

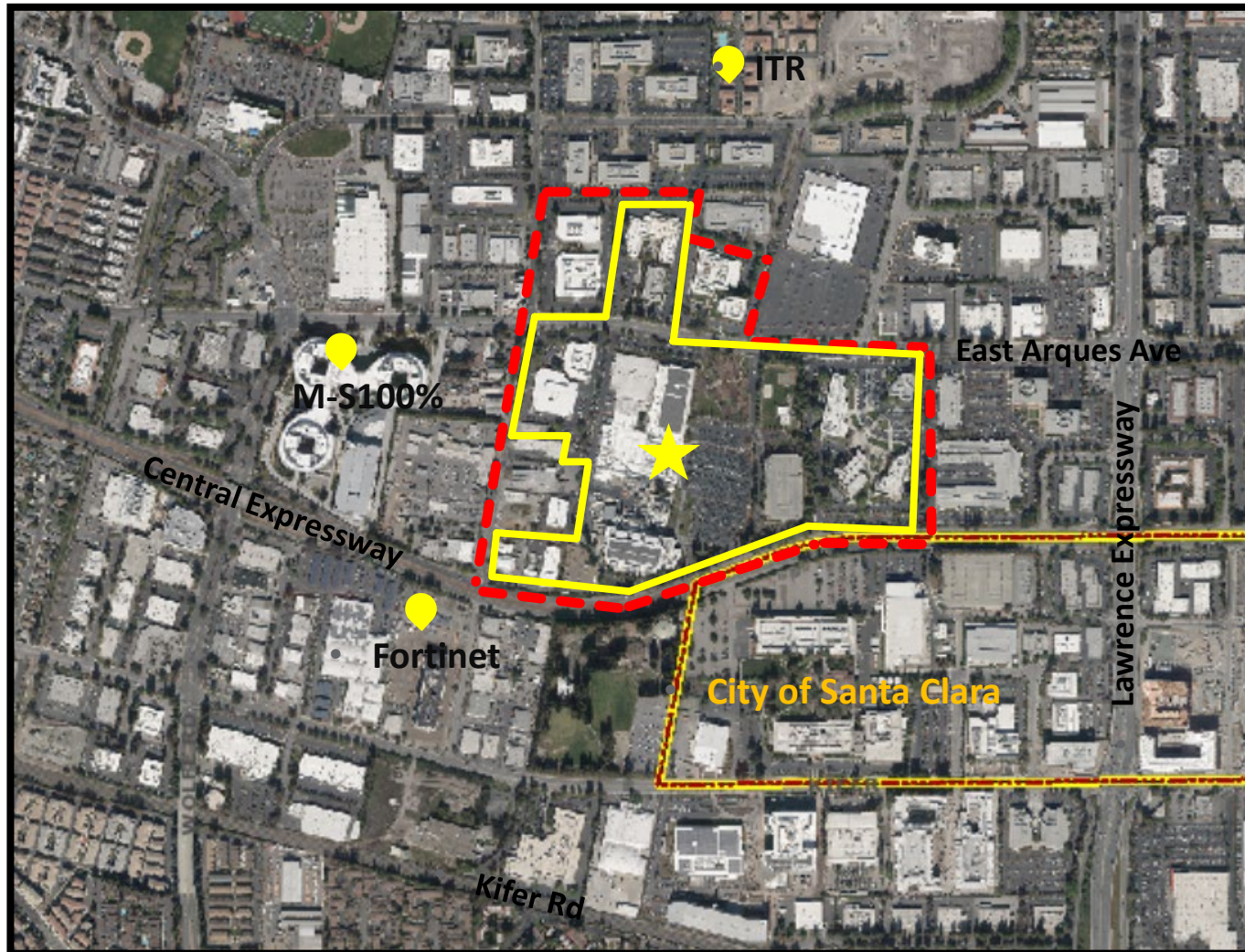


Sunnyvale

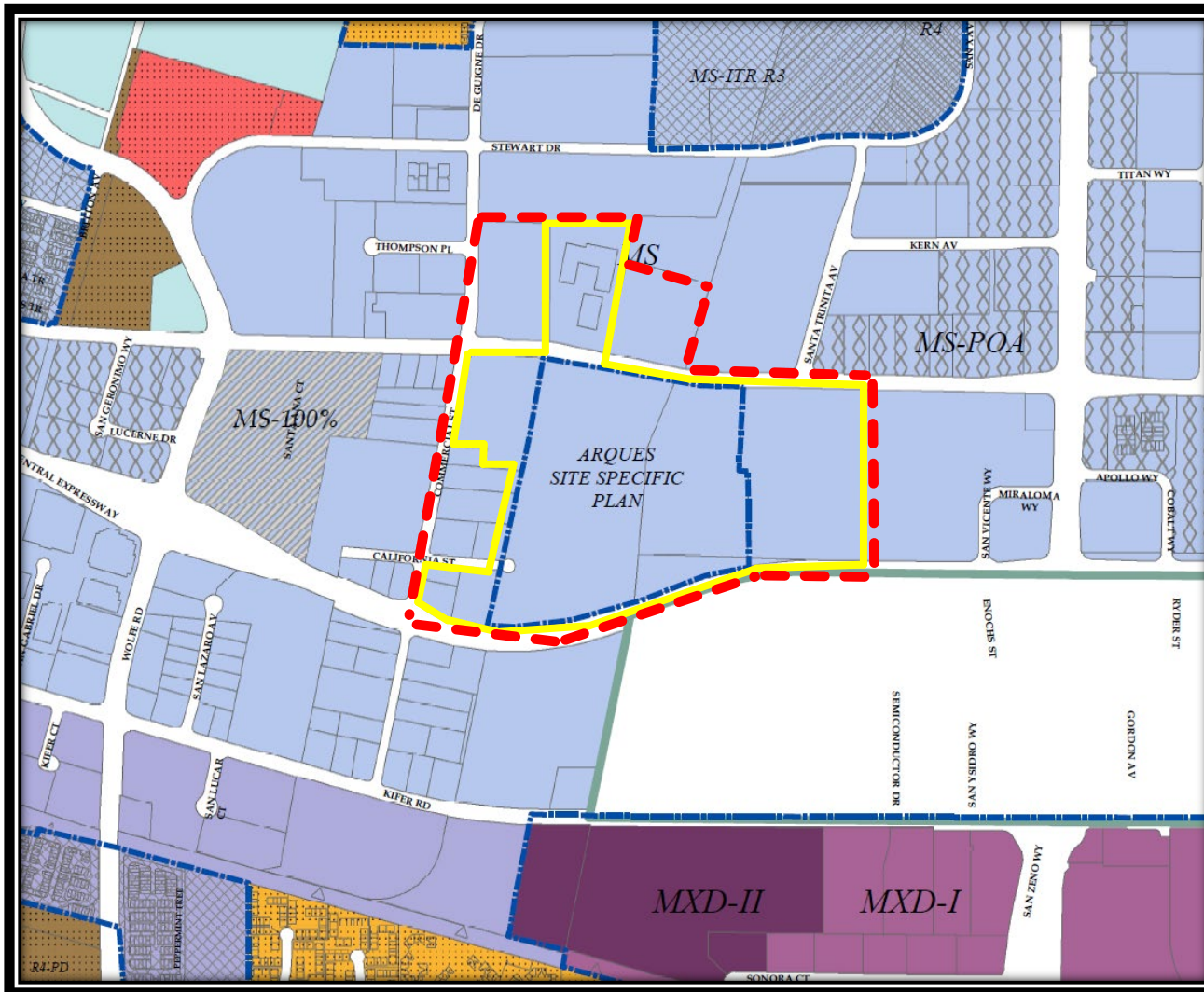
974 East Arques Avenue
2021-7282

Momoko Ishijima, Senior Planner
Planning Commission, September 13, 2021

Neighborhood



Zoning Map



LEGEND

M-S – Industrial and Service

M-S-100% - Industrial and Service
FAR 100%

MS/POA – Industrial and Service /
Places of Assembly combining district

MS-ITR-R3 – Industrial and Service –
Industrial to Residential – Medium
Density

MS-ITR-R4 – Industrial and Service –
Industrial to Residential – High
Density

M-3 – General Industrial

MXD-I – LSAP Flexible Mixed Use I

MXD-II – LSAP Flexible Mixed Use II

Requested Study Area

Expanded Study Area



Applicant Proposal

- **Existing:**

- ◆ GPD – Industrial
- ◆ Zoning – M-S
- ◆ Office, R&D, manufacturing, and heavy industrial
- ◆ Arques Campus Specific Plan – 72% FAR with DA

- **Requested:**

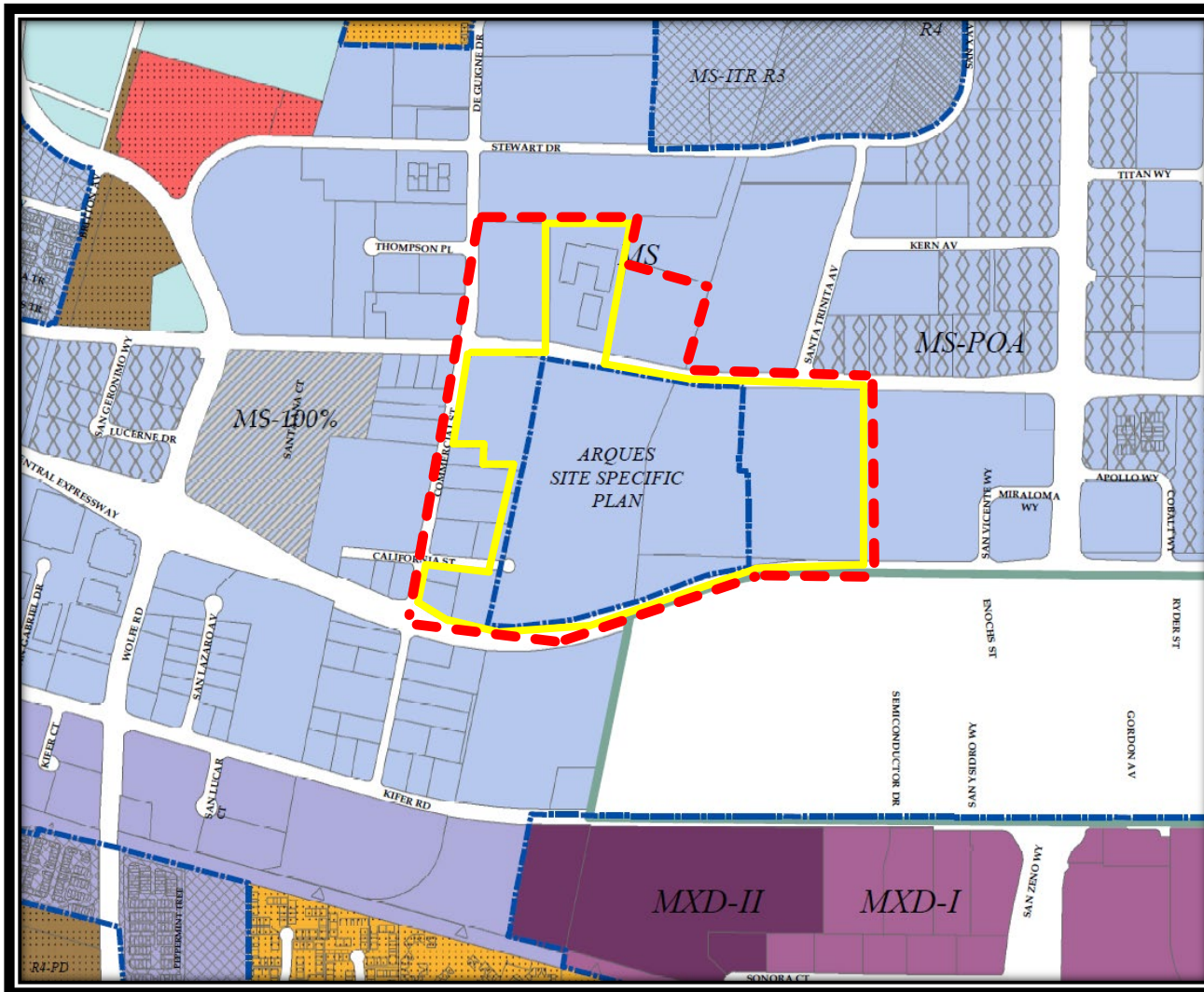
- ◆ GPD – Industrial
- ◆ Zoning – M-S/100%
- ◆ 63-acre area with 100% FAR



Staff Analysis

- General Plan Amendment Initiation (GPI)
 - ◆ Recommended w/expanded boundary
 - ◆ General Plan Amendment (GPA)/Rezoning (RZ)
 - Require conceptual level design details
- Use Permit (UP) for >35% FAR
 - ◆ Subject to review criteria in Council Policy 1.1.13
 - ◆ No City discretion on boundary of UP
 - City can define GPA/RZ boundary
 - ◆ UP expires if not exercised within 2 years
 - GPAs and RZs do not expire

Potential Expanded Study Area



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Requested Study Area

Expanded Study Area



Staff Recommendation

Recommend to City Council

Recommend to the City Council

- Initiate a General Plan Amendment study of larger study area
- Study as Industrial Intensification site in General Plan
 - 100% FAR with the preparation of a Specific, Area, or Precise Plan.