



# CITY OF CUPERTINO

## AGENDA

### PLANNING COMMISSION

10350 Torre Avenue, Council Chamber

Tuesday, December 10, 2019

6:45 PM

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

#### APPROVAL OF MINUTES

1. Subject: Draft Minutes of November 12, 2019. Continued from the December 2, 2019 meeting.  
Recommended Action: approve or modify the Draft Minutes of November 12, 2019  
[Draft Minutes of November 12, 2019](#)
2. Subject: Draft Minutes of December 2, 2019  
Recommended Action: Approve or modify the draft minutes of December 2, 2019  
[Draft Minutes of December 2, 2019](#)

#### POSTPONEMENTS

#### ORAL COMMUNICATIONS

*This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three (3) minutes. In most cases, State law will prohibit the Commission from making any decisions with respect to a matter not on the agenda.*

#### WRITTEN COMMUNICATIONS

#### CONSENT CALENDAR

*Unless there are separate discussions and/or actions requested by council, staff or a member of the public, it is requested that items under the Consent Calendar be acted on simultaneously.*

#### STUDY SESSION

3. Subject: Study Session on the General Plan Annual Review/Implementation Plan and consider General Plan Policies and Strategies that could benefit from clarification. Postponed from the November 12, 2019 meeting.

Recommended Action: That the Planning Commission:

1. Provide additional direction on the format and content of the General Plan Annual Review/Implementation Plan; and
2. Consider General Plan Policies and Strategies that could benefit from clarification.

[Staff Report](#)

[1 - GP 2019 Annual Report](#)

## **PUBLIC HEARINGS**

4. Subject: Approve 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 8,323sq. 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; Other permits include: Development, Architectural and Site Approval, and Use Permits and a Development Agreement. A Mitigated Negative Declaration proposed. Application No(s): GPA-2018-01, DP-2018-01, ASA-2018-02, DA-2018-01, U-2018-02, EA-2018-03; Applicant(s): Sherly Kwok (De Anza Properties); Location: 10931 N De Anza Blvd.; APN #326-10-061

Recommended Action: Conduct the public hearing and recommend that the City Council:

- 1) Adopt the Mitigated Negative Declaration, adopt the mitigation measures, and adopt the Mitigation Monitoring and Reporting Program; and
- 2) Approve the applications for General Plan Amendment and permits per the Draft Resolutions

Tentative City Council hearing date: January 21, 2020

[Staff Report](#)

[1 - Draft Resolution for EA-2018-03](#)

[2 - Draft Resolution for GPA-2018-01](#)

[3 - Draft Resolution for DP-2018-01](#)

[4 - Draft Resolution for ASA-2018-02](#)

[5 - Draft Resolution for U-2018-02](#)

[6 - Draft Resolution for DA-2018-01](#)

[7 - Fiscal Analysis of the De Anza Hotel GPA Application](#)

[8 - Parking Generation Analysis for the Proposed Hotel](#)

[9 - Initial Study/Mitigated Negative Declaration, ERC recommendation](#)

[10 - Public Comments](#)

[11 - Cupertino De Anza Hotel Project Initial Study and Mitigated Negative Declaration](#)

[12 - Project Plans](#)

## **OLD BUSINESS**

**NEW BUSINESS****STAFF AND COMMISSION REPORTS****ADJOURNMENT**

*If you challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City of Cupertino at, or prior to, the public hearing. In the event an action taken by the Planning Commission is deemed objectionable, the matter may be officially appealed to the City Council in writing within fourteen (14) days of the date of the Commission's decision. Said appeal is filed with the City Clerk (Ordinance 632).*

*In compliance with the Americans with Disabilities Act (ADA), anyone who is planning to attend the next Planning Commission meeting who is visually or hearing impaired or has any disability that needs special assistance should call the City Clerk's Office at 408-777-3223, 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, Planning Commission meeting agendas and writings distributed for the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.*

*Any writings or documents provided to a majority of the Planning Commission after publication of the packet will be made available for public inspection in the Community Development Department located at City Hall, 10300 Torre Avenue, during normal business hours and in Planning packet archives linked from the agenda/minutes page on the Cupertino web site.*

**IMPORTANT NOTICE:** *Please be advised that pursuant to Cupertino Municipal Code 2.08.100 written communications sent to the Cupertino City Council, Commissioners or City staff concerning a matter on the agenda are included as supplemental material to the agenda item. These written communications are accessible to the public through the City's website and kept in packet archives. You are hereby admonished not to include any personal or private information in written communications to the City that you do not wish to make public; doing so shall constitute a waiver of any privacy rights you may have on the information provided to the City.*

*Members of the public are entitled to address the Planning Commission concerning any item that is described in the notice or agenda for this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in front of the Commission, and deliver it to the City Staff prior to discussion of the item. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning Commission on any other item not on the agenda, you may do so by during the public comment portion of the meeting following the same procedure described above. Please limit your*

*comments to three (3) minutes or less.*

*For questions on any items in the agenda, or for documents related to any of the items on the agenda, contact the Planning Department at (408) 777 3308 or [planning@cupertino.org](mailto:planning@cupertino.org).*