

**APPROVED MINUTES OF THE SPECIAL MEETING OF THE
ENVIRONMENTAL REVIEW COMMITTEE HELD ON May 26, 2016**

Committee Members: Timm Borden
Aarti Shrivastava
Alan Takahashi
Rod Sinks
David Brandt (arrived late)

Committee Members absent: none

Staff present: Erick Serrano

APPROVAL OF MINUTES:

October 1, 2015

The Minutes of October 1, 2015 were approved

May 5, 2016

The Minutes of May 5, 2016 were approved with edits

ORAL COMMUNICATIONS

(Reserved for persons wishing to address the Committee on issues that are not already included in the regular Order of Business)

A Cupertino resident spoke about the "canyonization" of El Camino Real. She felt that the development along El Camino Real has become overgrown and right up to the sidewalks, giving the feel of a large metropolitan city like Chicago or New York creating a canyon effect.

POSTPONEMENTS/REMOVAL FROM CALENDAR

None

NEW ITEMS:

1. Application No.(s) ASA-2015-22, DP-2015-05, U-2015-06, TR-2016-14, EXC-2016-03, EXC-2016-05 (EA-2015-05)
Applicant: Amy Chan (De Anza Venture, LLC)
Location: 10122 Bandle Drive and 10145 De Anza Boulevard (Marina Plaza)
APN# 326-34-043, 326-34-066

Architectural and Site approval to allow the construction of a 122 room hotel, two mixed use buildings with 188 apartment units, and approximately 22,600 square feet of commercial space and associated site and off-site improvements, Development Permit to allow the demolition of approximately 44,000 square feet of commercial space and construct a 122-room hotel, two mixed use buildings with approximately 22,600 square feet of commercial space and 188 apartments with associated underground and surface parking. The project proposes 16 units as very low income, Below Market Rate units, making the project eligible for density bonus, Use Permit to allow 24 hour operations for a 122 room hotel including a restaurant with a separate bar, Tree Removal

Permit to allow the removal and replacement of 90 trees, Heart of the City Exception for Building A to allow rear and side setbacks of 10 feet where 22.5 feet are required, and to allow a 16-foot setback for an architectural feature where 31 feet is allowed, Fence Exception to allow electronic vehicle gates

- Air Quality
 - Standard mitigating measures will be in place during construction to reduce dust
 - During demolition, asbestos will be removed per standard Hazardous Materials Handling requirements
 - The Green House Emissions are quoted very low, there should be mitigations in place for this in accordance the General Plan
- Trees/Landscaping
 - All trees removed will be replaced in accordance with the Tree Ordinance
- Biology
 - Nesting surveys will be conducted for migratory and raptor species
 - There will be worker education and protocols established in the event endangered or nesting animals are found on site
- Water Quality/Hydrology
 - 250, 000 gallons of water are proposed to be used daily, which is sufficient, according the General Plan project specific Plan
- Traffic/Parking
 - A traffic mitigation fee will be imposed to offset the intersections which are impacted by the proposed development. This fee will be used to re-design the intersections to make traffic flow more efficient, as best as possible and accordance with applicable Traffic Mitigation requirements per the General Plan
 - A draft Traffic Demand Management Plan has been submitted and is required as a Condition of Approval
 - The Hotel component will have shuttle service, reducing the need for some parking
 - Due to the change in land use, there will be a net decrease in traffic during peak hours
- Archeological/Cultural
 - There will be a Stop Work Order in the construction documents should any remains or artifacts be discovered on site
- Additional Discussion
 - The purpose of the Initial Study was to make sure the project is in conformity with the environmental issues already studied as part of the General Plan EIR
 - The project will have 188 units of BMR housing
 - The school district fees are paid to each district, a receipt is provided to the City prior to final building permit inspections
 - The project will follow standard mitigation measures in accordance with the City's General Plan, as this project was included in that study.
 - A resident spoke to make sure that the project meets setback, tree and parking requirements per the City's Ordinances.
 - The Exception requests are formalities to address the proximity to neighboring residents
 - The Marina Foods grocery store plans to relocate in order to continue to service its current customers

ACTION: Recommendation for approval of a Mitigated Negative Declaration (EA-2015-05)

MOTION: Alan Takahashi

SECOND: Rod Sinks

NOES:

VOTE: 5-0

OLD BUSINESS

None

Respectfully submitted,

 /s/Beth Ebben

Beth Ebben

Administrative Assistant