

RECOMMENDED FINDINGS
1250 Lakeside Drive
2016-7082

Special Development Permit

In order to approve the Special Development Permit, the City Council must be able to make at least one of the following findings:

1. The proposed use attains the objectives and purposes of the Lakeside Specific Plan. *(Finding met.)*
Key goals, objectives, and policies from the General Plan and LSP are listed below:

General Plan

Goal LT-2 Attractive Community - Preserve and enhance an attractive community, with a positive image and a sense of place, that consists of distinctive neighborhoods, pockets of interest, and human-scale development.

Goal LT-3 Appropriate Housing - Ensure ownership and rental housing options in terms of style, size, and density that are appropriate and contribute positively to the surrounding area.

Policy LT-3.2 *Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choice.*

Policy LT-3.4 *Determine appropriate density for housing based on site planning opportunities and proximity to services.*

GOAL LT-4 Quality Neighborhoods and Districts - Preserve and enhance the quality character of Sunnyvale's industrial, commercial, and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept.

Policy LT-4.1 *Protect the integrity of the City's neighborhoods; whether residential, industrial or commercial.*

Policy LT-4.2 *Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.*

Policy LT-4.3 *Support a full spectrum of conveniently located commercial, public, and quasi-public uses that add to the positive image of the City.*

Policy LT-4.7 *Support the location of convenient retail and commercial services (e.g., restaurants and hotels) in industrial areas to support businesses, their customers and their employees.*

GOAL LT-6 Supportive Economic Development Environment - Sustain a strong local economy that contributes fiscal support for desired City Services and provides a mix of jobs and commercial opportunities.

GOAL LT-8 Adequate and Balanced Open Space – Provide and maintain adequate and balanced open space and recreation facilities for the benefit of maintaining a healthy community based on community needs and the ability of the City to finance, construct, maintain, and operate these facilities now and in the future.

Policy LT-8.8 *Support the acquisition or joint use through agreements with partners of suitable sites to enhance Sunnyvale's open spaces and recreation facilities based on community need and through such strategies as development of easements and right-of-ways for open space use, conversion of sites to open space from developed use of land and landbanking.*

Policy LT-8.13 *Mitigate as feasible the open space need in areas identified as underserved through the acquisition of new parkland and/or the addition of amenities in order to bring sites in line with Design and Development Guidelines.*

Lakeside Specific Plan (LSP)

LSP Goals

- *Create a landmark project that showcases the City at this important gateway site.*
- *Maintain a successful hotel that is an important part of the City's economy and business environment.*
- *Increase the City's supply of housing stock and improve the jobs/housing ratio.*
- *Residential should only be allowed if a high quality residential project is created.*

LSP Objectives

- *Create a dynamic, economically viable hotel, residential development project that is beneficial to the City's economic base and that will complement the quality and high intensity character of the neighborhood and adjacent land uses and that will best utilize existing transportation infrastructure and access.*
- *Create housing that increases the diversity of unit types in tenure, type, size and location to permit a range of choice for all current residents and those expected to become city residents. The mix of these higher density units, both in terms of size and affordability, shall provide for a variety of future residents. The project shall expand the City's commitment to improving the jobs/housing ratio in the City.*
- *Create a place that encourages quality architectural and landscape design, that improves the City's identity, and that inspires creativity in utilizing opportunities to strengthen sensitive neighborhoods.*

The proposed project meets the goals and objectives of the Lakeside Specific Plan by providing 250 rental apartment units and 263 hotel rooms as

specified in the plan. The proposed project would create a place with high quality architectural and landscape design, improved neighborhood connections, and new public access and use areas. The proposed hotel has been designed to complement the quality and high intensity character of the existing neighborhood. A mix of unit sizes is provided in the proposed residential building that will offer a range of choices and contribute to improving the jobs/housing ratio.

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties. (*Finding met.*)

The proposed project has been designed in accordance with the LSP's design criteria, principles, and guidelines and will create a landmark project for the City. The project is consistent with all development standards of the LSP and the City can make the findings to support the proposed land use orientation, height, and other text amendments. The proposed project will not impair the orderly development of the neighborhood or adjacent properties. The revised land use orientation will place the proposed residential use next to an existing high-density residential use and the proposed hotel use next to an existing 232-room hotel use.

Tentative Parcel Map

In order to approve the Tentative Parcel Map, the proposed subdivision must be consistent with the General Plan and Lakeside Specific Plan. Staff finds that the Tentative Map is in conformance with the General Plan and Lakeside Specific Plan. However, if any of the following findings can be made, the Tentative Parcel Map shall be denied.

1. That the subdivision is not consistent with the General Plan or Lakeside Specific Plan.
2. That the design or improvement of the proposed subdivision is not consistent with the General Plan or Lakeside Specific Plan.
3. That the site is not physically suitable for the proposed type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

8. That the map fails to meet or perform one or more requirements or conditions imposed by the "Subdivision Map Act" or by the Municipal Code.

Staff was not able to make any of the following findings and recommends approval of the Tentative Map.