

1250 Lakeside Drive

Specific Plan Amendment, SDP, Tentative Parcel Map



General Plan and Zoning: Lakeside Specific Plan

Proposed Project

- **Special Development Permit:**
 - Six-story, 263-room hotel w/ ground floor restaurant;
Seven-story, 250-unit apartment building
 - Three-level attached parking structure (hotel)
 - Two-level podium parking structure (underneath apartments)
 - Site and offsite improvements
- **Tentative Parcel Map:**
 - Create two lots: one for hotel, one for residential
- **Supplemental Environmental Impact Report:**
 - To review changes in project's environmental impacts since 2005 certified EIR, notably traffic

Proposed Project, cont.

- **Lakeside Specific Plan Amendment:**
 - Revise land use configuration (residential on west side; hotel on east)
 - Increase height from 78 to 85 feet
 - Various text amendments (updates to City policies since 2005)



Renderings



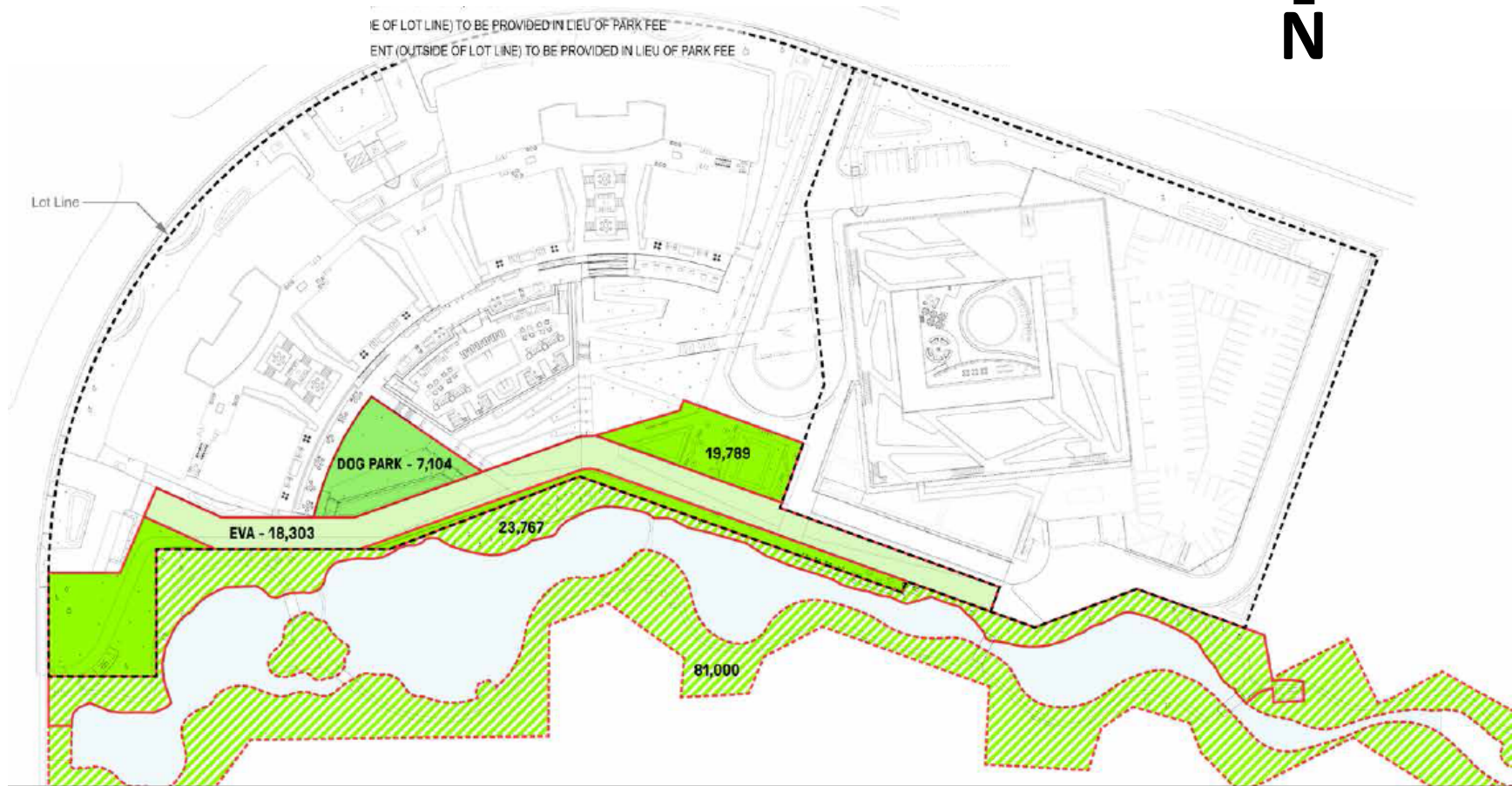
Renderings, cont.



View from
Lakeside Dr



Public Park Area



Supplemental EIR (SEIR)

- Project would not result in new or more significant environmental impacts than those disclosed in 2005 EIR, with exception of traffic
- Significant and unavoidable level of service traffic impacts:

Background + Project Scenario

- Lawrence Expy & Oakmead Pkwy

Cumulative + Project Scenario

- Lawrence Expy & Oakmead Pkwy
- Lawrence Expy & US-101 southbound off-ramp
- Central Expy & Oakmead Pkwy

Nov. 14th Planning Commission Hearing

Recommendation to the City Council:

- Include pedestrian wayfinding signage
- Consistency in language for lake access easement conditions of approval
- Incorporate more native tree species
- Increase electric vehicle charging spaces
- Include hotel employees in TDM & shuttle programs