



Sunnyvale

Lakewood Shopping Center Redevelopment PLNG-2023-0302

Jeffrey Cucinotta, Senior Planner
Planning Commission, October 27, 2025

Overview

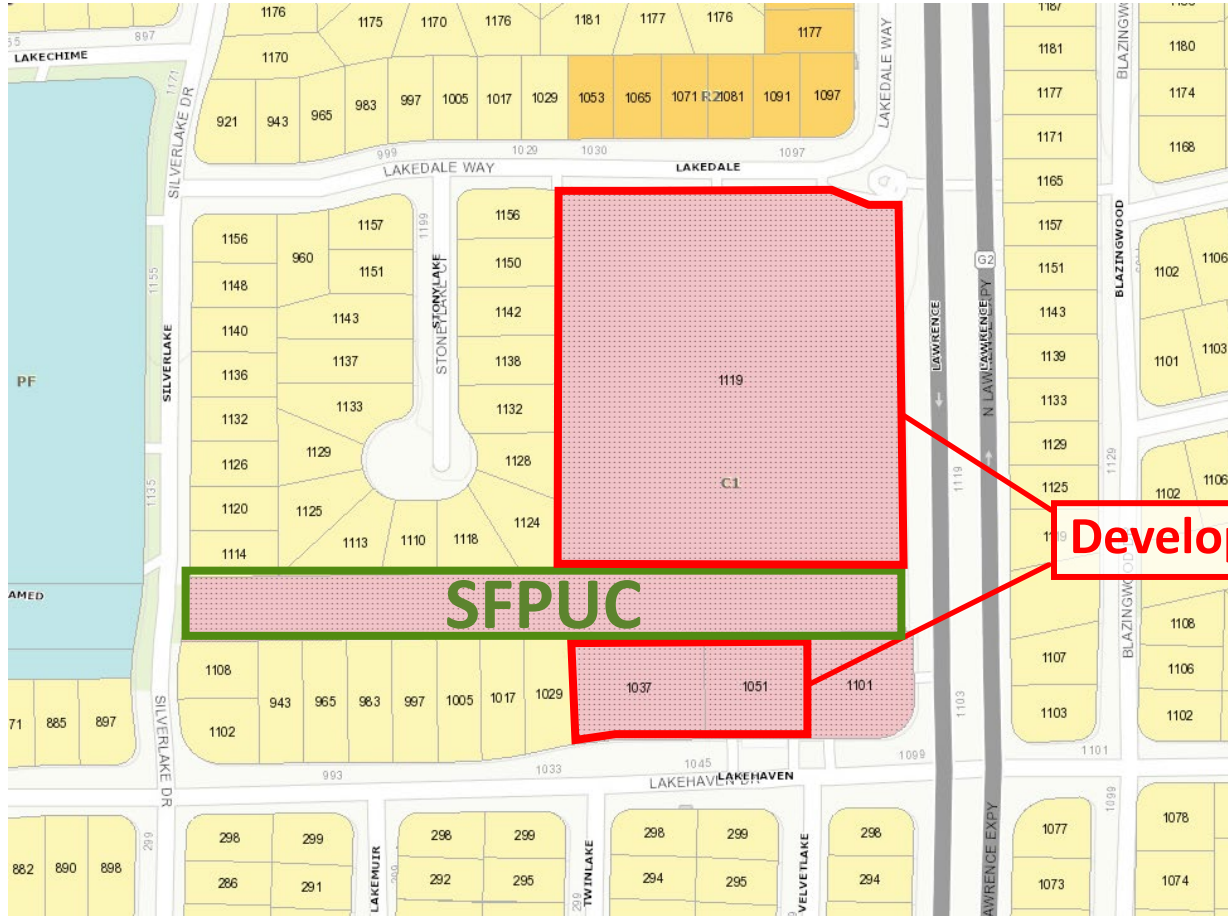
- **Special Development Permit (SDP)**
 - ◆ Demolish existing Lakewood Shopping Center buildings:
 - Commercial/retail (+/- 56,641 sq. ft.)
 - Former auto service center (+/- 2,008 sq. ft.)
 - ◆ Construct:
 - 101 townhome units (15 three-story buildings)
 - A two-story commercial building with 23,104 sq. ft. floor area
- **Vesting Tentative Map**
 - ◆ Subdivide one existing lot into 26 lots and 101 residential condominiums
 - ◆ Merge two existing commercial lots into one

Neighborhood Context

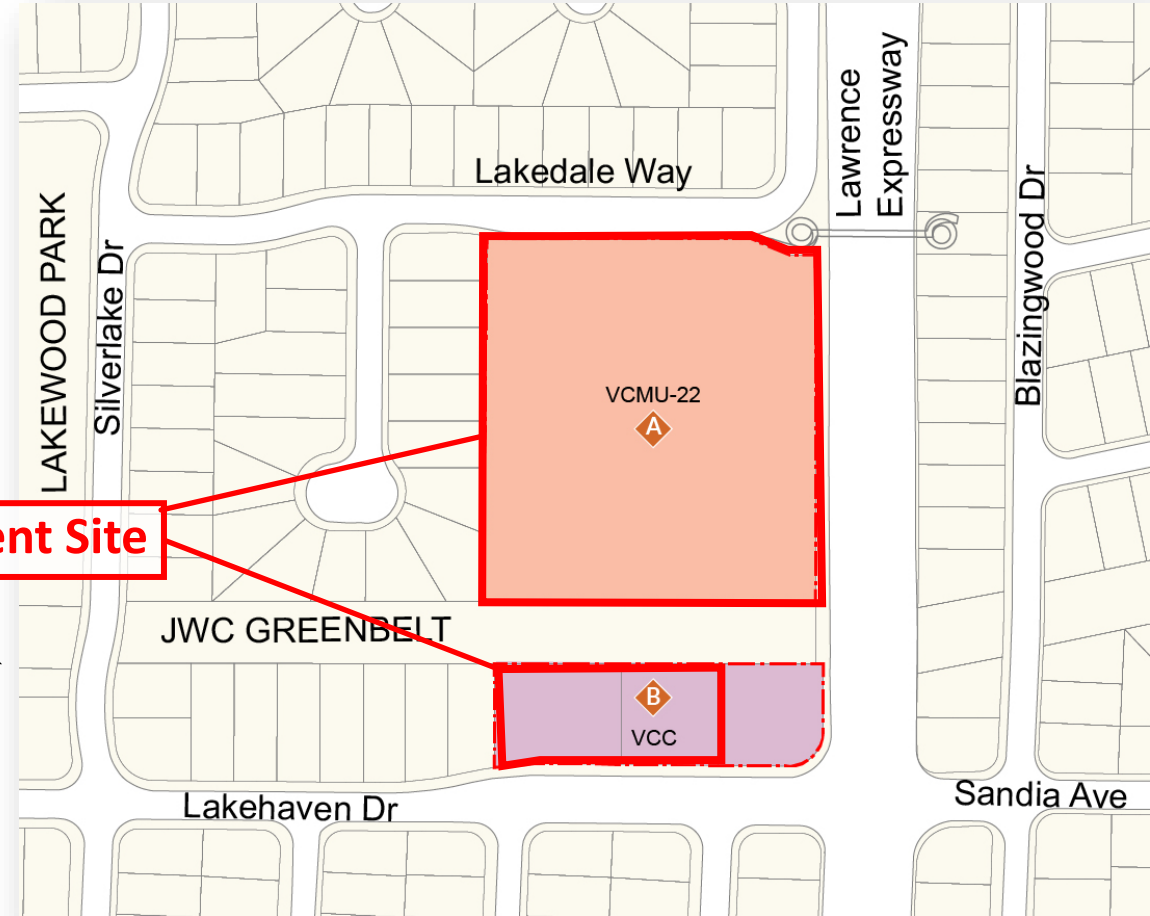


Zoning Context

Preliminary Application Submittal (2023)



Post-Village Center Master Plan (VCMP) Adoption (July 2025)

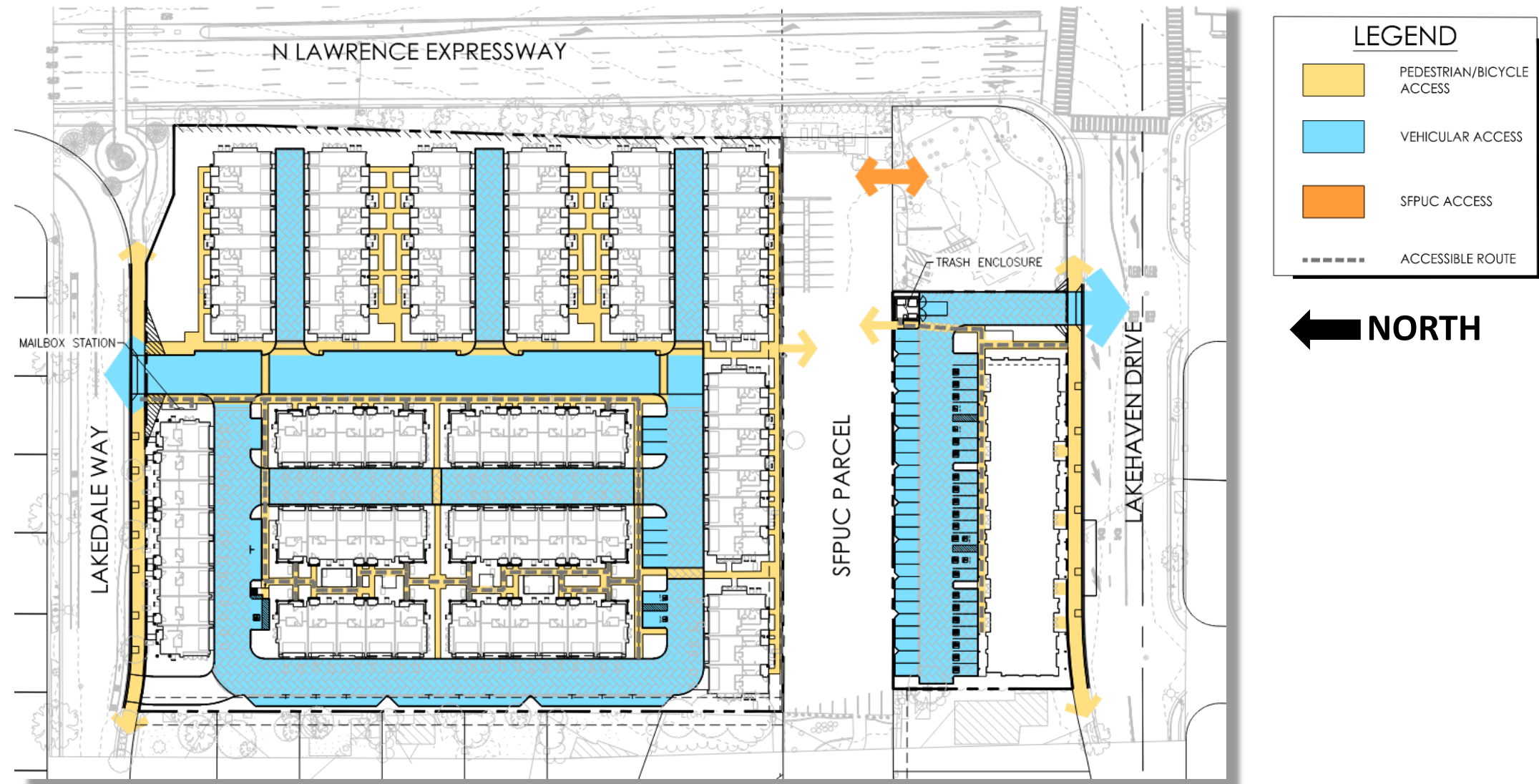


↑ NORTH

Proposed Site Plan



Proposed Site Circulation



“Rowtown” Units (Buildings 1-7)



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

“Rowtown” Units (Buildings 1-7)



RIGHT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

“Townflat” Units (Buildings 8-15)



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



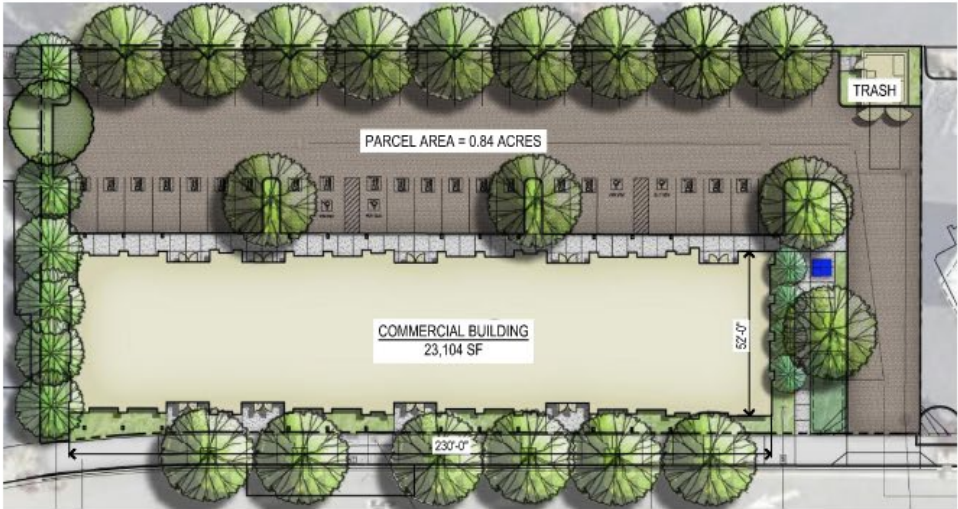
REAR ELEVATION



EXTERIOR MATERIALS

FRONT ELEVATION

Commercial Building



COMMERCIAL SITE PLAN



WEST ELEVATION (Adjacent to Residential)



EAST ELEVATION (Main Entry)



SOUTH ELEVATION (Lakehaven Drive)



Rendering from Lakehaven Drive (Commercial Building)



Rendering from Lakedale Way (“Rowtown” Units)



Rendering from Lawrence Expressway (“Townflat” Units)



Rendering from SFPUC Trail Parcel (“Townflat” Units)



Retail Preservation Incentive Program

- Adopted by City Council in March 2025 for Village Centers 5 and 6
- Voluntary program for project applicants
- Provide more commercial floor area in exchange for required below market rate (BMR) units
- Applicant has revised the application to participate in the program:

	Prior Proposal (May 12 th Study Session)	Current Proposal
Commercial Floor Area Ratio (FAR)	10,000 square feet (4.3% FAR)	 23,104 square feet (10% FAR)
BMR Units	15 units	 0

Requested Waivers and Concession (Retail Preservation Incentive Program)

DRAFT PRESENTATION

Multifamily Residential Portion

1. Building height
2. Building height (within 75 feet of property line shared with residential)
3. Front yard setback
4. Side yard setback
5. Rear yard setback
6. Distance between buildings
7. Usable open space
8. Community room/clubhouse
9. Private balcony dimensions
10. Ground equipment screening details
11. Vehicle parking count (unassigned spaces)
12. Parking lot shading

Requested Waivers and Concession (Retail Preservation Incentive Program)

DRAFT PRESENTATION

Commercial Portion

13. Building height (within 75 feet of property line shared with residential)
14. Front yard setback
15. Vehicle parking count
16. Loading space
17. Landscaped area
18. Parking lot shading
19. Solar analysis preparation

Overall Project

20. Landscaped buffer width
21. Landscaped buffer wall design and height
22. Landscape frontage strip

Concession

- Exemption from providing art in private development per SMC Chapter 19.52

Staff Recommendation

Alternatives

1. Approve SDP, Vesting Tentative Map, and CEQA determination per recommended Findings and COAs.
2. Approve SDP, Vesting Tentative Map, and CEQA determination with modifications.
3. Do not make findings and direct staff where changes should be made.

Staff Recommendation

Alternative 1: Approve SDP, Vesting Tentative Map, and CEQA consistency determination per the recommended findings and conditions of approval.



Questions