



Sunnyvale

1215 Bordeaux Dr.
PLNG-2025-0582

Wendy Lao, Senior Planner
Planning Commission, June 8, 2026

Overview - Project

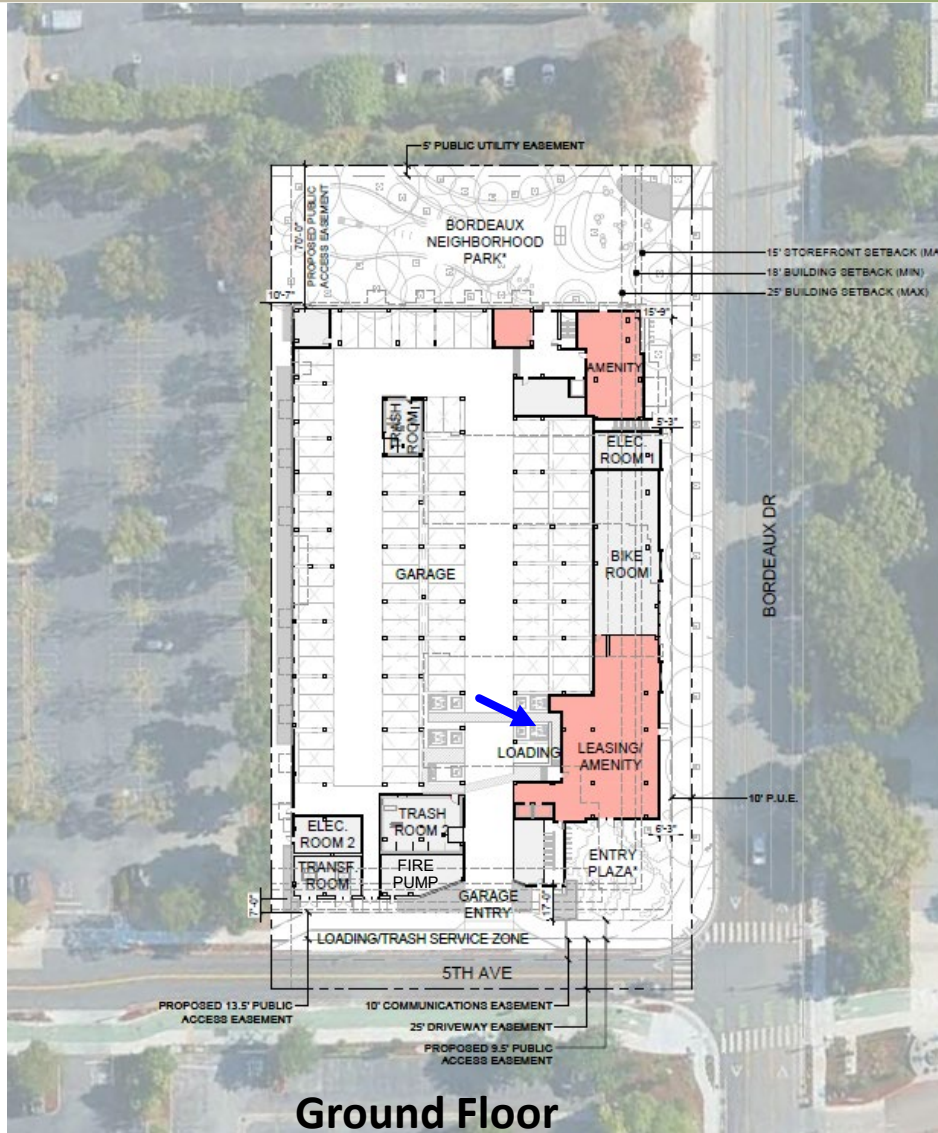
- **Moffett Park Special Development Permit:**
 - ◆ Construct an 8-story building with 265 residential units (297,406 s.f.) with 217 parking spaces and a 14,700 s.f. neighborhood park.

- **Site Information:**
 - ◆ **Site Area:** 1.97 acres
 - ◆ **GP Land Use:** Moffett Park
 - ◆ **Zoning:** Moffett Park Specific Plan – Residential (MP-R)
 - ◆ **Site History:** Built in 1973

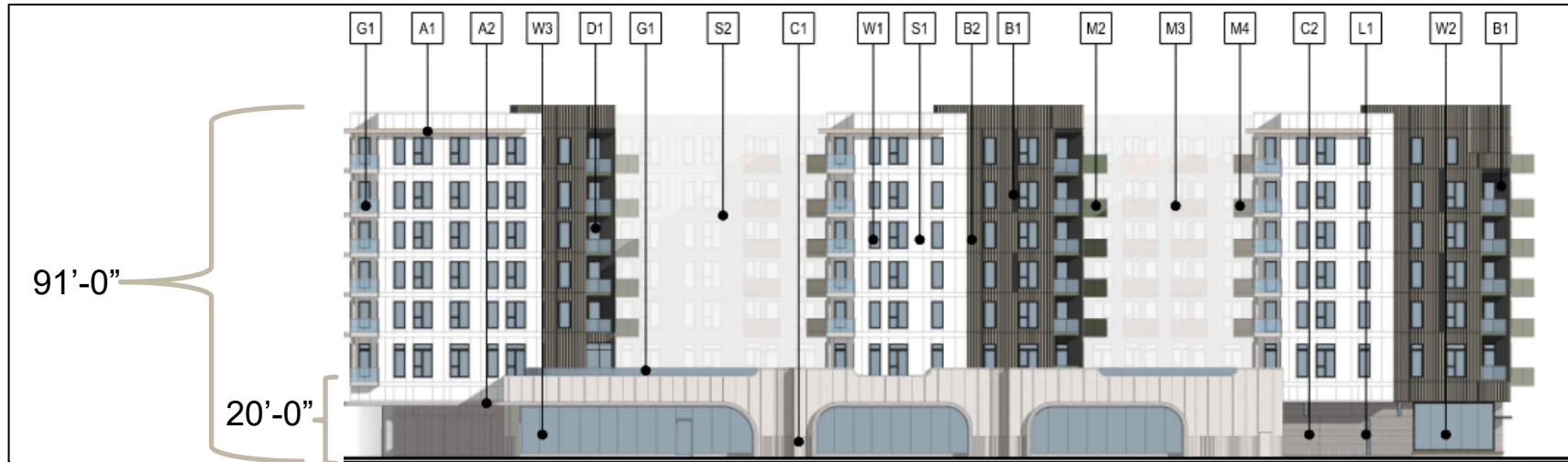
Neighborhood Context



Site Plan



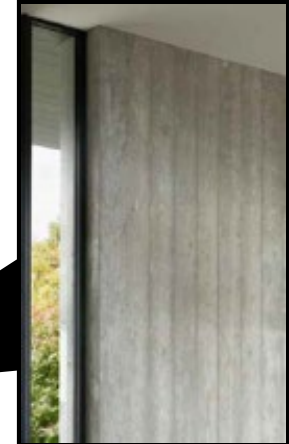
Building Elevations & Renderings



East Elevation along Bordeaux Dr.



Building Elevations & Renderings



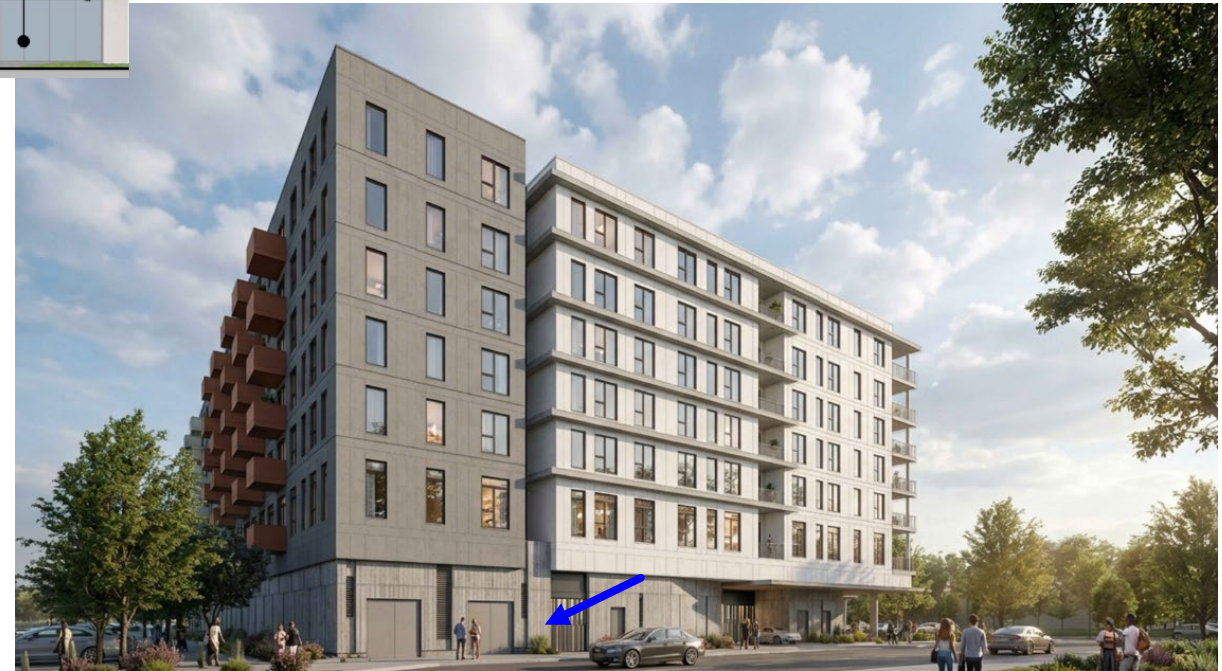
North Elevation facing Bordeaux Neighborhood Park



Building Elevations



South Elevation along 5th Ave.



Building Elevations & Renderings



West Elevation facing adjacent office building



Proposed Materials



Cementitious Flat Panel - Black Water (or sim.)
Cementitious Board and Batten - Navajo Beige (or sim.)



Flat Metal Panel Railing
To match SW 9542
Natural White (or sim.)



Flat Metal Panel Railing
To match SW 9100
Umber Rust (or sim.)



Flat Metal Panel Railing
To match SW 6179
Artichoke (or sim.)



Flat Metal Panel Railing
To match SW 7030
Aneu Gray (or sim.)



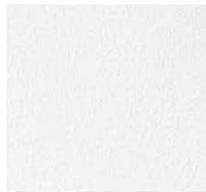
Storefront
SW 7649 Silverplate
(or sim.)



Vinyl Window - Black
Storefront - Black
Fiberglass Door - Black



Deep Backset Frame
Vinyl Window Detail
(VPI or sim.)



Stucco
SW 9542 Natural White
(or sim.)



Stucco
SW 7019 Gauntlet Gray
(or sim.)



Stucco
SW 7069 Iron Ore
(or sim.)



Stucco
SW 6038 Truly Taupe
(or sim.)



Stucco
SW 6039 Poised Taupe
(or sim.)



Glass Railing Reference
(or sim.)



Board-form Concrete
(or sim.)



Louver Screen
(or sim.)



Fluted Concrete
(or sim.)

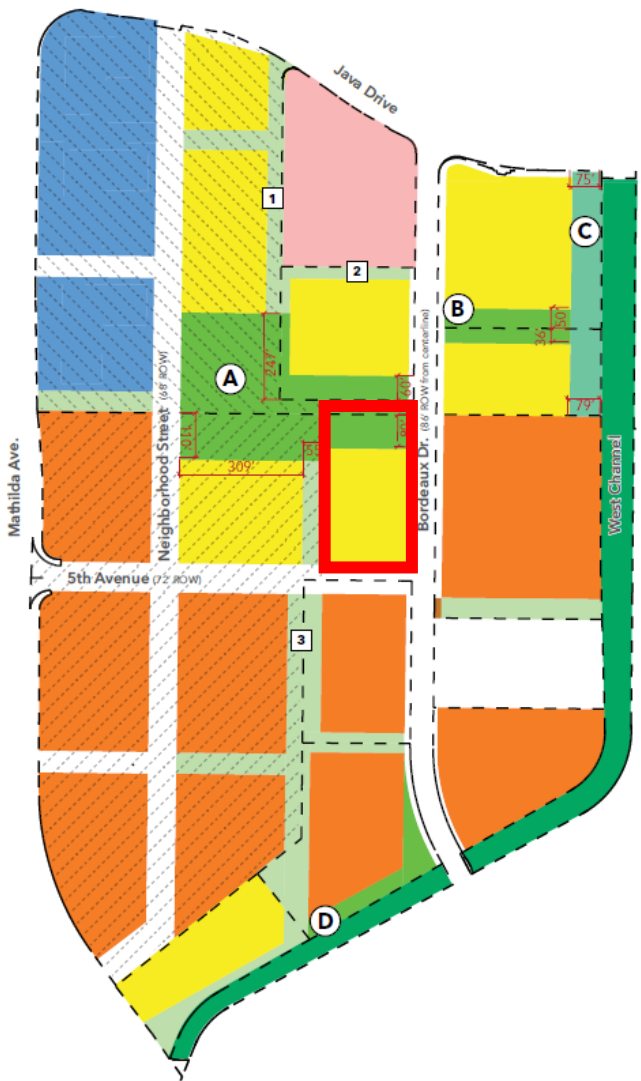


Glazing Treatment for
Privacy (or sim.)

Streetscape Elevation along Bordeaux Dr.



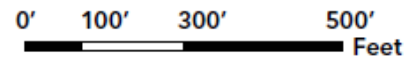
SoJa Neighborhood Open Space and Mobility Network Diagram



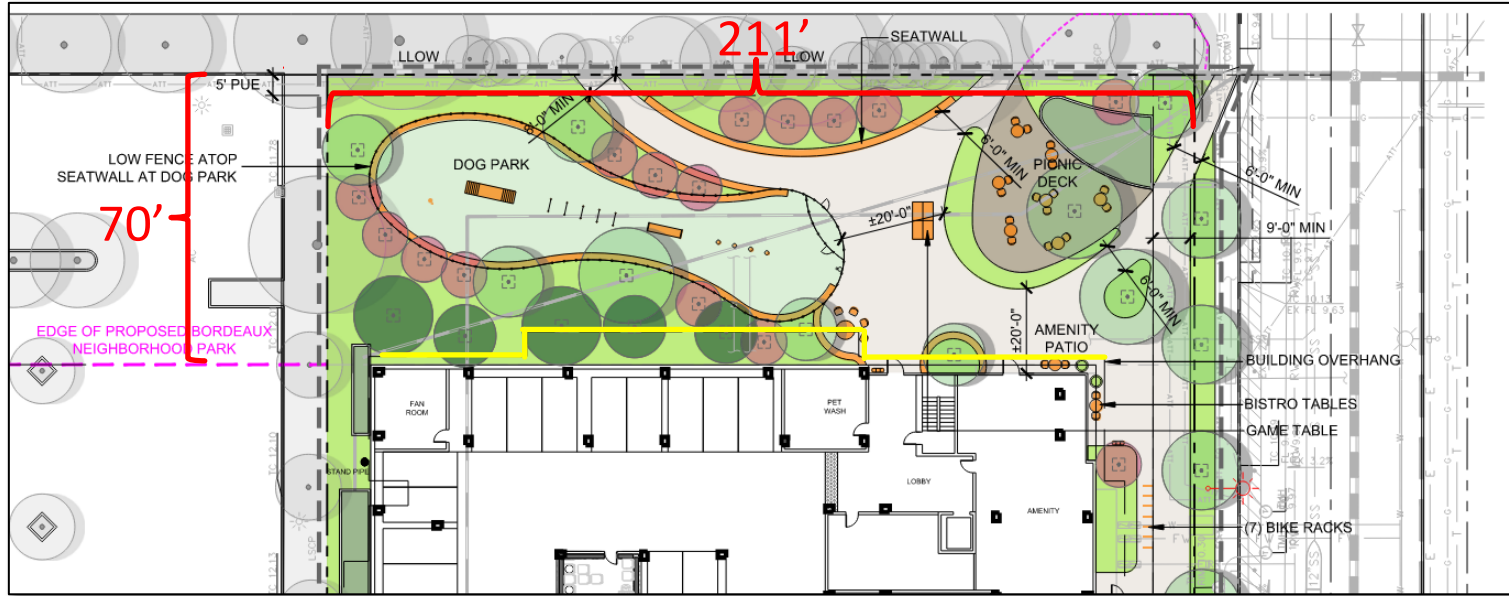
LEGEND

- 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">• Dog park	<ul style="list-style-type: none">• Preservation and restoration of habitat• Nature trails• Picnicking in designated areas
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

Density Bonus Law

40 Below Market Rate (27 low-income and 13 very-low income) units are proposed to comply with the City's Inclusionary Below Market Rate Ownership Housing Program Ordinance (SMC Chapter 19.67)

Applicant is entitled to one Concession/Incentive and any number of Waivers or reductions of development standards that would physically prevent the project from being built at the permitted density (**1 Concession and 11 Waivers requested**).

Requested Concession (1) and Waivers (11)

- **Concession (1)** – Reduction in EV ready and EV charging stations
- **Waivers (11)**

	Required	Proposed
Setback (East)	18' min. for at least 60% of bldg. façade	Varies: 5'-3" to 15'-9"
Setback (South)	18' min. for at least 60% of bldg. façade	Varies: 7' to 17'
Setback (North)	10' min. for at least 60% of bldg. façade	0' (encroach into neighborhood park)
Setback (West)	10' min. for at least 60% of bldg. façade	Varies: 9'-10" to 10'-7"
Major Breaks for facades over 250' L	1 st : 20'W x 10'D min. 2 nd : 20'W x 20'D min.	West: 312'-9"L façade East: 270'L façade on ground floor
Minor Break for facades over 15'L	4'W x 2'D min.	North: 8'W x 1'D on upper floors
Residential Courtyard Open Space	51.8'W min.	44'W
Lockable Storage	125 cubic feet per unit min.	0
Green Roof	20% of rooftop min.	0
Bordeaux Neighborhood Park	80'W min.	70'W on ground floor
Loading Zone	12'W x 40'L min.	10'W x 70'L

Public Outreach/Comments

- March 3, 2026 – Neighborhood Community Meeting
 - ◆ 5 Participants
 - ◆ Support for project
 - ◆ Questions and concerns about parking, visual impact from cellular tower, construction timeline
- March 9, 2026 - Planning Commission Study Session
 - ◆ Concession and waiver justifications
 - ◆ Questions: building design, landscaping, parking, and dual-use loading zone
- No public comments as of date

Alternatives

1. Make the required findings to approve the CEQA determination that the project is consistent with the MPSP EIR and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and approve the Moffett Park Special Development Permit based on the Recommended Findings in Attachment 2 and Recommended Conditions of Approval in Attachment 3.
2. Make the required findings to approve the CEQA determination that the project is consistent with the MPSP EIR and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and approve the Moffett Park Special Development Permit with modifications.
3. Do not make the required Findings and direct staff where changes should be made.

Staff Recommendation

Alternative 1:

Make the required findings to approve the CEQA determination that the project is consistent with the MPSP EIR and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and approve the Moffett Park Special Development Permit based on the Recommended Findings in Attachment 2 and Recommended Conditions of Approval in Attachment 3.

Questions & Feedback

Thank you