



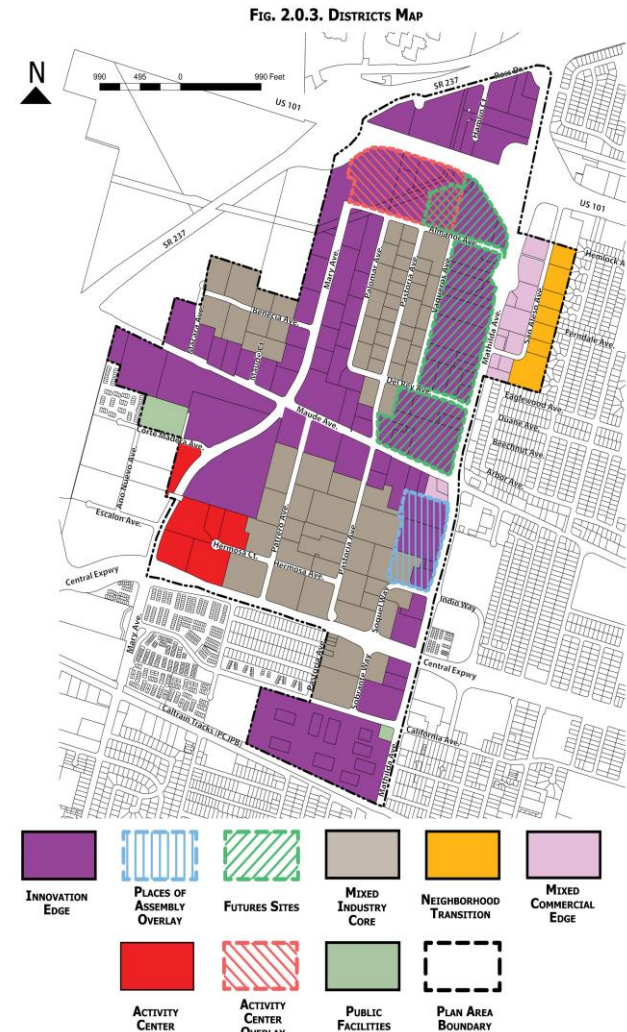
Sunnyvale

400-840 W. California Avenue  
2018-7576

Amber Blizinski  
City Council, November 13, 2018

# Peery Park Specific Plan

- Adopted in Sept. 2016
  - ◆ 2 million sq. ft. net new office/R&D uses
  - ◆ Adoption incl. future housing study
- 2018 Status
  - ◆ 1,000 sq. ft. remaining in dev. capacity
  - ◆ 3 GPI applications to increase dev. cap. and other informal requests



# 400-840 W. California Avenue

PPSP Innovation Edge Zoning District – 29.3 acres

## Existing Conditions

- 10 office/R&D buildings
  - ◆ 622,212 sq. ft.
- Surface parking
- Libby Water Tower on-site
- 50% FAR

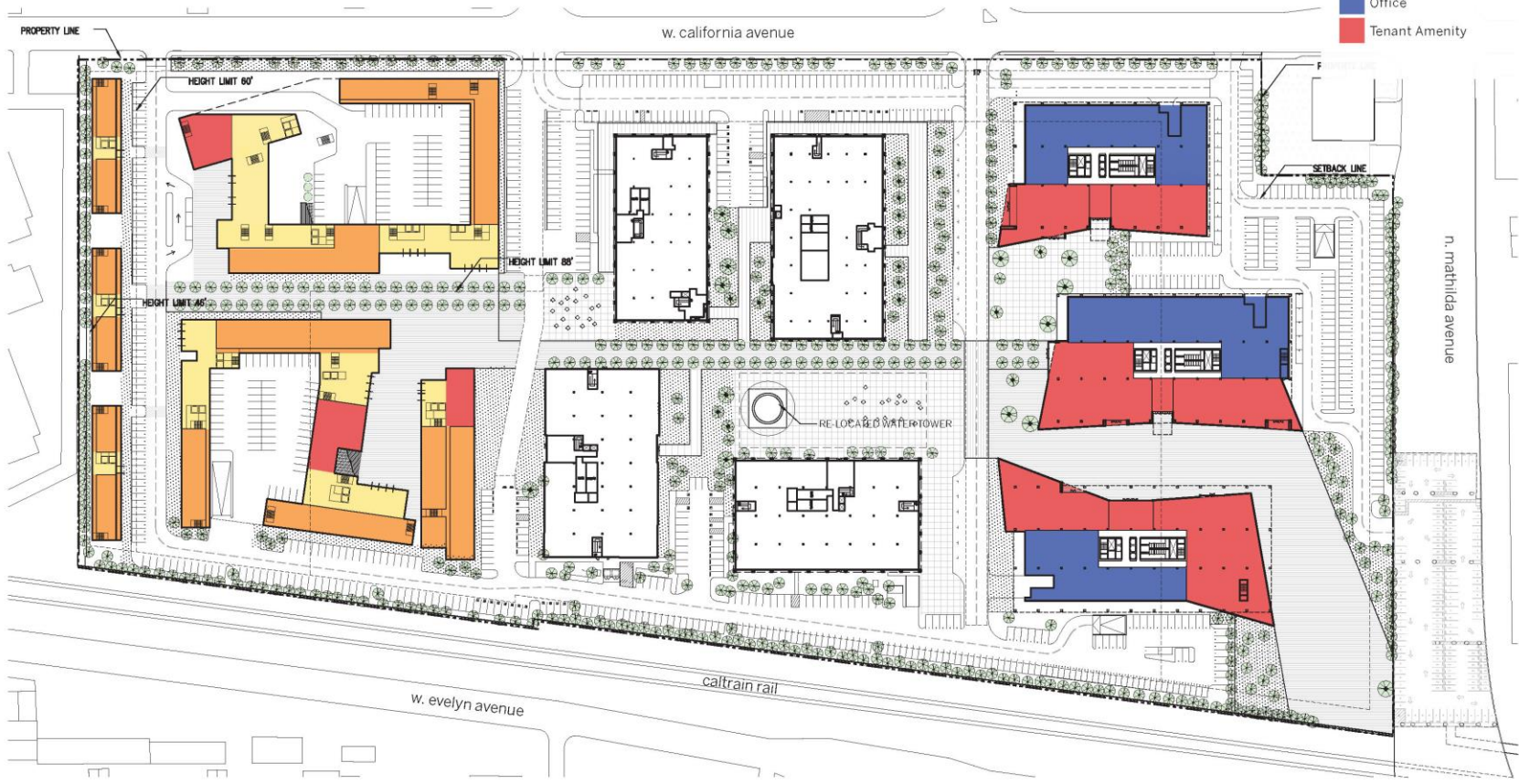
## Proposed Conditions

- 7 office/R&D buildings
  - ◆ 3 new, 4 existing
  - ◆ 951,250 sq. ft.
  - ◆ Underground parking
  - ◆ FAR 105%
- 9 residential buildings and townhomes
  - 615 units
  - 72 du/acre

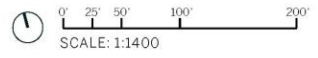
# Site Plan

proposed site plan  
ground level

- Residential
- Residential Lobby
- Office
- Tenant Amenity



SUNNYVALE BUSINESS PARK  
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18 JULY 2018  
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# Recommendation

## Considerations

- Do not initiate the GPA.
- Initiate the GPA for the subject site (as requested).
- Initiate a larger GPA/PPSP amendment to study increases throughout the plan area and housing in designated areas.

## Staff Recommendation

- Do not initiate the General Plan Amendment study to consider amending the PPSP to increase the office/industrial development capacity and allow housing on the subject site.

# Planning Commission Hearing

## October 22, 2018

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- Planning Commission voted 5-0 to recommend:
  - ◆ Alternative 3, with the following modifications:
    - The study will not begin until staff determines there is staffing capacity to conduct the work;
    - Study to focus on maximizing housing opportunities where allowed;
    - Study to include updates to circulation and transportation aspects within the PPSP;
    - High quality architecture is expected; and
    - The PPSP bicycle and pedestrian plans should be coordinated with Citywide efforts.