

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](#)
[image005.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image006.png](#)

Good morning, Commissioners,

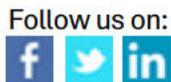
At the Planning Commission study session on Monday, October 13, 2025, we committed to providing answers to questions and concerns that were raised about the proposed project at 333-385 Moffett Park Drive. The applicant's email below and the linked plan sheets address these questions and concerns.

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,



Guia Sharma
Administrative Aide
Community Development Department
Email: gsharma@sunnyvale.ca.gov
Phone: 408-730-7432
Pronouns: she, her, hers
Sunnyvale.ca.gov



* 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

WARNING - This email came from an EXTERNAL source. Confirm the sender and its contents are safe before responding, opening attachment or links.

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/998QqwkWkQWj>

- 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

ELLIS PARTNERS

[One Sansome Street, Suite 1550](#)
[San Francisco, CA 94104](#)

o: [REDACTED]

m: [REDACTED]

[REDACTED]

www.ellispartners.com



This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply email and delete the message. Thank you.

STAFF RECOMMENDED CHANGES TO THE CONDITIONS OF APPROVAL:

GC-6. PUBLIC IMPROVEMENTS:

Developer shall install public improvements as required by the City, including but not limited to, curb & gutter, sidewalks, driveway approaches, curb ramps, street pavements, utility extensions and connections, meters/vaults, trees and landscaping, traffic signage, striping, street lights, etc.

All public improvements shall be designed and constructed in accordance with current City design standards, standard details and specifications, and Americans with Disabilities Act (ADA) requirements where applicable, unless otherwise approved by the Department of Public Works. The site development plan with sheet C1.0 to C9.0 dated 07/28/25 is subject to change during the plan check process.

The developer is required to complete the installation of all public improvements and other improvements deemed necessary by the Public Works Department, prior to occupancy of the first building, or to the satisfaction of the Public Works Department. **Developer shall only be required to provide upgrades to existing public improvements as needed to serve the project's incremental needs and in the immediate vicinity of the project.** [COA] [PUBLIC WORKS]

BP-10. FEES AND BONDS:

The following fees and bonds shall be paid in full prior to issuance of the first building permit **or as specified in the Development Agreement** for the project. (The estimates below are based on the FY 2025/2026 rates and are subject to annual escalation; the amount to be paid shall be based on the rates in effect at the time of payment.)

- a) **TRANSPORTATION IMPACT FEE - Pay Traffic Impact fee for the net new trips resulting from the proposed project, estimated at \$2,016,656.93, prior to issuance of final occupancy. (SMC 3.50). [SDR] [PLANNING]**
- b) HOUSING MITIGATION FEE - Pay Housing Mitigation fee estimated at \$4,707,408.00 million, prior to issuance of final occupancy. (SMC 19.22). [SDR] [PLANNING]
- c) MOFFETT PARK TRANSPORTATION IMPACT FEE – Pay Moffett Transportation Impact Fee estimated at \$1,628,736.10. [COA] [PLANNING]
- d) MOFFETT PARK INFRASTRUCTURE FEES - Pay Moffett Park Infrastructure Fees for water (estimated at \$396,894.60) and sewer (estimated at \$396,894.60) totaling \$793,789.20. [COA] [PLANNING]
- e) MOFFETT PARK PLAN MAINTENANCE FEE – Pay Moffett Park Plan Maintenance Fee which is calculated at 0.17% of total construction valuation. [COA] [PLANNING]
- f) ART IN PRIVATE DEVELOPMENT BOND – A bond, letter of credit, cash deposit or other similar security instrument for 2% of the construction valuation of the entire project is required prior to issuance of a building permit. The bond will not be released until completion and installation of the artwork requirement including, but not limited to, related landscaping, lighting, base work and commemorative plaque as specified by the Arts Commission. This requirement does not apply if the alternative in-lieu fee is paid prior to building permit issuance in accordance with SMC 19.52.030. [PLANNING] [SDR]

BP-12. COMMUNITY BENEFIT FUND CONTRIBUTION:

The landowner shall contribute \$3,100-,000 towards the City's community benefit fund prior to issuance of building permit **or as specified in the Development Agreement**. This is required in the development agreement, based on the proposed square feet of bonus office square footage as defined in the development agreement. [SDR] [PLANNING/ECONOMIC DEVELOPMENT/DA]

~~BP-37. LANDSCAPING AND PHASED SIDEWALK CONNECTION:~~

~~The final plans submitted for Building Permit shall show the extension of the landscape area at the south-eastern corner of the project site to the east of the Moffett Park Dr driveway. The extensions shall encompass the triangular section of the sidewalk area because construction of the sidewalk would result in deadending at the adjacent property which does not have a sidewalk.~~

~~[COA][PLANNING, PUBLIC WORKS]~~

EP-3. UPGRADE OF EXISTING PUBLIC IMPROVEMENTS:

As part of the off-site improvement plan review and approval, any existing public improvements to be re-used by the project, which are not in accordance with current City standards and are not specifically identified in the herein project conditions (such as backflow preventers, sign posts, etc.), shall be upgraded to current City standards and as required by the Department of Public Works. **Developer shall only be required to provide upgrades to existing public improvements as needed to serve the project's incremental needs and in the immediate vicinity of the project.** [COA] [PUBLIC WORKS]

EP-5. EASEMENT DEEDS:

This project requires a public access easement for the new shared use path along Moffett Park Drive and public access easement for the laneway. Sheet C3.0 of Preliminary Site Plan dated 07/28/25 is subject to change during plan check process. Developer shall provide additional public access easements as needed. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements. Developer shall execute the easement deeds prior to **encroachment permit issuance** issuance of Certificate of Occupancy. [COA] [PUBLIC WORKS, BUILDING]