



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 16-1094, Version: 1

REPORT TO COUNCIL

SUBJECT

Proposed Project: Related actions on the **LAKESIDE SPECIFIC PLAN** and EIR for an 8.83-acre site:

SPECIFIC PLAN AMENDMENT: to revise the land use configuration, increase the height allowance, and make other miscellaneous updates.

SPECIAL DEVELOPMENT PERMIT: for development of an existing vacant site with two new buildings and associated site improvements - a six-story, 263-room hotel with an attached 3,000 sq. ft. restaurant and an attached three-level above grade parking structure; and a five-story, 250-unit apartment building over a two-level, above-grade podium parking garage

TENTATIVE PARCEL MAP: to subdivide the site into two - with a lot for each land use.

CEQA: Adopt a Resolution to Certify the Supplemental Environmental Impact Report, adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program

File #: 2015-7576

Location: 1250 Lakeside Drive (APNs: 216-43-035 and -036)

Zoning: LSP

Applicant / Owner: Sunnyvale Partners, Ltd (applicant) / Aircoa Equity Interests, Inc. (owner)

Environmental Review: Supplemental Environmental Impact Report

Project Planner: George Schroeder, (408) 730-7443, gschroeder@sunnyvale.ca.gov

SUMMARY OF PLANNING COMMISSION ACTION

The proposed project was considered by the Planning Commission on November 14, 2016. The following key comments were discussed at the Planning Commission hearing:

- General support for the project, particularly the architecture, indoor-outdoor features, restaurant, reciprocal access between the land uses, shuttle service, and public park area.
- The Planning Commission voiced concern that the project is not providing housing mitigation fees. The prior approved condominium project was required to provide 31 affordable housing units. Staff noted that the project is not required to pay housing mitigation fees because the application was deemed complete prior to the effective date of the fees on September 14, 2015.
- The site's existing landscaping has not been well-maintained since the prior building and site improvements were demolished.
- The proposed landscaping and tree palette should incorporate more native and larger-size species.
- Provide more electric vehicle charging stations.
- As a Transportation Demand Management (TDM) measure, employees should have access to the airport and major transit stop shuttle service provided by the project.
- Wayfinding signage should be provided for pedestrians.

A representative from the Unite Here! Local 19 union presented a letter on behalf of hotel, food, and beverage workers and spoke on the project with comments on the Final Supplemental Environmental Impact Report (FEIR) (Attachment 14). The union representative noted concerns with the project's transportation impacts and requested that the project's shuttle service be expanded to reduce impacts to a less than significant level, and also be available to onsite employees. The comments also included requests for affordable housing onsite and/or mitigation fees. Staff believes that the issues raised by Unite Here! are adequately addressed in the FEIR Response to Comments D.2, D.4 and D.5. No other members of the public spoke on the item.

The Planning Commission voted 7-0 to recommend to the City Council to certify the Supplemental Environmental Impact Report, make the findings required by CEQA, and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; Adopt a resolution amending the Lakeside Specific Plan (LSP) per the text amendments in Attachment 11; and approve the Special Development Permit and Tentative Parcel Map with the following modified conditions:

- Recommendation to include wayfinding signage in the master sign program (Condition PF-12) for pedestrian walkways, intersections, and building entrances.
- Make the language in Conditions PM-2 and EP-4 (regarding the lake access easement) consistent with similar language in Condition GC-18.
- The tree planting palette shall incorporate more native species with a significant quantity of estate-sized genetic species trees.
- Increase the electric vehicle charging spaces in the residential building to the capacity of the existing infrastructure (to not more than 90 spaces).
- Include employee transportation needs in the TDM and shuttle programs.

See Attachment 1 for the November 14, 2016 Planning Commission staff report and Attachment 13 for the meeting minutes. The recommended conditions of approval have been updated to reflect the Planning Commission direction, and are in Attachment 5. The Unite Here! Local 19 comment letter that was presented at the Planning Commission hearing is in Attachment 14.

ALTERNATIVES

1. Certify the Supplemental Environmental Impact Report, make the findings required by CEQA, and adopt a Statement of Overriding Considerations and Mitigation Monitoring Program (Attachment 10).
2. Do not certify the Supplemental Environmental Impact Report and do not adopt the Statement of Overriding Considerations and Mitigation Monitoring Program and direct staff as to where additional environmental analysis is required.
3. Adopt a resolution amending the Lakeside Specific Plan (LSP) per the text amendments as contained in the Resolution in Attachment 11.
4. Do not adopt a resolution to amend the LSP.
5. Approve the Special Development Permit and Tentative Parcel Map with the findings in Attachment 4 and conditions in Attachment 5 (as recommended by Planning Commission).
6. Approve the Special Development Permit and Tentative Parcel Map with modified conditions.
7. Deny the Special Development Permit and Tentative Parcel Map.

STAFF RECOMMENDATION

Alternatives 1, 3 and 5: 1) Certify the Supplemental Environmental Impact Report, make the findings required by the California Environmental Quality Act (CEQA), and adopt a Statement of Overriding

Considerations and Mitigation Monitoring Program (Attachment 10 to the report); 3) Adopt a resolution amending the Lakeside Specific Plan (LSP) per the text amendments as contained in the Resolution in Attachment 11 to the report; and 5) Approve the Special Development Permit and Tentative Parcel Map with the findings in Attachment 4 and conditions in Attachment 5 to the report.

Prepared by: George Schroeder, Associate Planner
Reviewed by: Gerri Caruso, Principal Planner
Reviewed by: Andrew Miner, Planning Officer
Reviewed by: Trudi Ryan, Community Development Director
Reviewed by: Kent Steffens, Assistant City Manager
Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. **Report to Planning Commission, November 14, 2016** (without attachments)
2. Noticing and Vicinity Map
3. Project Data Table
4. Recommended Findings
5. Recommended Conditions of Approval including the Mitigation Monitoring and Reporting Program (MMRP) (**updated for City Council**)
6. Project Plans
7. Initial Study
8. Draft Supplemental Environmental Impact Report (SEIR)
9. Final SEIR
10. Resolution Certifying SEIR, Making Findings and Statement of Overriding Considerations
11. Resolution for Specific Plan Amendment
12. Retail letter from SRS Real Estate Partners

Additional Attachments for Report to Council

13. Excerpt of Planning Commission Minutes, November 14, 2016
14. Comment Letter from Unite Here! Local 19