



Sunnyvale

Intuitive Development Project 932, 950, and 945-955 Kifer Road 2019-7557

George Schroeder, Senior Planner
Planning Commission, August 23, 2021

Site Vicinity

North Site (945-955 Kifer Road)



South Site (932 and 950 Kifer Road)

Proposed Project

SPECIAL DEVELOPMENT PERMIT

- Construct:
 - Two office/R&D/mfg. buildings (1.211 million s.f. total)
 - Pedestrian bridge over Kifer Road
 - Amenity building
 - Above-ground parking structure
 - Central utility plant



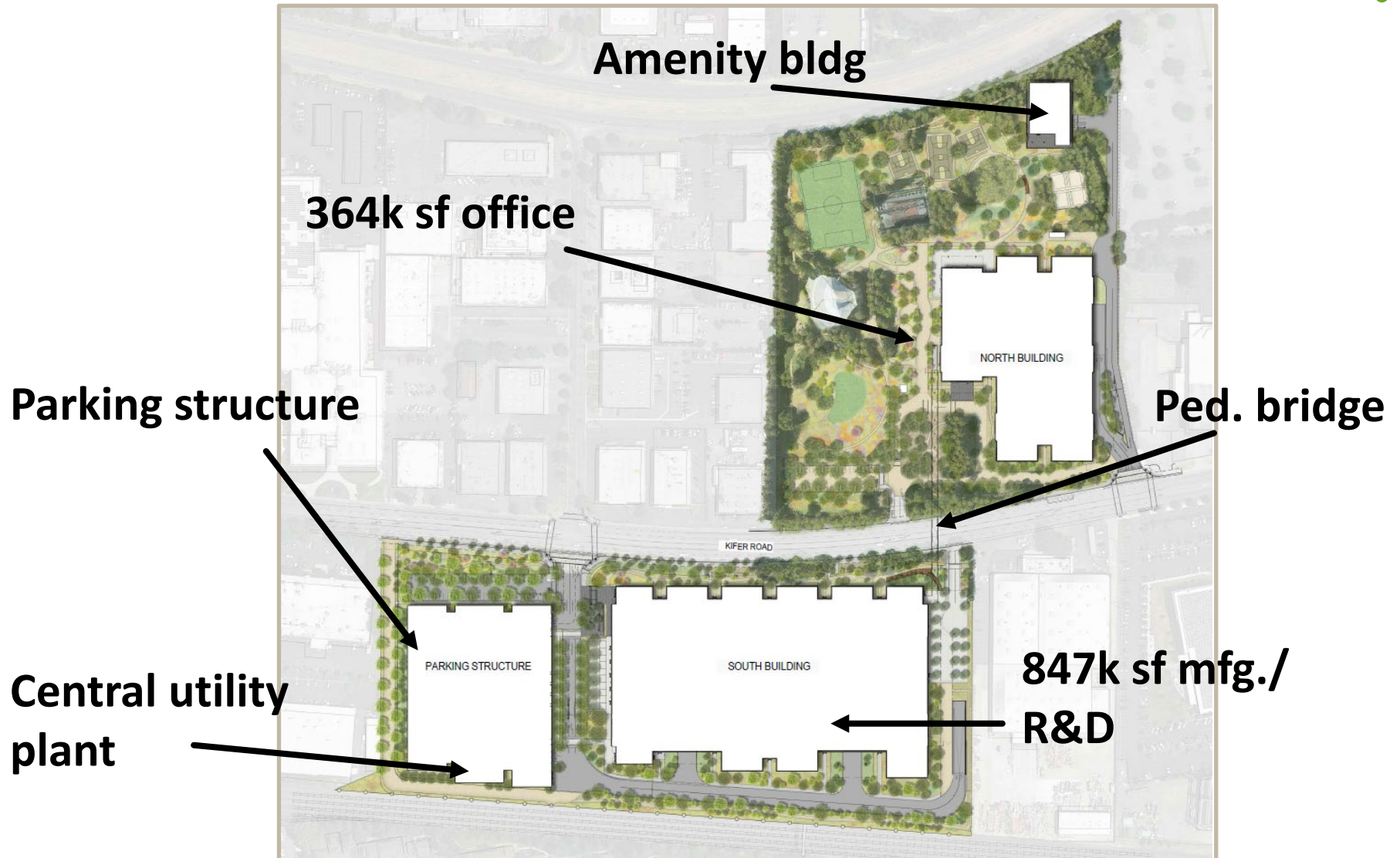
VESTING TENTATIVE PARCEL MAP

- Merge four existing lots into two

DEVELOPMENT AGREEMENT

- Between the City and Intuitive Surgical, Inc.

Proposed Site Plan



Project Details

- Project complies with LSAP development standards
- Protected trees:
 - ◆ 1,062 existing
 - ◆ 822 saved
 - ◆ 240 removals
 - ◆ 663 new plantings
- Appropriately-designed security fencing
- Sense of Place improvements:
 - ◆ Kifer Road median
 - ◆ Class I shared-use path
 - ◆ Gateway signage



Project Rendering

North Building from Kifer Road



Project Rendering

Pedestrian Bridge over Kifer Road



Project Rendering

South Building from Kifer Road



Project Rendering

South Building from Railroad Tracks



Project Rendering

Parking Structure from Kifer Road



Project Rendering

Parking Structure from Railroad Tracks



Development Agreement

What is a Development Agreement (DA)?

- Tool to provide assurances for a developer and a city
- Essentially a contract between City and developer
 - ◆ Planning Commission recommendation required
 - ◆ City Council approves through adoption of an ordinance
- Outlines obligations of the developer, must describe:
 - ◆ Benefits to the Developer
 - ◆ Benefits to the City

Intuitive Development Agreement

Benefits to the Developer

- Higher floor area
- Entitlements vested for up to 15 years

Benefits to the City

- Guaranteed sales tax revenue
- Point of sale for construction
- VTA bus stop, if requested by VTA
- Project exceeds Reach Codes
- Recycled water line extension

Staff Recommendation

- Alternative 1: Make required determination for a DA

Recommend to the City Council:

- Alternatives 2 and 3:
 - ◆ Approve CEQA determination for SEIR consistency
 - ◆ Approve project's SDP and VTPM
 - ◆ Approve and adopt a DA