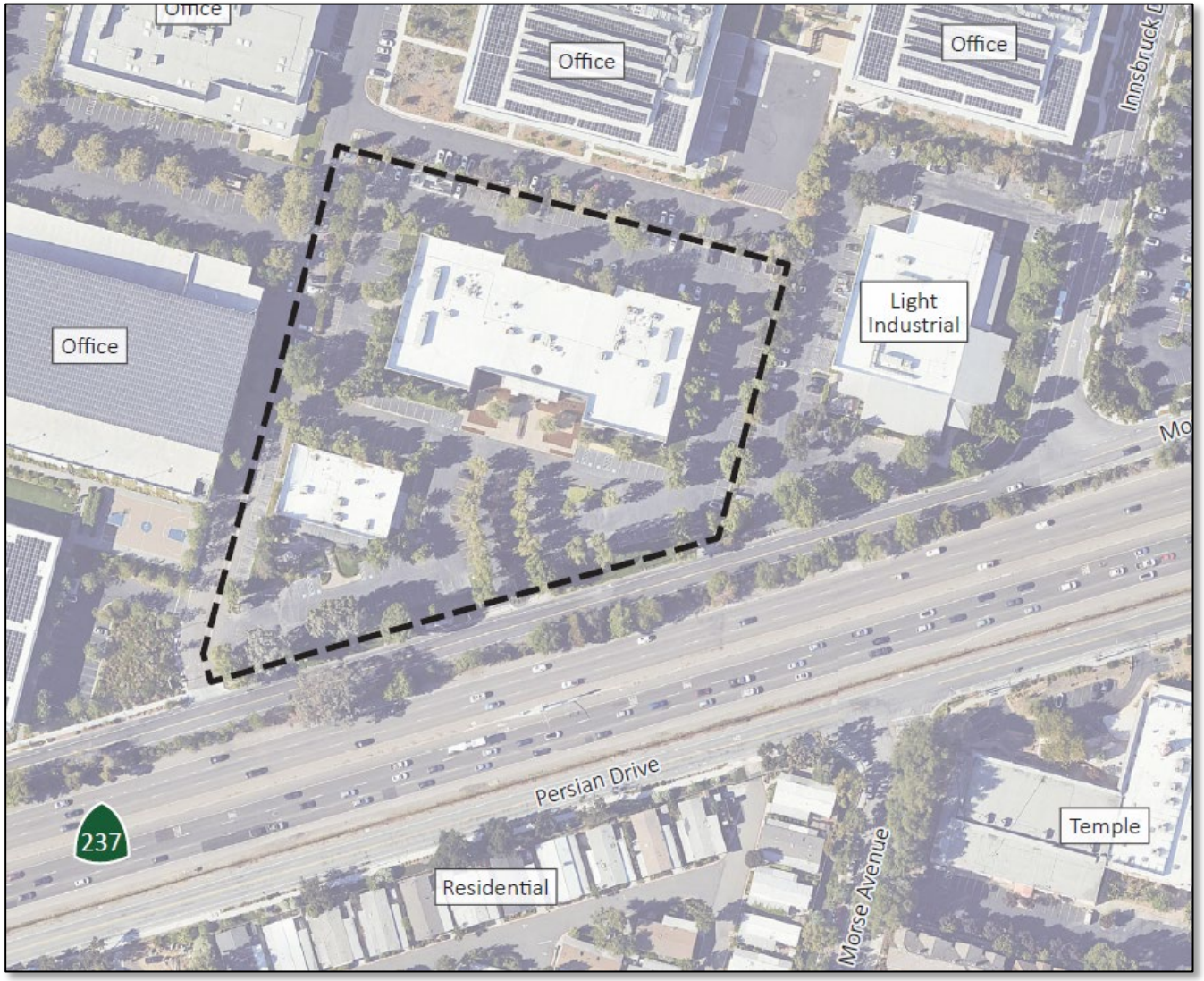
Sunnyvale

333-385 Moffett Park Drive
PLNG-2025-0072 & PLNG-2025-0137

Margaret Netto, Senior Planner
City Council Meeting
December 9, 2025

Neighborhood Context



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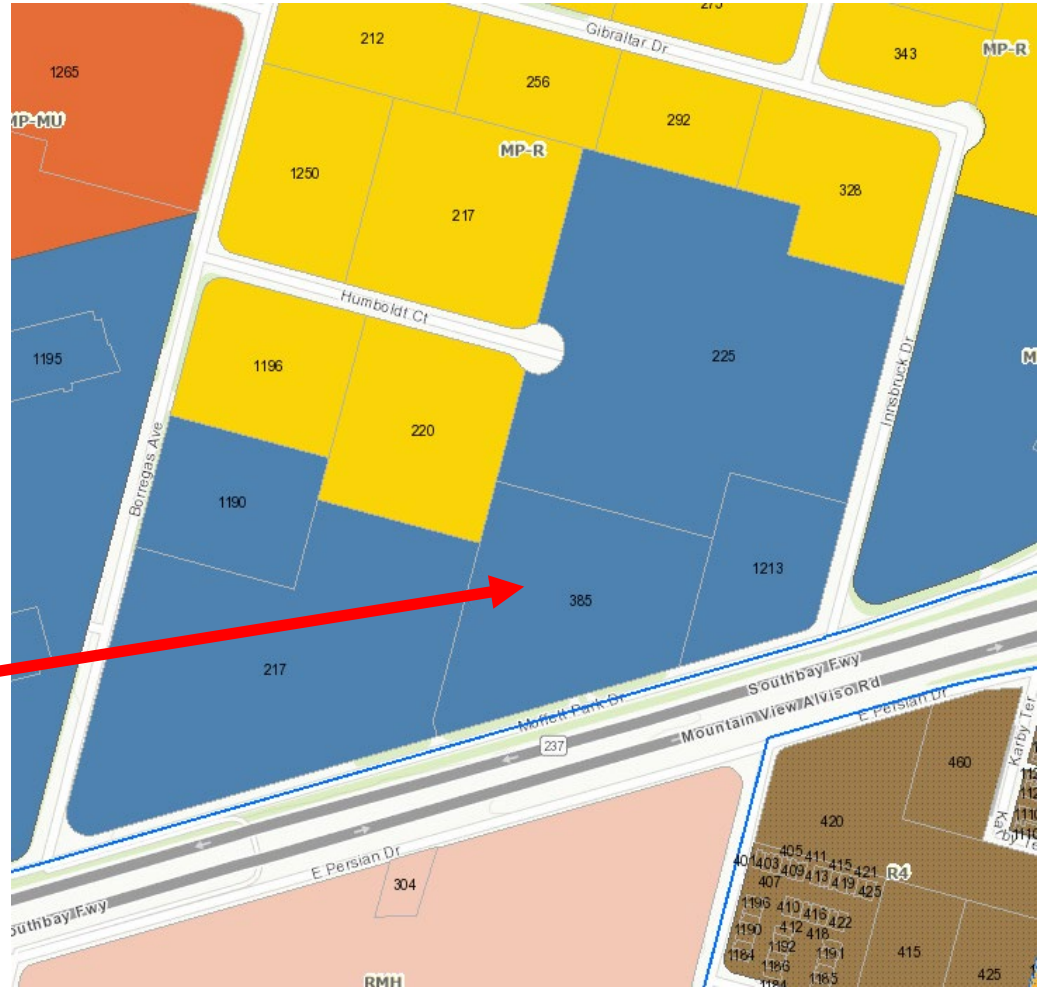
Background

- **General Plan**: Moffett Park Specific Plan
- **Zoning:** Moffett Park-0ffice 2 (MP-O2)
- **Existing -** Two buildings:
  - 10,583 square feet R&D building
  - 79,029 square feet 2-story office building

Project Site



Project Overview

- New 294,500 square feet 6 Story Office Building with covered at grade and podium parking with central open amenity terrace and associated site improvements

- **PLANNING APPLICATION**:
  - DEVELOPMENT AGREEMENT (DA): Access to the MPSP Development Reserve.
  - MOFFETT PARK SITE MASTER PLAN (MPSMP): Establishes the building envelope and DA benefits.
  - MOFFETT PARK SPECIAL DEVELOPMENT PERMIT (MPSDP): For architectural design, site layout and landscaping.

Development Agreement

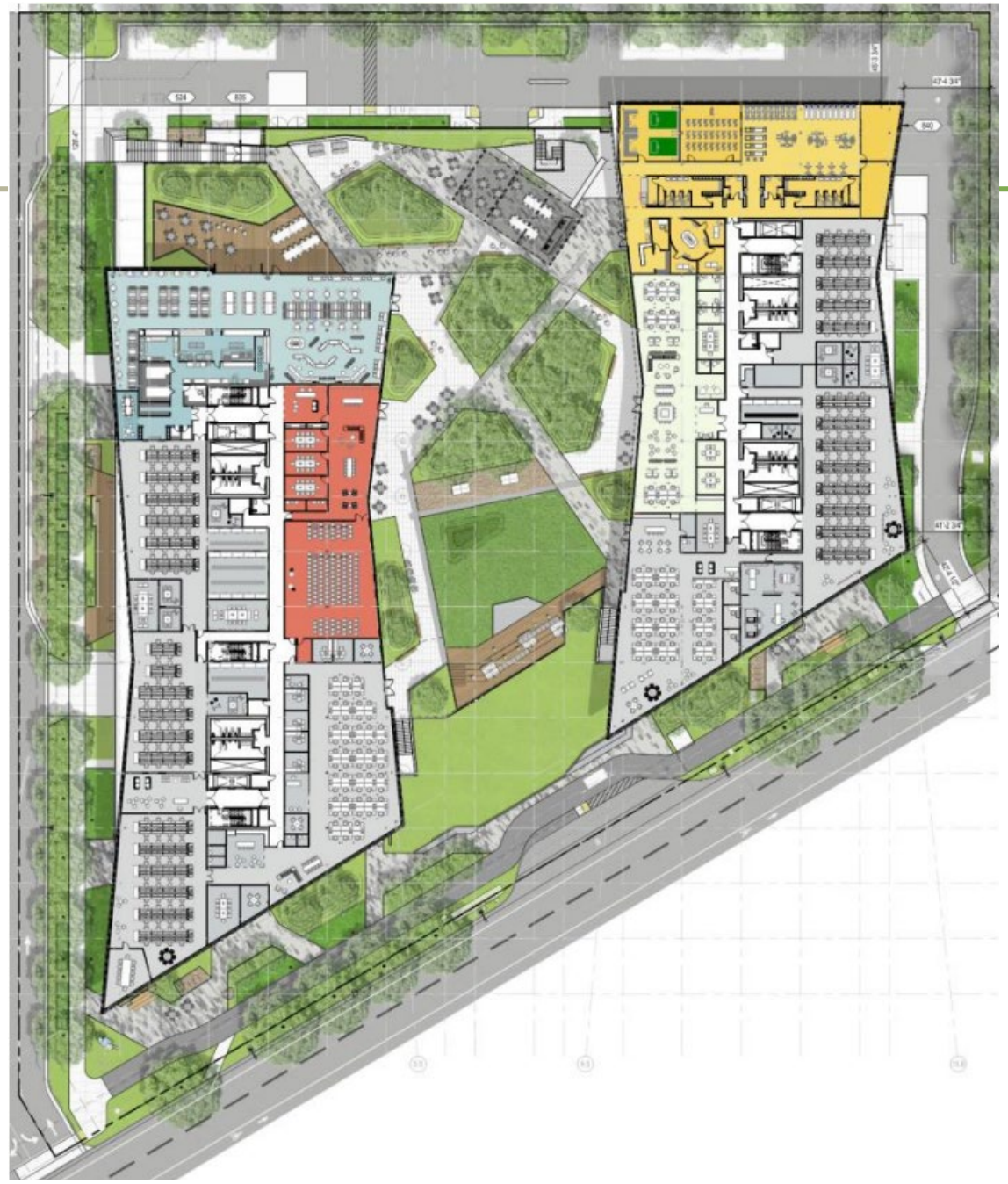
City Benefits:

- $3.1 million for larger building
- LEED Platinum
- City as sales tax point of sale
- 12,119 square feet POPA
- Hillside Pollinator Garden
- Bike Repair Station
- Connector Shuttle

Developer Benefits:

- 204,888 square feet development reserve
- Additional Parking
- Deferred completion of Laneway
- Additional time to exercise planning permit
- Protection from future changes to City laws, taxes & impact fees
- 8 years (with option for 5 more years)

Site Plan



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Site Master Plan and Special Development Permit

Moffett Park Site Master Plan: Establishes the building envelope (horizontal development) and DA

- Floor Area Ratio -Requesting 204,888 square feet of development reserve
- Building Mass Coverage – Proposes 44% (up to 70% per MPSP)
- Setbacks -
  - Moffett Park Dr – Proposes 24’-32’ setback (requirement: 10’ min., 40’ max.)
  - Laneway – Proposes 10-14’ (from the PSWE)
- Laneway - Requesting phased implementation

Site Master Plan and Special Development Permit (cont.)

Moffett Park Special Development Permit: For architectural design, site layout and landscaping

Project complies with all development standards:

- Building height - Proposes 85’ (max. 145’)
- Building wall articulation – Bow-tie design
- Creation Space – Provides 10,376 square feet at ground level
- Open Space/POPOs – Proposes 13,083 square feet
- Trees - 151 existing trees, 128 trees removed (59-protected trees), 87 replacement trees

Front Elevations – Moffett Park Drive (South)

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Left Side Elevation – Laneway (West)

Left Side Elevation – Laneway (Partial North and West)

Rear Elevation – (North)

Right Side Elevation – (Partial South and East)

Aerial View

Moffett Park Drive Rendering

Community Outreach Meeting & Public Comment

- Mailed Notice - 2,000 feet radius
- Outreach Meeting:
  - Thursday, September 25, 2025
  - Attendees: Applicant Team, Moffett Park Business Group representative, City staff
  - No other attendees
- Other public comment(s):
  - Moffett Park Business Group letter

PLATFORM
MOFFETT PARK

Planning Commission

Planning Commission Meetings

- October 13, 2025 Study Session
- Planning Commission Public Hearing on November 24, 2025
  - One member of the public spoke in support
  - Planning Commission voted 4-0 in accordance with staff recommendation Alternative 2

Staff Recommendation

ALTERNATIVE 2: Approve the Development Agreement, Site Master Plan and Special Development Permit (with modifications)

a. Find that the project is consistent with the Moffett Park Specific Plan's Program Environmental Impact Report and no additional environmental review is required under Section 15183 of the Guidelines to the California Environmental Quality Act (CEQA); and

b. Make the findings required by Resolution No. 371-91 related to development agreements (Attachment 3 to the Report); and

c. Introduce an Ordinance Approving a Development Agreement between the City of Sunnyvale and BEP Moffett Park LLC (Attachment 2 to the Report); and

d. Approve the Moffett Park Site Master Plan (MPSMP) and Moffett Park Special Development Permit (MPSDP) based on the Recommended Findings in Attachment 4 and Recommended Conditions of Approval in Attachment 5, subject to modifications.