

De Anza Hotel
10931 N De Anza Blvd.
December 10, 2019

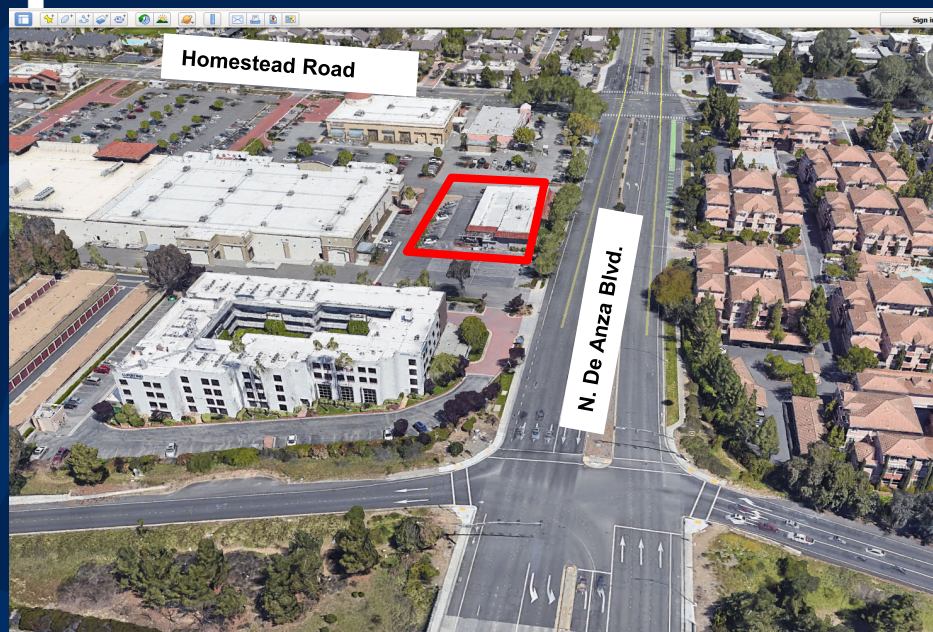


CUPERTINO

Subject

Consider approving a new 155 room 7-story hotel (24-hour operations) with underground parking, event meeting rooms, a ground floor restaurant with separate bar, and a rooftop lounge with separate bar by demolishing a commercial building with an area of 8,323 sq. ft. City Actions would include General Plan Amendments to consider amending Table LU-1 by increasing the development allocation of hotel rooms to 155 hotel rooms in the Homestead Special Area and Figure LU-1 to allow increased heights and reduced building plane within the North De Anza Gateway specific to this development. City permits would include: Development, Architectural and Site Approval, and Use Permits. A Development Agreement is also proposed

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



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

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)

Correction to Draft GPA Resolution

Under EXHIBIT GPA-1, should read:
“Amend Chapter 3, Page LU-13
related to the Homestead Special
Area as follows:”

Conclusion

Staff Recommends the Planning Commission recommend to the City Council:

- 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 Development Agreement (DA-2018-01).



Next Step

- City Council January 21, 2020