



Sunnyvale

360 W. Caribbean Drive  
2017-8042

Shaunn Mendrin & Michelle King  
Planning Commission February 24, 2020

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**MAJOR MOFFETT PARK SPECIAL DEVELOPMENT PERMIT** – to demolish the existing structures, parking and other existing site improvements and construct two five story office buildings, parking structure, at-grade parking, landscaping and West Channel improvements for a total of approximately 1 million square feet of office space and a combined FAR of 60% with deviations from the front yard and required parking;

**VESTING TENTATIVE MAP** – to combine ten parcels into two.

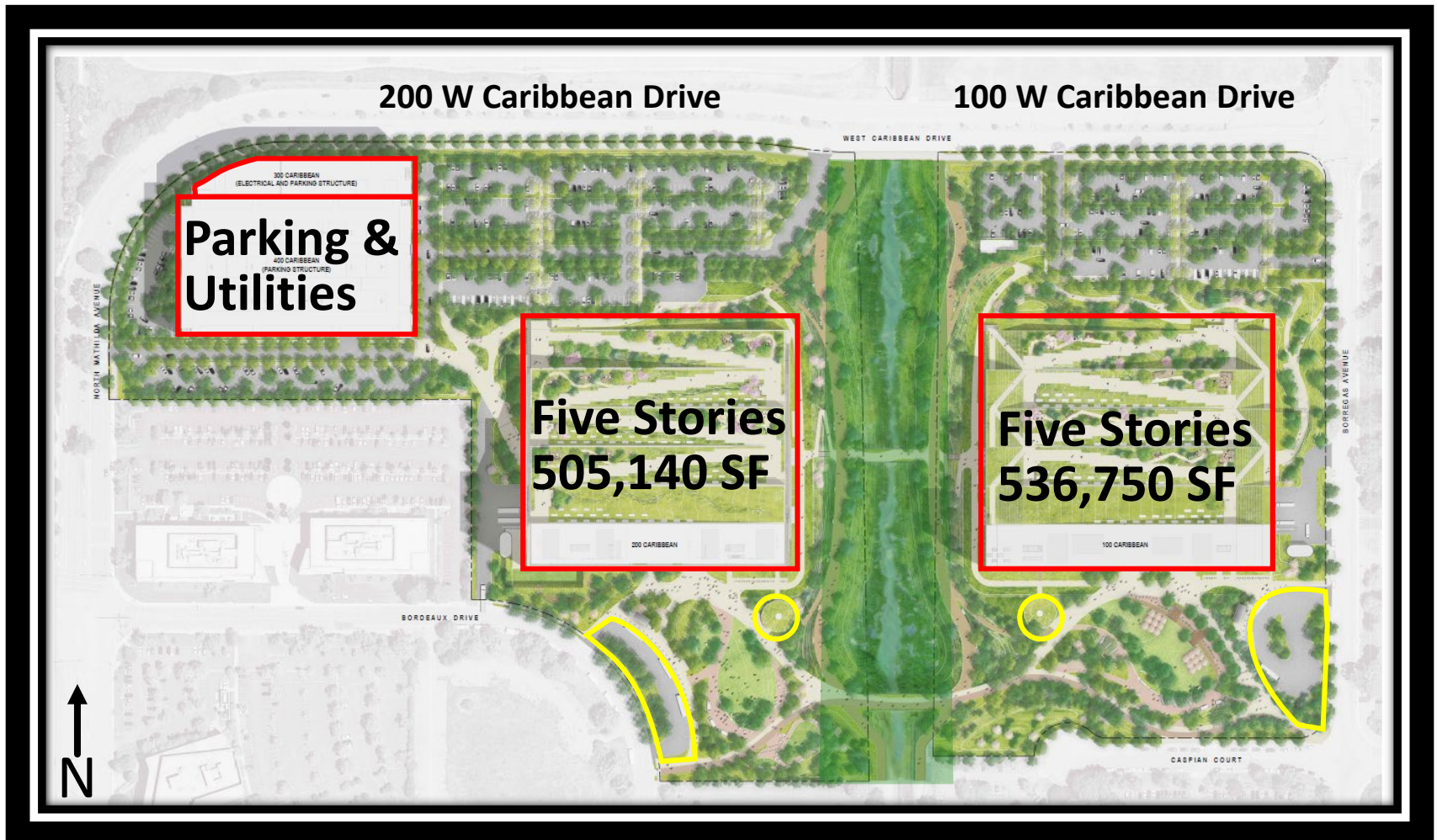
**GREEN BUILDING** – LEED Gold with USBC Certification

# Existing Site





# Site Plan



# Project Rendering-Looking Southwest



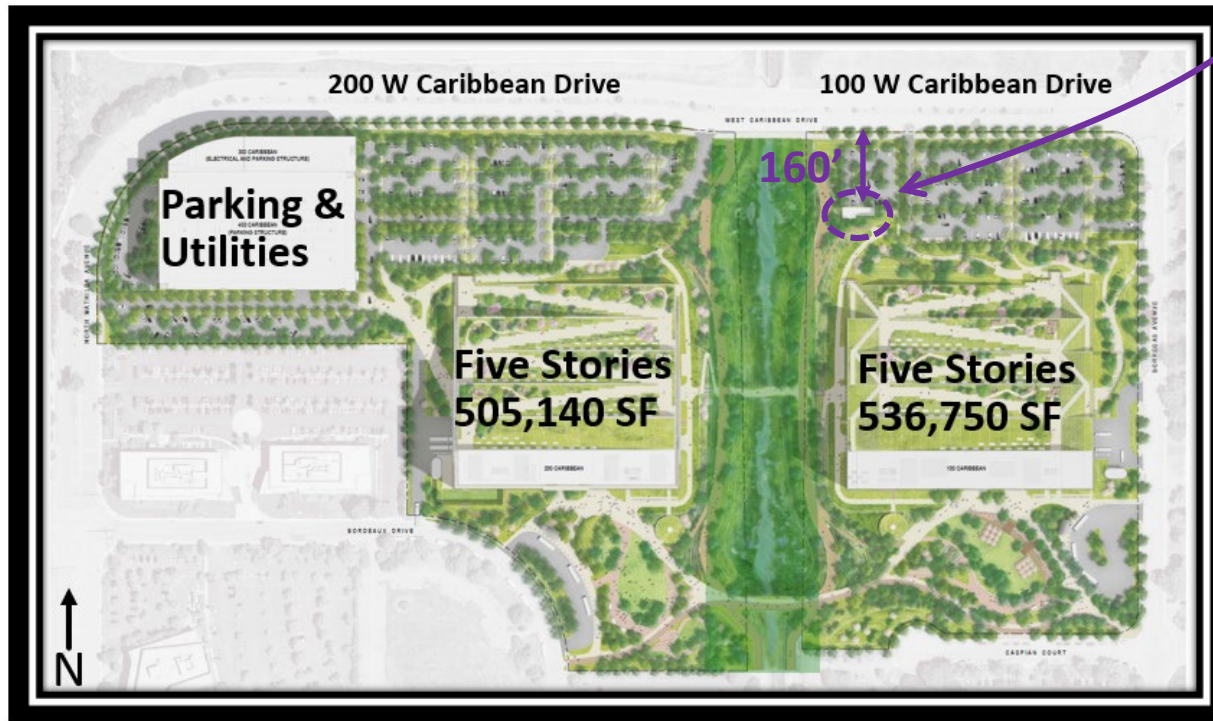


# Project Rendering-View from Bordeaux Drive



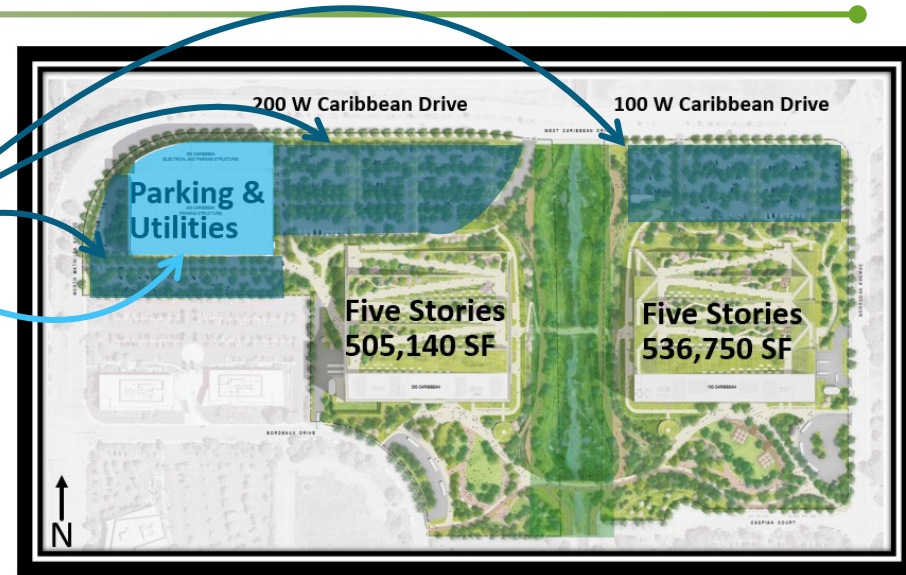
# Development Standards

- Project generally complies with the development standards and requirements of the MP-I and MP-TOD
  - Two Deviations Requested
    - Front Yard to allow a generator



# Development Standards

- Two Deviations Requested
  - Reduce Parking
    - 2,089 spaces proposed
    - 3,126 spaces required

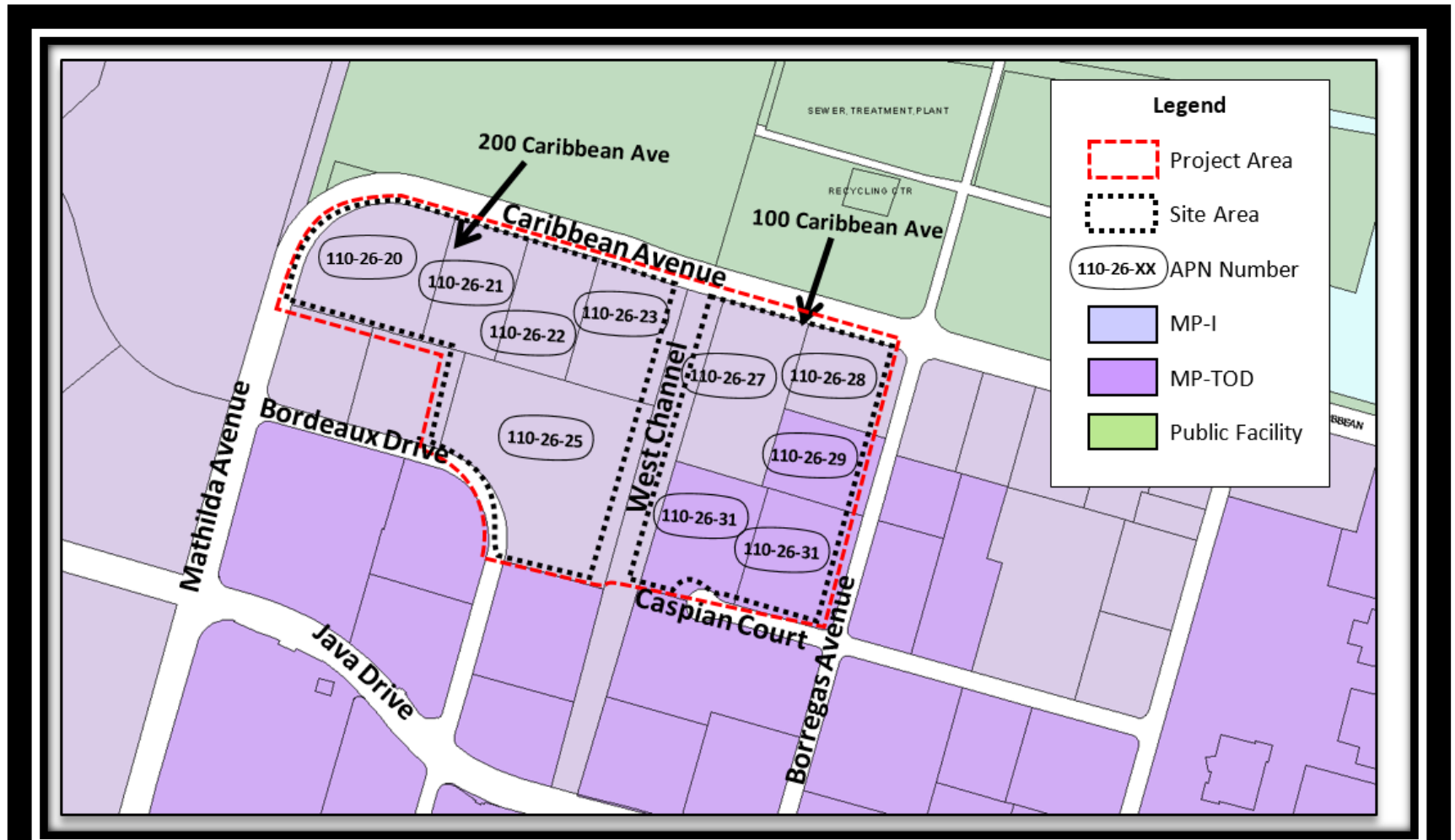


- Zoning Code allows reduction in parking based on proximity to mass transit, TDM Program and other unique circumstances.
  - MPSP requires a TDM to reduce total (25%) and peak trips (30%).
  - Google has a robust shuttle and last mile services.
  - Campus is located less than 10<sup>th</sup> of a mile from VTA



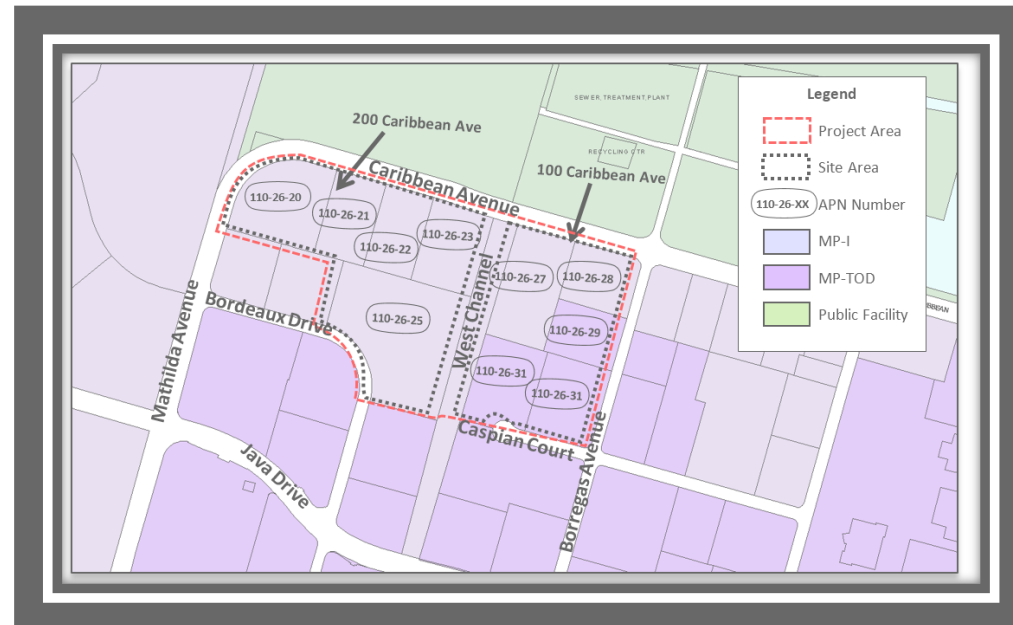
# Development Standards

- Floor Area Ratio



# Development Standards

- Floor Area Ratio
  - 100 W Caribbean – Split Zoning (MP-I & MP-TOD)
  - 200 W Caribbean – All MP-I
- Includes use of Green Building Ordinance
- Total FAR 1,041,890 square feet
- Development Reserve Needed 360,851 square feet
- Balance Remaining 135,733



# Community Benefit

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- Triggered in the following conditions
  - MPSP – Development over the Standard FAR
  - Green Building – Access of addition 10% FAR
- The project is proposing the Maximum FAR under the MPSP in addition to the 10% allowed through the Green Building Ordinance



# Community Benefit

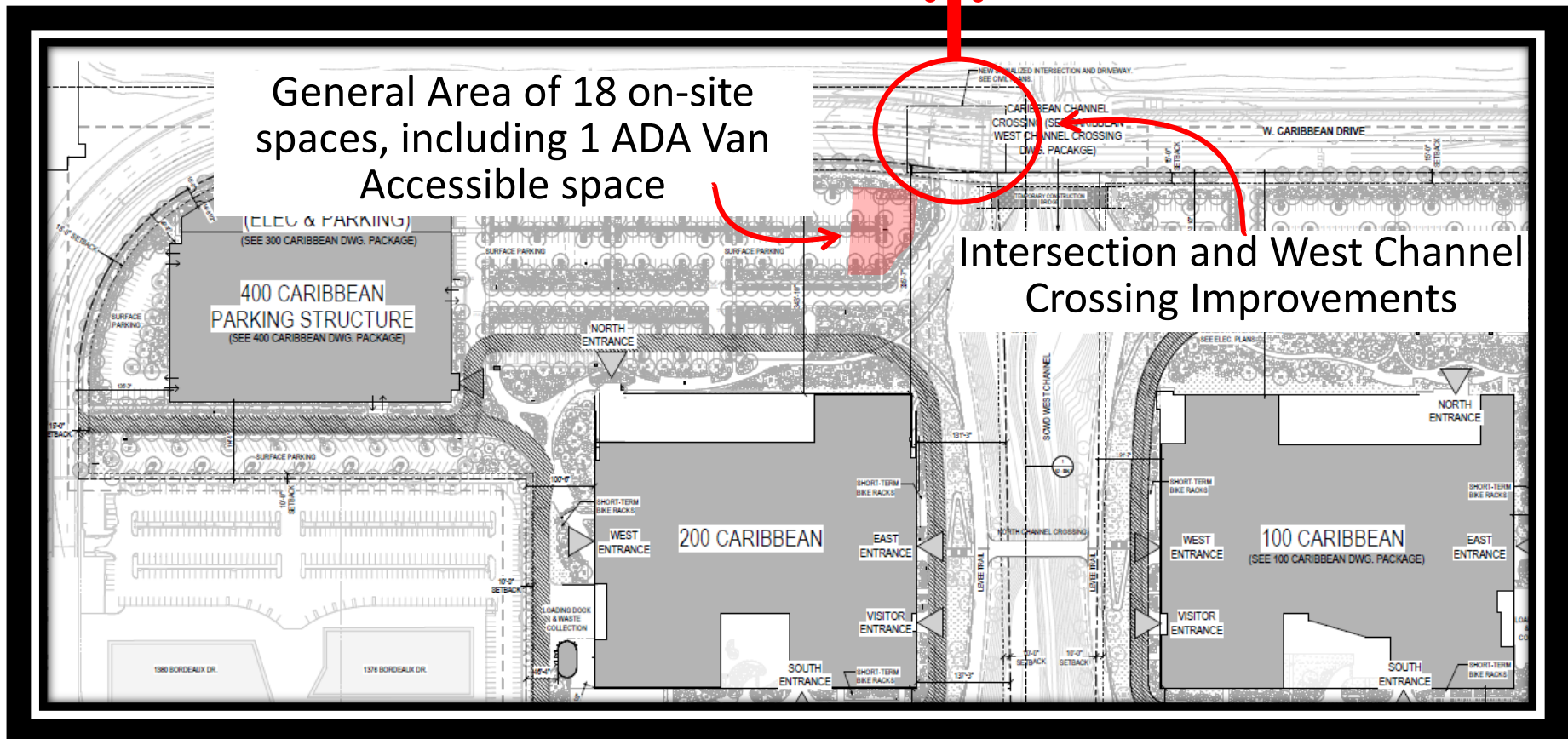
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- Community Benefit Includes the following features:
  - Enhancement and naturalization of the West channel between Caspian and W. Caribbean;
  - Public access through the site and along the channel;
  - 18 dedicated Bay Trail parking spaces; and Signalized intersections to assist pedestrians crossing Caribbean.
  - Additionally, the developer has offered about \$2.2 million to the City's Community Benefits Fund.
  - The Developer has also agreed to require their large contractors to ensure all sales tax revenue related with this project is properly registered with the state so that the revenue is allocated to the City of Sunnyvale.

# Bay Trail Parking



# Bay Trail Parking





# Environmental Review

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- Impact analysis relied on previously certified EIRs:
  - City of Sunnyvale LUTE EIR
  - Valley Water East and West Channels Flood Protection Project
  - Mathilda Avenue Improvements at SR 237 and US 101 Project

Measures to fully mitigate project impacts are drawn from these documents except for one assessed impact that cannot be fully mitigated - cumulative traffic impacts.

# Environmental Review

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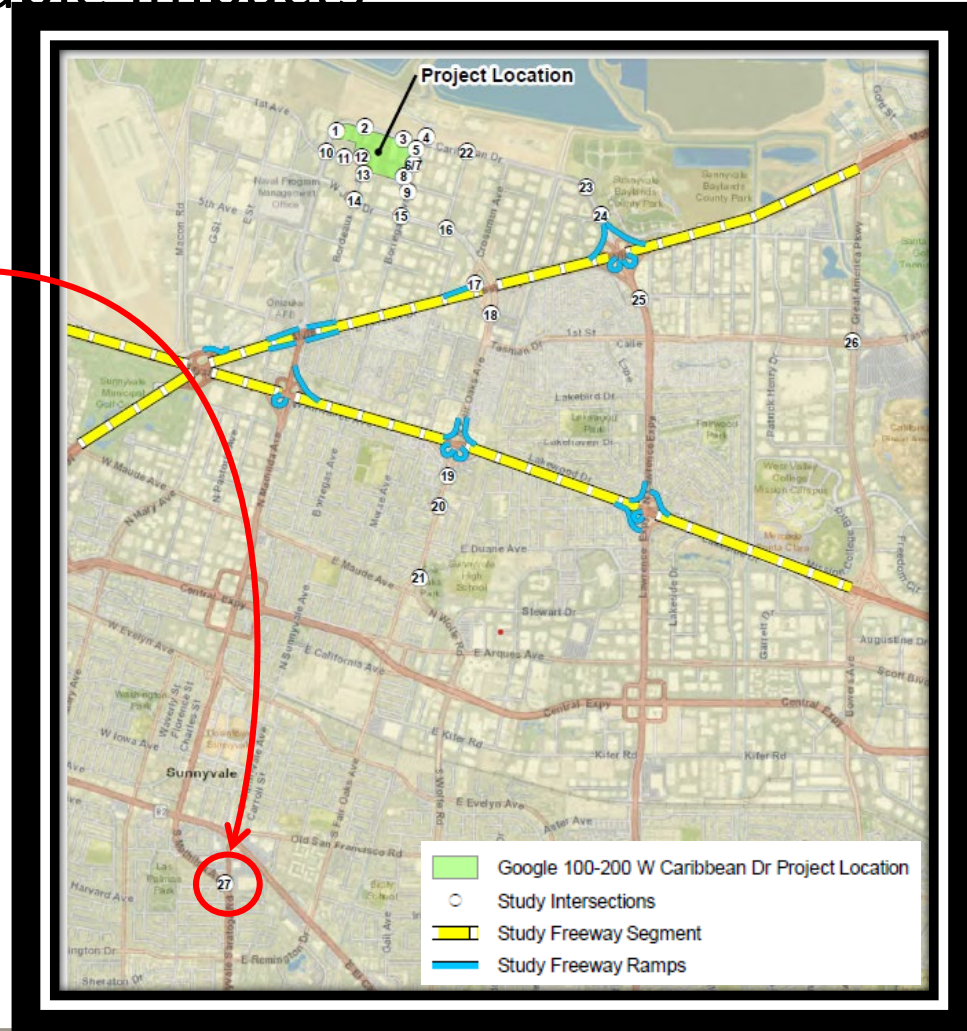
- Resource Analyzed in Transportation EIR:
  - Transportation and Traffic
- Resources Analyzed in Initial Study Checklist
  - Aesthetics
  - Agriculture and Forestry
  - Air Quality and Greenhouse Gasses
  - Biological Resources
  - Cultural and Tribal Resources
  - Energy
  - Geology and Soils
  - Hazards and Hazardous Materials
  - Hydrology, Water Quality, and Water Supply
  - Land Use
  - Mineral Resources
  - Noise
  - Population and Housing
  - Public Services
  - Recreation
  - Utilities and Service Systems
  - Wildfire

# Environmental Review

- Significant and Unavoidable Impacts

- Cumulative traffic impact:

- ❖ Mathilda Avenue / Sunnyvale  
Saratoga Road-Talisman Drive



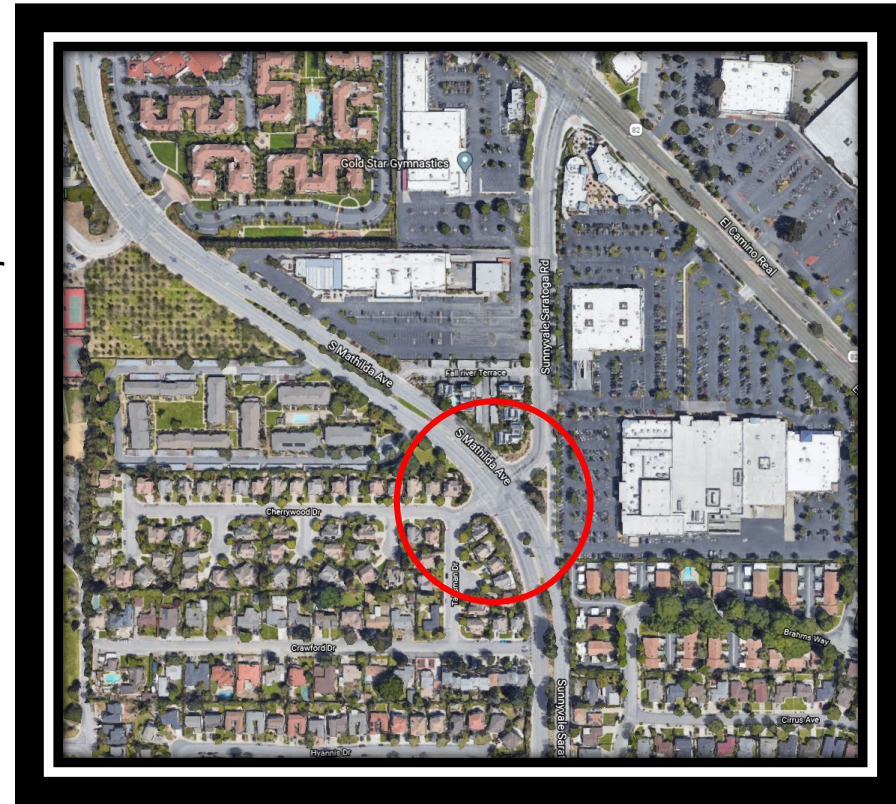


# Environmental Review

- Significant and Unavoidable Impacts

- No feasible mitigation has been identified:

- ❖ Changes to signal timing would result in new impacts on Mathilda-Saratoga Sunnyvale Corridor
- ❖ No available right-of-way to add capacity.



# Recommendation for Council Consideration

## Alternatives

### Transportation EIR:

1. Adopt a resolution certifying the Transportation EIR, adopting the Statements of Overriding Consideration, and adopting the Mitigation Monitoring and Reporting Program as contained in the Attachments 4 and 5 of the report.
2. Not certify the Transportation EIR and do not adopt the Statements of Overriding Consideration, and direct staff as to where additional environmental analysis is required.

### Major Moffett Park Special Development Permit & Vesting Tentative Map:

3. Approve the Major Moffett Park Special Development Permit as indicated in the Site and Architectural Plans in Attachment 6 of the report and Tentative Map in Attachment 7 of the report, Findings of Approval in Attachment 8 of the report and Conditions of Approval in Attachment 9 of the report.
4. Approve the Major Moffett Park Special Development Permit and Tentative Map with modifications.
5. Deny the Major Moffett Park Special Development Permit and Tentative Map

## Staff Recommendation

- Alternatives 1 and 3 with amendments to the Conditions as noted in the staff presentation