



Sunnyvale

333-385 Moffett Park Drive
PLNG-2025-0072 & PLNG-2025-0137

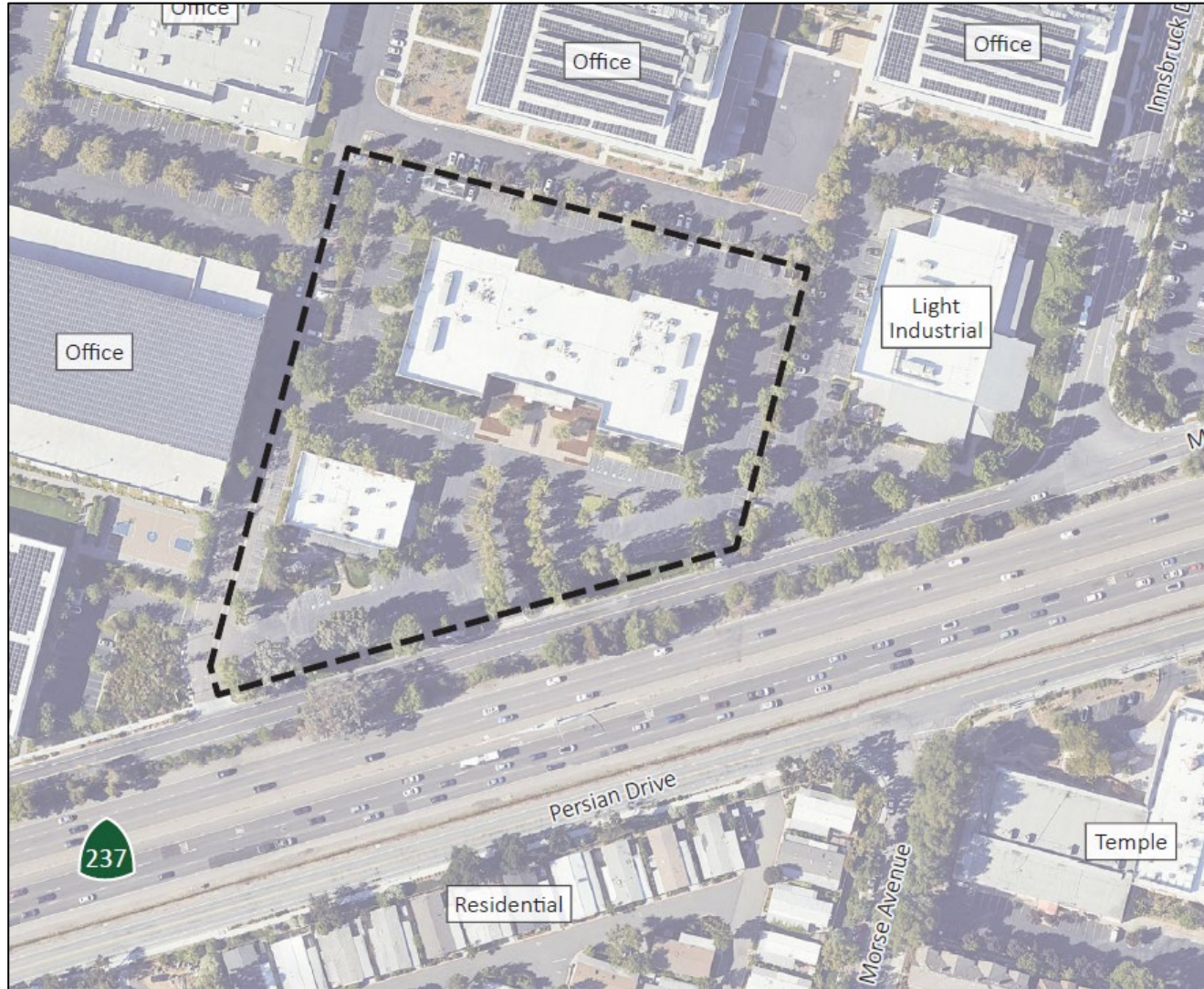
Shaunn Mendrin, Planning Officer
Planning Commission Study Session
October 13, 2025



Project Overview

- New 294,500 square foot 6 Story Office Building with covered at grade and podium parking with central open amenity and associated site improvements
- REQUIRED APPROVALS:
 - ◆ DEVELOPMENT AGREEMENT (DA): Access to the MPSP Development Reserve.
 - ◆ SITE MASTER PLAN (SMP): Establishes the building envelope and DA benefits.
 - ◆ MOFFETT PARK SPECIAL DEVELOPMENT PERMIT (MPSDP): For architectural design, site layout and landscaping.

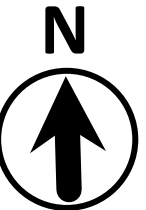
Neighborhood Context



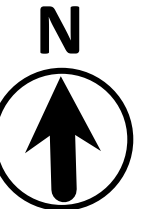
Background

- **General Plan:** Moffett Park Specific Plan
- **Zoning:** Moffett Park-Office 2 (MP-O2)
- **Existing** - Two buildings:
 - ◆ 10,583 sf. R&D building
 - ◆ 79,029 sf. two-story office building

Site Plan



Front Elevations – Moffett Park Drive (South)



Left Side Elevation – Laneway (West)



Left Side Elevation – Laneway (West)



Rear Elevation – (North)



Right Side Elevation – (South)



Aerial View



Streetscape Image – View from Moffett Park Drive



Development Agreement

City Benefits:

- ◆ \$3.1 million for additional square footage
- ◆ LEED Platinum
- ◆ 12,119 sf. POPA
- ◆ Hillside Pollinator Garden
- ◆ Bike Repair Station
- ◆ Connector Shuttle

Applicant Benefits:

- ◆ 204,999 sf. development reserve
- ◆ Parking adjustment
- ◆ Laneway

Site Master Plan and Special Development Permit

- Site Master Plan identifies the horizontal development
- Project complies with all development standards
- Floor Area Ratio
 - ◆ Proposes 1.35 FAR
- Tree Removal
 - ◆ 52 protected trees
 - ◆ 87 replacement trees

Community Outreach Meeting

- Mailed Notice - 2,000 feet radius
- Outreach Meeting on Thursday, September 25, 2025
- Attendees: Applicant Team, Moffett Park Business Group representative, City staff
- No other attendees
- No comments or concerns



Feedback Requested:

- Project Design and Site Planning
- Design details
- Concession and Waivers Requested