

CC 3-3-20

#11 De Anza Hotel

Presentations

# **De Anza Hotel**

## **10931 N De Anza Blvd.**

March 3, 2020



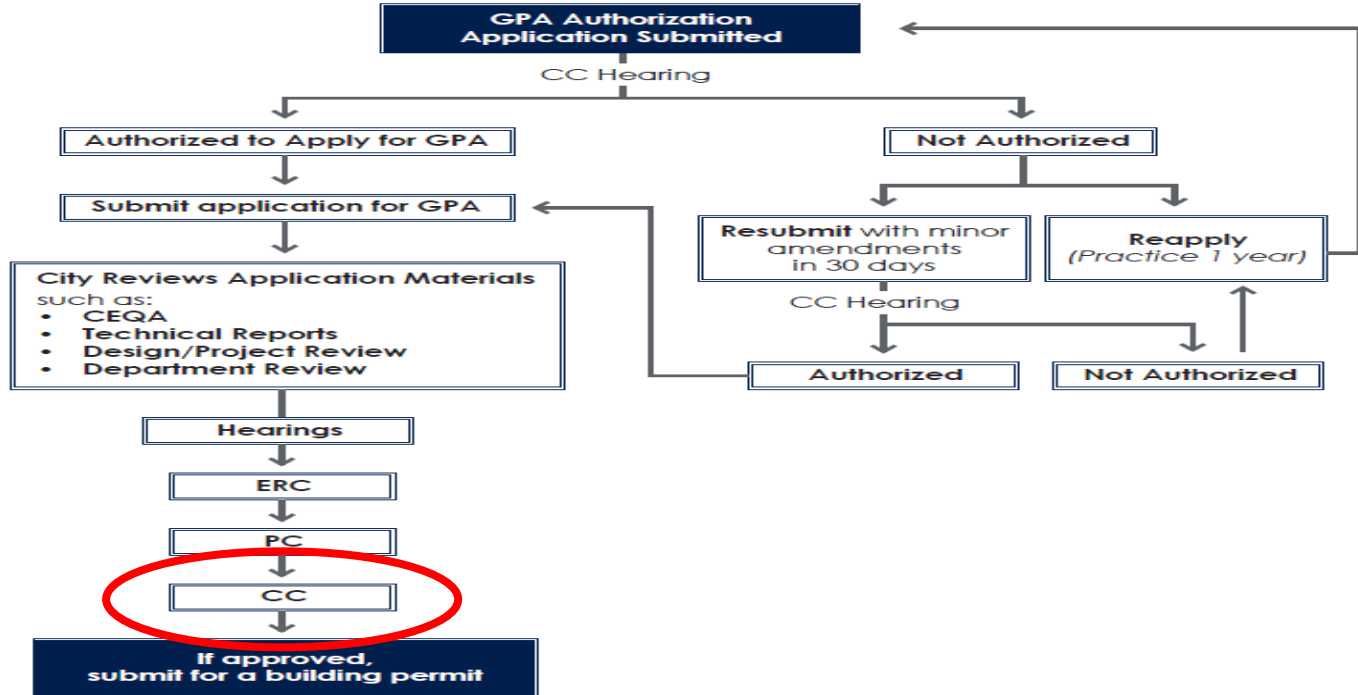
**CUPERTINO**

# Subject

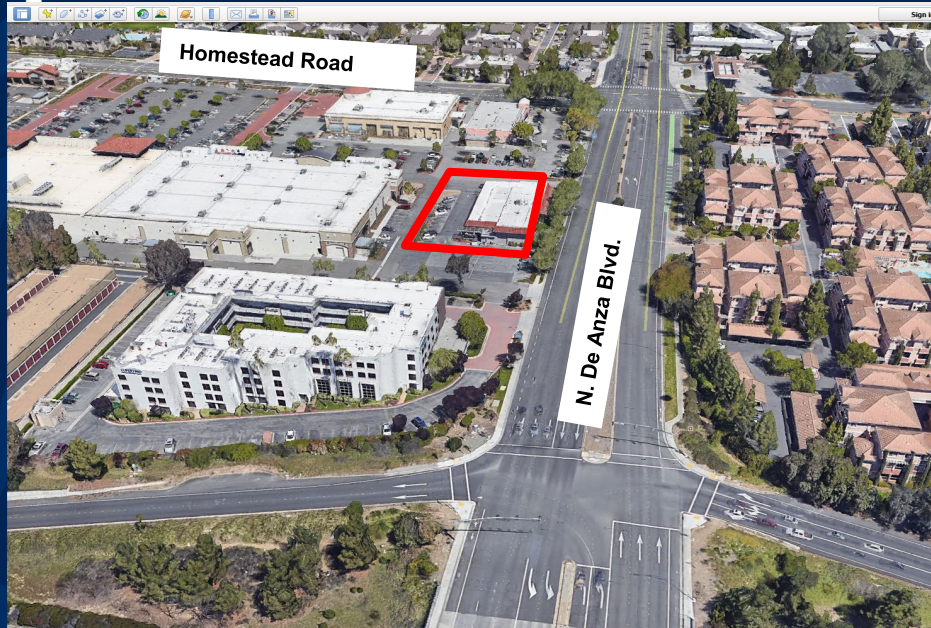
- 155 room 7-story hotel (24-hour operations)
- General Plan Amendments Requested:
  - Increasing development allocation of hotel rooms.
  - Allow increased heights and reduced building plane within North De Anza Gateway specific to this development.
- City permits would include: Development, Architectural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

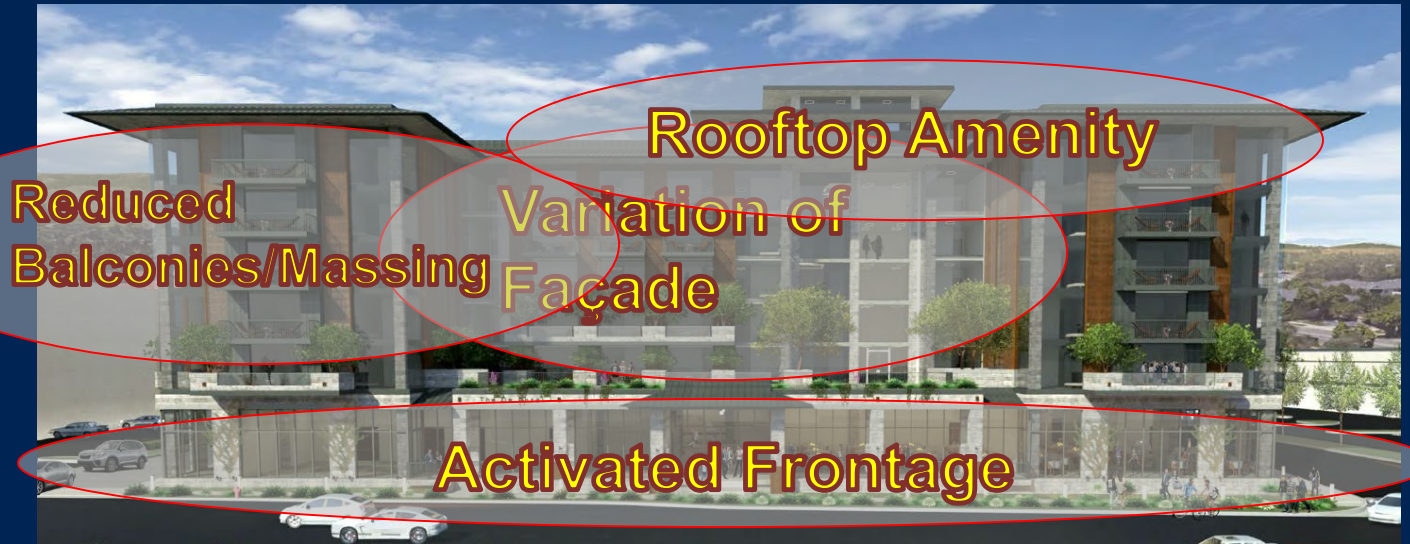
GPAAuth-2017-01

Proposed





# Site Plan and Architectural Design



# Site Plan and Architectural Design



[illegible]

# 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)

A stylized blue sunburst or starburst graphic is located on the left side of the slide, partially obscured by a white vertical line. It features several radiating lines of varying lengths and thicknesses, creating a dynamic, energetic feel.

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



# 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

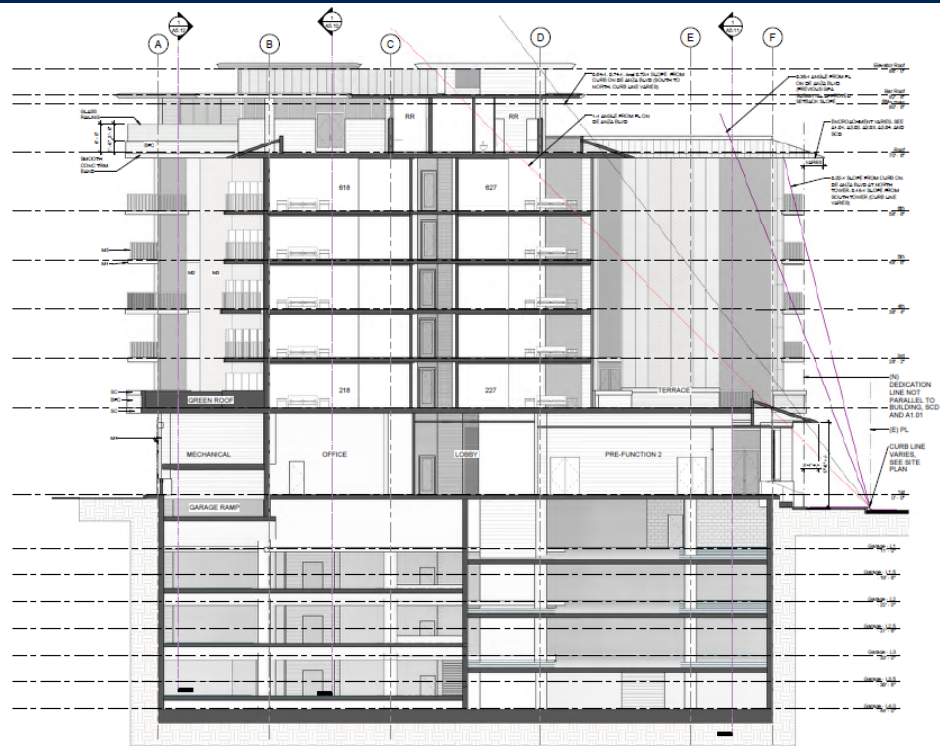
- City Council March 17, 2020  
for second reading of the  
Ordinance.



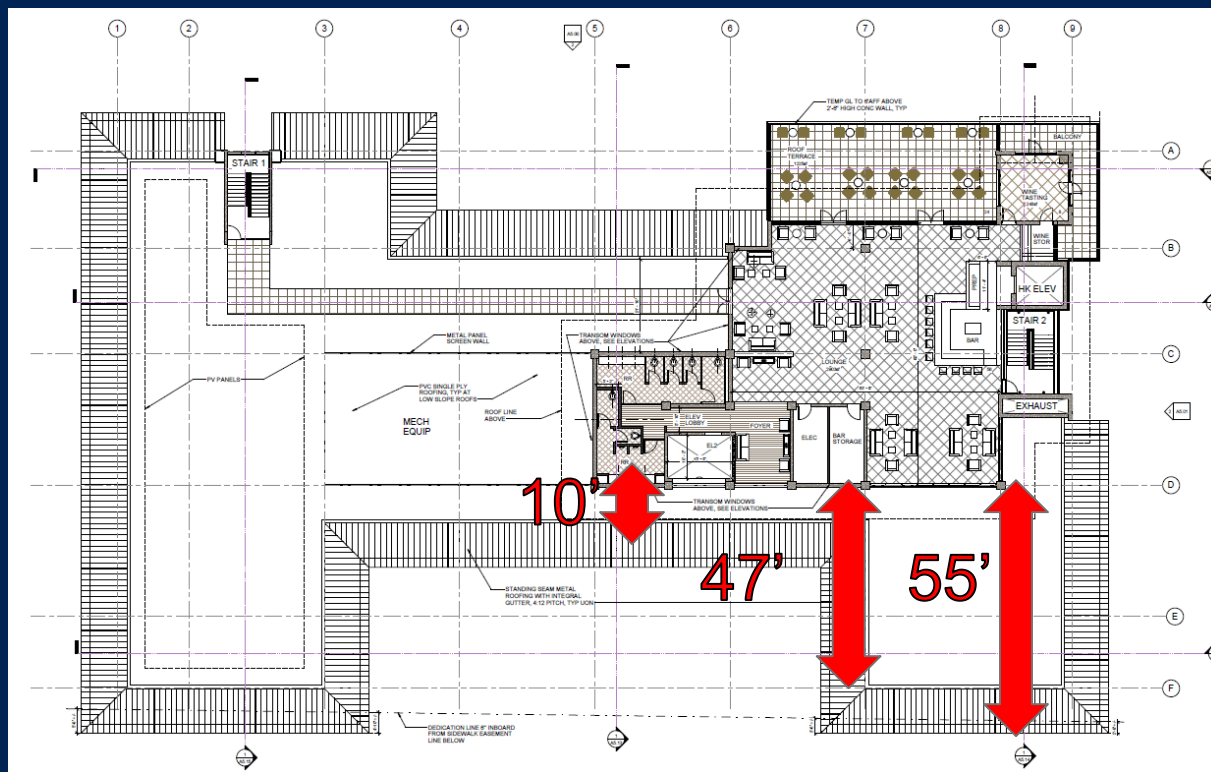
# Development Ammenites

- Community Amenity Funding: The Developer agrees to pay the City \$500,000.
- Shuttle Service: Access to a shuttle service to travel between hotel and airports and major employment centers.
- Meeting Rooms: Allow City and Cupertino public schools use of hotel's meeting rooms for official business 12 days per year.
- Rooftop Amenity: Enclosed publicly accessible rooftop amenity including but not limited to outdoor deck seating, bar, or restaurant.
- Minimum Hotel Standard: Upscale boutique hotel.

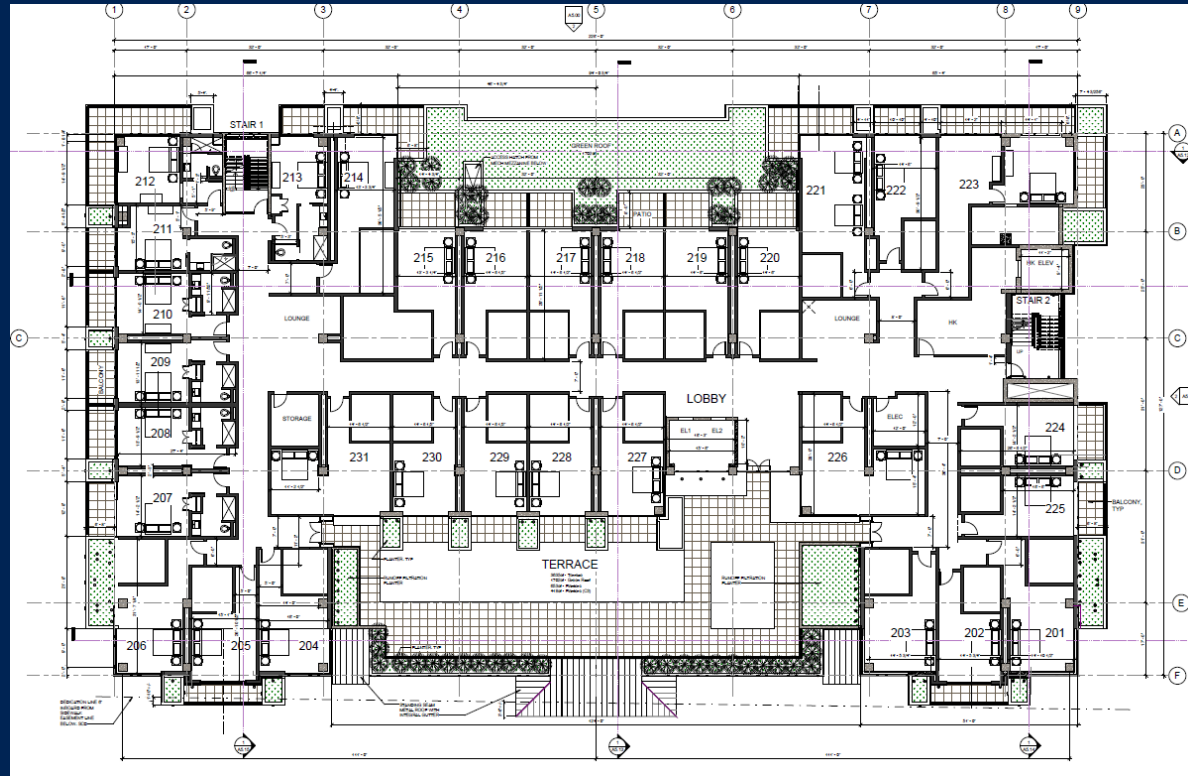
<u>Requirement/Standard</u>	<u>GPAAuth-2017-01</u>	<u>Proposed</u>
<b>Development allocation</b>		
<b>Hotel</b>	156 rooms	155 rooms
<b>Commercial</b>	9,487 s.f.	6,507 s.f.
<b>Restaurant</b>	3,760 s.f.	2,265 s.f.
<b>Conference Facilities</b>	5,727 s.f.	4,242 s.f.
<b>Height</b>	58 feet	72 feet
<b>Slope line (setback : height)</b>	0.36 : 1	Range from 0.18:1 to 0.22:1
<b>Setbacks</b>	Planned Development zoning allows some deviation from development regulations of the underlying CG zoning though projects strive to meet those standards, except those required by Ordinance 436.	
<b>Front</b>	~ 5 feet	~ 5 feet
<b>Minimum side and rear</b>	Varies between 30 & 40 feet	Varies between 20 & 43 feet
<b>Building area</b>	119,271 s.f.	128,610 s.f.
<b>Lot coverage</b>	53%	51%
<b>Parking</b>		
<b>Vehicles - 1/room + 1/employee</b>	144 spaces	211 spaces
<b>Fiscal Impact</b>	\$1 - 1.5 million to the City	No Change

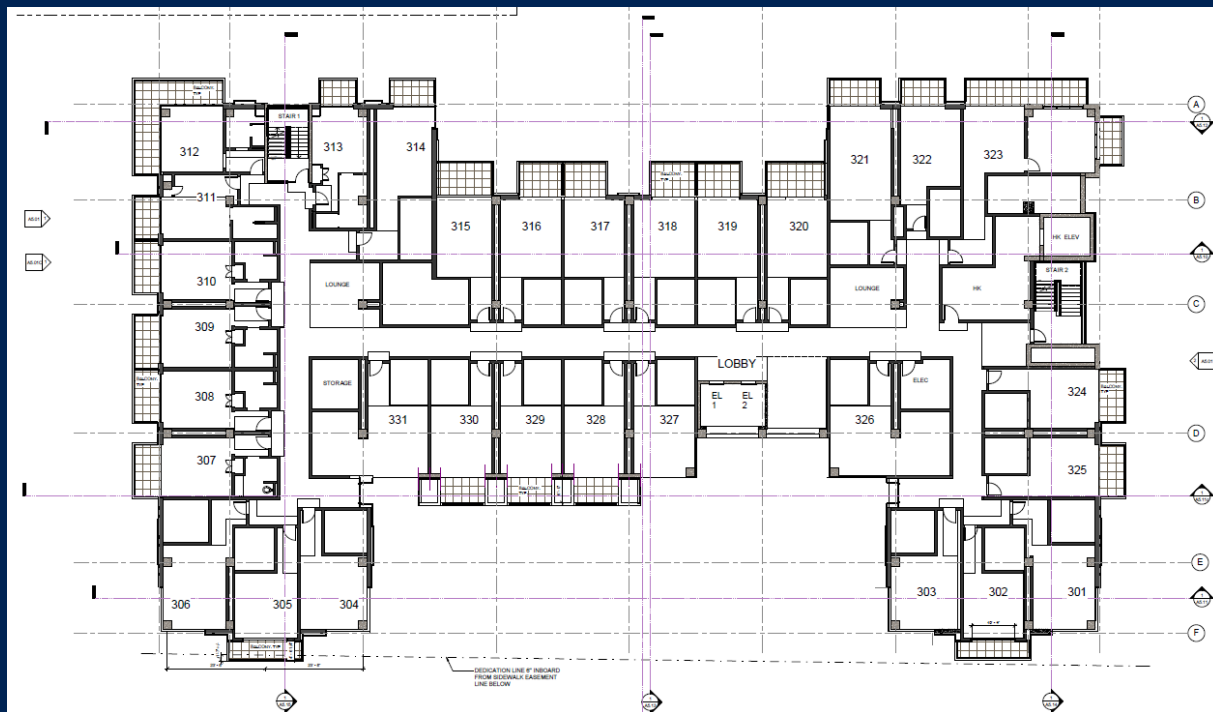


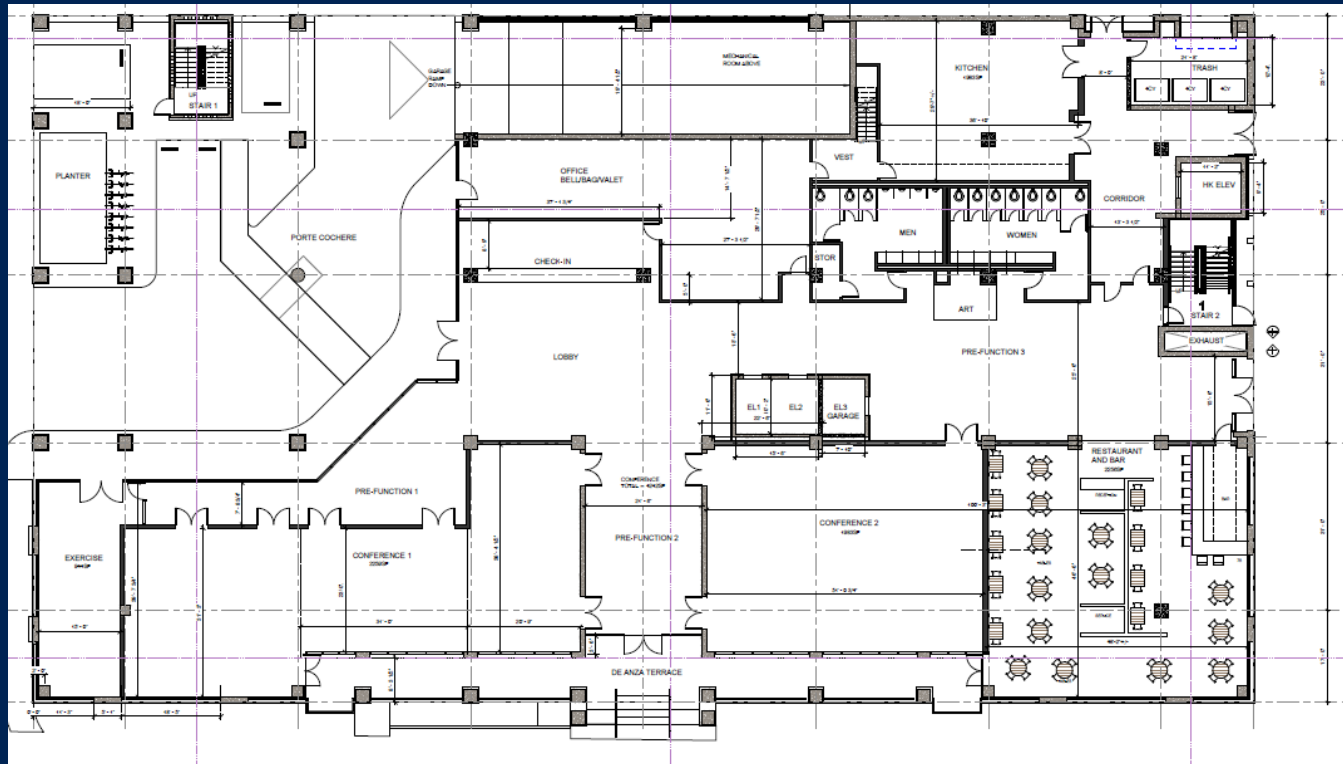
Lateral - through Terrace Looking North 1

















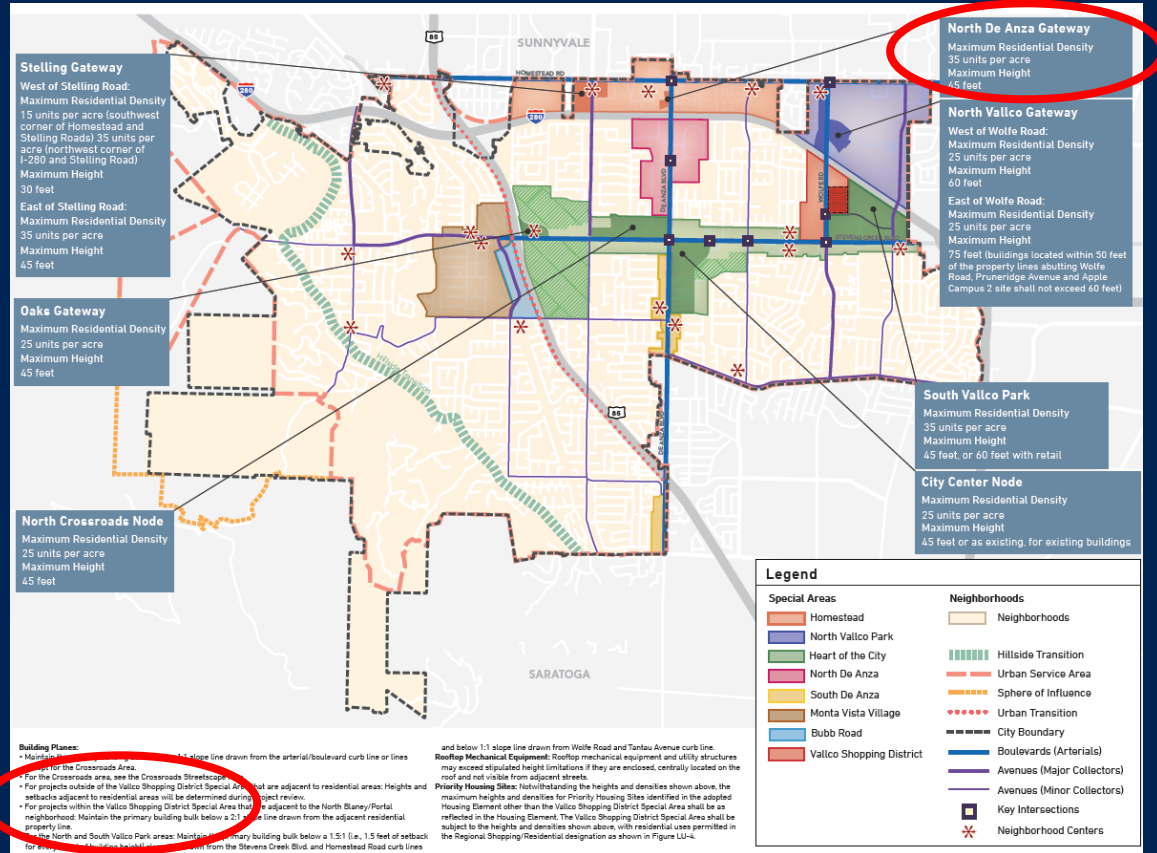








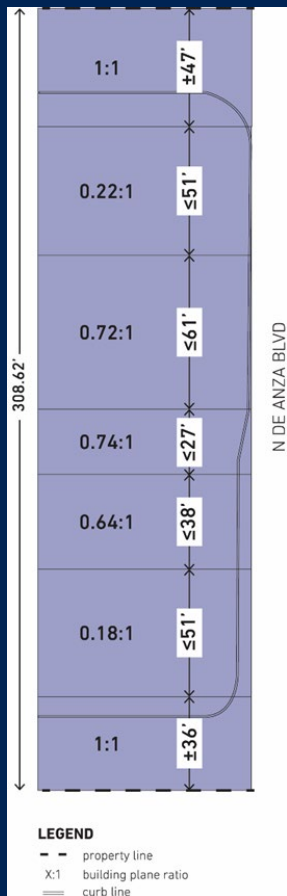




**TABLE 4-15**      **EXISTING PLUS PROJECT INTERSECTION LEVEL OF SERVICE RESULTS**

ID	Intersection	Jurisdiction/ CMP	LOS Threshold <sup>a</sup>	Peak Hour <sup>b</sup>	Existing without Project		Existing plus Project			
					Delay	LOS	Delay	LOS	Increment in Critical Delay	Increment in Critical V/C
1	North De Anza Boulevard/ Homestead Road	Cupertino (CMP)	D	AM	37.2	D+	37.5	D+	0.0	0.001
				PM	338.7	D+	39.3	D	1.3	0.010
2	North De Anza Boulevard/ I-280 North Ramps	Cupertino (CMP)	D	AM	21.9	C+	21.8	C+	0.0	0.004
				PM	35.5	D+	36.0	D+	1.1	0.008
3	North De Anza Boulevard/ I-280 South Ramps	Cupertino (CMP)	C	AM	22.4	C+	22.7	C+	0.5	0.007
				PM	21.4	C+	22.0	C+	1.4	0.012
4	North De Anza Boulevard/ Mariani Avenue	Cupertino	D	AM	37.4	D+	37.4	D+	0.0	0.001
				PM	39.0	D+	38.9	D+	0.0	0.001
5	North De Anza Boulevard/ Stevens Creek Boulevard	Cupertino (CMP)	E+	AM	35.5	D+	35.6	D+	0.1	0.003
				PM	43.7	D	43.7	D	0.2	0.001





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# #12 Mid-Year Financial Report

Presentations

# Mid-Year Financial Report

March 3, 2020



CUPERTINO

# Changes to Process

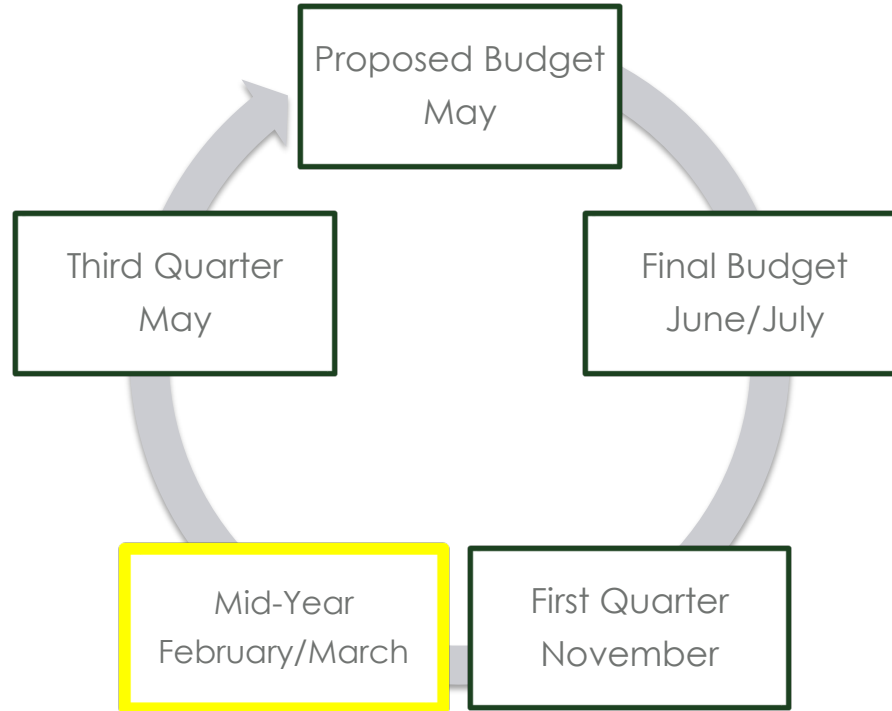
- Focus on timing of proposals & CIP Requests
- Continued Transparency and Engagement
- Biennial Budget as planning tool

# Agenda

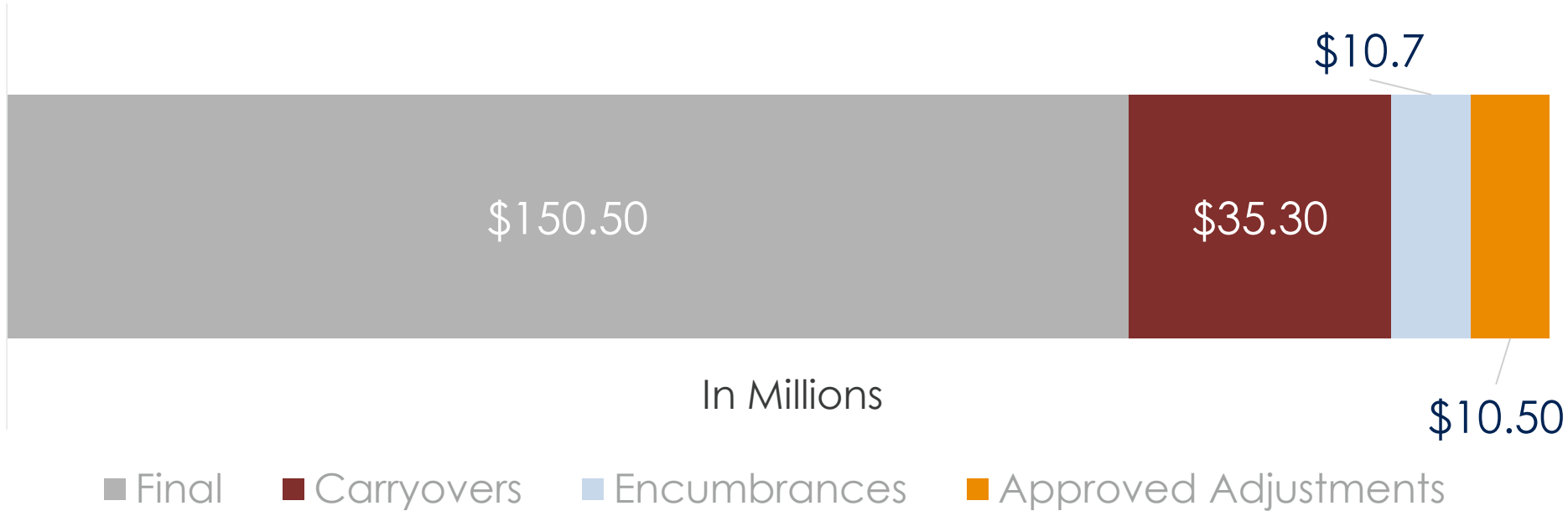
- Budget Cycle
- Budget Status to date
- Major Revenue Trends and Projections
- Major Expenditure Trends and Projections
- Fund Balance
- Funding Recommendations
- Next Steps



# Budget Cycle



# FY 19-20 Amended Budget thru Dec-19: \$ 207M



## FY20 Appropriation Changes since Adopted Budget

Fund	FY 19-20 Adopted	Carryovers	Encumbrances	Adjustments Approved in 1st-2nd Quarters	FY 19-20 Amended Budget as Dec 31, 2019
General	\$80,104,468	\$8,478,803	\$1,962,541	\$2,247,428	\$92,793,240
Special Revenue	9,837,377	15,746,048	4,075,806	\$1,564,528	\$31,223,759
Debt Service	3,172,838	-	-	-	\$3,172,838
Capital Projects	37,944,918	9,906,136	4,179,420	\$6,448,441	\$58,478,915
Enterprise	11,524,189	804,884	30,265	\$94,073	\$12,453,411
Internal Service	7,948,361	315,039	470,637	\$108,745	\$8,842,782
Total All Funds	\$150,532,151	\$35,250,910	\$10,718,669	\$10,463,215	\$206,964,945

# General Fund Revenue

## Dec-18 vs. Dec-19

Total Revenue  
\$2.4M or 7%



Transient  
Occupancy Tax  
\$1.1M or 35%

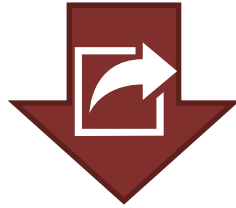


Licenses & Permits  
\$1.6M or 91%

# General Fund Expenditures

## Dec-18 vs. Dec-19

Total Expenditures  
-\$8.4M or -17%



Transfers Out  
-\$8.8M or -46%



Special Projects  
-\$1.8M or -69%



Contracts  
\$1.3M or 13%

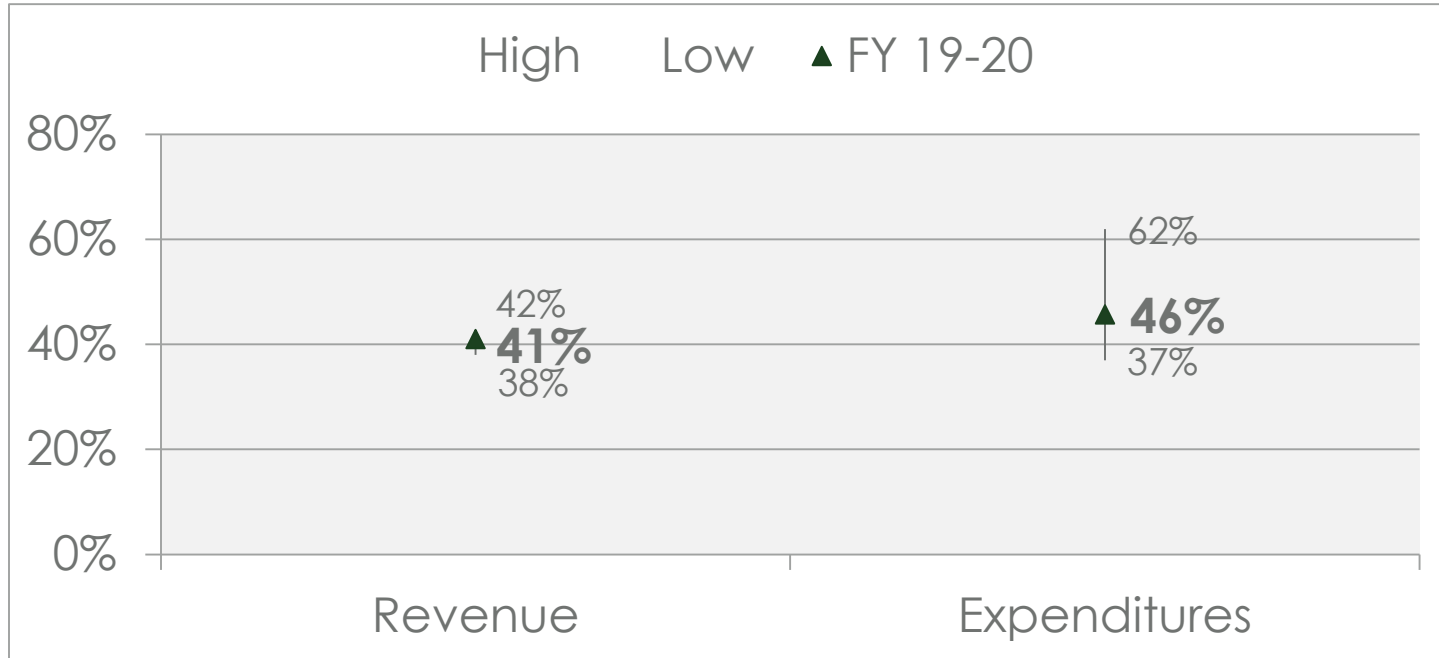


Materials  
\$0.5M or 24%

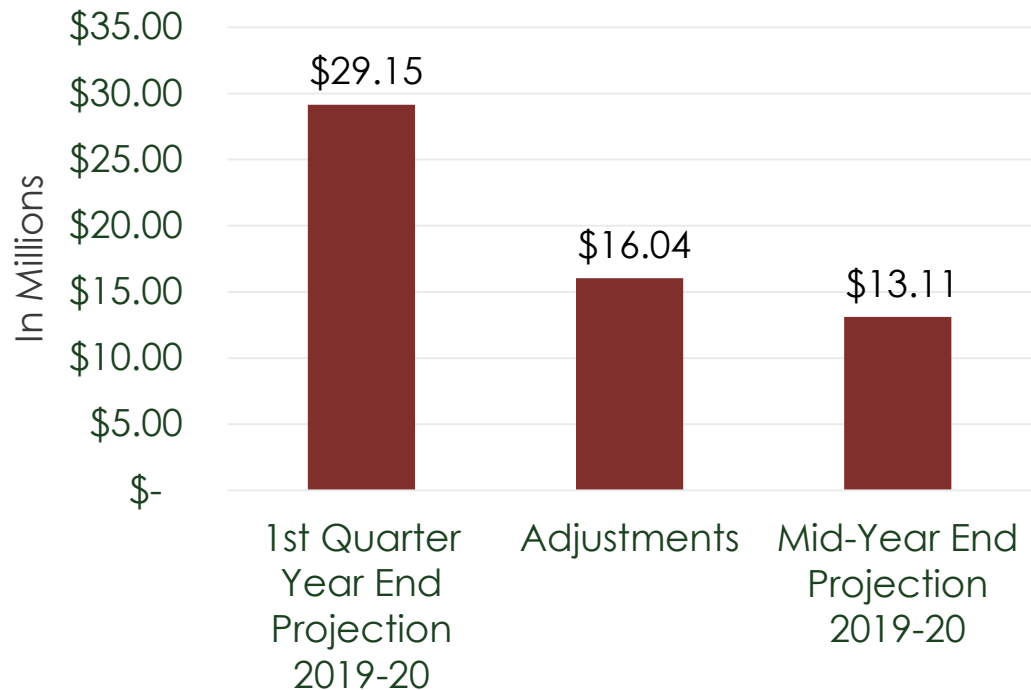


Salary & Benefits  
\$0.6M or 5%

## Revenue Trend Analysis – General Fund



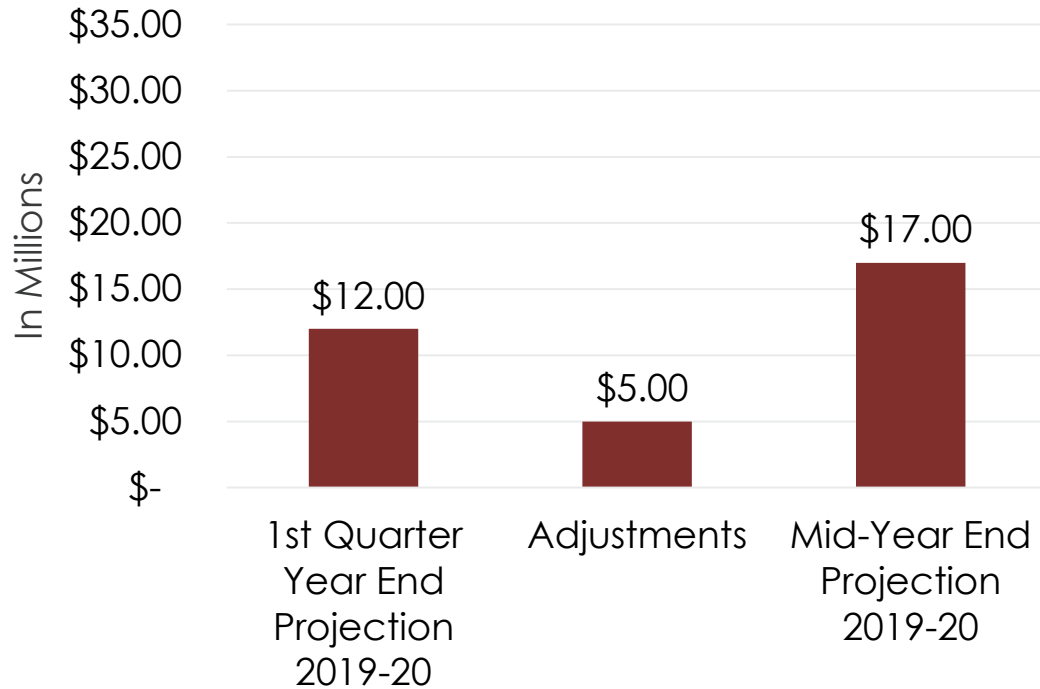
# Unassigned Fund Balance – General Fund



## Adjustments: \$16.04

- -\$20M to Capital Reserve
- -\$4M to Pension Stabilization
- \$10M Net Vallco Adj
- -\$1.7M Other Mid Year Adj
- -\$0.9M Adj Jul-Dec 2019
- \$.056M Other Minor Adj

# Unassigned Fund Balance – Capital Funds



## Adjustments: \$5.00

- \$12.0M (included est \$15M xfr)
- \$ 5.0M (difference \$20-\$15M)



# Recommended Budget Adjustments

Fund	Revenue	Expense	Fund Balance
<u>General</u>			
Parks & Recreation	\$ 0	\$ (19,200)	\$ (19,200)
Community Development	29,747,280	(21,125,634)	8,621,646
Public Works	2,301,237	(2,260,781)	40,456
Non-Departmental	0	(20,352,719)	(20,352,719)
<b>Total General Fund</b>	<b>\$ 32,048,517</b>	<b>\$ (43,758,334)</b>	<b>\$ (11,709,817)</b>
<u>Capital Project Funds</u>			
Capital Improvement Plan	\$ 705,438	\$ (2,105,438)	\$ (1,400,000)
Non Departmental	20,000,000	(352,719)	19,647,281
<b>Total Capital Project Funds</b>	<b>\$ 20,705,438</b>	<b>\$ (2,458,157)</b>	<b>\$ 18,247,281</b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 52,753,955</b>	<b>\$ (46,216,491)</b>	<b>\$ 6,537,464</b>

# Adjustments by Department

- Parks and Recreation: \$19,200

	Revenue <sup>1</sup>	Expenditure
Blackberry Farm		\$6,000
• Freezer Repair		
• Senior Center		
• Hidden Treasures		\$5,280
• Hidden Treasures		\$7,920

<sup>1</sup>Revenue was received but not included in the proposal

# Adjustments by Department

- Community Development: \$21,125,634

	Expenditure	Revenue
• Vallco Town Center	\$20,056,634	\$29,747,280 <sup>1</sup>
• Vallco Specific Plan	\$1,069,000	

<sup>1</sup>Revenue is from fees collected

# Adjustments by Department

- Public Works - \$2,260,781

	Revenue	Expenditure
• Vallco Town Center	\$2,301,237 <sup>1</sup>	\$2,001,076
• Street Lighting		\$105,000
• Senior Center Fire Sprinklers		\$42,500
• Traffic Calming		\$100,000
• BBF Tree Removal		\$12,205

<sup>1</sup>Revenue is from fees collected

# Adjustments by Department

- Capital Improvement Plan: \$2,105,438

	Revenue <sup>1</sup>	Expenditure
• Library Expansion Revenue allocation	\$705,438	\$705,438
• Sports Center Interior improvements		\$1,400,000

<sup>1</sup>This represents a transfer in of \$352,719 from the Non Departmental and a prefunding of expected savings in FY21 of \$352,719 from Library extra hours budget to the Library Expansion Project.

# Adjustments by Department

- Non Departmental: \$352,719

	Revenue <sup>2</sup>	Expenditure
• Library Expansion <sup>1</sup>		\$352,719
• Transfer in	\$20,000,000	

<sup>1</sup>Total Library expansion budget if approved would be \$8,705,438 (\$5M original budget, \$3M Loan from GF, \$705,438 Library extra hours savings.)

<sup>2</sup>This represents a transfer of cash from the General Fund to the Library Expansion Project and the Capital Reserve

# Recommendations

- Accept the City Manager's Mid-Year Financial Report for FY 2019-20
- Approve Budget Modification 1920-XXX for Mid-Year adjustments as described in the Mid-Year Financial Report
- Adopt a resolution 20-XXX approving Mid-Year budget adjustments

## Next Steps

- FY 2019-20
  - Third Quarter Report to Council May 2020
- FY 20-21 and FY 21-22
  - CIP Prioritization March 19, 2020
  - Revenue Measures/Forecast April 13, 2020
  - Community Budget Meeting 2<sup>nd</sup> or 3<sup>rd</sup> Week April
  - Proposed Budget Printed May 1, 2020
  - Proposed Budget Hearing May 19, 2020
  - Final Budget Hearing June 16, 2020



# Questions



CC 3-3-20

# #13 General Plan Annual Report

Presentation

# General Plan Annual Review Presentation

City Council  
March 3, 2020



**CITY OF  
CUPERTINO**



# General Plan Annual Report

- Required by State Law to monitor progress in implementation of action items
- Housing Element Report – Req'd. on forms published by HCD (*coming on 3-17-2020*)

# Background

- 2019 Report – April 2, 2019 CC meeting
- Directed to PC review for 2020 report
  - Some councilmembers expressed desire to see comments on each policy and strategy

Table ES ENVIRONMENTAL RESOURCES AND SUSTAINABILITY Implementation Programs		2016-2018	2019-2021	2022-2040	Annual	Ongoing	Completed
SUSTAINABLE BUILDINGS							
318. <b>Green Building Design.</b> Set standards for the design and construction of energy and resource conserving/efficient building.							
Implements Which Policy(ies)	ES – 3.1						
Responsible Department(s)	City Manager – Sustainability Programs					✓	
Supporting Department(s)/ Partner(s)	Community Development – Building and Planning; Public Works – Capital Improvement Program						
Funding Source(s)	General Fund						

# PC Review

- Five meetings:
  - Sept. 10, Oct. 28, Dec. 10, 2019 and Jan. 14 & Feb. 11, 2020
- Add comment column and suggested refinements to comments
  - Note: Comments do not amend the General Plan
- Add status and timeframe indicators

# PC Suggestions incorporated (see Att. A)

- Actions taken as a matter of course – Grey
- Action items that have deliverables:
  - Completed - Green
  - In-Progress but not completed - Yellow
  - Pending (no action yet) – Orange

AIR QUALITY	Strategy ES-4.1.2	Dust Control	Continue to require water application to non-polluting dust control measures during demolition and the duration of the construction period.	Community Development - Building, Public Works - Development Services and Capital Improvement Program	None Required	Con.	Not an action item. Reviewed in conjunction with project review.
AIR QUALITY	Strategy ES-4.1.3	Planning	Ensure that land use and transportation plans support air quality goals.	Community Development - Planning, Public Works - Transportation	None Required	IM	FY 2019/2020 Work Program item to develop Vehicle Miles Traveled (VMT) policies will support this strategy. VMT policies will provide the City with additional tools to address carbon emissions from transportation, and align with regional Climate Action Planning efforts.
AIR QUALITY	Policy ES-4.2	Existing Development	Minimize the air quality impacts of existing development.	Public Works - Environmental Programs	None Required	IM	Sustainability division is promoting regional programs to incentivize switching from gas to electric appliances, which directly reduces air quality impacts of natural gas combustion in homes and businesses.
AIR QUALITY	Strategy ES-4.2.1	Public Education Program	Establish a citywide public education program providing information on ways to reduce and control emissions; and continue to provide information about alternative commutes, carpooling and restricting nonworking activities on "Purge the Air" high-emissions days.	City Manager - Sustainability Programs	General Fund	Con.	Share the Air alerts sent out and posted on City website. City's VIA Shuttle program to commence on Oct. 29, 2019.
AIR QUALITY	Strategy ES-4.2.2	Home Occupations	Review and consider expanding the allowable home-based businesses in residential zoned properties to reduce the need to commute to work.	Community Development - Planning	General Fund	LR	No action has been taken with regard to this strategy.

# PC Suggestions incorporated (see Att. A)

- Timeframe indicated:
  - 2019-2022 – Immediate (IM)
  - 2022-2040 – Long Range (LR)
  - Continual (Con.)

AIR QUALITY	Strategy ES-4.1.2	Dust Control	Continue to require water application to non-polluting dust control measures during demolition and the duration of the construction period.	Community Development – Building, Public Works – Development Services and Capital Improvement Program	None Required	Con.	Not an action item. Reviewed in conjunction with project review.
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AIR QUALITY	Strategy ES-4.2.1	Public Education Program	Establish a citywide public education program providing information on ways to reduce and control emissions; and continue to provide information about alternative commutes, carpooling and restricting exacerbating activities on “Spare the Air” high-emissions days.	City Manager – Sustainability Programs	General Fund	Con.	Spare the Air alerts sent out and posted on City website. City’s VTA Shuttle program to commence on Oct. 29, 2019.
AIR QUALITY	Strategy ES-4.2.2	Home Occupations	Review and consider expanding the allowable home-based businesses in residential zoned properties to reduce the need to commute to work.	Community Development – Planning	General Fund	LR	No action has been taken with regard to this strategy.



# City-wide Non-residential Development Allocation

Development Type	2019	2020
Commercial	No change	No change anticipated
Office	- 2M sq. ft.	No change anticipated
Hotel	+185 rooms	<i>Verbal update pending Council action</i>



# Changes in City-wide Residential Allocation

- Adequate allocation for 5<sup>th</sup> cycle RHNA (2014-2022)
- Increase likely needed for 6<sup>th</sup> cycle RHNA



# Objective Standards Review

- Att. B - individual commissioner comments regarding amendments to existing policies or creating new policies
- No formal action or concurrence from PC
- Recommendation: Incorporate into prior list of suggested GPAs for future Council review

- 
- Comments/Suggestions?





## PC Study Session Direction

- ✓ *Update comment re: development allocations (Strategy LU-1.2.2)*
- ✓ *Update comment in Policy LU-12.1 and strategies*
- ✓ *Vallco Shopping District Special Area – add current allocation balances*



## PC Study Session Direction

- ✓ *Add note re: lack of landscape easements and building setbacks/transition and/or landscape buffers on:*
  - ✓ *East side of N. De Anza Special Area*
  - ✓ *Homestead Square Shopping Center and Homestead Lanes sites in Homestead Special Area*





## PC Study Session Direction

- ✓ *Bubb Road Special Area – add note re: EDSP and possible Innovation District designation.*
- ✓ *Other Non-Residential/Mixed-Use Special Areas – add note re: possible development at Bateh Brothers site.*
- ✓ *Update number of building permits issued – 74 ADU permits since 2014.*

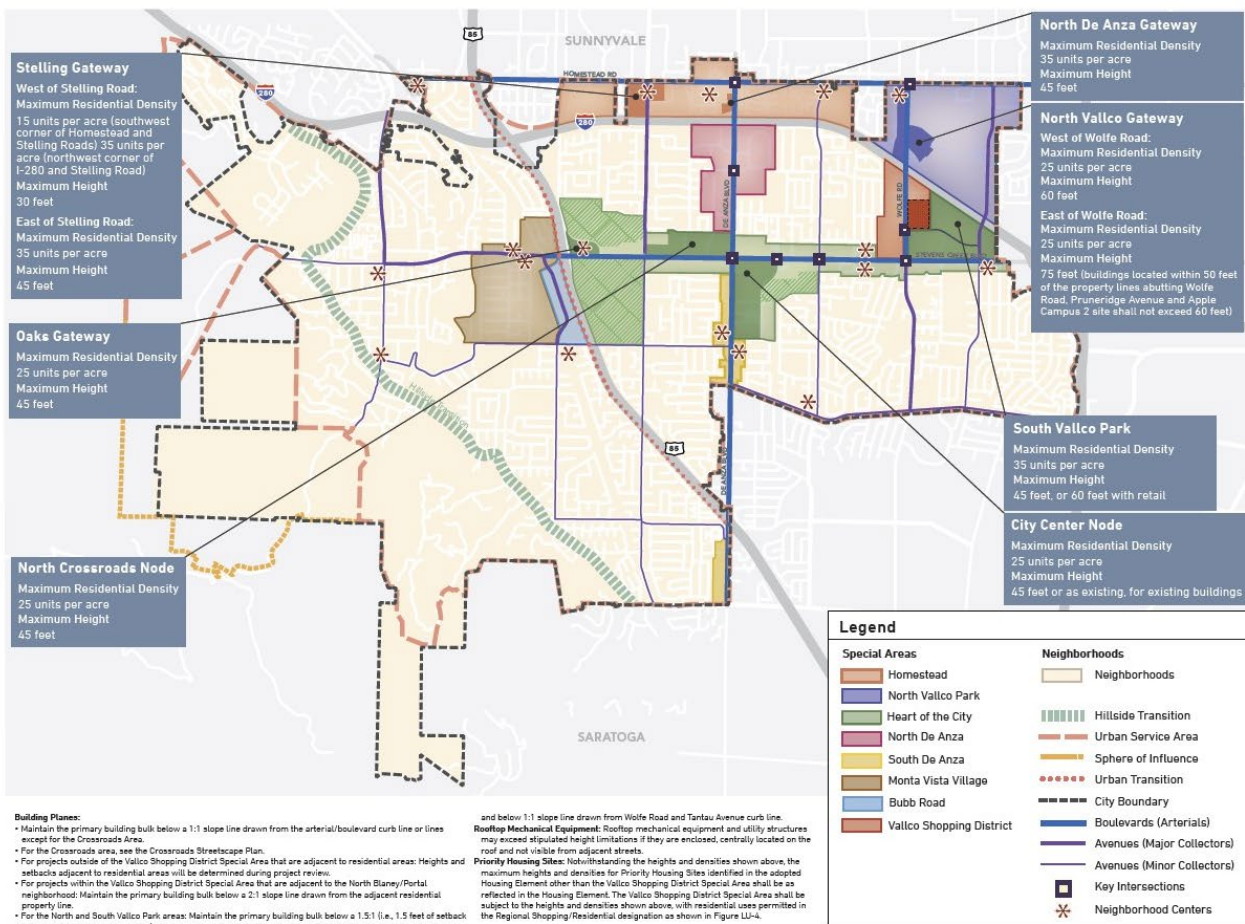
# City-wide Development Allocation balances (as of 12/31/19)

	<u>Development Type</u>			
	<u>Commercial</u>	<u>Office</u>	<u>Hotel</u>	<u>Residential</u>
<b>Special Areas</b>				
Heart of the City	814,670 s.f.	17,113 s.f.		330
Vallco Shopping District			191	389
Homestead	1,093 s.f.			150
N. De Anza				97
N. Vallco				
S. De Anza				
Bubb				
Monta Vista	4,657 s.f.	13,595 s.f.		49
<b>All Other Areas</b>				
Other				99
<b>Major Employer</b>		523,118 s.f.		
<b>Total citywide Available</b>	<b>823,420 s.f.</b>	<b>553,826 s.f.</b>	<b>191 rooms</b>	<b>1,114 units</b>

# Changes in City-wide Residential Allocation

- Adequate allocation for 5<sup>th</sup> cycle RHNA (2014-2022)
- Increase likely needed for 6<sup>th</sup> cycle RHNA
- Draft regional RHNA – Spring 2020
- Draft local RHNA – March 2021
- Housing Element update completed – December 2022

Figure LU-2  
COMMUNITY FORM DIAGRAM



### Homestead Special Area

#### Maximum Residential Density

Up to 35 units per acre per General Plan Land Use Map  
15 units per acre (southeast corner of Homestead Road and Blaney Avenue)

#### Maximum Height

30 feet, or 45 feet (south side between De Anza and Stelling)

### North Vallico Park Special Area

#### Maximum Residential Density

25 units per acre

#### Maximum Height

60 feet

### Heart of the City Special Area

#### Maximum Residential Density

25 or 35 (South Vallico) units per acre

#### Maximum Height

45 feet, or 30 feet where designated by hatched line

### North De Anza Special Area

#### Maximum Residential Density

25 units per acre

#### Maximum Height

45 feet

### South De Anza Special Area

#### Maximum Residential Density

25 (north of Bollinger) or 5-15 (south of 85) units per acre

#### Maximum Height

30 feet

### Monta Vista Village Special Area

#### Maximum Residential Density

Up to 15 units per acre per General Plan Land Use Map

#### Maximum Height

Up to 30 feet

### Bubb Road Special Area

#### Maximum Residential Density

20 units per acre

#### Maximum Height

45 feet

### Vallico Shopping District Special Area

#### Regional Shopping/Residential

Maximum Residential Density  
35 units per acre in areas identified in Figure LU-4.

#### Minimum Residential Density

29.7 units per acre in areas identified in Figure LU-4

#### Maximum Height

Up to 60 feet

#### Regional Shopping

Maximum Residential Density  
N/A - residential is not a permitted use

#### Maximum Height

Up to 60 feet

### Neighborhoods

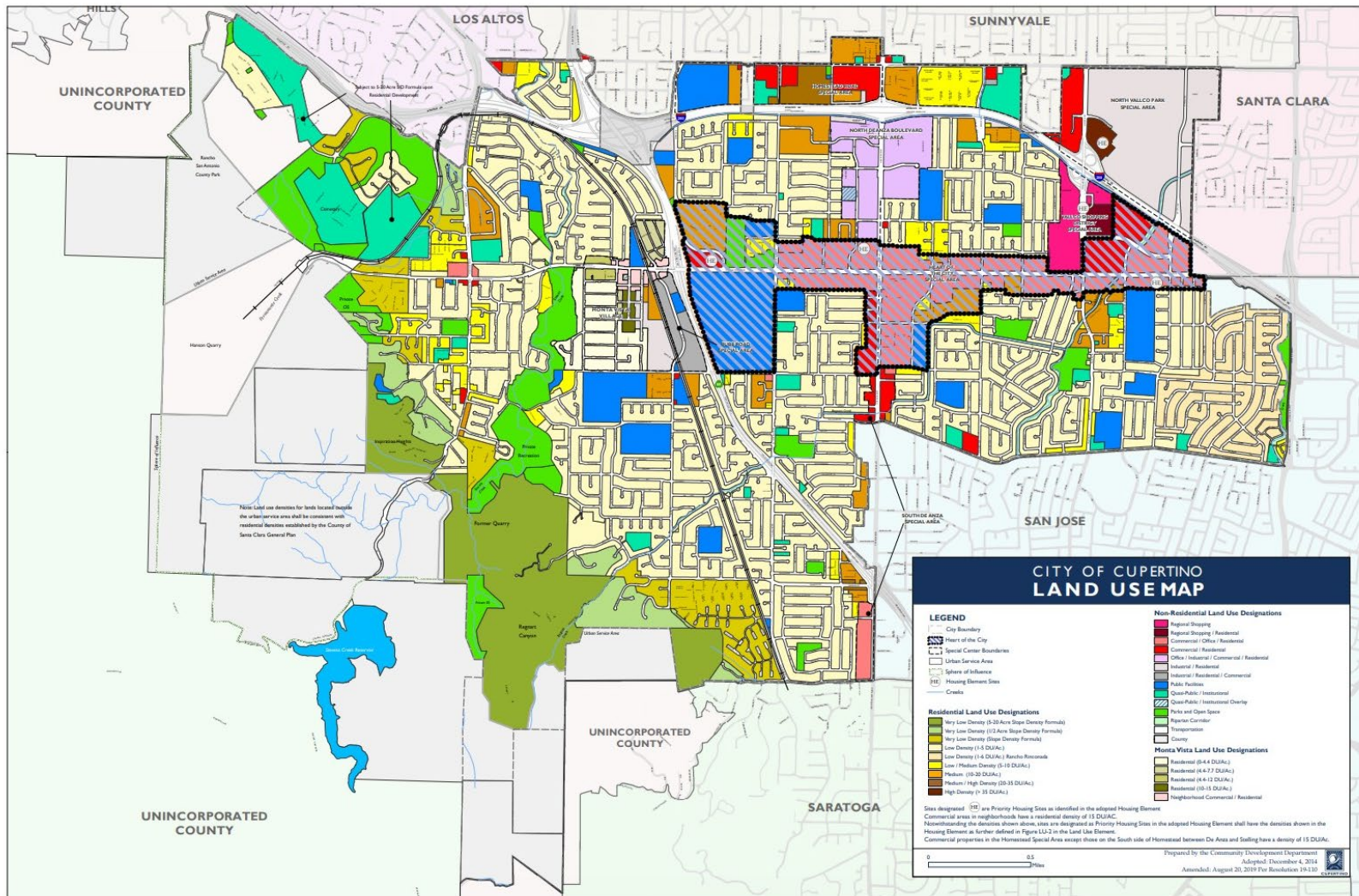
#### Maximum Residential Density

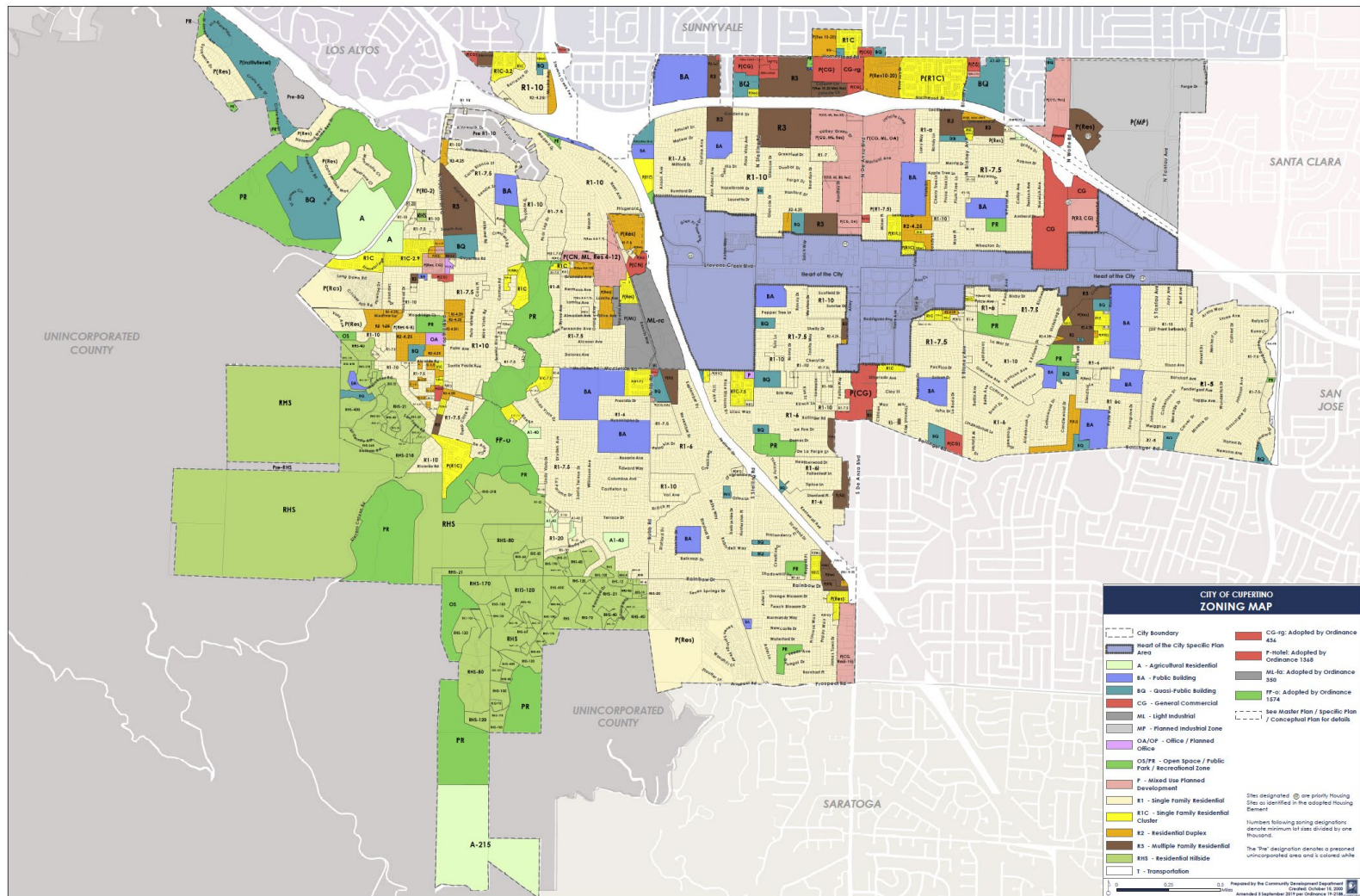
As indicated in the General Plan Land Use Map;  
15 units per acre for Neighborhood Commercial Sites

#### Maximum Height

30 feet







# Elements of General Plan

Mandatory Elements	Optional Elements
Land Use (Chapter 3)	Infrastructure (Chapter 8)
Circulation (Chapter 5)	
Housing (Chapter 4)	
Conservation (Chapter 6)	
Open-space (Chapter 9)	
Health and Safety (Chapter 7) <ul style="list-style-type: none"><li>• Noise</li><li>• Safety</li></ul>	
Environmental Justice (new) <ul style="list-style-type: none"><li>• “Disadvantaged Communities”</li><li>• May need policies in future</li></ul>	



# Implementation Plans - General

- Many have general time frames identified
- Some cities use this as an opportunity to identify Work Program items
- Some also identify \$\$ to help prioritize Work Program items





# Implementation Plan - Cupertino

- Has general time frames identified
- Most policies implemented on continuous basis during development review through:
  - Municipal Code
  - Other Land use plans and/or
  - Adopted manuals etc.

# Implementation Plan - Cupertino

- Policies that have specific action items have timeline identified. Brought up to City Council as Work Program items in that time frame.
  - E.g. development of an ordinance amendment, program or policy
  - \$\$ determined in conjunction with Work Program review



## CC Direction

- Include updates on items
- Present to Planning Commission prior to City Council



## Other suggestions

- Other miscellaneous comments from individual commissioners summarized in Att. C
- No formal consensus or formal action by PC

