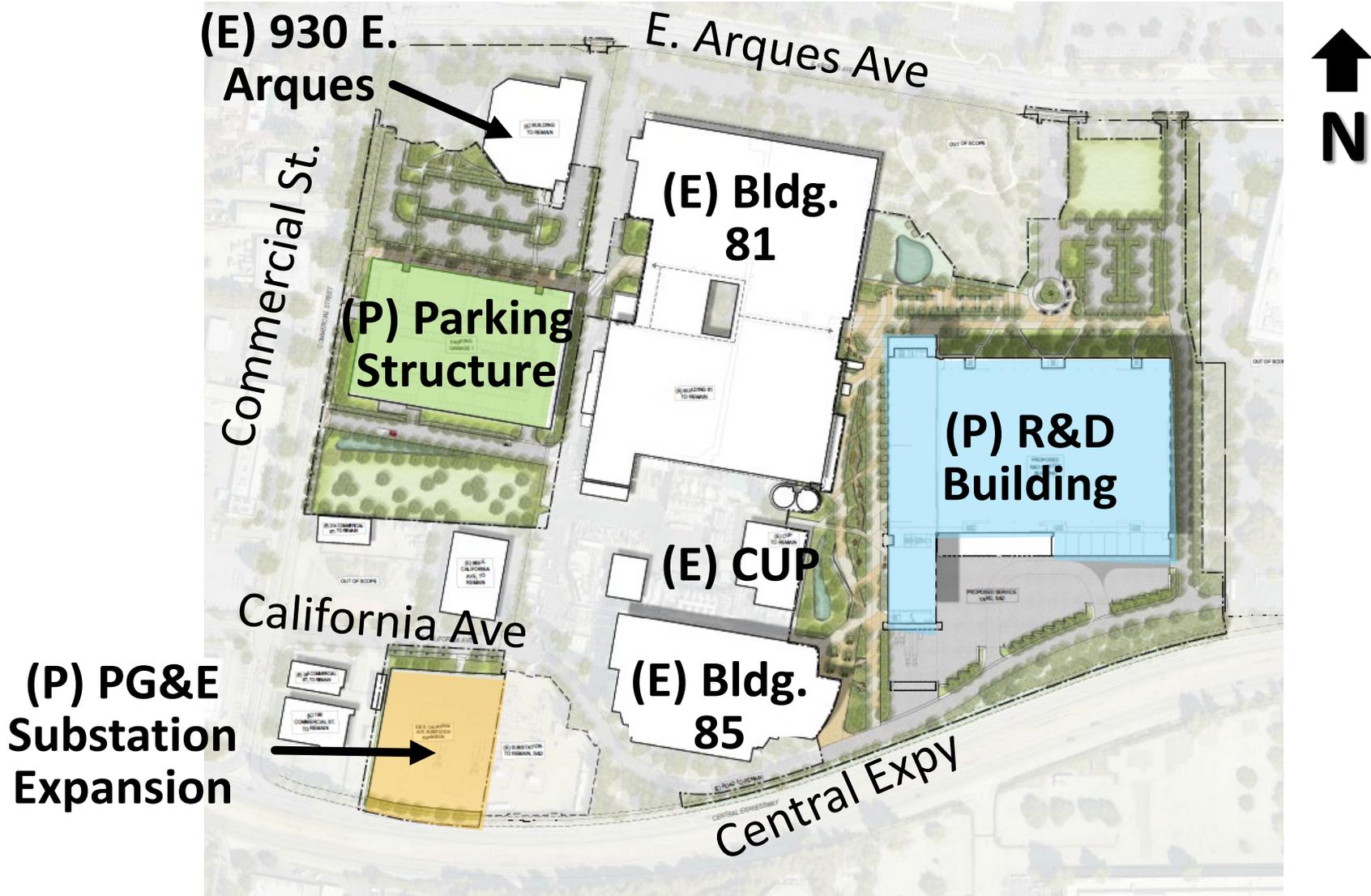
Existing parking spaces = 2,296

Parking to be demolished = 2,063

Existing Site Plan



Proposed Site Plan



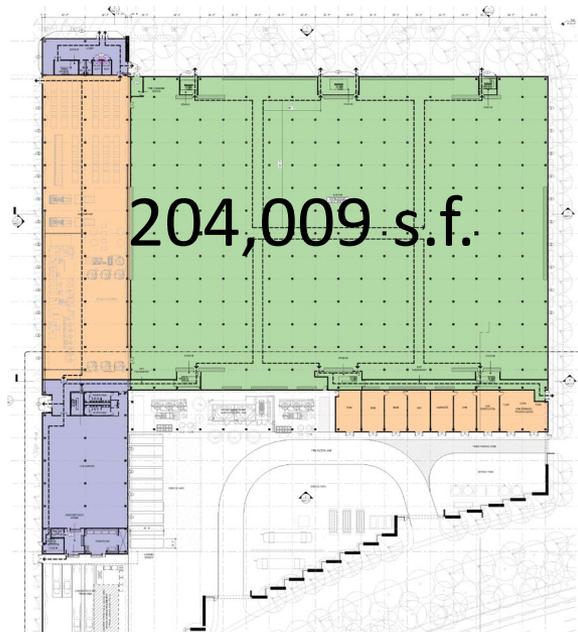
Parking Adjustment

Comparison of Parking Ratios

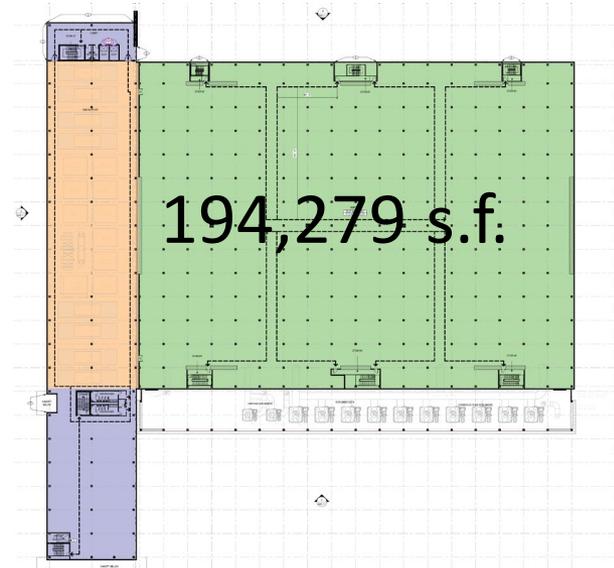
Source	Parking Ratio	Total Number of Spaces Required
Arques Campus Specific Plan	1/322 sf	3,310
Sunnyvale Parking Ordinance	2 per 1,000 sf	2,079
Parking Study	2.16 per 1,000 sf	2,245
(P) Parking spaces	2,300 (consistent with study)	

R&D Building Floor Plate Variance

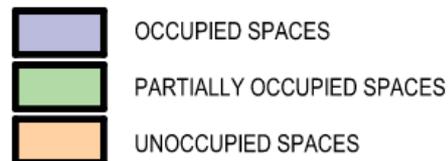
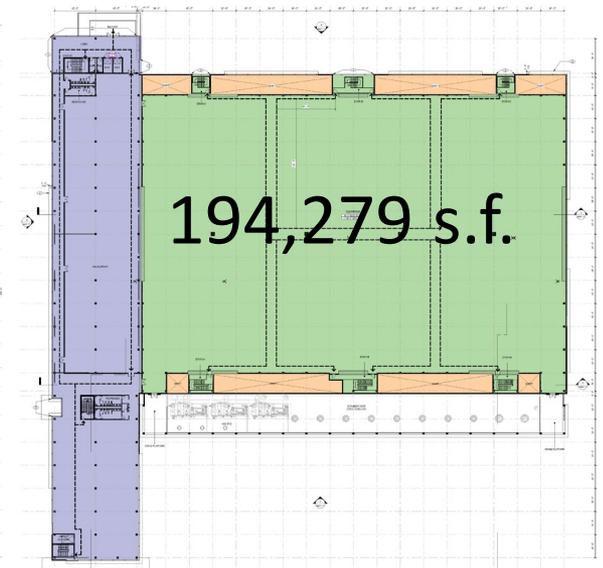
1st Floor
Sub Fab Level



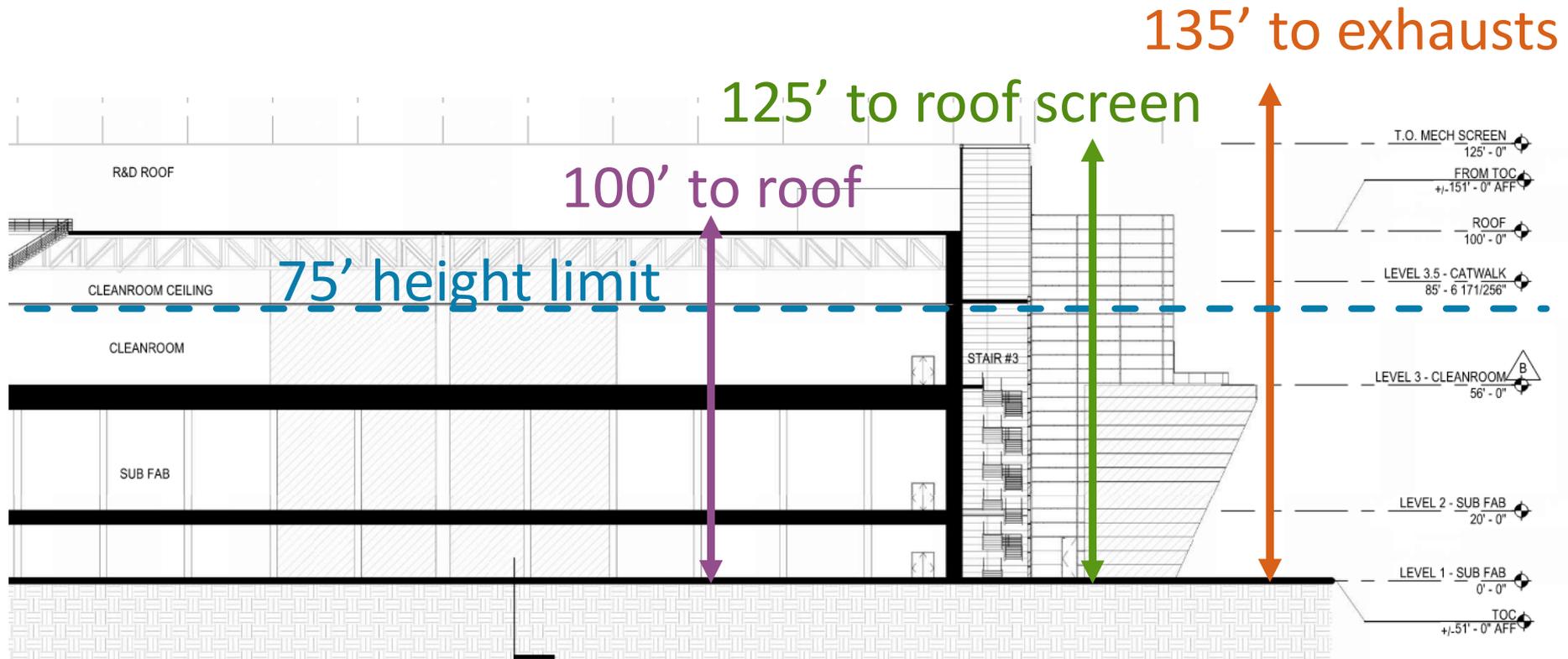
1st Floor
Sub Fab Level



3rd Floor
Cleanroom



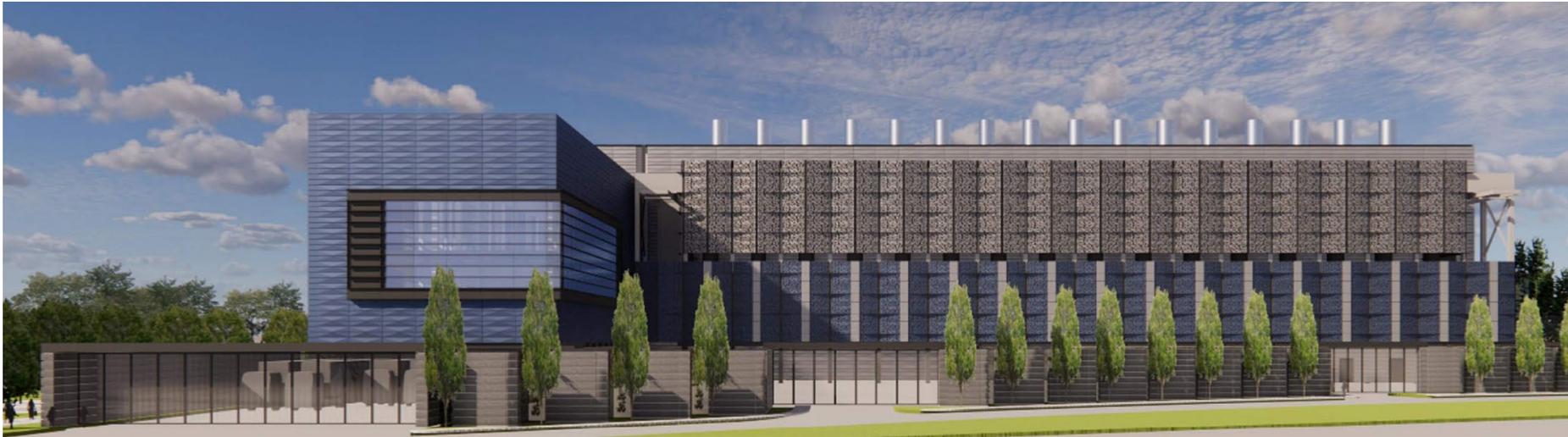
R&D Building Height Variance



R&D Building Rendering – North (Front)



R&D Building Rendering – South (Rear)



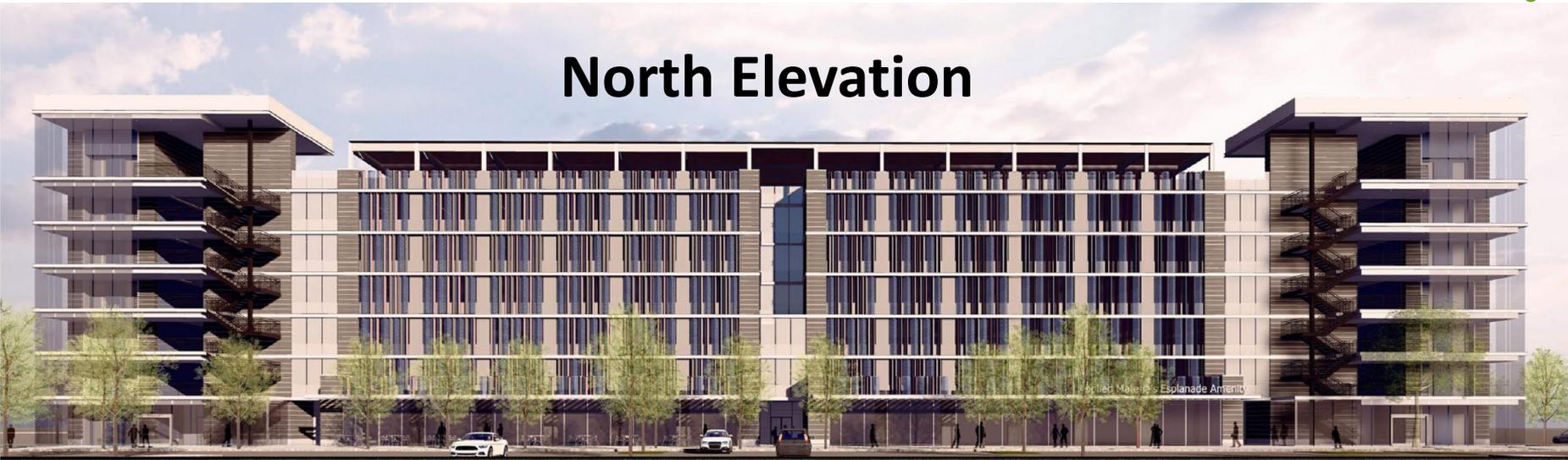
Central Expy

R&D Building Side Elevations



Parking Structure Elevations

North Elevation



South Elevation



Parking Structure Elevations

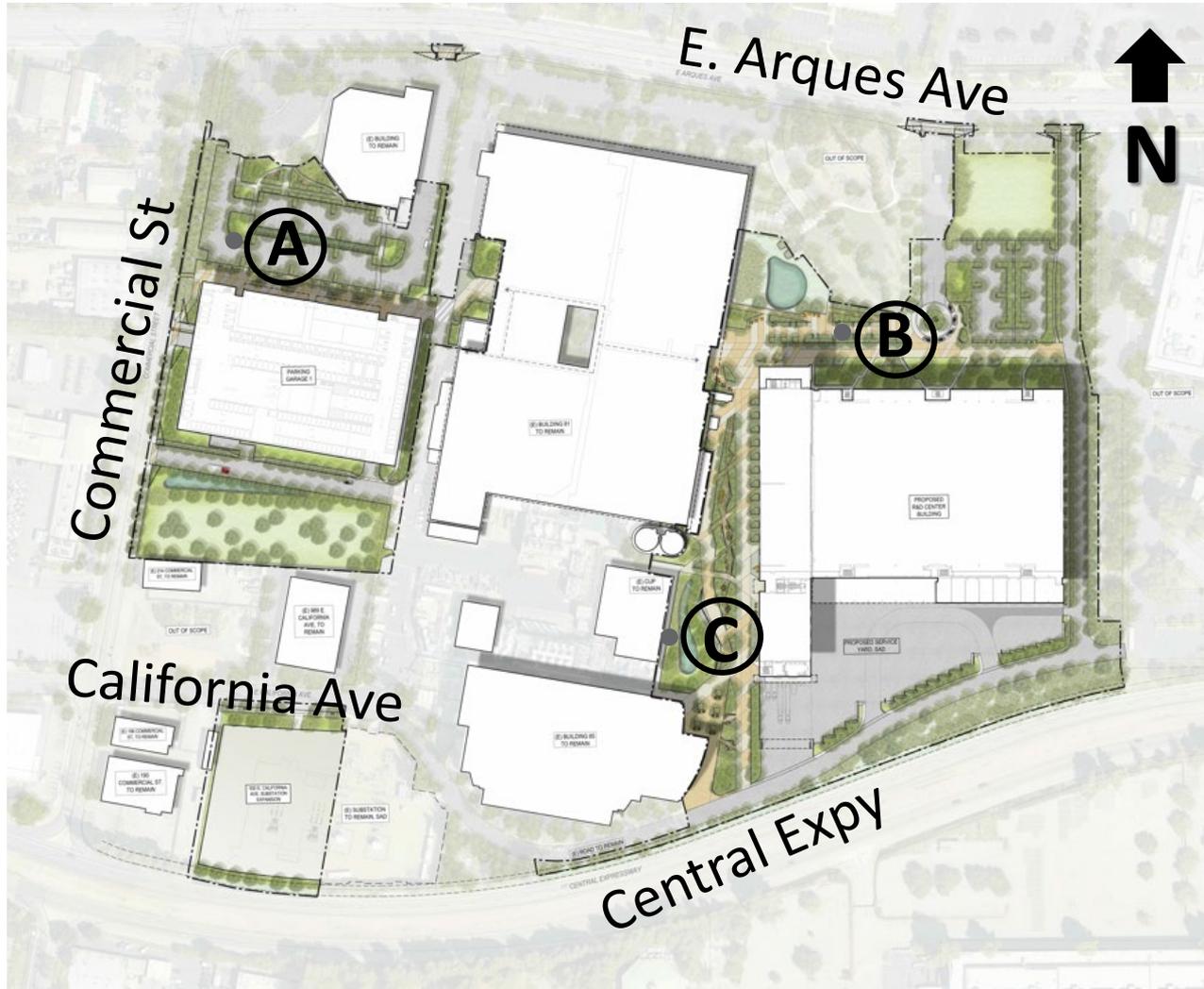


West Elevation – Commercial Street



East Elevation

Landscaping Plan



Recommendation

Alternatives

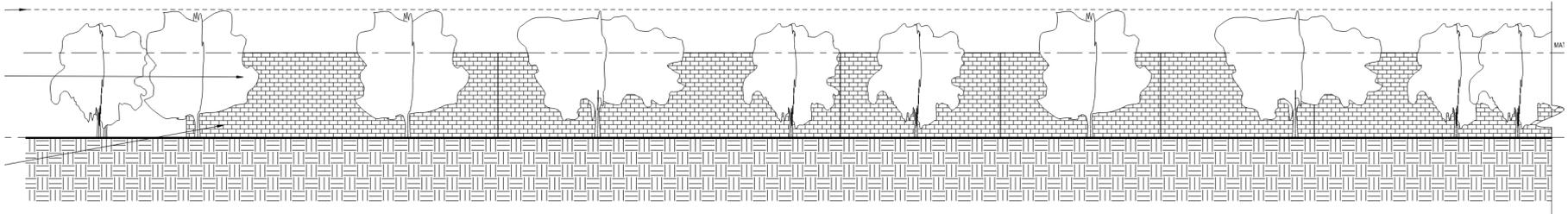
1. Approve the Use Permit, Variance, and EIR addendum
2. Approve the Use Permit, Variance, and EIR addendum with modifications
3. Deny the Use Permit and Variance and direct staff where changes should be made

Staff Recommendation

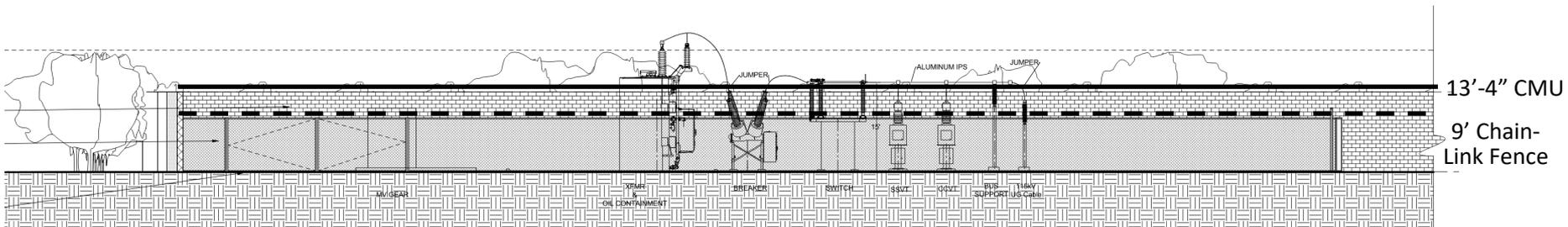
Alternative 1: Approve the Use Permit, Variance, and EIR addendum

Backup Slides

PG&E Substation Expansion

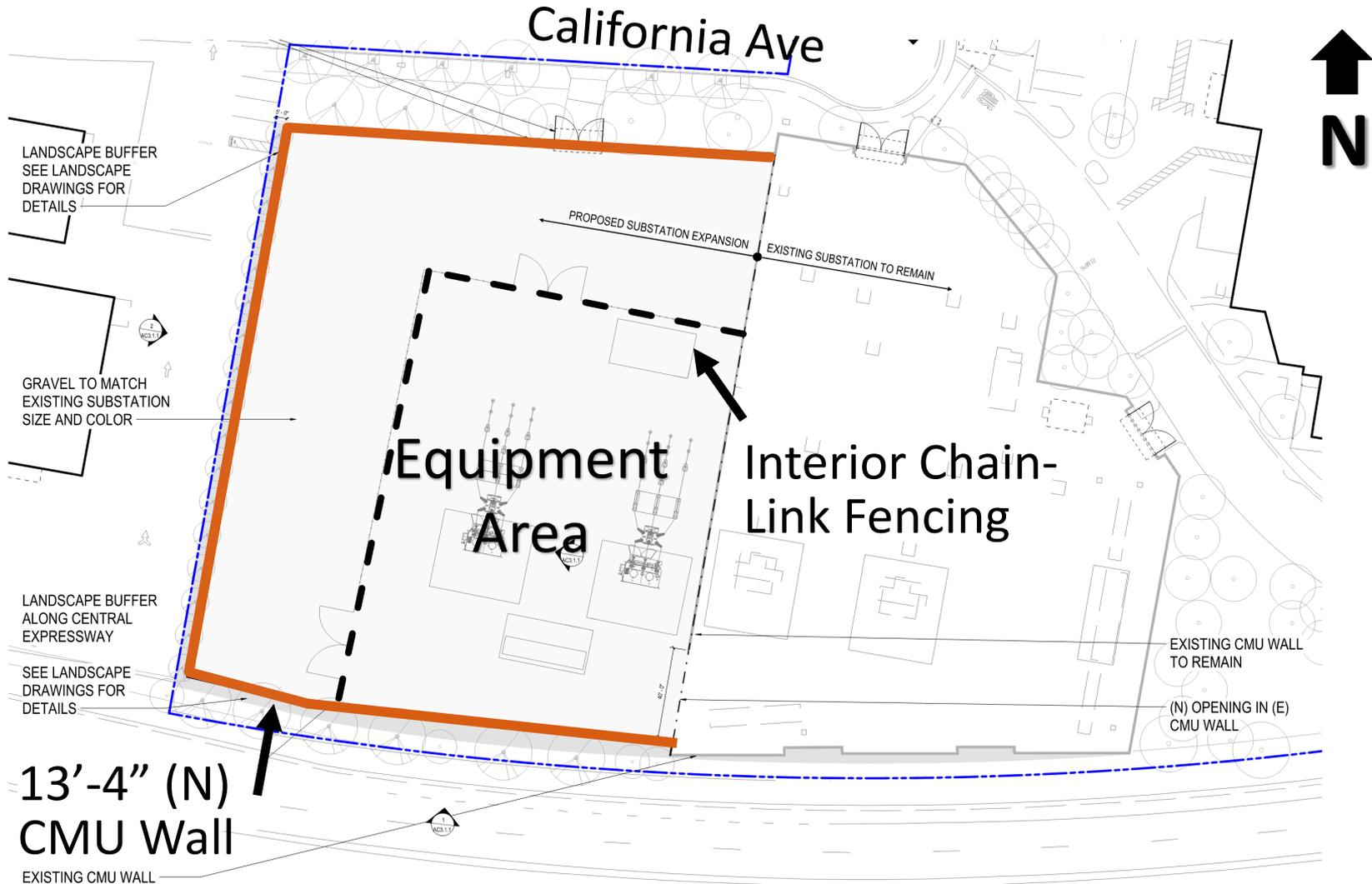


South Elevation

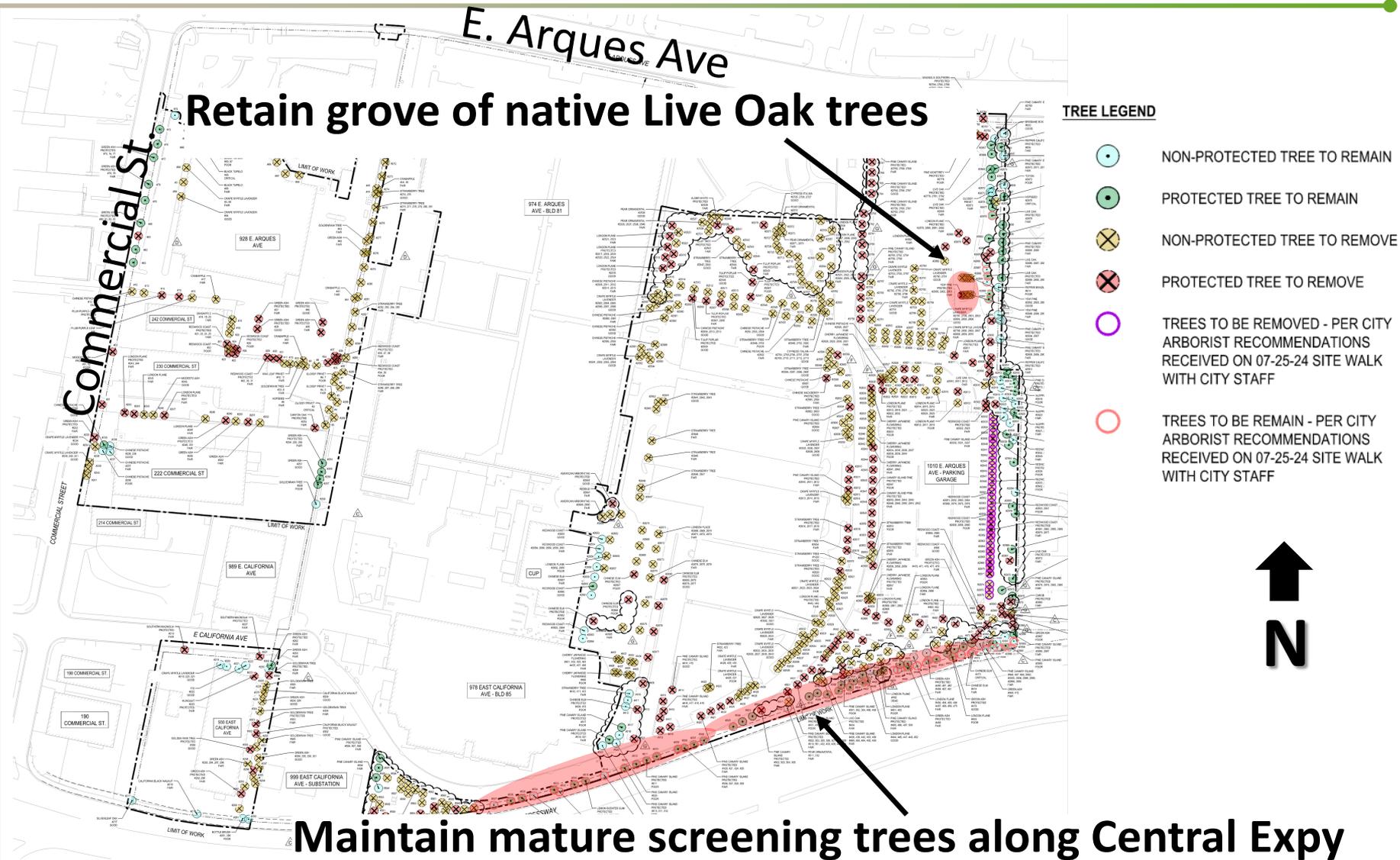


Interior Elevation (West)

PG&E Substation Expansion



Tree Disposition Plan



Central Arques Specific Plan Boundaries

 Owned by AMAT
67 acres

 (E) Arques SP

 Owned by others
13 acres

80 acres total

