



COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA
95014-3255 TELEPHONE: (408) 777-3308 • FAX: (408) 777-3333
CUPERTINO.ORG

CITY COUNCIL STAFF REPORT

Meeting: April 7, 2020

Subject

Item 9: De Anza Hotel project hearing items:

9A. Petition for Reconsideration regarding the City Council decision of March 3, 2020 to approve a new 155-room seven-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., General Plan Amendments to amend Table LU-1 by increasing the development allocation of hotel rooms to 155 hotel rooms in the Homestead Special Area and Figure LU-2 and Policy LU-23.2 adding Figure LU-5 to allow increased heights and reduced building plane within the North De Anza Gateway specific to this development, Development, Architectural and Site Approval, and Use Permits (“Project”); Application No(s): GPA-2018-01, DP-2018-01, ASA-2018-02, DA-2018-01, U-2018-02, EA-2018-03; Applicant(s): John Vidovich (De Anza Properties); Location: 10931 N De Anza Blvd.; APN #326-10-061.; and

9B. First reading of a Development Agreement for 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 a separate bar by demolishing a commercial building with an area of 8,323 sq. ft. (Application No: DA-2018-01; Applicant(s): John Vidovich (De Anza Properties); Location: 10931 N De Anza Blvd.; APN #326-10-061

Recommended Actions

That the City Council conduct a public hearing, and:

1. Adopt Resolution No. 20-XXXX (Attachment AA) denying the petition, which does not meet the requirements of Cupertino Municipal Code (CMC) Section 2.08.096.
2. Introduce and conduct the first reading of Ordinance No. 20-2195 “An Ordinance of the City Council of the City of Cupertino Approving a Development Agreement for the Development of a New 7-Story, 155 Room Hotel and Associated Site and Landscaping Improvements Located at 10931 N. De Anza Blvd. (APN #326-10-061)”

Discussion

The Petition for Reconsideration of Council's 3/3/20 approval is discussed in Attachment A. The First reading of a Development Agreement for 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 a separate bar is discussed in Attachment B.

Prepared by: Gian Paolo Martire, Senior Planner

Approved by: Benjamin Fu, Director of Community Development

Approved by Submission by: Dianne Thompson, Assistant City Manager

ATTACHMENTS:

A. Staff Report and attachments for the Petition for Reconsideration of Council's 3/3/20 approval of the De Anza Hotel.

AA – City Council Resolution No. 20-XXXX

AB - Resolution EA-2018-03 (20-005)– Mitigated Negative Declaration, mitigation measures, and a Mitigation Monitoring and Reporting Program

AC - Petition for Reconsideration filed by Michael Lozeau, Lozeau Drury, received March 13, 2020

AD - Initial Study and Mitigated Negative Declaration Response to Comments Memo for City Council dated March 24, 2020.

AE - Initial Study and Mitigated Negative Declaration, dated July 2, 2019

AF – Initial Study and Mitigated Negative Declaration Responses to Comments Memo dated December 5, 2019

AG - Initial Study and Mitigated Negative Declaration Responses to Comments Memo for City Council dated February 20, 2020.

AH – Project Plans

B. Staff Report and attachments for the First reading of a Development Agreement for 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 a separate bar.

BA - Draft Ordinance DA-2018-01 – Development Agreement between the City and Northwest Properties LP