



Sunnyvale

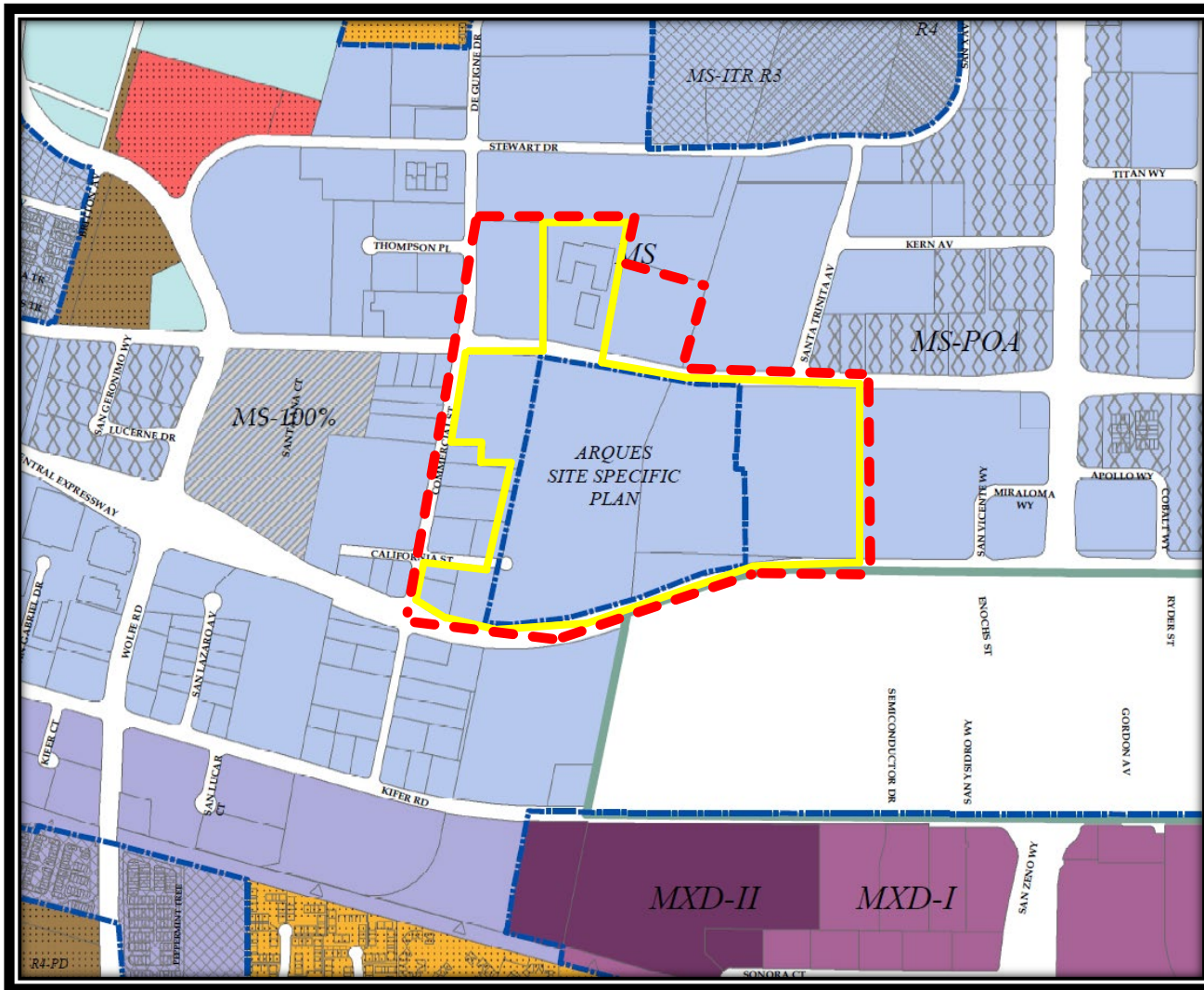
974 East Arques Avenue
2021-7282

Momoko Ishijima, Senior Planner
City Council, September 28, 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

Applied Materials Requested Study Area

Staff 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

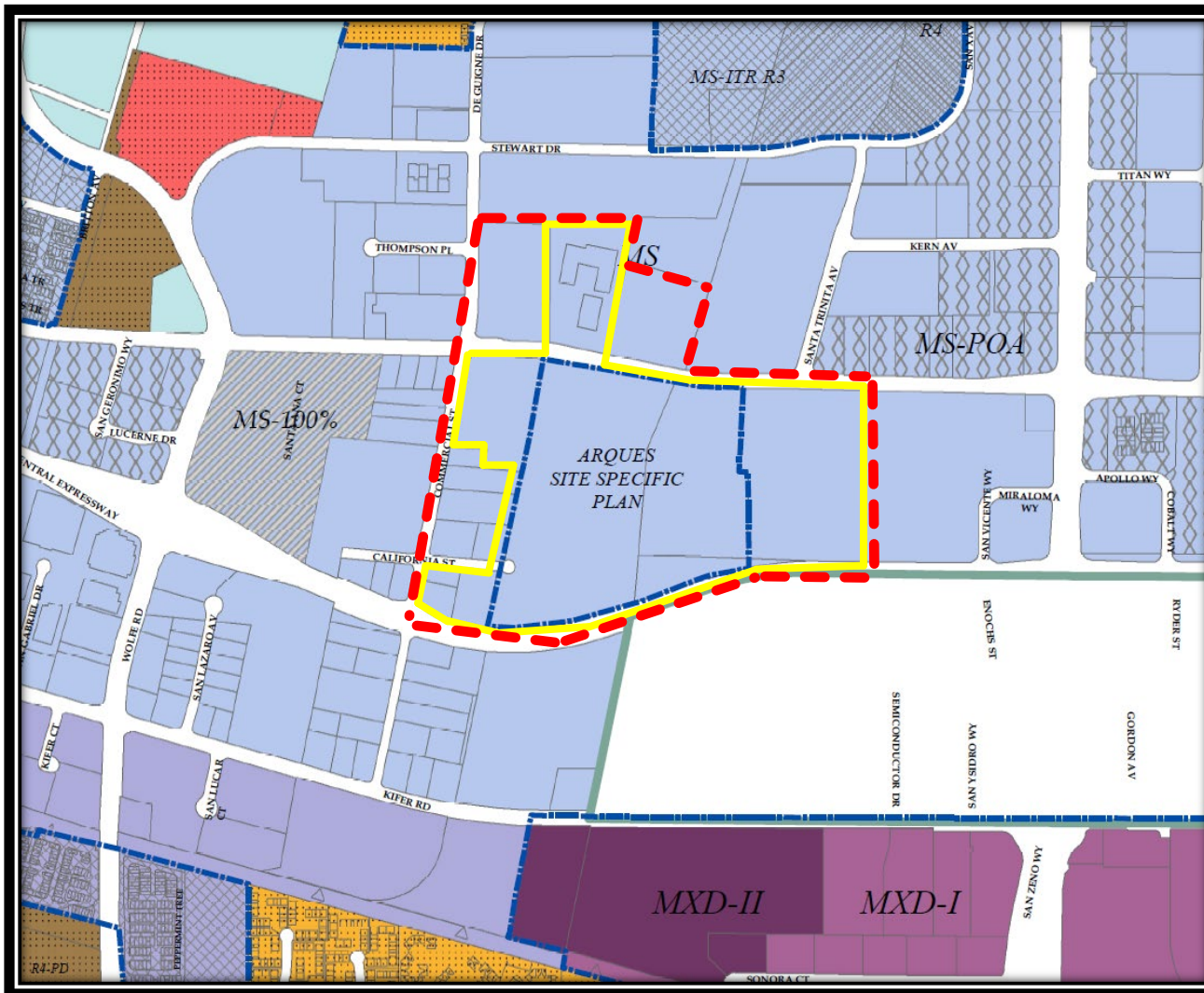
Staff Analysis

- 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

Study Parameters

- Analysis of
 - ◆ Boundary
 - ◆ Traffic & transportation
 - ◆ Water, sewer, and other utilities
 - ◆ Other environmental impacts
 - ◆ Any visual impacts associated larger & taller buildings
 - ◆ Fiscal impact analysis
 - to gauge potential effects on revenues and City services
- Applicant responsible for the costs of all studies

Potential Expanded Study Area



LEGEND

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Applied Materials Requested Study Area

Staff Expanded Study Area

Recommendation

Planning Commission and Staff

Approve General Plan Amendment Initiation:

- 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.