

4      [15-0492](#)      **FILE #:** 2015-7353  
**Location:** 1250 Lakeside Drive (APNs: 216-43-035 and 216-43-036)  
**Proposed Project:**  
          **LAKESIDE SPECIFIC PLAN AMENDMENT INITIATION**  
          Request to study a site layout change in the Lakeside Specific  
          Plan by reversing the locations of the hotel and residential  
          components.  
**Applicant/Owner:** Wittek Development/ Aircoa Equity Interests, Inc.  
**Project Planner:** Trudi Ryan (408) 730-7435,  
          tryan@sunnyvale.ca.gov

Trudi Ryan, Planning Officer, presented the staff report.

Comm. Durham discussed with Ms. Ryan the potential residential building heights if the hotel and residential components are flipped.

Vice Chair Olevson and Ms. Ryan discussed the history behind having a Specific Plan for such a small site.

Comm. Harrison and Ms. Ryan discussed the rationale behind the site plan with the hotel on the west side, and discussed the distance from the proposed residential site from Highway 101.

Comm. Klein noted that he was on the Planning Commission when this project was previously approved and discussed with Ms. Ryan why the project had not come to fruition and what has changed since then. Comm. Klein confirmed with Ms. Ryan that the development standards of the Lakeside Specific Plan (LSP) would be addressed and some would remain, but that at a minimum the development permit will address new standards.

Comm. Simons commented on the loss of the heritage trees on the site, and confirmed with Ms. Ryan that it would be appropriate for the amendment to address future landscaping of the site, but that particulars could be addressed as the project moves forward.

Chair Melton opened the public hearing.

Patricia Curtin, Land Use Attorney with Wendel and Rosen, and Kurt Wittek with Wittek Development gave a presentation on the LSP amendment initiation request.

Vice Chair Olevson discussed with Ms. Curtin her earlier comment that there is language in the development standards of the LSP that justifies not doing a

Specific Plan Amendment.

Mr. Wittek noted that flipping the uses would place residential projects adjacent to one another and hotels adjacent to one another.

Ms. Curtin added that the applicant is looking to streamline the environmental review.

Chair Melton closed the public hearing.

Vice Chair Olevson verified with Ms. Ryan that staff believes the LSP amendment initiation is warranted.

Chair Melton suggested taking separate motions on Alternatives 1 and 2.

Comm. Klein moved Alternative 1 to initiate a study to amend the Lakeside Specific Plan to change the land use site plan.

Comm. Simons seconded and offered a friendly amendment to add a recommendation to City Council for consideration of addressing the loss of significant sized trees.

Comm. Klein accepted, and said he reread the LSP which had specific figures. He said the applicant is proposing a superior project but the site plan and land use across the site when the LSP was put together with the hotel on the west and residential on the east is currently not the best arrangement. He said swapping the locations while reevaluating the plan and bringing it up to speed on current City standards is a good thing to do, and that for the applicant's and City's sake he hopes this project moves forward and staff finds the hours to quickly amend the plan. He noted that overall the proposal is far superior with regard to relating residential uses on the west and hotels on the east, and that he hopes the streetscape along Highway 101 and access to the lake can be upgraded as quickly as possible.

Comm. Simons said there has been enough delay of the full development of this site, and that there have been many changes in City policy that will have some impact on what is most appropriate for the site. He commented on when new processes are needed, and added that it is a good idea to update the LSP.

Vice Chair Olevson said he will be supporting the motion, and that he is still perplexed that the City has a specific plan for such a small geographic area. He

said he appreciates City Council's opinion that there are enough vagaries that we do not need to do a new study, but because of those vagaries he would like to get it resolved and it appears that we can do it quickly and economically.

Chair Melton said he will be supporting the motion, that the applicant has a lot of corporate gusto and wants this to move forward quickly. He said he is looking forward to the results of the study.

MOTION: Comm. Klein moved Alternative 1 to initiate a study to amend the Lakeside Specific Plan to change the land use site plan, including a recommendation to have the study address the loss of significant trees.

Comm. Simons seconded. The motion carried by the following vote:

**Yes: 7 -** Chair Melton  
Vice Chair Olevson  
Commissioner Durham  
Commissioner Harrison  
Commissioner Klein  
Commissioner Rheaume  
Commissioner Simons

**No: 0**

Comm. Harrison moved Alternative 2 to allow the site development applications to be considered simultaneously with the Specific Plan Amendment.

Comm. Simons seconded.

Comms. Harrison and Simons had no further comment.

Chair Melton said he will not be supporting the motion and thanked Comm. Klein for splitting the motions. He said City Council adopted the new policy to split up the actions contemplated about the application for the project alongside the Specific Plan Amendment to be handled in separate public hearings. He said we may be able to handle these two issues in sequential public hearings by the Planning Commission and City Council, and that there is a lot of merit to doing them separately.

MOTION: Comm. Harrison moved Alternative 2 to allow the site development applications to be considered simultaneously with the Specific Plan Amendment.

Comm. Simons seconded. The motion carried by the following vote:

**Yes: 4 -** Commissioner Harrison  
Commissioner Klein  
Commissioner Rheaume  
Commissioner Simons

**No: 3 -** Chair Melton  
Vice Chair Olevson  
Commissioner Durham