



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 21-0617, Version: 1

REPORT TO COUNCIL

SUBJECT

Proposed Project: Related actions:

LAKESIDE SPECIFIC PLAN AMENDMENT: Adopt a Resolution to Amend the Lakeside Specific Plan to allow modification of the timing of development for the required hotel.

SPECIAL DEVELOPMENT PERMIT (SDP): Modify SDP 2015-7576 Condition of Approval GC -11 related to the timing of hotel construction.

POST ENTITLEMENT DEVELOPMENT AGREEMENT Introduce an Ordinance Approving and Adopting a: Post Entitlement Development Agreement between the City of Sunnyvale and Sunnyvale Partners Ltd. including consideration of community benefits

Location: 1250 Lakeside (APNs: 216-43-037, -038, -039 and -040)

File #: 2021-7341

Zoning: Lakeside Specific Plan

Applicant / Owner: Sunnyvale Partners LTD (owner)

Environmental Review: Addendum to the Supplemental Environmental Impact Report

Project Planner: Trudi Ryan, (408) 730-7444, tryan@sunnyvale.ca.gov

SUMMARY OF COMMISSION ACTION

The Planning Commission considered this item on May 24, 2021.

The Planning Commission voted to make the Determination (findings) for the Post Entitlement Development Agreement (Attachment 8 to the report) and recommended the City Council: Accept the Addendum to the previously certified Supplemental Environmental Impact Report and Adopt a Resolution to amend the Lakeside Specific Plan (Attachment 4 to the Report); Approve a modification to a condition of approval for Special Development Permit 2015-7576 (Attachment 5 to the Report); and Introduce an ordinance for a Post Entitlement Development Agreement (Attachment 6 to the Report).

The vote was 4-0, with three Commissioners absent; an excerpt of the draft minutes of the meeting are in Attachment 10.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, Sunnyvale Public Library and Department of Public Safety. In addition, the agenda and report are available at the Office of the City Clerk and on the City's website.

In addition, Notice of the City Council Public Hearing was:

- Published in the Mercury News newspaper
- Posted on the City of Sunnyvale's Web site

- Mailed to property owners and tenants within 300 feet

See Attachment 2 for Vicinity and Noticing Map.

ALTERNATIVES

1. Acknowledge the Planning Commission's Determination required by Resolution No. 371-81 (Attachment 8 to the Report).
2. Accept the Addendum to the previously certified Supplemental Environmental Impact Report Pursuant to CEQA Guidelines Section 15164 and Adopt a Resolution to amend the Lakeside Specific Plan (Attachment 4 to the Report); Approve a modification to a condition of approval GC-11 for Special Development Permit 2015-7576 (Attachment 5 to the Report); and, Introduce an Ordinance Approving and Adopting a Post Entitlement Development Agreement between the City and Sunnyvale Partners. LTD (Attachment 6 to the Report).
3. Alternative 2, with modifications.
4. Do not accept the Addendum, approve the amendment to the Lakeside Specific Plan, Special Development Agreement or Post Entitlement Development Agreement

STAFF RECOMMENDATION

Alternative 1: Acknowledge the Planning Commission's Determination required by Resolution No. 371-81 (Attachment 8 to the Report); and, Alternative 2: Accept the Addendum to the previously certified Supplemental Environmental Impact Report Pursuant to the California Environmental Quality Act Guidelines Section 15164 and Adopt a Resolution to amend the Lakeside Specific Plan (Attachment 4 to the Report); Approve a modification to a condition of approval for Special Development Permit 2015-7576 (Attachment 5 to the Report); and Introduce an Ordinance for a Post Entitlement Development Agreement between the City and Sunnyvale Partners. LTD (Attachment 6 to the Report).

The current economic situation has added uncertainty in the hotel industry. The amendment to the LSP considers this uncertainty and provides the City a mechanism to achieve alternative community benefits. The modification to the Condition of Approval of the SDP implements the amendment to the LSP and the PEDAs places clear obligations on the Developer for the alternative community benefits.

Prepared by: Trudi Ryan, Director, Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Report to Planning Commission 21-0542, May 24, 2021 (without attachments)
2. Vicinity and Notice Map
3. Summary of Lakeside Special Development Permit
4. Draft Resolution Amending the Lakeside Specific Plan with Exhibit A (Addendum to the 2016 Supplement EIR)
5. Findings and Modified Condition GC-11 of SDP 2015-7576
6. Draft Ordinance for a Post Entitlement Development Agreement with Exhibit A (Post Entitlement Development Agreement)
7. Link to Lakeside Specific Plan Adopted in 2016

8. Planning Commission Determination on Post Entitlement Development Agreement
9. Resolution No. 371-81

Additional Attachments for Report to Council

10. Excerpt of Draft Minutes of the Planning Commission Meeting of May 24, 2021