

De Anza Hotel
10931 N De Anza Blvd.

March 3, 2020



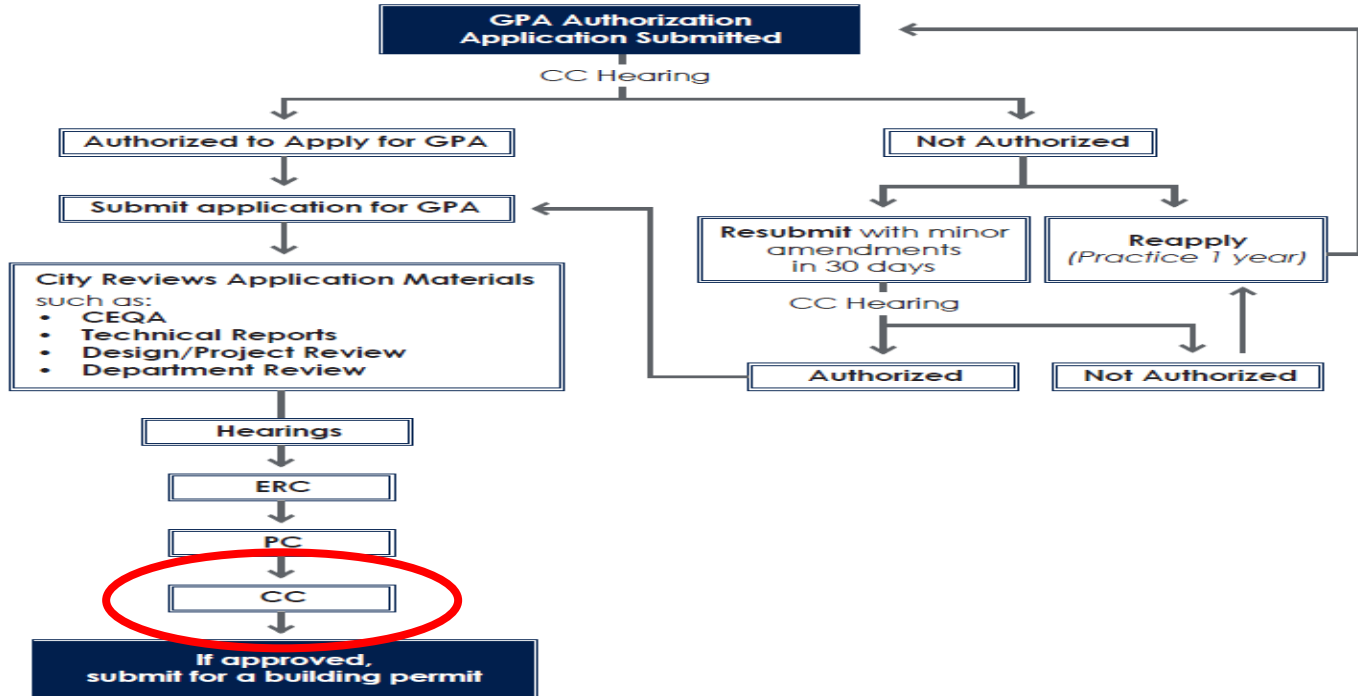
CUPERTINO

Subject

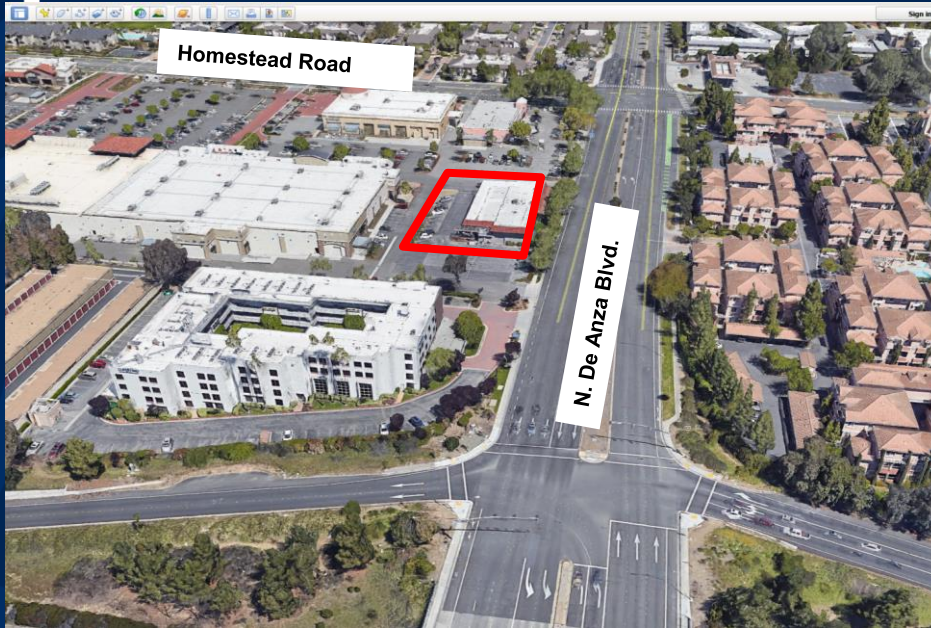
- 155 room 7-story hotel (24-hour operations)
- General Plan Amendments Requested:
 - Increasing development allocation of hotel rooms.
 - Allow increased heights and reduced building plane within North De Anza Gateway specific to this development.
- City permits would include: Development, Architectural and Site Approval, and Use Permits. A Development Agreement also proposed



GENERAL PLAN AMENDMENT AUTHORIZATION WORKFLOW



Project Location



- Mix of uses
- Homestead Special Area
- N. De Anza Gateway

Project Data

- Hotel Rooms: 155
- Project Area: 1.29 acres
- Floor Area: 130,716 sq. ft.
- Parking Spaces: 217

GPA Proposal



- Increase hotel room allocation; and
- Increase maximum allowable height (from 45 feet to 85 feet); and
- Reduction in building slope line on N. De Anza Boulevard (from 1:1 to a range from 0.18:1 to 0.22:1)

Site Plan and Architectural Design

GPAAuth-2017-01

Proposed



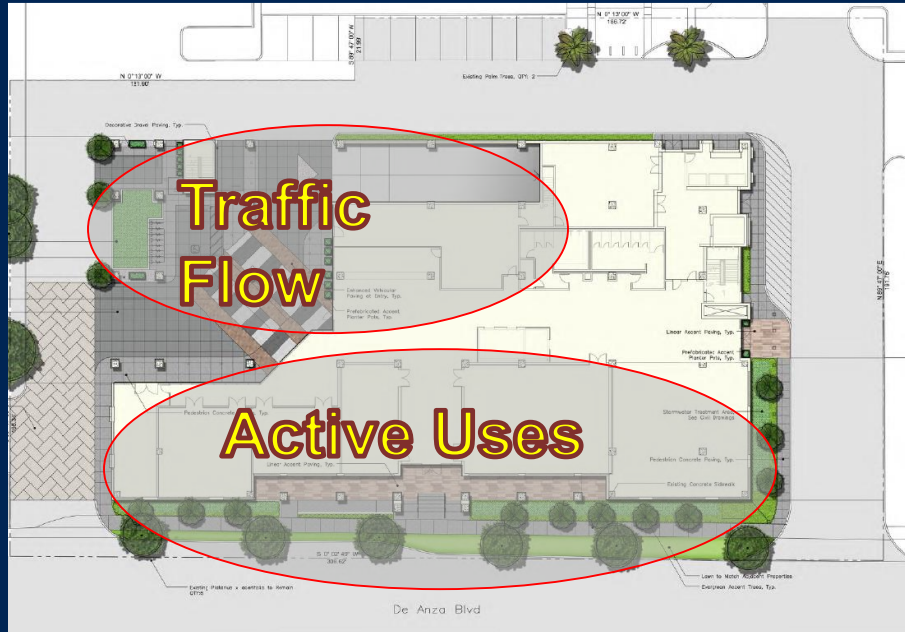
Site Plan and Architectural Design



Site Plan and Architectural Design



Site Plan and Architectural Design



Development Agreement

- Community Amenity Funding: \$500,000
- Shuttle Service
- Rooftop Amenity
- Meeting Rooms
- Minimum Hotel Standards

Environmental Review

- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Temporary Noise Levels
- Utilities

Planning Commission

- Planning Commission met on December 10, 2019
- No changes to project recommended
- Recommended approval 4-0 (Saxena absent)

City Council

- Scheduled for January 21, 2020.
- Continued to March 3, 2020 to adequately respond to CEQA Comments.

Outreach

Notice of Public Hearing and Intent, Site Notice & Legal Ad	Agenda
<ul style="list-style-type: none">▪ Site Signage (10 days prior to the hearing)▪ Legal ad placed in newspaper (at least 10 days prior to the hearing)▪ Public hearing notices were mailed to property owners citywide (10 days prior to the hearing)	<ul style="list-style-type: none">▪ Posted on the City's official notice bulletin board (one week prior to the hearing)▪ Posted on the City of Cupertino's website (one week prior to the hearing)

Public Comment

	Support	Non-Support
Number	2	8
CEQA		✓
General Plan		✓
Traffic/Parking		✓
Retail	✓	✓
TOT	✓	
Community Benefits	✓	

Conclusion

That the City Council conduct a public hearing, consider the Planning Commission's recommendation, and:

- Adopt the Mitigated Negative Declaration (EA-2018-03);
- Approve the General Plan Amendment (GPA-2018-01), Development Permit (DP-2018-01), Architectural and Site Approval (ASA-2018-02), Use Permit (U-2018-02), and;
- Introduce and waive the first reading of Ordinance approving a Development Agreement (DA-2018-01).

Next Step

- City Council March 17, 2020 for second reading of the Ordinance.