DRAFT PRESENTATION

Sunnyvale

945-955 Kifer Rd, Intuitive Surgical North Site – Modification to Development Agreement and Special Development Permit (2022-7369)

Julia Klein, Principal Planner
City Council, August 27, 2024

Site Vicinity:

North Site (945-955 Kifer Road)

2900 Semiconductor Drive, Santa Clara



South Site (932 and 950 Kifer Road)

Special Development Permit (SDP)

- 2019-7557 Original (SDP, DA, VTPM):
  - North Site - Construct new office building with garage, amenity building and pedestrian bridge
- 2022-7369 Modification to North Site (SDP, DA):
  - Add internal courtyard
  - Reduce building size by 6,000 sq. ft.
  - Relocate parking to 2900 Semiconductor Dr., Santa Clara
  - Modify design of pedestrian bridge
  - Other minor building and site modifications

North Building + Pedestrian Bridge



Pedestrian Bridge





- Change from “steel pergola” to laminated glass canopy wider support columns.
- Change from picket guardrail to laminated glass guard with bird-safe fritting.
- Addition of pedestrian concrete paver system.
- Change to wider underbelly and from “glue laminated timber” to “wood look” finish.
- Change to wider column enclosure.

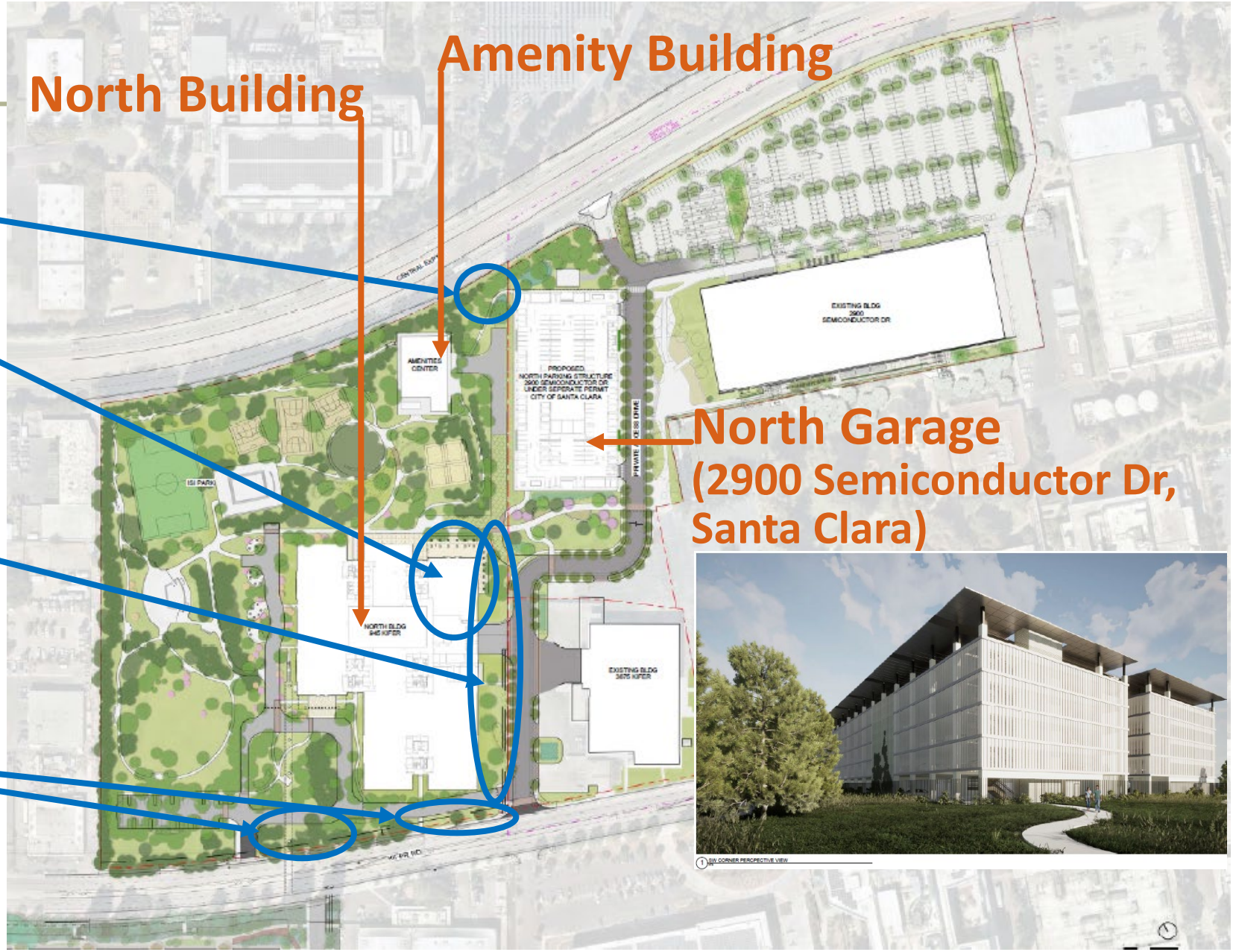
Site Plan

Remove trees for deceleration lane.

Restaurant and outdoor dining terrace moved to NE corner of building. Trees added at rear and side.

Tree layout changes on east side.

Remove trees for PUE and EVA lane.



Sunnyvale

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 and City, must describe:
  - Benefits to the Developer
  - Benefits to the City

Development Agreement

- Benefits to Developer unchanged
- Benefit change for City is garage-related fees and taxes

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
- Garage related Fees and taxes ~$2M ***(new)***

Planning Commission

- Public hearing on 7/8/2024, no public speakers.
- Commission comments/questions:
  - Clarified that South Site is not under consideration,
  - Clarified design changes to pedestrian bridge,
  - Clarified that concerns raised by traffic consultant have been addressed in project design.
- Commission voted 6-0 to recommend approval.

Staff Recommendation

- Alternative 1: Make required determination for the First Amendment to the Development Agreement.
- Alternative 2: Approve the Modification to the Special Development Permit and the First Amendment to the Development Agreement:
  - Make required findings to accept Addendum to the LSAP SEIR as adequate and no additional environmental review is required under CEQA.
  - Approve Modification to Special Development Permit (2019-7557).
  - Introduce an Ordinance to approve and adopt the First Amendment to the Development Agreement.