



Sunnyvale

1215 Bordeaux Dr.
PLNG-2025-0582

Wendy Lao, Senior Planner
Planning Commission, March 9, 2026

Overview - Project

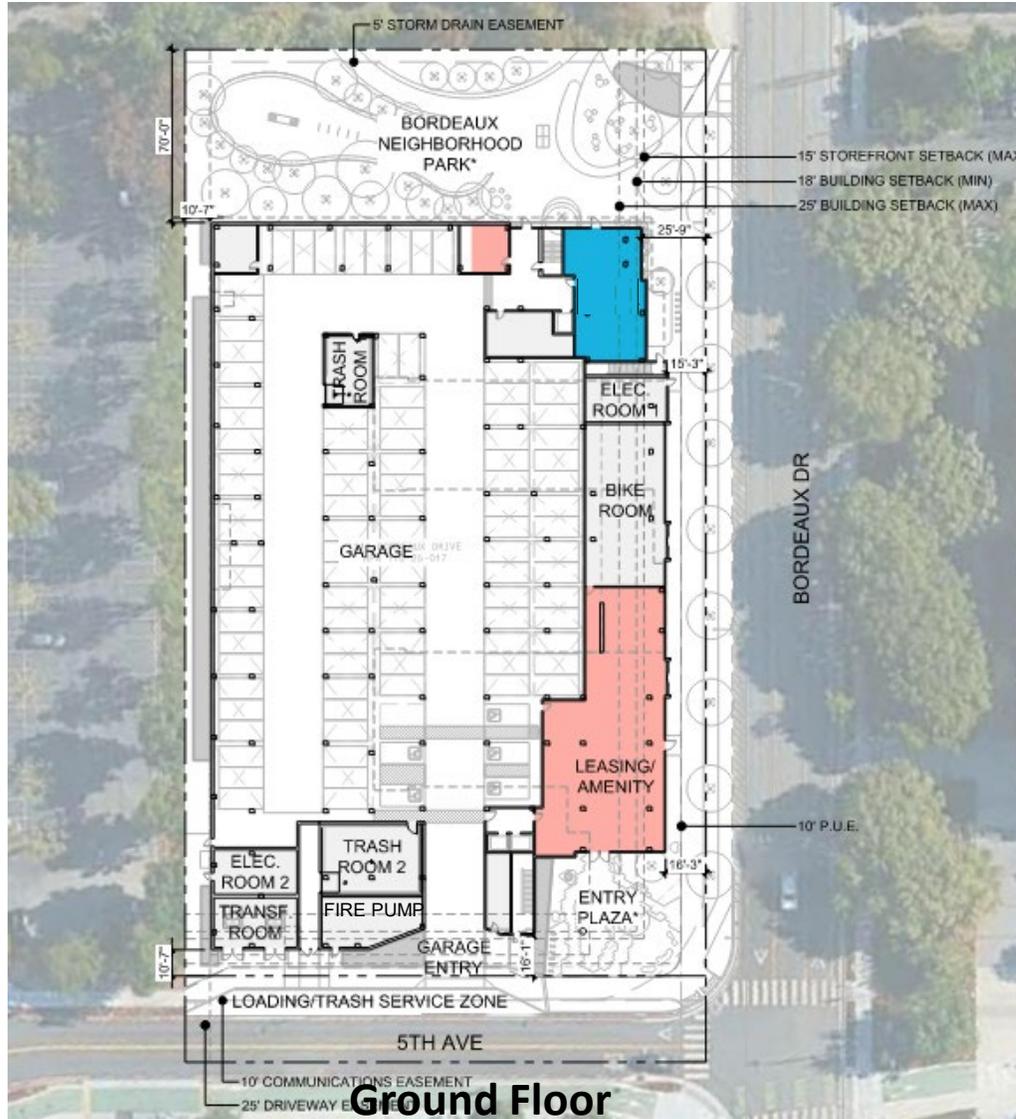
- **Moffett Park Special Development Permit:**
 - ◆ Construct an 8-story building with 265 residential units.

- **Site Information:**
 - ◆ **Site Area:** 1.63 acres
 - ◆ **GP Land Use:** Moffett Park
 - ◆ **Zoning:** Moffett Park Specific Plan – Residential (MP-R)
 - ◆ **Site History:** Built in 1973

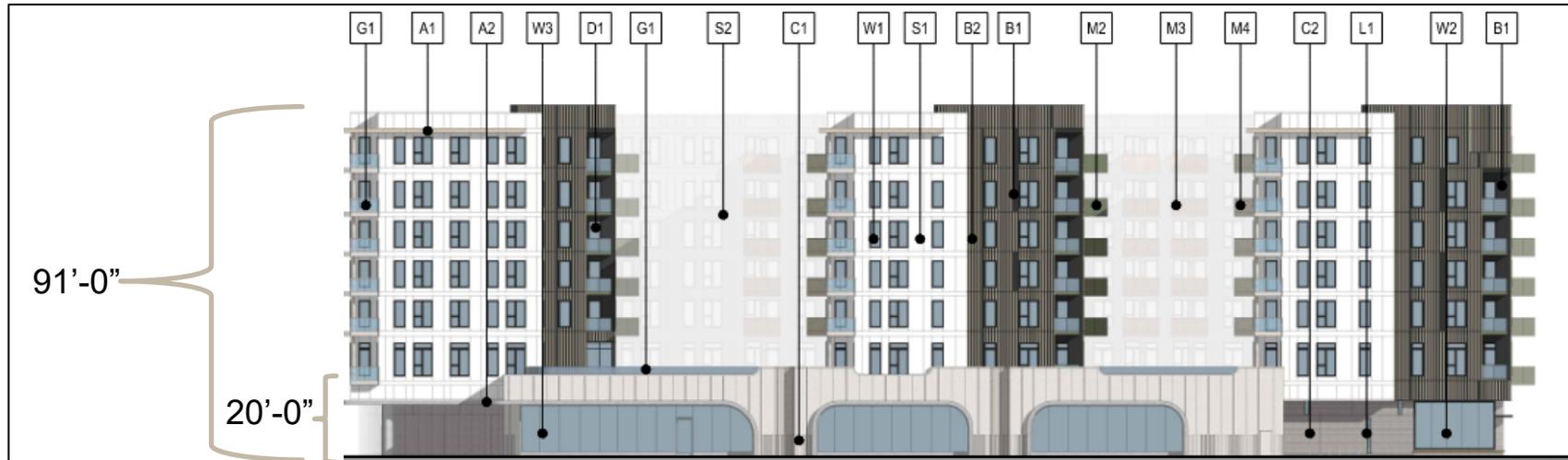
Neighborhood Context



Site Plan



Building Elevations & Renderings



East Elevation along Bordeaux Dr.



Building Elevations & Renderings



North Elevation facing Bordeaux Neighborhood Park



Building Elevations



South Elevation along 5th Ave.



Building Elevations & Renderings



West Elevation facing adjacent office building



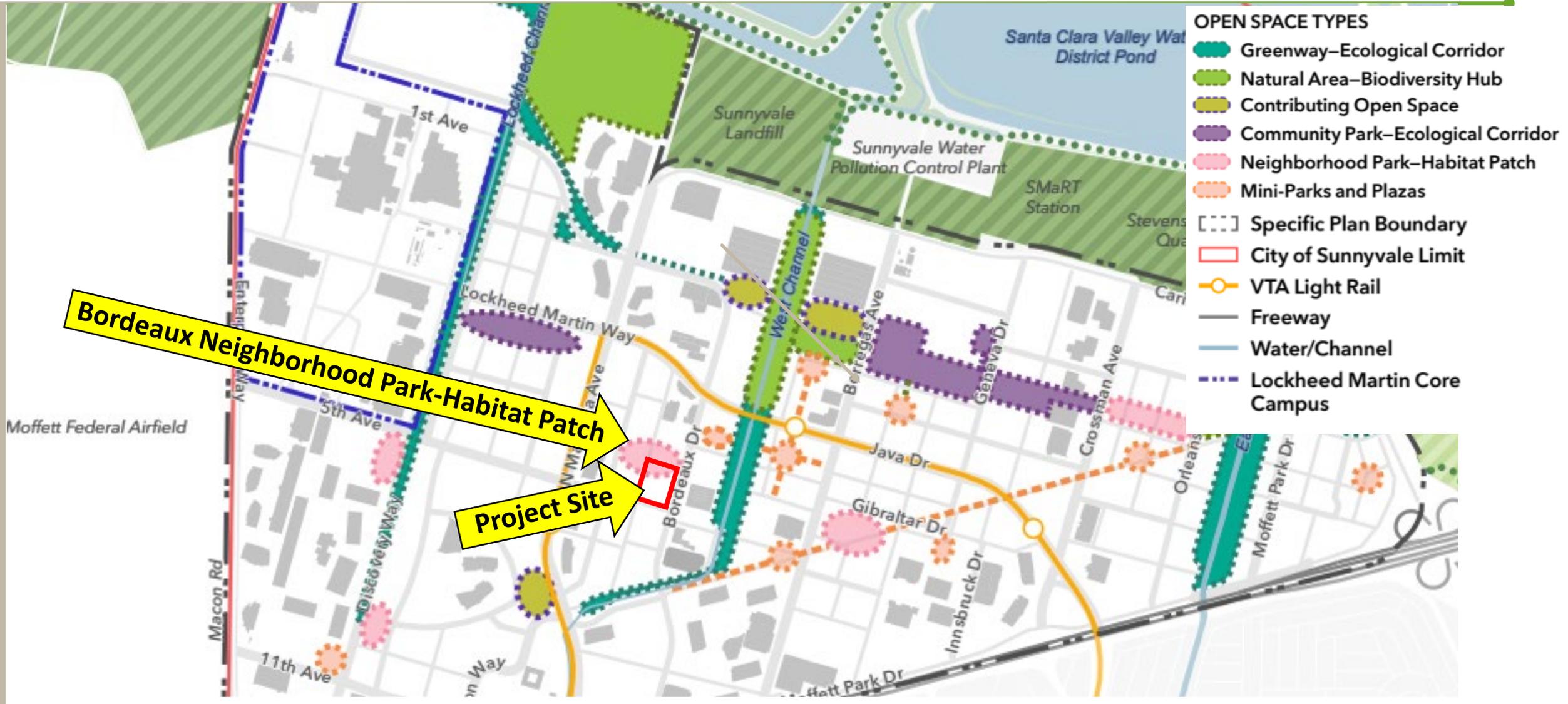
Proposed Materials

<p>Cementitious Flat Panel - Black Water (or sim.) Cementitious Board and Batten - Navajo Beige (or sim.)</p>	<p>Flat Metal Panel Railing To match SW 9542 Natural White (or sim.)</p>	<p>Flat Metal Panel Railing To match SW 9100 Umber Rust (or sim.)</p>	
	<p>Flat Metal Panel Railing To match SW 6179 Artichoke (or sim.)</p>	<p>Flat Metal Panel Railing To match SW 7030 Anew Gray (or sim.)</p>	<p>Storefront SW 7649 Silverplate (or sim.)</p>
<p>Stucco SW 9542 Natural White (or sim.)</p>	<p>Stucco SW 0077 Classic French Gray (or sim.)</p>	<p>Board-form Concrete (or sim.)</p>	<p>Louver Screen (or sim.)</p>
<p>Stucco SW 7069 Iron Ore (or sim.)</p>	<p>Stucco SW 7670 Gray Shingle (or sim.)</p>	<p>Fluted Concrete (or sim.)</p>	<p>Glass Railing (or sim.)</p>

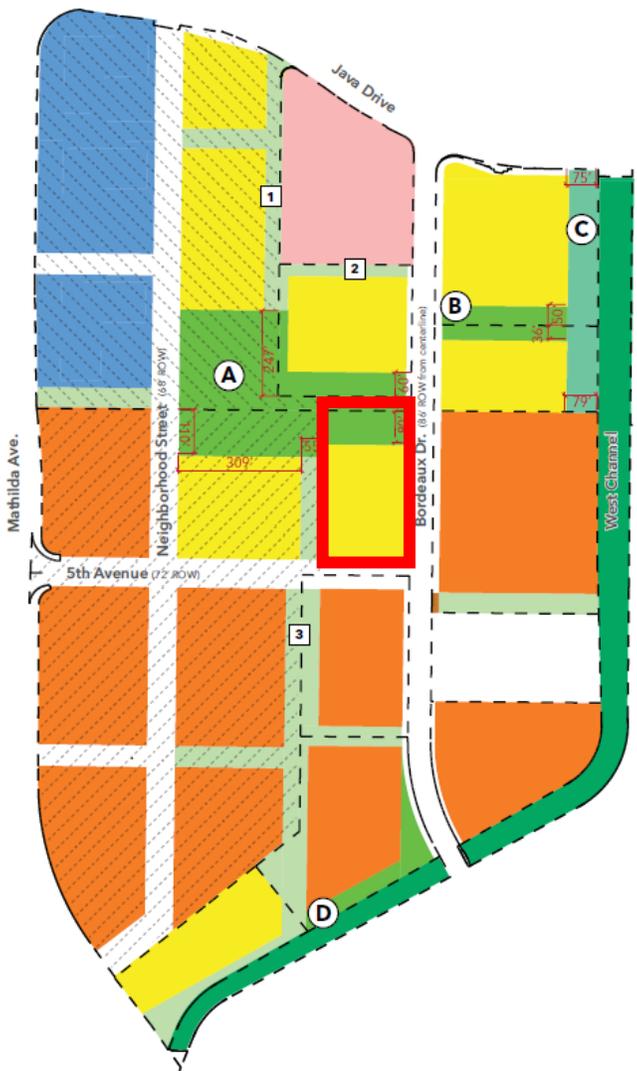
Streetscape Elevation along Bordeaux Dr.



Moffett Park Specific Plan: Neighborhood Park-Habitat Patch



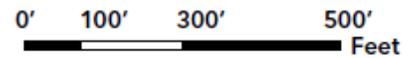
SoJa Neighborhood Open Space and Mobility Network Diagram



LEGEND

- MP-H: Hospitality
- MP-AC: Activity Center
- MP-MU: Mixed-Use
- MP-R: Residential
- MP-O2: Office 2
- Park
- Laneways/Diagonal (OS)
- Laneways (Vehicles)
- Channel Setback Open Space
- Out of Study Area
- Common Ownership 1 (2023)
- Common Ownership 2 (2023)

- Ⓐ Bordeaux Neighborhood Park (3.50 acres)
- Ⓑ Bordeaux Mini-Park (0.6 acres)
- Ⓒ West Channel Setback Open Space (1.6 acre)
- Ⓓ West Channel Setback Open Space
- 1 Ped/Bike Laneway (Modified to 40' width because of existing condition)
- 2 Ped/Bike Laneway (Modified to 30' width)
- 3 Laneway (Modified to 84' width, 40'/44' to ensure enough width for phasing with only project)



Bordeaux Neighborhood Park/Habitat Patch



Neighborhood Park & Habitat Patch

	Neighborhood Park	Habitat Patch
Programming Examples	<ul style="list-style-type: none"> • Play space (all-abilities and ages) • Picnic areas • At least 2 active recreation resources: <ul style="list-style-type: none"> ○ Sports court ○ Community garden ○ Dog park ○ Fitness equipment ○ Gazebo ○ Interactive water feature 	<ul style="list-style-type: none"> • Preservation and restoration of habitat • Multi-use trails • Nature trails and bird watching • Picnicking in designated areas • Limited pet access
Landscaping	<ul style="list-style-type: none"> • High-quality native habitat in non-programmed areas • Landscape design: min. 80% native plant species 	<ul style="list-style-type: none"> • High-quality native plants habitat shall have 100% native species

Requested Key Waivers

	Requirement	Proposal
Neighborhood Park	Min. 80' width	70'
Partially Enclosed Interior Courtyards	Min. width shall be \geq 80% of the highest height of the adjoining façade (totaling 60'-8") or 55 feet, whichever is less	Courtyard A: 54'-6" Courtyard B: 44'
Green roof	Min. 20%	0%
Setbacks – ground floor	Min. 18 feet, or 10 feet facing publicly-accessible open space and laneways	North (Bordeaux Park): 0' West (Adjacent office): 10'-7"
Loading Zone	On-Site	Dual-use Street Loading/Staging
Façade Break	Min. 2 breaks for facades longer than 250 feet; Min. 20' x 10' and 20' x 20'	One break of 36' x 8'
Residential Storage	125 cu. ft. per unit	0; typical in-unit closet space

Community Outreach Meeting

- March 3, 2026 – Virtual Meeting
 - ◆ 5 Participants
 - ◆ Support for project
 - ◆ Questions and concerns about parking, visual impact from cellular tower, construction timeline

Planning Commission Feedback

- ◆ Architectural Design
 - North façade (facing neighborhood park)
 - South façade (facing 5th Ave.)
- ◆ Site Layout
 - 5th Avenue street frontage + dual-use zone
 - Bordeaux Neighborhood Park/Habitat Patch – programming
- ◆ Other Requested Waivers

Questions & Feedback

Thank you