

RECOMMENDED FINDINGS AND REVISED FINDINGS of APPROVAL
1250 Lakeside Drive
2015-7576 as modified by 2021-7341

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. The modification to project timing does not change the planned development features and is subject to City Council approval to assure appropriate community benefits are provided in the interim.

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.

RECOMMENDED REVISED CONDITION OF APPROVAL GC-11
PLANNING COMMISSION: MAY 24, 2021
CITY COUNCIL: JUNE 8, 2021

Planning Application 2021-7341 (modifies 2015-7576)
1250 Lakeside Drive
(APNs 216-43-035 and 216-43-036)

SPECIAL DEVELOPMENT PERMIT: to modify Condition of Approval GC-11

The following Condition of Approval [COA] applies to the project referenced above. The COA is a specific condition applicable to the proposed project. All other Conditions of Approval and Standard Development Requirements (SDRs) of 2015-7576 apply.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-11. PROJECT PHASING:

The project shall not be phased during construction. The residential portion of the project shall be constructed at substantially the same time as the hotel portion of the project, **unless alternative timing with community benefits is approved by the City Council.** [COA] [PLANNING]