



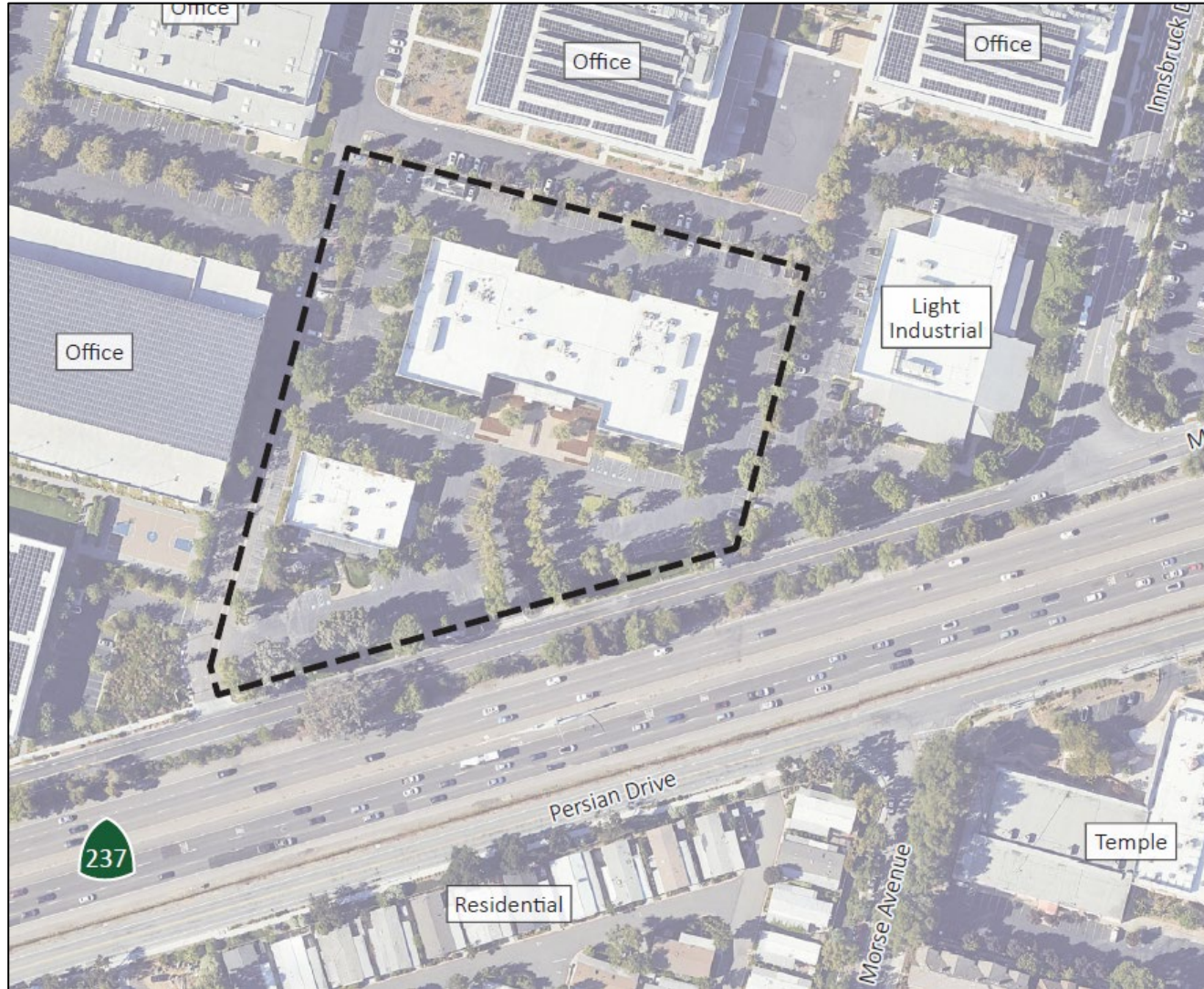
Sunnyvale

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

Margaret Netto, Senior Planner
Planning Commission Meeting
November 24, 2025



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

Project Overview

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

Development Agreement

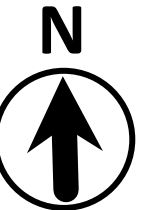
City Benefits:

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

Developer Benefits:

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

Site Plan



Site Master Plan and Special Development Permit

Moffett Park Site Master Plan: establishes the building envelope (horizontal development) and DA benefits.

- Floor Area Ratio - Through DA, requesting 217,697 sq ft of development reserve (Total 293,996 sq ft or 1.35 FAR)
- Building Mass Coverage – Proposes 44% (up to 70% per MPSP)
- Setbacks -
 - ◆ Moffett Park Dr – Proposes 24'-32' setback (requirement: 10' min., 40' max.)
 - ◆ Laneway – Proposes 10-14' (from the PSWE)
- Laneway - Through DA, requesting phased implementation

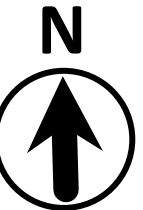
Site Master Plan and Special Development Permit (cont.)

MOFFETT PARK SPECIAL DEVELOPMENT PERMIT: For architectural design, site layout and landscaping.

Project complies with all development standards:

- Building height - Proposes 85' (max. 145')
- Building wall articulation – Bow-tie design
- Creation Space – Provides 10,376 sf at ground level
- Open Space/POPOs – Proposes total 13,083 sq ft
- Trees - 151 existing trees, 128 trees removed (59-protected trees), 87 replacement trees

Front Elevations – Moffett Park Drive (South)



Left Side Elevation – Laneway (West)



Left Side Elevation – Laneway (Partial North and West)



Rear Elevation – (North)



Right Side Elevation – (Partial South and East)



Aerial View



Moffett Park Drive Rendering



Community Outreach Meeting & Public Comment

- Mailed Notice - 2,000 feet radius
- Outreach Meeting:
 - ◆ Held on: Thursday, September 25, 2025
 - ◆ Attendees: Applicant Team, Moffett Park Business Group representative, City staff
 - ◆ No other attendees
- Other public comment(s):
 - ◆ Moffett Park Business Group letter



Planning Commission Study Session

- Study Session held on October 13, 2025
- Discussed:
 - ◆ Overall architectural design
 - ◆ ADA parking
 - ◆ Pollinator garden
 - ◆ Existing and proposed plantings and trees
 - ◆ Interim solution for dead-end sidewalk on east side of property
- One attendee spoke in favor of union labor

Staff Recommendation

Alternatives

Planning Commission recommend to the City Council:

1. Introduce an Ordinance Approving a Development Agreement, Adopt associated Findings required by Resolution No. 371-81, Make the required Findings to approve the CEQA determination; and Approve the Moffett Park Site Master Plan (MPSMP) and Moffett Park Special Development Permit (MPSDP) based on the Recommended Findings and Recommended Conditions of Approval.
2. Introduce an Ordinance Approving a Development Agreement, Adopt associated Findings required by Resolution No. 371-81, Make the required Findings to approve the CEQA determination; and Approve the Moffett Park Site Master Plan (MPSMP) and Moffett Park Special Development Permit (MPSDP) **with modifications** based on the Recommended Findings and Recommended Conditions of Approval.

Staff Recommendation

Alternatives (cont'd)

Planning Commission recommend to the City Council:

3. Do not make the finding for the MPSP and MPSDP and direct staff where changes should be made.
4. Deny the project.

Staff Recommendation

Alternative 1: Introduce an Ordinance Approving a Development Agreement, Adopt associated Findings required by Resolution No. 371-81, Make the required Findings to approve the CEQA determination; and Approve the Moffett Park Site Master Plan (MPSMP) and Moffett Park Special Development Permit (MPSDP) based on the Recommended Findings and Recommended Conditions of Approval.

Streetscape Image – View from Moffett Park Drive

