



Via email

May 18, 2021

City of Sunnyvale  
465 West Olive Ave.  
Sunnyvale, CA 94086

Attn: City Council

RE: Moffett Park Specific Plan

Dear Mayor Klein and Councilmembers,

On behalf of Jay Paul Company, we would like to thank the City for its continued efforts to bring an innovative, new vision to Moffett Park and to thank Staff for their comprehensive planning and outreach.

We would also like to voice our strong support for the Planning Commission's recommendations from its April 26 meeting and request they be adopted by Council at the upcoming May 25, 2021 hearing.

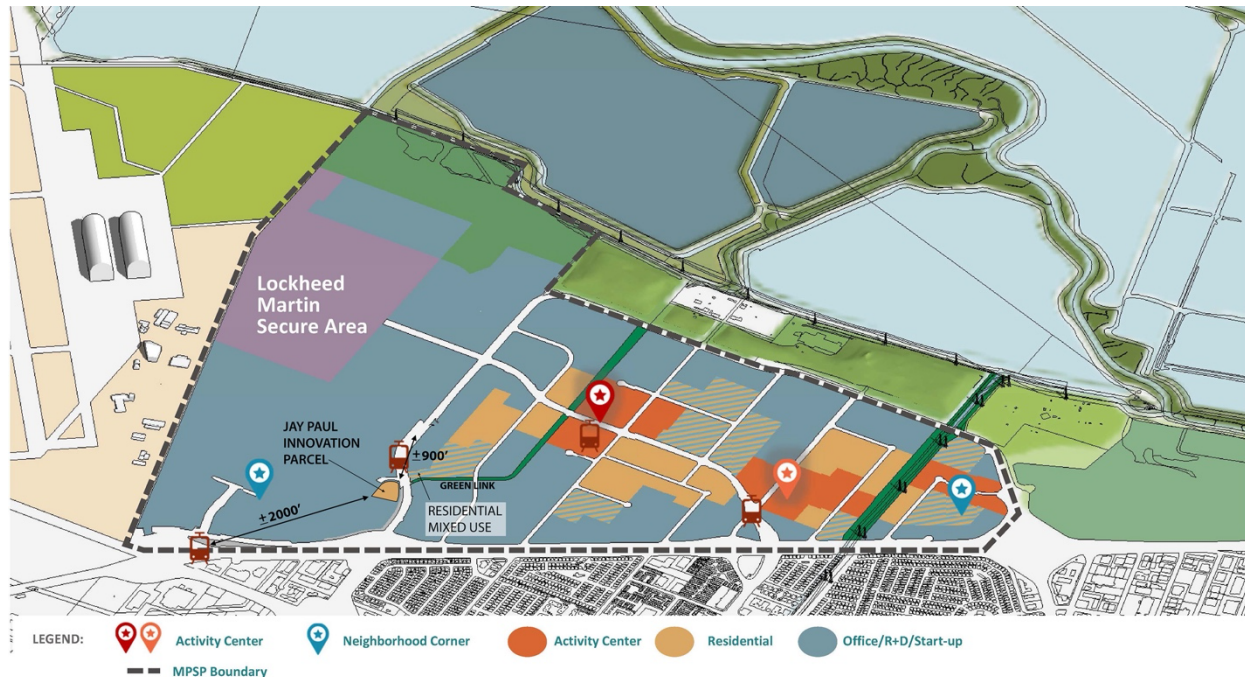
Specifically, we would like to express our strong support for allowing Residential use on our parcel at 1120 Innovation Way (the intersection of Innovation Way and Mathilda Ave). As you may recall, this site was previously approved for a hotel use by the Planning Commission in 2018. We strongly believe there is a need for some amount residential development west of Mathilda and this site is an ideal location for residential.

Among the features that make this site appropriate for a Residential use that could accommodate approximately 230 new living units are:

- The site is located within 1000' of one light rail station and within 2200' of a second light rail station. This proximity is key to a transit-oriented development, particularly for a Residential use.
- The site is located immediately at the western terminus of the Green Link ped-bike pathway along the water district canal and Innovation Way, extending to the East. This provides easy walking pathways to planned nearby mixed-use service areas and neighborhood centers, as well as to the bay trail to the North.
- The site is directly across the street at Mathilda Ave. from other mixed-use / residential proposed zoning. (literally an extension of the proposed Residential mixed use zoning)
- Being on the west side of Mathilda Ave, the site provides easy "walk to work" capability for the major employment campuses in that area.
- The site still has almost a one mile separation from the nearest runway at Moffett Field.

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For your easy reference, please see the below depiction of our site in the context described above. Again, we would like to request that the City Council adopt the Planning Commission recommendations to include Residential use at this gateway parcel to Moffett Park as part of the MPSP.



We would also like to encourage the City to adopt the updated MPSP by no later than Summer/Fall 2022. As we emerge from the pandemic, Jay Paul has already had significant interest from current and potential tenants wanting to lease additional infill buildings at our existing campuses in Moffett Park. It's critically important we are able to provide a reasonable timeline for Council's consideration of the final plan or these tenants will be forced to look for space in other cities. This would endanger the success and timing of the adopted plan as it will be heavily dependent on office developments providing the infrastructure funding necessary to make a mixed use plan a reality. We would again like to thank Staff for the incredible amount of work and outreach already undertaken and hope that the final plan can be adopted by Summer/Fall 2022.

Thank you for your time and consideration.

Very truly yours,

Janette D'Elia  
Chief Operating Officer

May 17, 2021

Michelle King, Principal Planner  
Department of Community Development  
City of Sunnyvale  
456 W. Olive Avenue  
Sunnyvale, CA 94086

Via Electronic Mail

**RE: 1389 Moffett Park Drive**

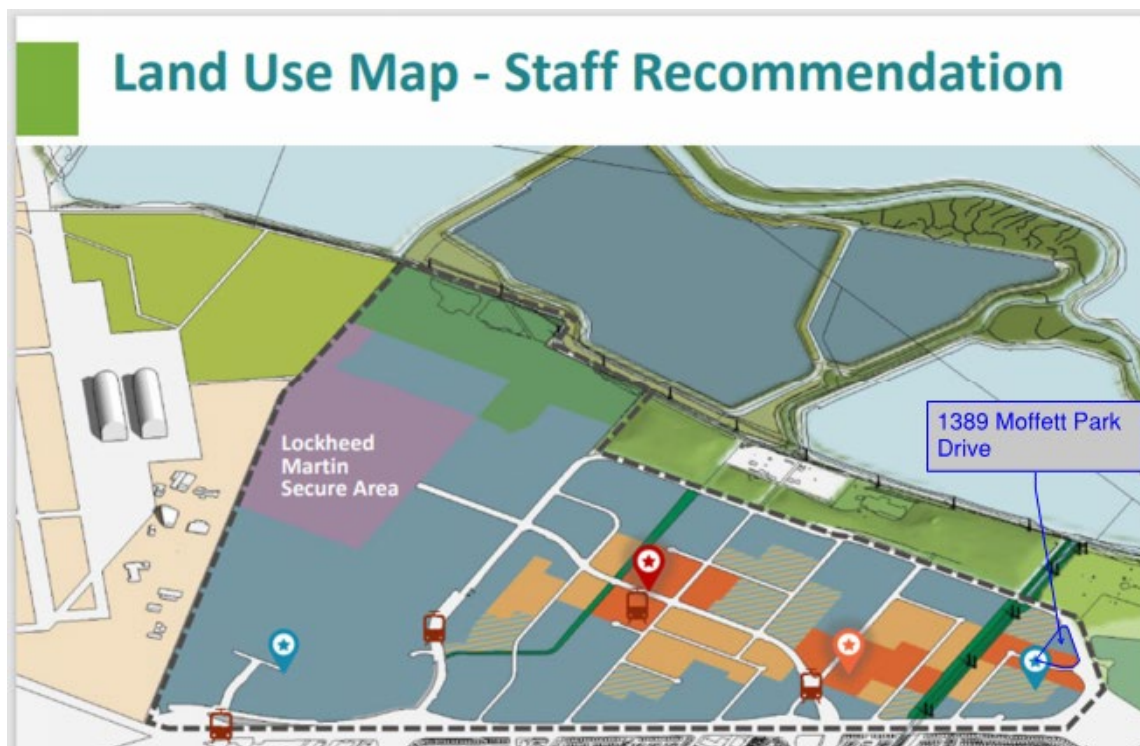
Dear Michelle:

We are writing on behalf of Harvest Properties, Inc. (Harvest), the fee developers for 1389 Moffett Park Drive (APN 110-37-002) (Property), a six-acre parcel located within the Moffett Park Specific Plan area in Sunnyvale, CA (City).

As you may know, in September 2019, Harvest obtained Planning Commission approval for an approximately 123,595 square foot, four-story office building with a 0.47 FAR and related amenities and improvements (Project). At that time, Harvest indicated its future intentions for the Property to construct an additional office building and parking structure at the corner of Caribbean Drive and Moffett Park Drive, with the additional possibility of adding residential units to the converted parking structure—all contingent on the updated Moffett Park Specific Plan. Harvest discussed this “future-proofing” optionality with City Staff and the Planning Commission and received support for the concept of additional office and density on the Property. Please see attached exhibit referring to specific comments from Planning Commissioners commending the long-range planning of the site and the “future-proofing” concept regarding the conversion of parking to housing.

Now, we understand that the City Council will be considering the land use changes for the Moffett Park Specific Plan update on May 25, 2021 in order to kick off the California Environmental Quality Act (CEQA) analysis. The staff recommended Land Use Map (below), as recently presented to the Planning Commission and City Council, shows the Property bifurcated by proposed Office/R+D/Start-up and Activity Center designations. This proposed bifurcation of the Property between Office/R+D/Start-up and Activity Center would be very challenging to implement and would be in direct conflict with the recent approval for the Property. We believe that, from an urban planning perspective and per the guidance from City Staff and the Planning Commission during our entitlement process, office density with supportive housing would be more complementary and contribute to a more cohesive design for the balance of our Property (as shown on the attached drawings from the Planning Commission Study Session and Public Hearing). Given Harvest’s stated intentions for the Property with

respect to additional office density and possible housing, we respectfully request that the Property be designated as all “Office/R+D/Start-up” or “Office”, so that we can protect our ability to achieve a density increase of at least 1.0 FAR and maintain the optionality for future housing.



We appreciate the City’s efforts to transform the Moffett Park Specific Plan area into a vibrant, innovative Sunnyvale neighborhood. We ask that the City recognize our future plans for the Property by assigning an appropriate designation that aligns with our density and residential goals.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink that reads "P O'Connell".

Preston O’Connell  
Partner

**Exhibits**

**Planning Commission Hearing Notes:**

Commissioner Rheaume stated that he likes the proposed project's shape, design, and use of wood and appreciates the forward-thinking plans for the property's potential future. He added that he will support the motion and hopes the rest of the Commission can as well.

Commissioner Harrison stated that she will support the motion and appreciates the consideration for the site's future and the berm and steps architectural elements.

Commissioner Olevson stated that he can make the findings and will support the motion. He commended the applicant and owner on the good current and long-range planning that was done for the site and commented that the proposed project would be an attractive property at the entrance to Moffett Park.



**Future Proofed Site Plan with 1.0 FAR Office Density:**



