



Sunnyvale

1265 Borregas Avenue
2019-7507

Momoko Ishijima

Planning Commission, May 26, 2020

MAJOR MOFFETT PARK DESIGN REVIEW

- Construct a 5-story, 182,500-sq. ft. office/R&D building at 60.5% floor area ratio (FAR) implementing the Green Building Incentive Program

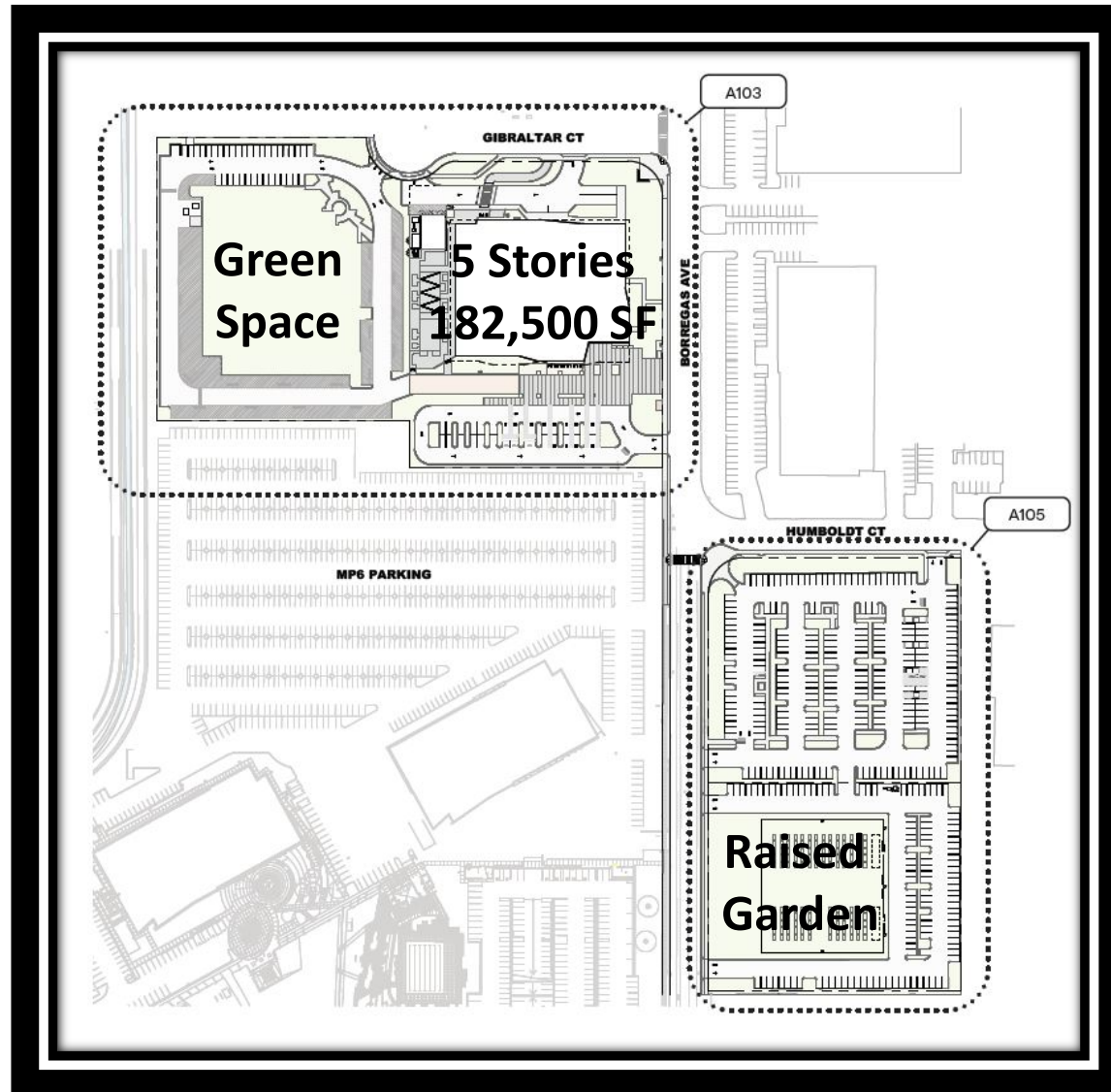
MINOR MOFFETT PARK SPECIAL DEVELOPMENT PERMIT

- Reduction of required parking from 603 to 424 spaces
- 362 surface parking spaces to be located offsite
- Green space and raised planter garden uses

Existing Site



Proposed Site Plan



Project Rendering

Southeast View



Development Standards

- Project complies with most development standards and requirements
- Floor Area Ratio (FAR)
 - Proposes 60.5% FAR
 - Includes use of Green Building Incentive Program to increase FAR from base 50%
 - Total floor area: 182,500 square feet
 - Development Reserve Needed: 31,598.5 square feet
 - Balance Remaining: 141,516 square feet

Development Standards

- Parking
- Reduction of required parking from minimum 3.3 spaces per 1,000 SF (603 parking spaces) to 2.4 spaces per 1,000 SF (424 spaces)
- 62 surface parking spaces on 1265 Borregas Ave
- 362 surface parking spaces offsite
- Transportation Demand Management Plan (TDM) is proposed

Staff Recommendation

Alternative 1

- Make the required CEQA findings
- Determine the project is consistent with the LUTE
- No additional environmental review is required
- Approve the Major Moffett Park Design Review and Minor Moffett Park Special Development Permit
 - Recommended findings in Attachment 3
 - Conditions of approval in Attachment 4