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May 1, 2015

**VIA E-MAIL GCARUSO@SUNNYVALE.CA.GOV**  
**AND U.S. MAIL**

Gerri Caruso  
Principal Planner  
City of Sunnyvale  
Community Development/Planning Division  
456 W. Olive Avenue  
Sunnyvale, CA 94086

**Re: Application for Initiation of Amendment to Lakeside Specific Plan**

Dear Ms. Caruso:

As you know, we represent Sunnyvale Partners, LTD, an affiliate of Millennium & Copthorne Hotels plc., the property owner of 1250 Lakeside Drive ("Sunnyvale Partners"). Sunnyvale Partners seeks to develop the site with hotel and residential uses as envisioned by the Lakeside Specific Plan. The purpose of this letter is to request the City Council to initiate an amendment to the Specific Plan to accommodate Sunnyvale Partners' proposed development plans.

As directed by staff, we are requesting the City Council to initiate the process to amend the Specific Plan so that the "hotel" and "residential" uses identified on *Figure 2-2: Conceptual Project Design Plan* (attached as Exhibit A) are flipped around. We were hopeful that this exercise would not require an amendment since the Specific Plan shows these locations as "conceptual." Sunnyvale Partners proposes to develop residential uses at the location marked "hotel" and a hotel at the location marked "residential" on Figure 2-2. The new locations are shown on the conceptual development plan prepared by Sunnyvale Partners (attached as Exhibit B). A more specific development plan for the site is forthcoming and is dependent on the outcome of this request.

The main purpose for our request is as follows:

1. A hotel (as opposed to residential) is a more appropriate use to be located adjacent to U.S. 101. Hotel use at this location is better able to address air quality, greenhouse gas emissions, noise and land use compatibility issues.

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2. The hotel use is now proposed so that it is located adjacent to an existing hotel, the Marriott Residence Inn. The Specific Plan located the proposed hotel use between the existing residential uses (Avalon Silicon Valley Apartments) and the proposed residential uses.

3. The new location for the residential use provides greater distance from U.S. 101.

4. The proposed residential use is now located adjacent to existing Avalon apartment complex. The Specific Plan separated the two residential uses with the proposed hotel site.

The Specific Plan was adopted in September 15, 2005 and in addition to flipping the uses on the site there may be a need to update other portions of the Plan to reflect the current environment. For example, we are aware the City updated its parking requirements by reducing the amount of required parking

We are also submitting a Planning Division Application Form. A cover letter and application fee in the amount of \$1,299.00 was sent directly to you, which you will receive today (copies enclosed).

This application is the first of several applications that will be submitted for the proposed hotel/residential development. Sunnyvale Partners intend to follow this application with a preliminary review plan and, ultimately, a development plan that show the precise uses for the proposed mixed use project.

Please confirm that the City Council will consider our request on June 23 and the date the Planning Commission will consider this request.

For future notifications and correspondence on this application, please communicate or notify Kurt Wittek and Steve Curtin (Applicant) and me as the representative of Sunnyvale Partners.

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Thank you in advance for your time and consideration.

Very truly yours,

WENDEL, ROSEN, BLACK & DEAN LLP



Patricia E. Curtin

PEC:slk

Enclosures:

Planning Application Form

Copy of Letter and Check for Application Fee from Wittek Development

cc: Colin Wang, Sunnyvale Partners, LTD  
Steve Korell, General Counsel  
Kurt Wittek and Steve Curtin, Wittek Development  
Anthony Manzo, NBBJ Architects

height limit consistent with the maximum height limit of 100 feet in the surrounding Industrial Zoning district. Finally, the residential density should not exceed a minimum of 35 du/ac and a maximum of 47 du/ac. The will create a compatible density with the adjacent 101/Lawrence Specific Plan which was approved for a minimum of 43 du/ac and a maximum of 64 du/ac, although the project was ultimately constructed at 40 du/ac.

Under this Specific Plan, all of the hotel uses would be located in one building, making a larger portion of the property available for higher intensity residential use. For planning purposes, a conceptual design plan has been prepared (see *Figure 2-2: Conceptual Project Design Plan*) that assumes a maximum of 78 feet to the top of the roof line for all buildings. Unoccupied space above the top floor level for roof-mounted equipment, such as elevator shafts, parapets, roof-top garden pavilions, and telecommunication towers, should be setback from the roof line and should not create an overall building height greater than 100 feet, which is the City standard for the Industrial Zone. A building footprint for the hotel is suggested by feasible building dimensions that accommodate the maximum development program for functions and guest facilities, as discussed below, in the first two floors (approximately 25 to 30 feet).

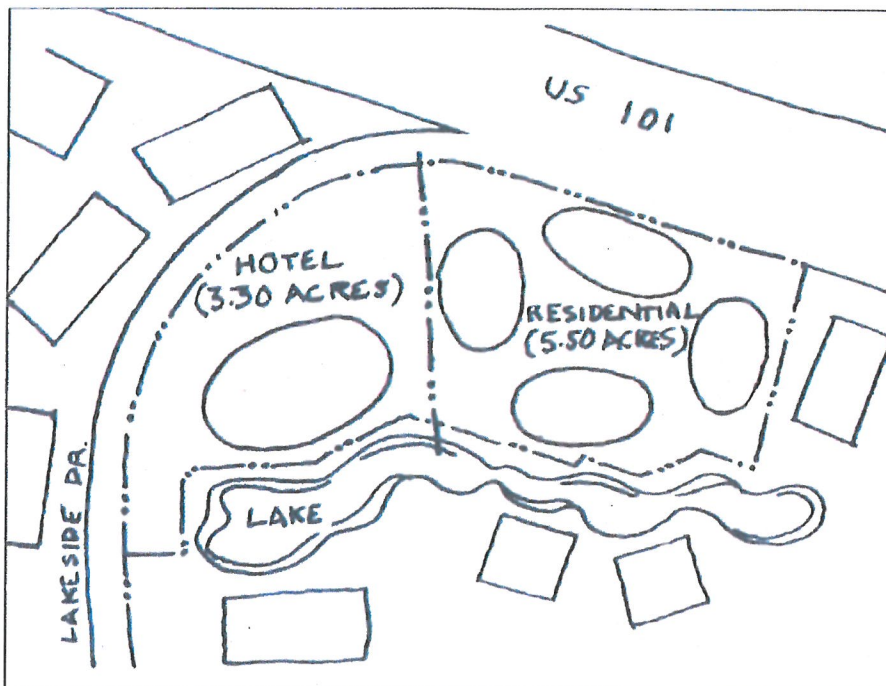
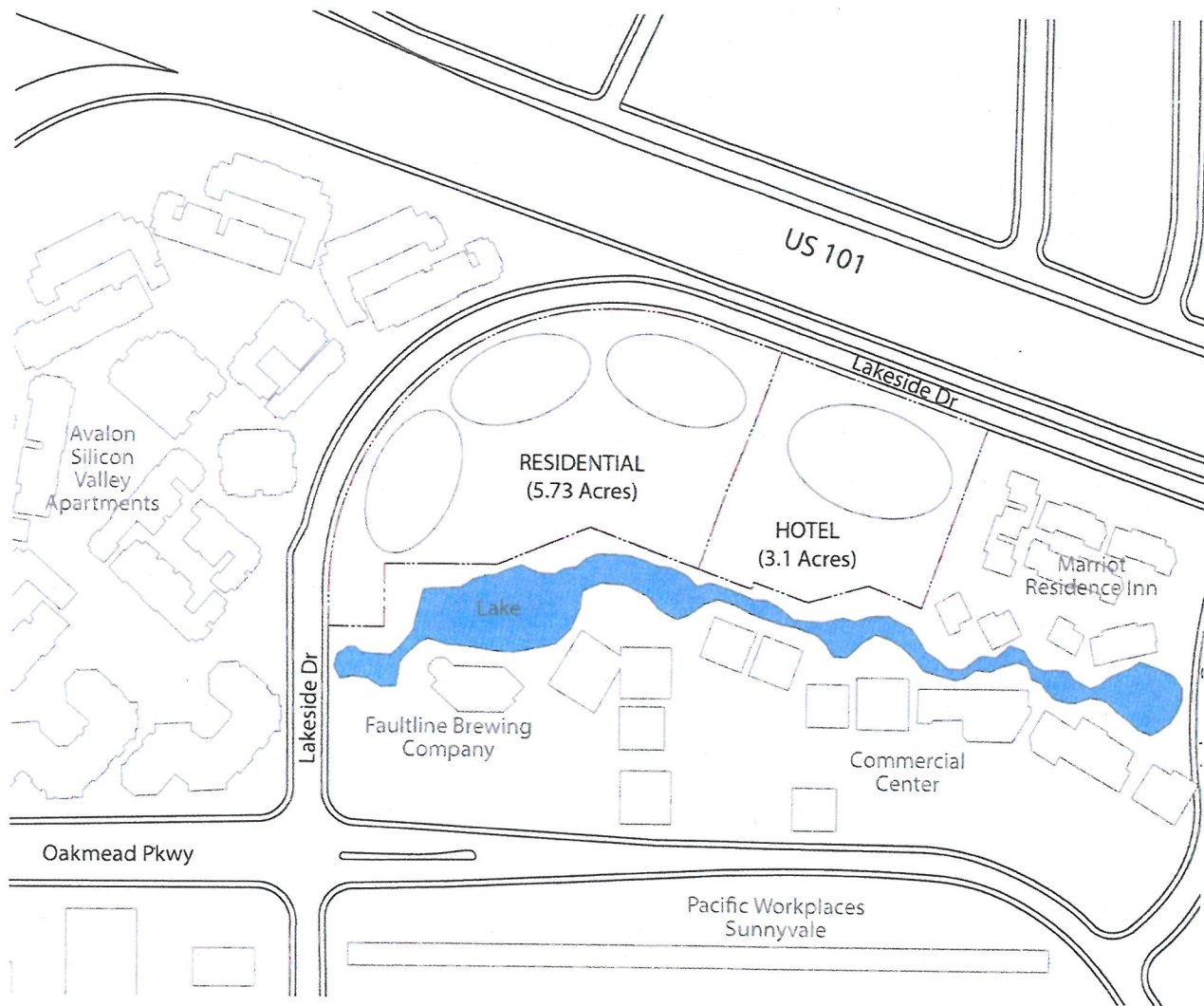


Figure 2-2: Conceptual Project Design Plan insert

The remaining height (approximately 55 feet) would allow five to six floors for guest rooms. Based on these assumptions, the new hotel would provide a maximum of approximately 263 guest rooms together with updated facilities for conferences, meetings and weddings as well as a restaurant and convenience retail. Parking and site circulation requirements imply a minimum site area of approximately 3.52 acres for the hotel development. The remaining portion of





Conceptual Project Design Plan

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