

GPA Authorization Application

New Cupertino 5 Star Hotel

De Anza Blvd.

The following is in response to the items 3 listed on the Submittal Requirements document, Page 3 of 5.

3.Comprehensive project description

The City of Cupertino has many specialty select Hotels also known as “limited service Hotels”. After business hours, limited service establishments are “closed” for service and do not serve food to guests or offer other assistance.

A full service Hotel provides food, beverage and services 24/7. Cupertino does not have yet a 5 star Hotel. To our knowledge, no other plans are in place to build a 5 star Hotel in the City of Cupertino.

The 5 star category in Hotels are used to classify hotels according to their quality. The development of the concept of hotel rating and its associated definitions display strong parallels. From the initial purpose of informing travelers on basic facilities that can be expected, the objectives of a 5 star hotel have expanded into a focus on the hotel experience as a whole.

Dignitaries, celebrities, CEO’s, decision makers and executives are mainly staying as far away as Palo Alto and even San Francisco instead of staying in Cupertino for the week or for the night. Some may stay in surrounding hotels or cities but vow never to return since the current level of limited Hotels does not cater to the well-traveled customers who are use to the Four season’s or The Ritz Carlton’s of the world.

Our project is simple: Provide to the City of Cupertino a luxurious Hotel that provides 24/7 top service where amenities are exceptional and the experience makes it unforgettable. This project will provide an opportunity for the City of Cupertino to be known for luxury accommodations and also for meeting planners to finally add Cupertino to the map.

Composed of 270 rooms, this new 5 star Hotel will reflect the history, architecture, scale and sensibilities of Cupertino. Guest/residents will enjoy a full restaurant, Bar, Spa & much needed convention services meeting space for up to 381+ attendees. Meeting space can also be divided into smaller meeting space.

Each meeting space can accommodate the following:

Cupertino Room 1 : 1,713 S.F. – Max. Occupancy, 114

Cupertino Room 2 : 1,513 S.F. – Max. Occupancy, 100

Cupertino Room 1 & 2 can be opened as one room – Max. Occupancy, 215

Cupertino Room 3 : 1,165 S.F. – Max. Occupancy, 77

Cupertino Room 4 : 1,336 S.F. – Max. Occupancy, 89

Cupertino Room 3 & 4 can be opened as one room – Max Occupancy, 166

Total Meeting Space - 5,727 S.F.

Total Occupancy – 381

Services such as Valet parking will be available on site or self-park and composed of 3 levels of underground parking. Guests/Resident will enjoy a Top floor lounge with a view. The 270 rooms include Deluxe & executive rooms and large 1 bedroom suites.

The Hotel will provide room service, guest service assistance, front desk and security 24/7.

Guests will enjoy being taken care of from the moment they arrive, through Valet and guest services. Escorted to the front desk where they will be able to check in, and enjoy all the amenities the Hotel has to offer. Guests can decide if they want to eat in our full service restaurant or through our room service open 24/7. Food options are also available at the Bar. Hotel concierge is also available for any inquiries or for special requests and to reserve a table at other local restaurants.

Guests will use the pool facility from the Cupertino Hotel, located right next door. A pathway will be created so that Guests can easily walk between the 2 properties. Since we are located on a plaza, we are within walking distance to many newly opened shops, such as Fedex, Safeway, hair cut shops, Chipotle etc.. The new Hotel will help sustain financially all surrounding businesses, create new alliances with surrounding businesses and provide a long and profitable source of revenues to the City of Cupertino. The Hotel will provide millions of dollars of annual TOT revenue for the City of Cupertino. The plaza will help create a downtown area, where resident and visitors can walk, eat, shop, meet and celebrate life, all in one place.

The Hotel will continue to provide assistance to surrounding schools by providing certificates for silent auctions, and provide employment to students willing to jump start a career in Hospitality.

The back of the house is designed to provide support to the catering department of the Hotel. Located next to meeting space, it allows kitchen to prep adequately. 2 floors are dedicated to the Kitchen department. With over 2,500 square feet of space for the kitchen, the Food & Beverage staff will have space to prep events and ensure fast service. Elevators are also provided for fast delivery.

This new 20,000 square foot, free flowing lobby space with unobstructed views will also provide opportunities to organize various events such as: Birthday parties, weddings, Mother's day reunion, celebrations of life or other events, free of charge to Cupertino residents, based upon availability on weekends.

The height needed to build this Hotel needs to be at least 104 feet. Lobby itself already takes up to 2 stories high. The demand for height of this new Hotel is reasonable and would not be higher than any other Hotels or building in the City. We are asking for 104 feet versus 115+ already existing from the building adjacent to the Juniper Hotel. This building would not be the tallest building in the City.

The hotel is designed to be equivalent to LEED Gold. Green roof is provided on the roof of the banquet rooms.

This state of the Art, contemporary Urban Hotel will become a gateway to Cupertino.

Located next to I-280, this new Hotel has easy access to the Highways and will not increase traffic. We currently use shuttle busses to transfer guests such as Apple employees, Google, Linkedin and other major corporations to reduce traffic. We are adding additional shuttles as well to include employee transfers. By transporting Guests and employees, we believe this will help in reducing the traffic.

Parking: 13 at grade parking. The underground parking is composed of 3 levels and can accommodate approximately 70 cars per floor or 223 cars total. Valet will be able to use 2 levels of the underground parking. By doing so, Valet service can increase the car space/use ratio easily to accommodate up to 100 cars per floor or 200 total for 2 floors + 83 car park = 283 cars.

There is a joint access agreement between the Shopping center property owner and
The Cupertino Hotel on all 3 sides of the Hotel site.

GPA Authorization Application
New Cupertino 5 Star Hotel
De Anza Blvd.

The following is in response to Items 5 & 6 listed on the Submittal Requirements document, Page 3 of 5.

5. Summary of Net Fiscal Impacts of the Proposed Project

- Based on a 270 room hotel, running at an occupancy rate of 80% equates to 78,840 occupied room nights per year.
- With an average room rate of \$300.00 per night, anticipated additional occupancy tax paid to the City could reach \$2,838,240.00 per year.

6. Voluntary Community Amenities

- a) The Hotel provides little as a resource to the Schools other than by revenue to the City and possible employment for young high school students in the hotel or local retail business the Hotel will help to support.
- b) The addition of the Hotel at this location anticipates bringing an increase in use by patrons to the adjacent shopping center. This would further increasing revenue to the City and support increased employment.
- c) The hotel will be providing over 5,000 square feet of meeting room/banquet space for use by local businesses, wedding receptions, reunions, and other such activities.
- d) The Hotels location is ideal given its proximity to Interstate 280 to minimize any impact to current traffic congestion.
The Cupertino Inn currently provides shuttle services for its patrons. This service will be expanded to include the new Hotel.

A Planning Application For:

DE ANZA PROPERTIES

10931 N. De Anza Blvd.
Cupertino, CA 95014



VIEW FROM SOUTH EAST CORNER



VIEW FROM NORTH EAST CORNER

PROJECT DESCRIPTION

A NEW 9 STORY HOTEL WITH 270 ROOMS AND TOTALING 156,317 S.F.

PROJECT DATA

OWNER NAME:	DE ANZA PROPERTIES
PROJECT ADDRESS:	109321 N. DE ANZA BLVD. CUPERTINO, CA 95014
ASSESSOR'S PARCEL NO.:	APN 160-55-015, 016
ZONING:	CG-rg per ORDINANCE 436
SITE AREA, NET:	56,287 S.F. / 1.29 ACRES
BUILDING AREA:	201,638 S.F.
TOTAL MTG./BANQUET SPACE:	5,727 S.F.
FLOOR AREA RATIO (FAR):	3.58
NUMBER OF STORIES:	9
CONSTRUCTION TYPE:	I-A
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	R1
BUILDING FOOTPRINT:	30,212 S.F.
BUILDING COVERAGE (% OF SITE):	53.7%
GARAGE BUILDING AREA:	92,442 S.F.
NUMBER OF STORIES:	3 (BELOW GRADE)
CONSTRUCTION TYPE:	1-A
FIRE SPRINKLERS	YES
OCCUPANCY TYPE:	S-2
HOTEL ROOMS:	270
TYPE A:	94
TYPE B:	98
TYPE C:	16
TYPE D:	13
TYPE E:	11
TYPE F:	8
TYPE G:	5
TYPE H:	7
TYPE J:	12
TYPE K:	4
TYPE L:	2

APPLICABLE CODES

2010 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2010 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2010 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2010 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2010 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2010 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

DRAWING INDEX AND ISSUE DATES

		ISSUE DATES AND DESCRIPTIONS
● FIRST ISSUE OR NO CHANGES SINCE PREVIOUS ISSUE		
+ MODIFICATIONS SINCE PREVIOUS ISSUE		
	11.16.15 PLANNING APPLICATION SUBMITTAL	
COVER SHEET		●
ARCHITECTURAL		
A1.01	SITE PLAN	●
A2.01	BASEMENT LEVEL-1 PLAN	●
A2.02	BASEMENT LEVEL-2 PLAN	●
A2.03	BASEMENT LEVEL-3 PLAN	●
A2.11	FIRST LEVEL FLOOR PLAN	●
A2.12	SECOND LEVEL FLOOR PLAN	●
A2.13	TYPICAL LEVEL FLOOR PLAN (3-7)	●
A2.18	EIGHTH LEVEL FLOOR PLAN	●
A2.19	NINTH LEVEL FLOOR PLAN	●
A2.51	ENLARGED HOTEL ROOM PLANS	●
A2.52	ENLARGED HOTEL ROOM PLANS	●
A3.01	EXTERIOR ELEVATIONS	●
A3.02	EXTERIOR ELEVATIONS	●
A3.11	RENDERED EXTERIOR ELEVATIONS	●
A3.12	RENDERED EXTERIOR ELEVATIONS	●
A4.01	BUILDING SECTION	●
LANDSCAPE		
L1.01	CONCEPTUAL LANDSCAPE PLAN	●
CIVIL		
C1.0	BOUNDARY AND TOPOGRAPHIC SURVEY	●
C2.0	PRELIMINARY GRADING PLAN	●
C3.0	CROSS SECTIONS	●

PROJECT TEAM

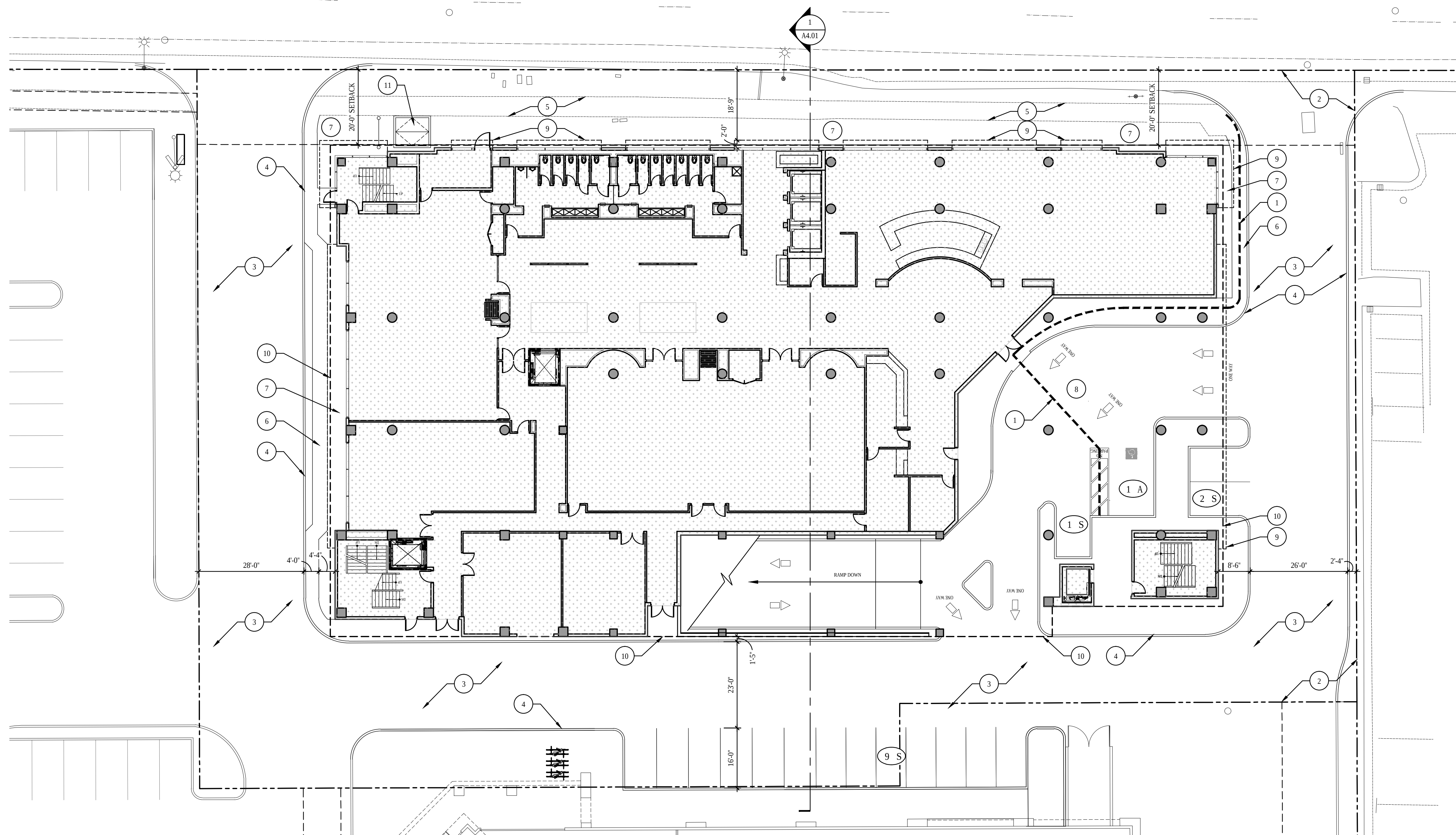
OWNER:	THE SOBRATO ORGANIZATION 10600 N. DeAnza Blvd., Suite 200 Cupertino, CA 95014	ARCHITECT:	ARC TEC INC. 99 Almaden Boulevard, Suite 840 San Jose, CA 95113 PHONE: 408.496.0676 CONTACT: Craig Almeleh EMAIL: calmeleh@arctecinc.com
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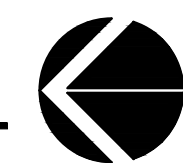
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SCALE: 1/16" = 1'-0"

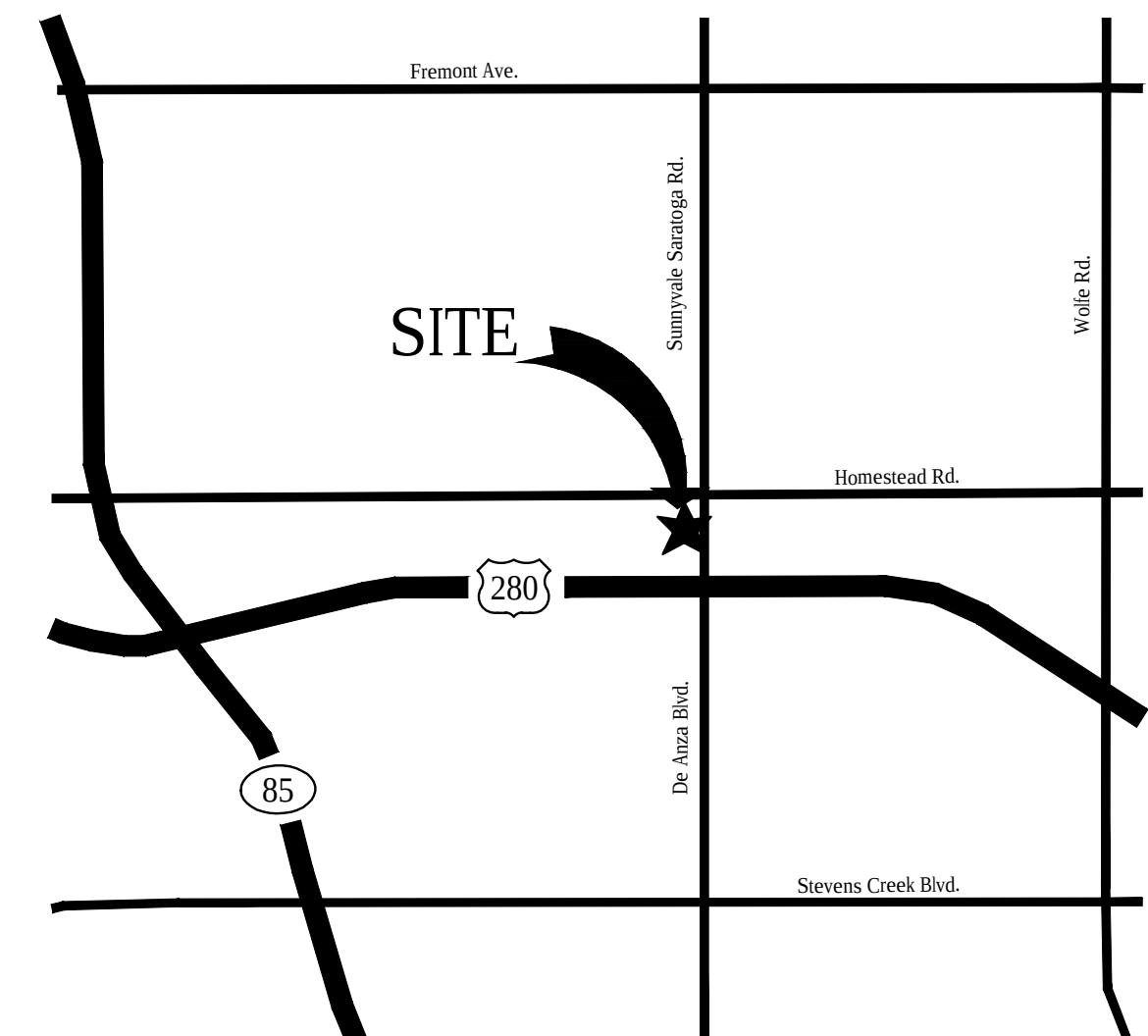
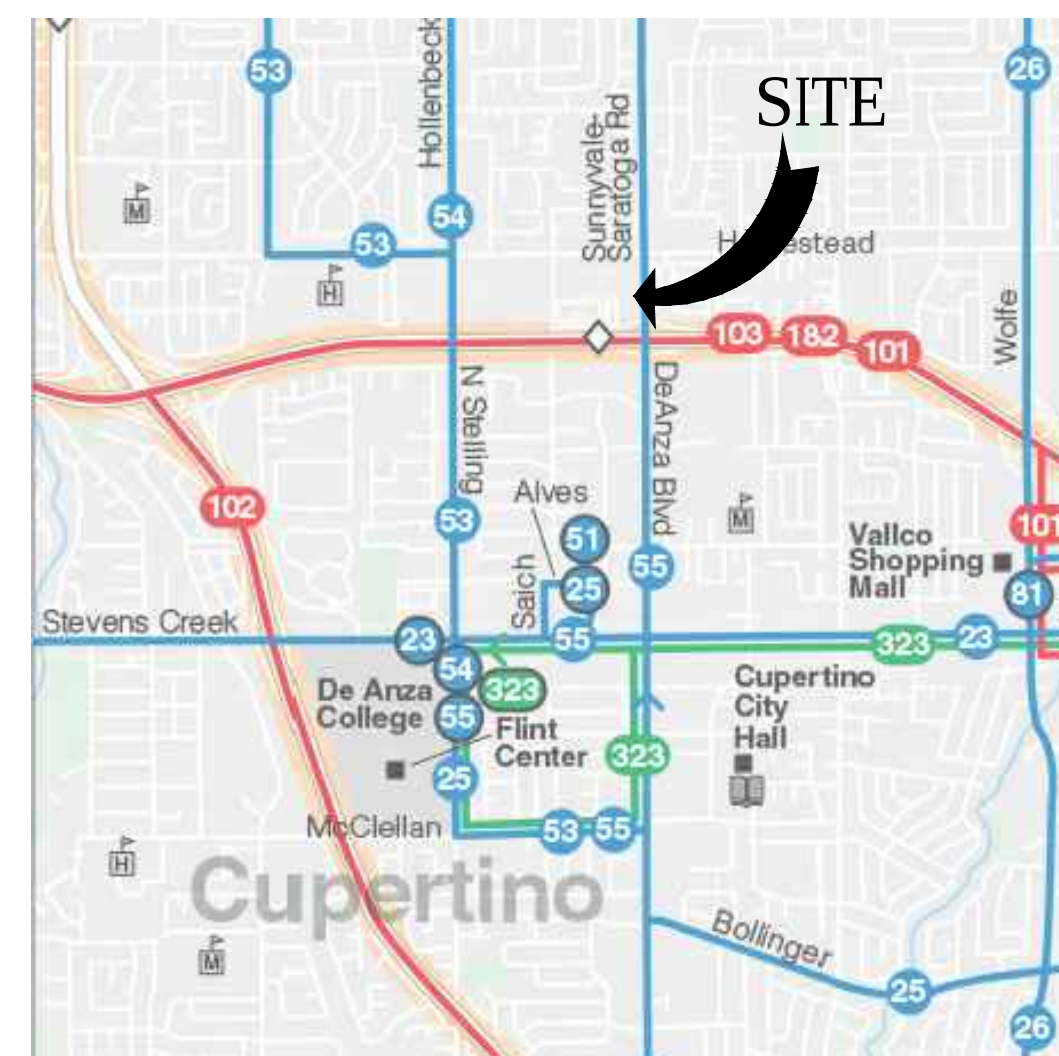


SITE COVERAGE	
BUILDING FOOTPRINT	30,212 S.F.
SITE AREA	56,287 S.F. / 1.29 ACRES
BUILDING COVERAGE	53.7%
PARKING REQUIRED:	1 PER EMPLOYEE + 1 PER ROOM
	10 EMPLOYEES + 270 ROOMS
TOTAL PARKING REQUIRED:	280 SPACES
PARKING PROVIDED	
ON GRADE	
UNINSTALL	13 SPACES
VAN ACCESSIBLE	1 SPACE
UNDERGROUND PARKING GARAGE	
FIRST LEVEL	65 STALLS
SECOND LEVEL	65 STALLS
THIRD LEVEL	65 STALLS
TOTAL PARKING PROVIDED	208 SPACES

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)		
TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
201-300	7	YES

AUTOMOBILE PARKING STALL DIMENSIONS (19.124.040 B)				
STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNISTALL	8'-6"	18'-0"	22'-0"	YES

- 1 ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- 2 EXISTING PROPERTY LINE SHOWN DASHED
- 3 PAVED PARKING AND DRIVES
- 4 6" HIGH CONCRETE CURB
- 5 EXISTING WALKWAY TO REMAIN
- 6 WALKWAY AND HARDSCAPE, REFER TO LANDSCAPE AND CIVIL DRAWINGS
- 7 LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- 8 PORTE COCHERE, REFER TO LANDSCAPE DRAWINGS FOR PAVING
- 9 CANOPY ABOVE SHOWN DASHED
- 10 LINE OF BUILDING ABOVE SHOWN DASHED
- 11 TRANSFORMER VAULT ACCESS DOORS



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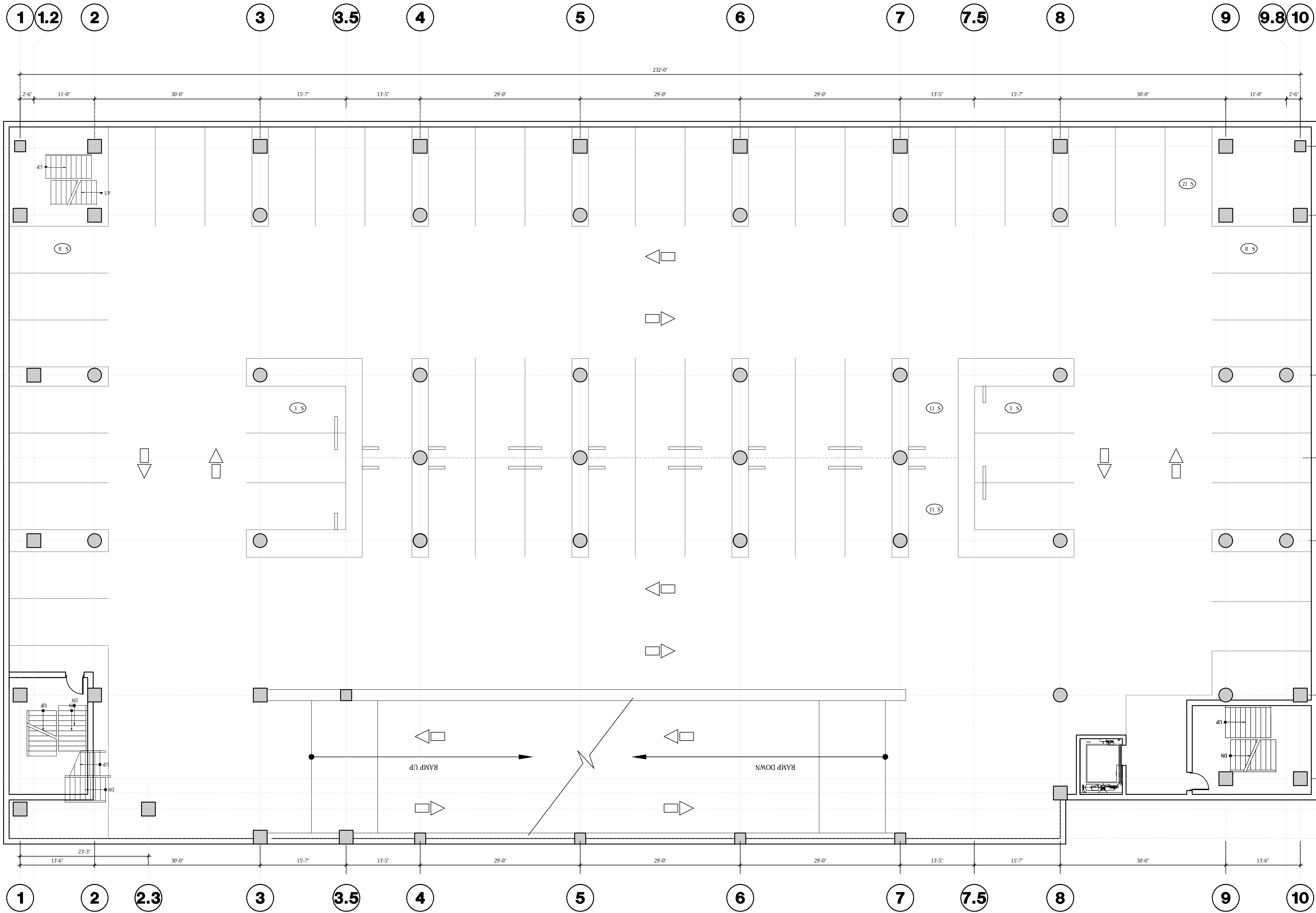
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DATE	DESCRIPTION
1.16.15	PLANNING DEPT. SUBMITTAL

SITE PLAN

A1.01

PROJECT NO: 123108



BASEMENT LEVEL-1 PLAN (65 SPACES)

SCALE: 1/8" = 1'-0"



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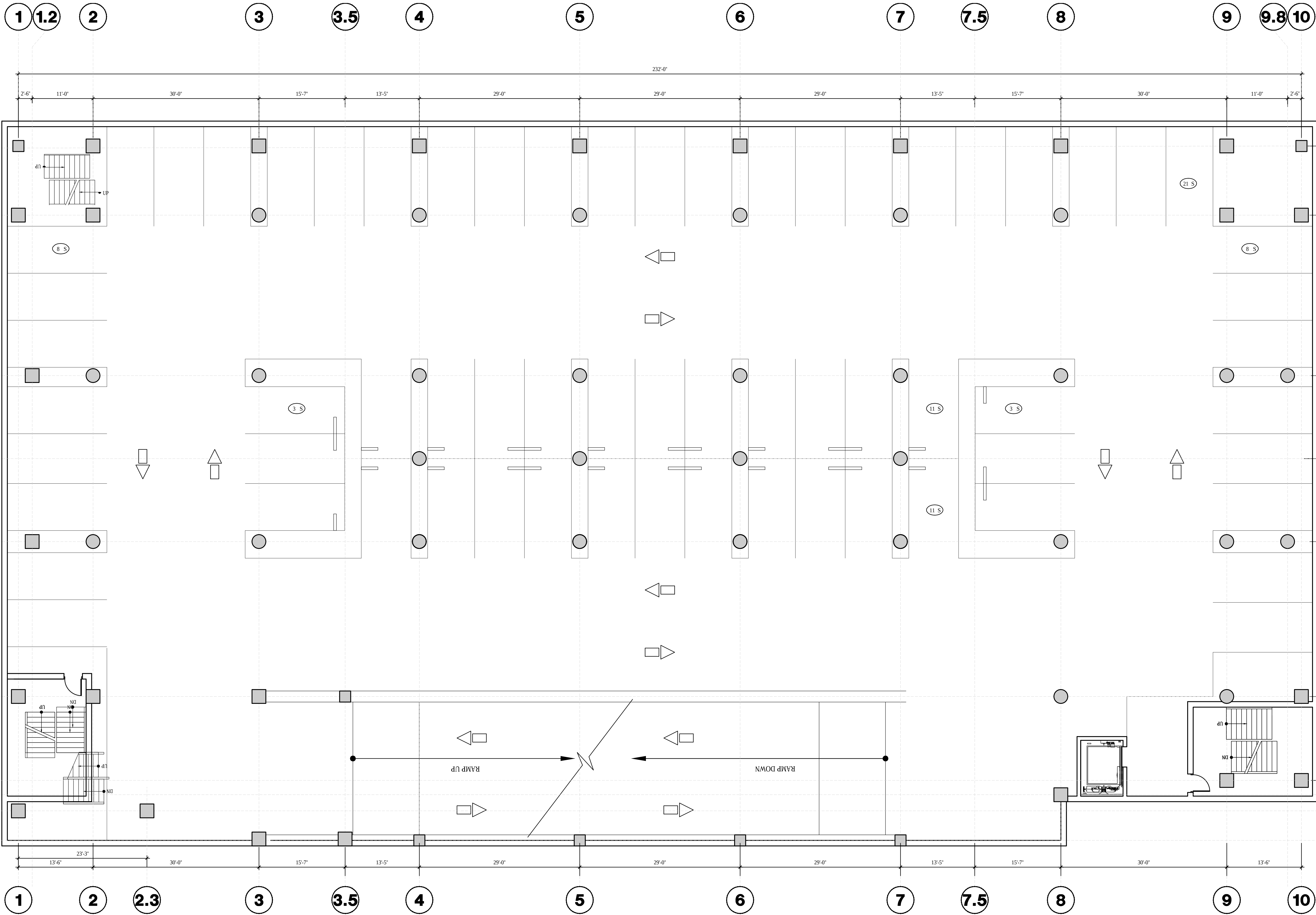
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DATE	DESCRIPTION
11.16.15	PLANNING DEPT. SUBMITTAL

BASEMENT LEVEL-1 FLOOR PLAN

A2.01
PROJECT NO: 123108



BASEMENT LEVEL-2 PLAN (65 SPACES)

SCALE: 1/8" = 1'-0"



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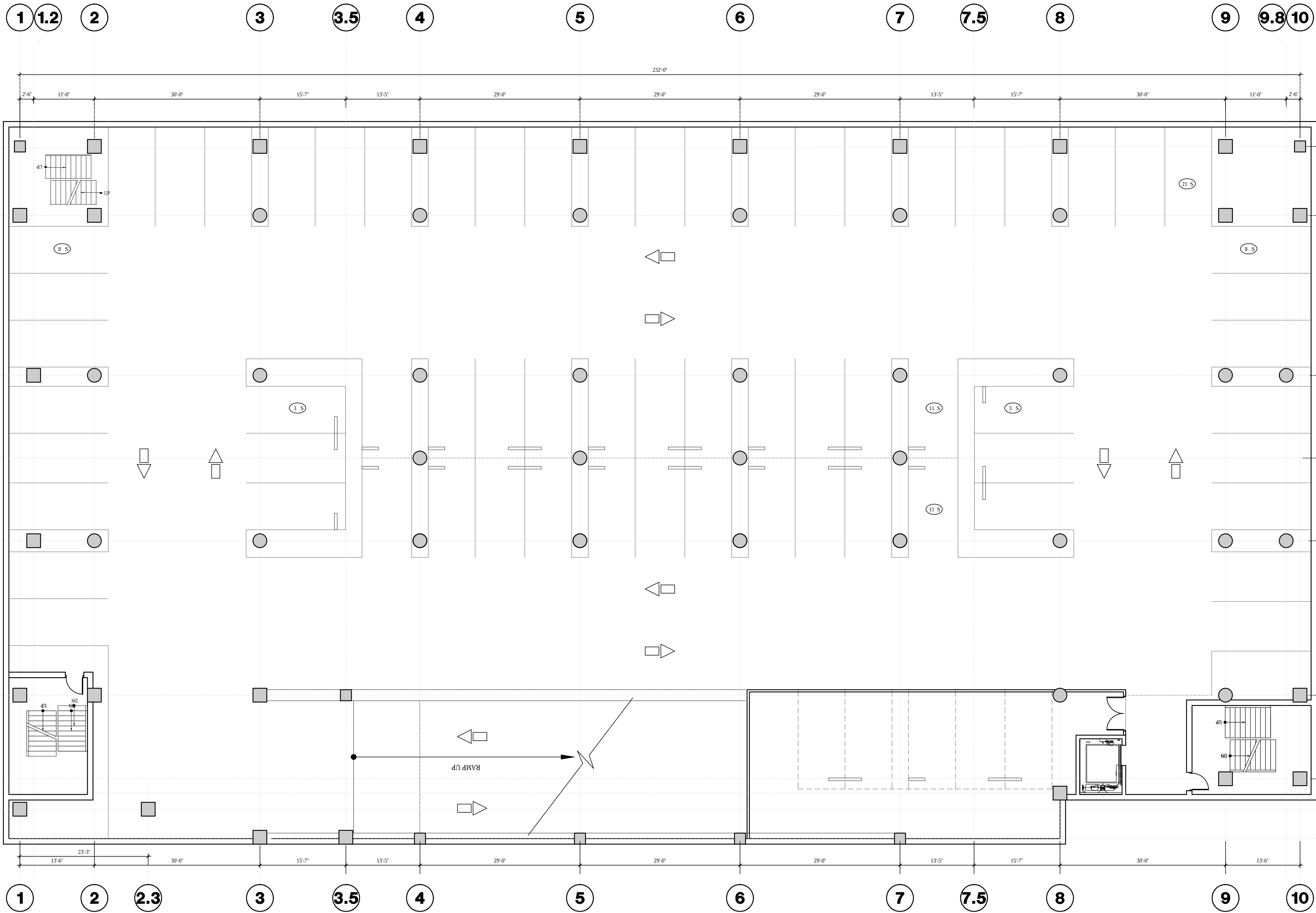
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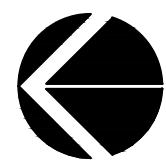
BASEMENT LEVEL-2 FLOOR PLAN

A2.02
PROJECT NO: 123108



BASEMENT LEVEL-3 PLAN (65 PARKING STALLS)

SCALE: 1/8" = 1'-0"



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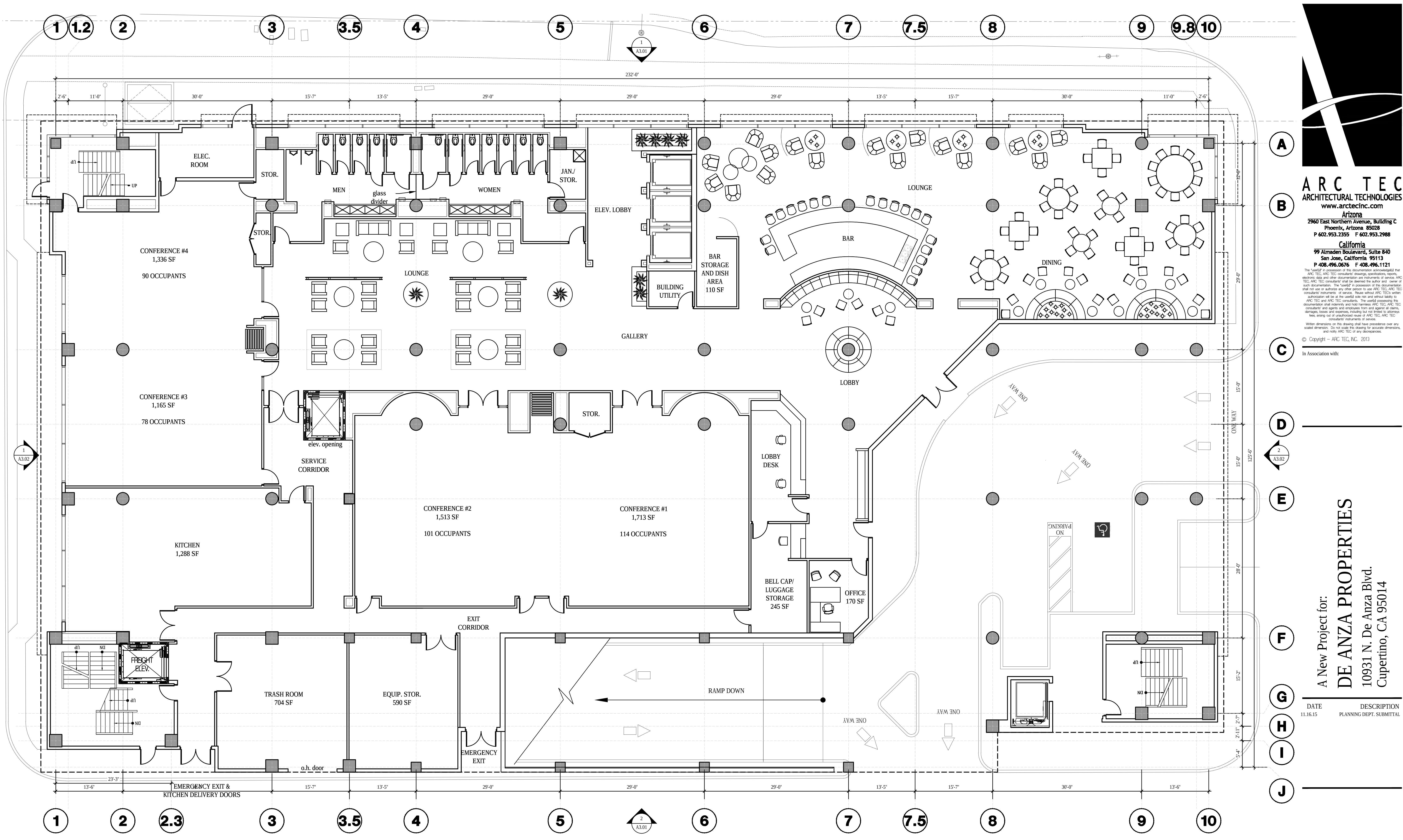
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DATE	DESCRIPTION
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BASEMENT LEVEL-3 FLOOR PLAN

A2.03
PROJECT NO: 123108



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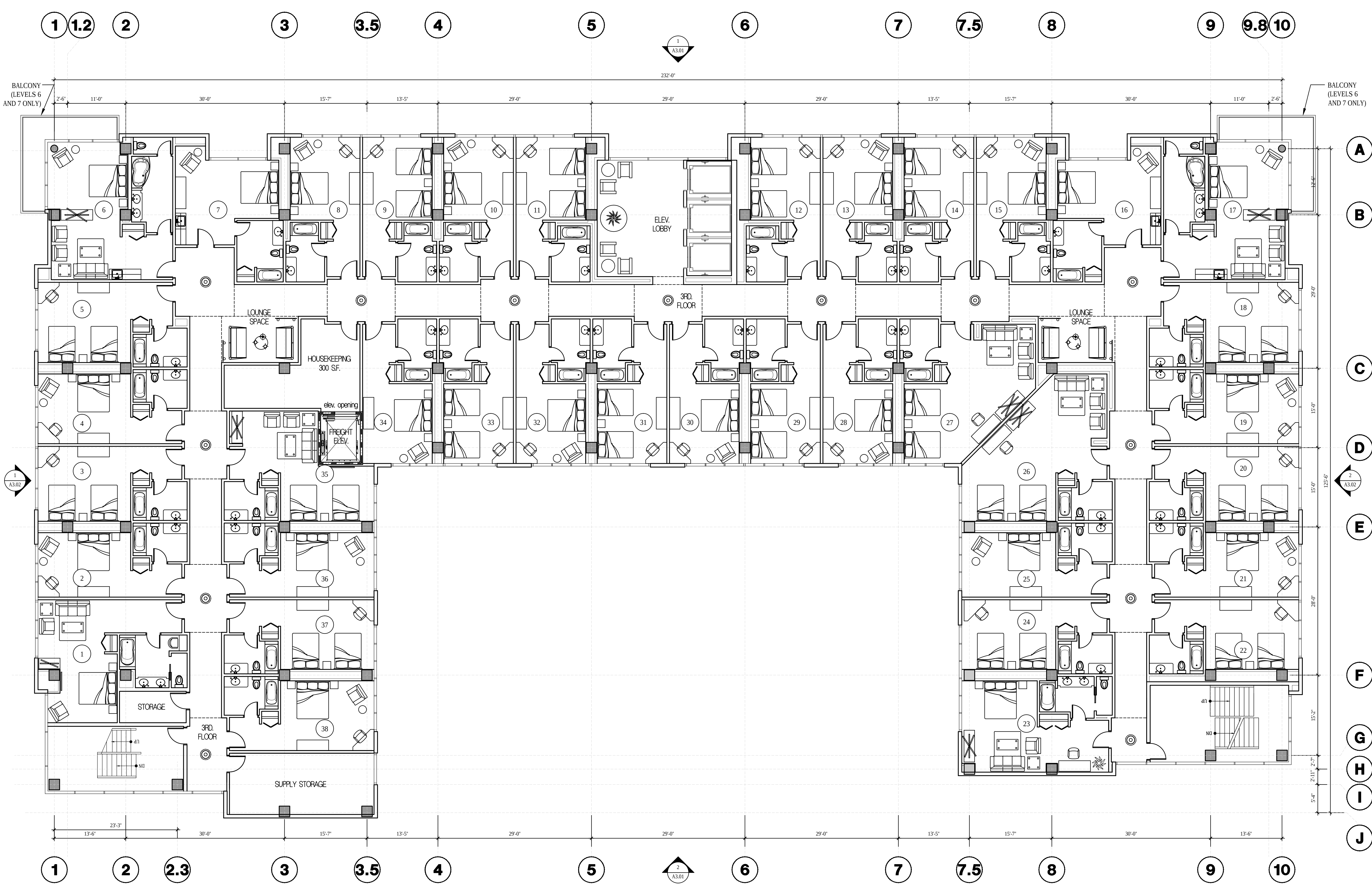
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DATE	DESCRIPTION
11.16.15	PLANNING DEPT. SUBMITTAL

HOTEL - LOBBY LEVEL, CONFERENCE, AND SERVICE

SCALE: 1/8" = 1'-0"

FIRST LEVEL FLOOR PLAN



THIRD LEVEL THRU SEVENTH LEVEL FLOOR PLAN TYP. - (38 ROOMS ON EA. FLOOR)

SCALE: 1/8" = 1'-0"



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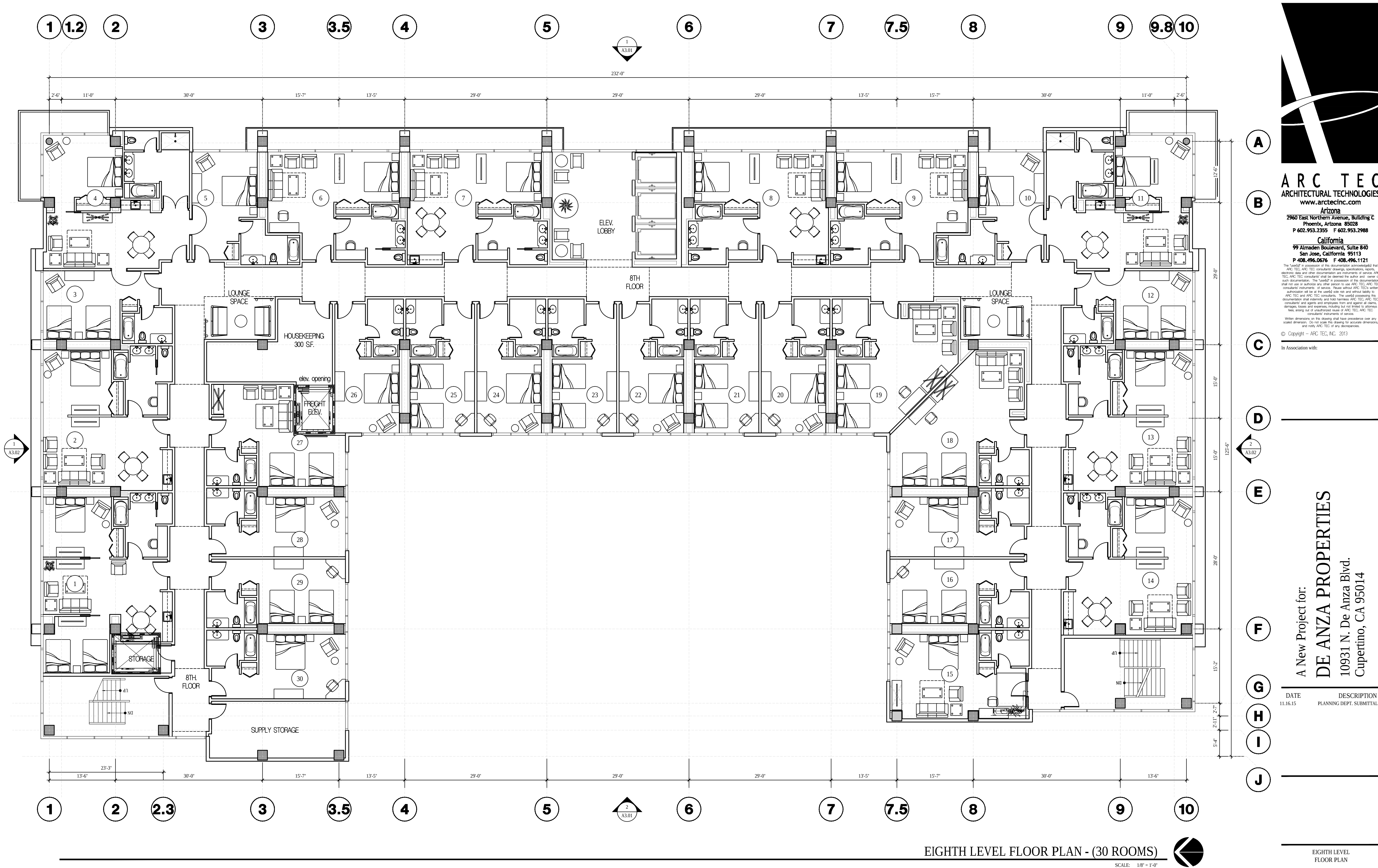
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DATE DESCRIPTION
11.16.15 PLANNING DEPT. SUBMITTAL

THIRD LEVEL THRU
SEVENTH LEVEL FLOOR PLAN TYP.

A2.13
PROJECT NO: 123108



EIGHTH LEVEL FLOOR PLAN - (30 ROOMS)

SCALE: 1/8" = 1'-0"



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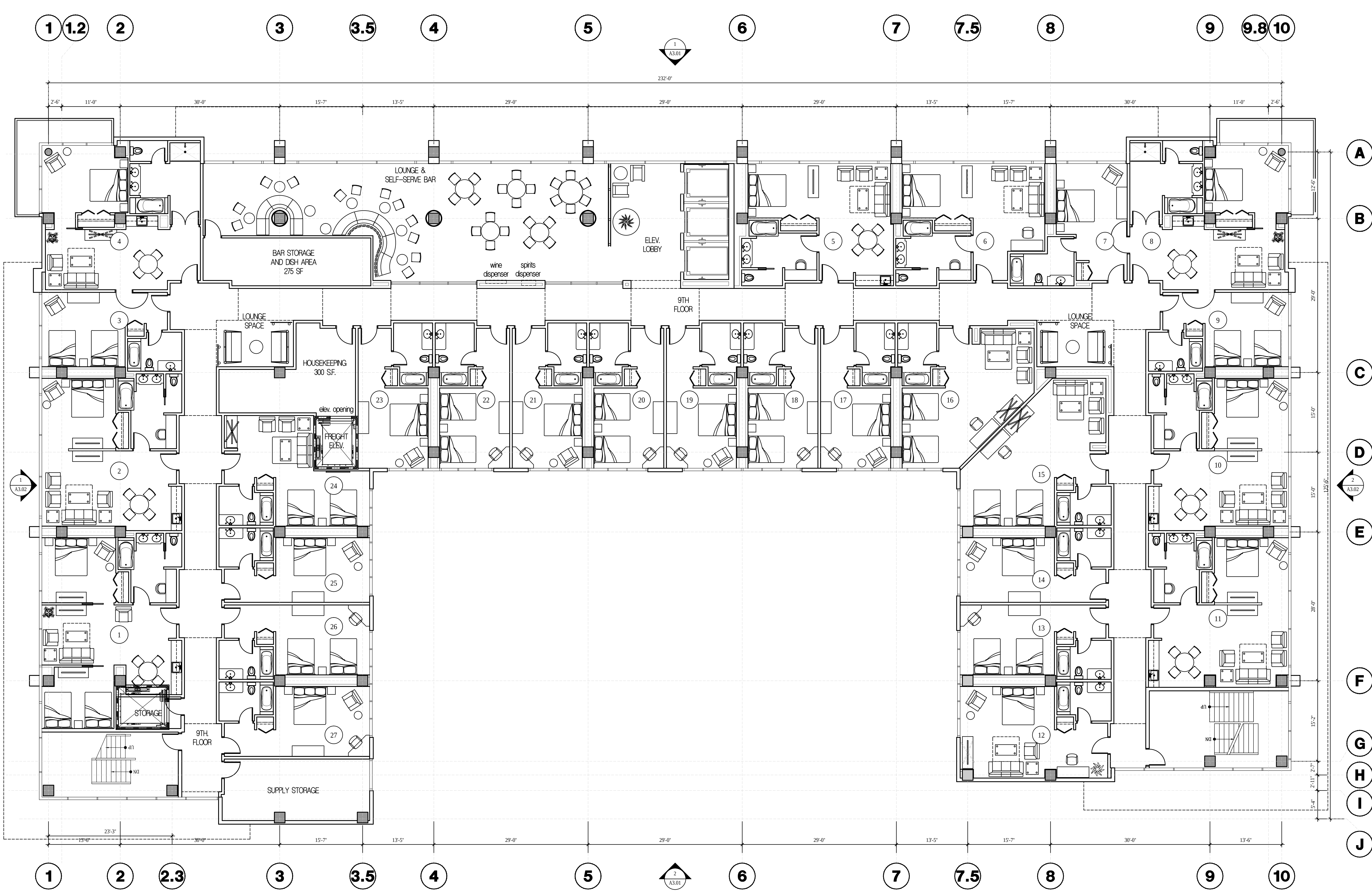
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DATE	DESCRIPTION
11.16.15	PLANNING DEPT. SUBMITTAL

EIGHTH LEVEL
FLOOR PLAN

A2.18
PROJECT NO: 123108



NINTH LEVEL FLOOR PLAN - (27 ROOMS)

SCALE: 1/8" = 1'-0"



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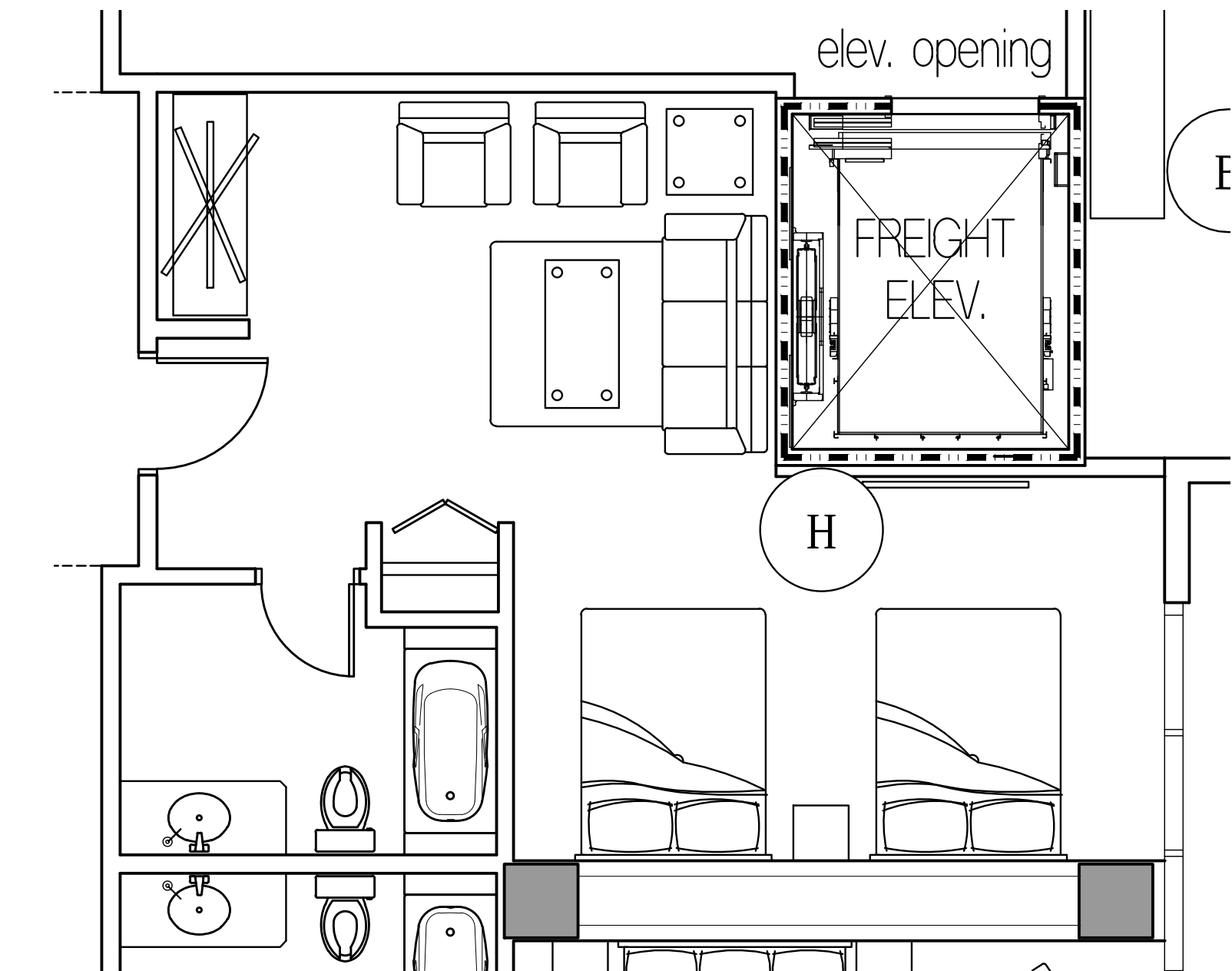
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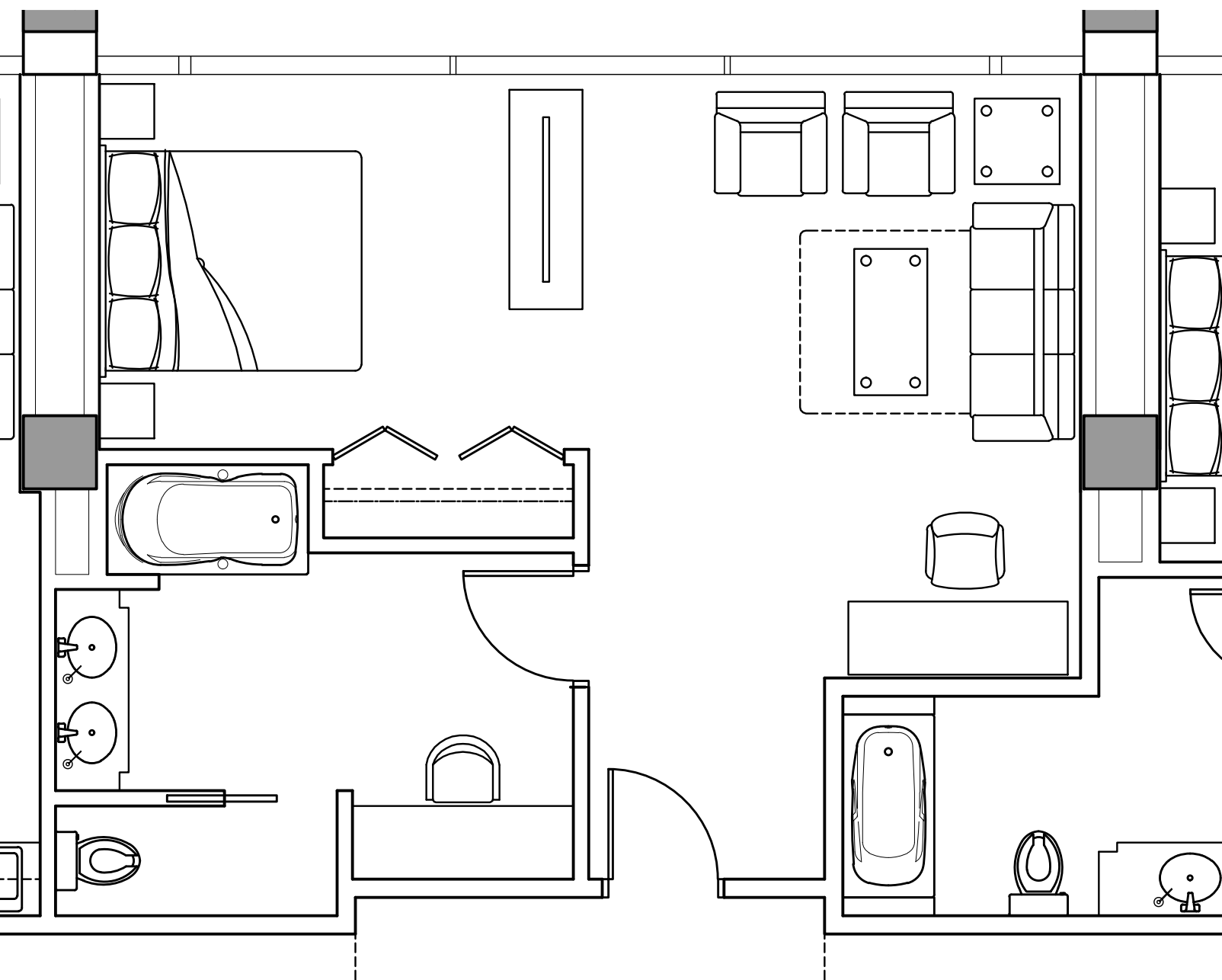
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NINTH LEVEL
FLOOR PLAN

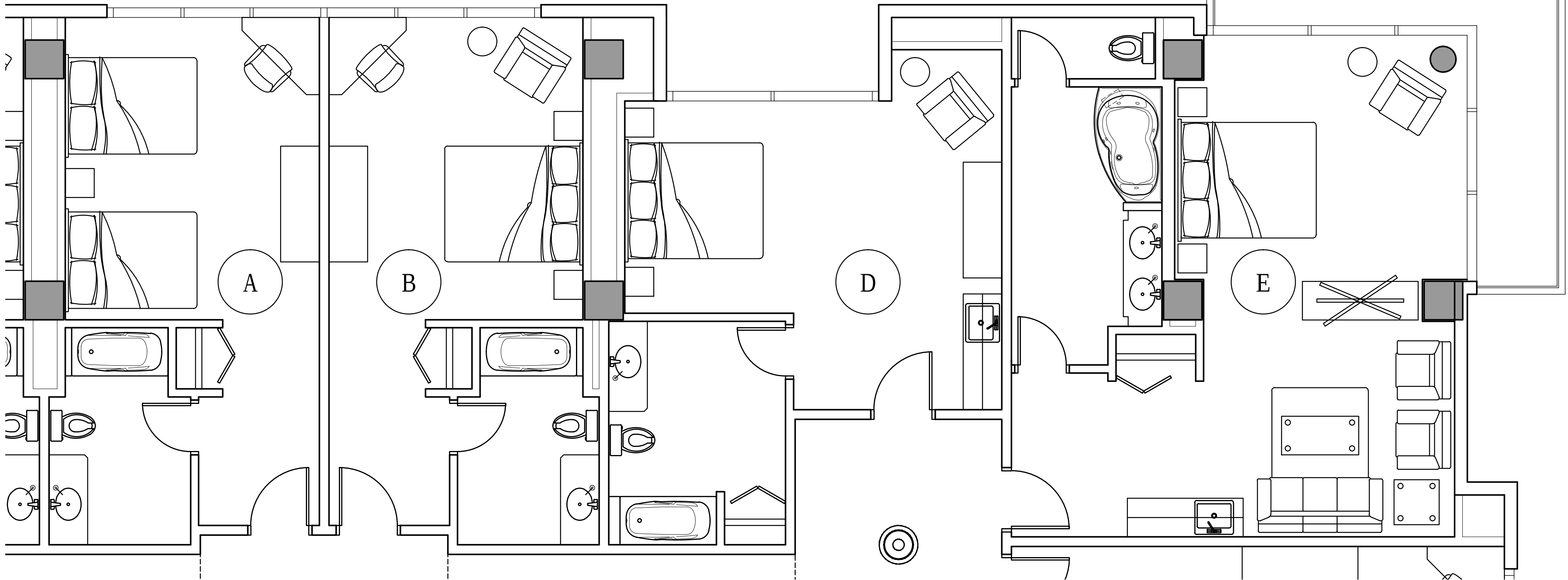
A2.19
PROJECT NO: 123108



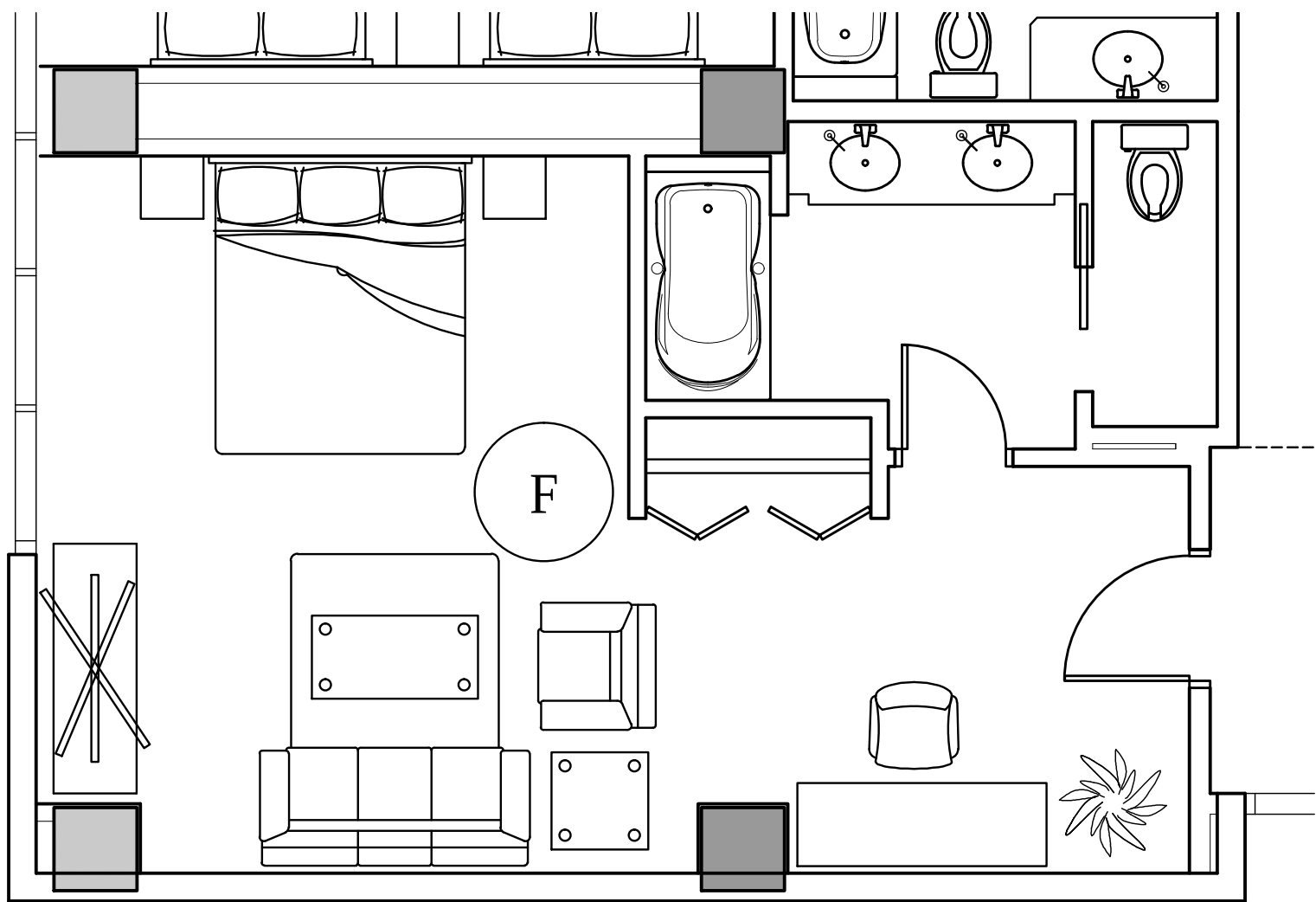
11 ROOM TYPE H
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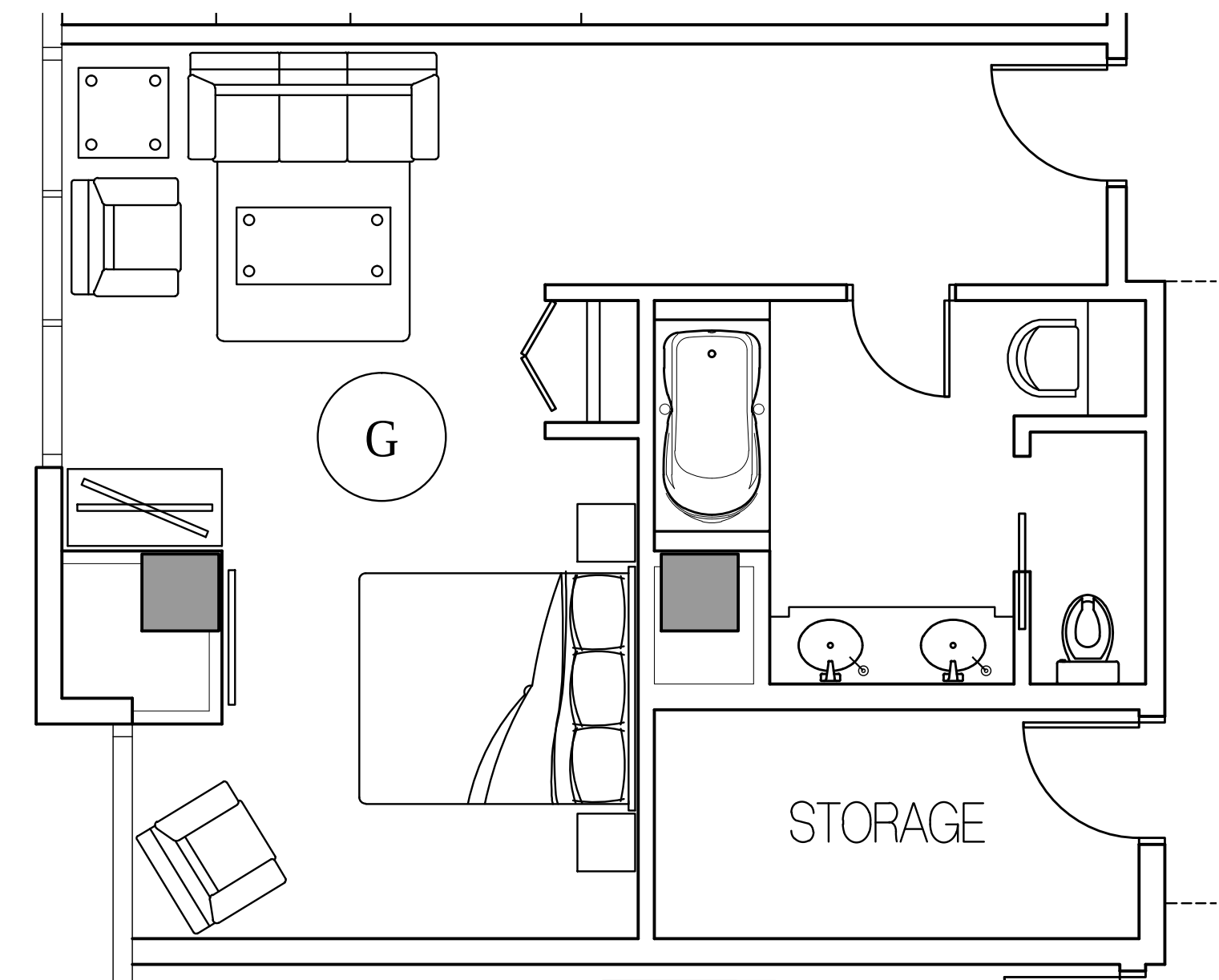
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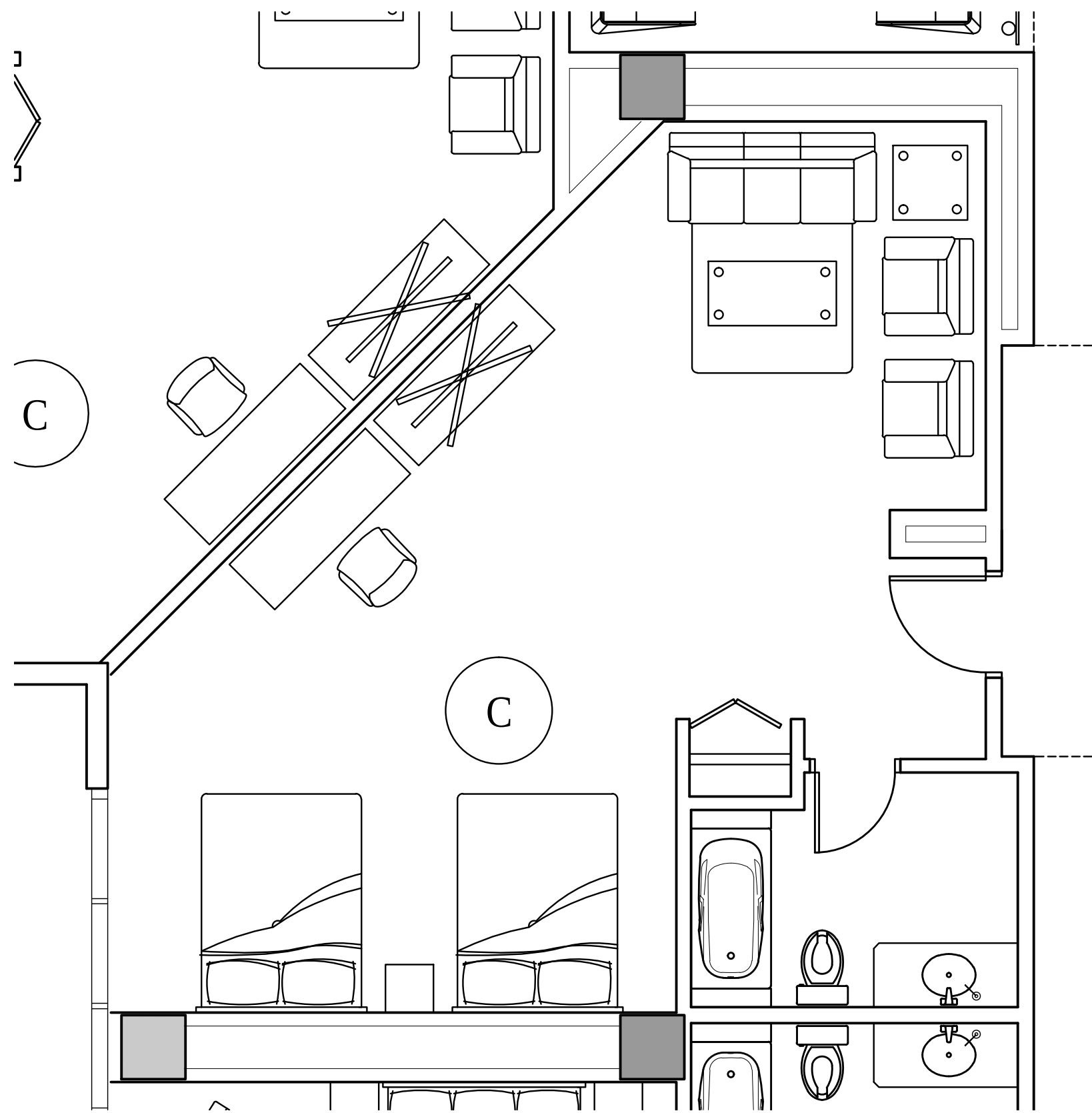
7 ROOM TYPE A, B, D, E
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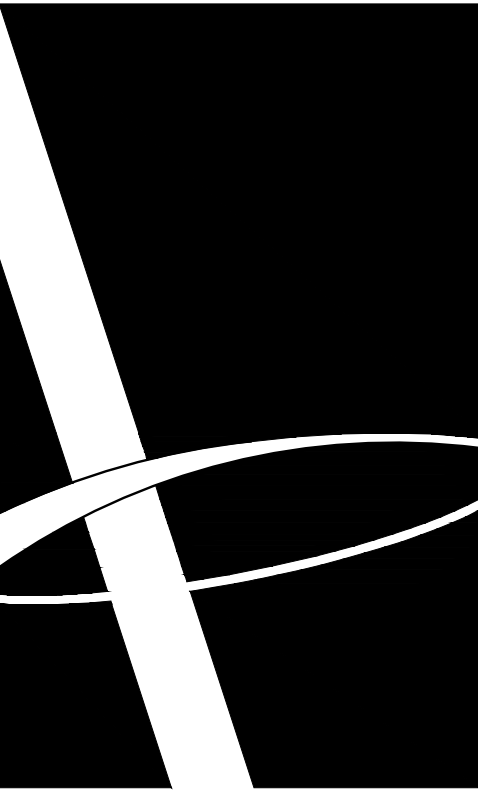
8 ROOM TYPE F
SCALE: 1/4" = 1'-0"



9 ROOM TYPE G
SCALE: 1/4" = 1'-0"



6 ROOM TYPE C
SCALE: 1/4" = 1'-0"



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ENLARGED ROOM PLANS

A2.51
PROJECT NO: 123108



10



(12)



8



EAST EXTERIOR ELEVATION

1

SCALE: 3/32" = 1'-0"



WEST EXTERIOR ELEVATION

2

SCALE: 3/32" = 1'-0"



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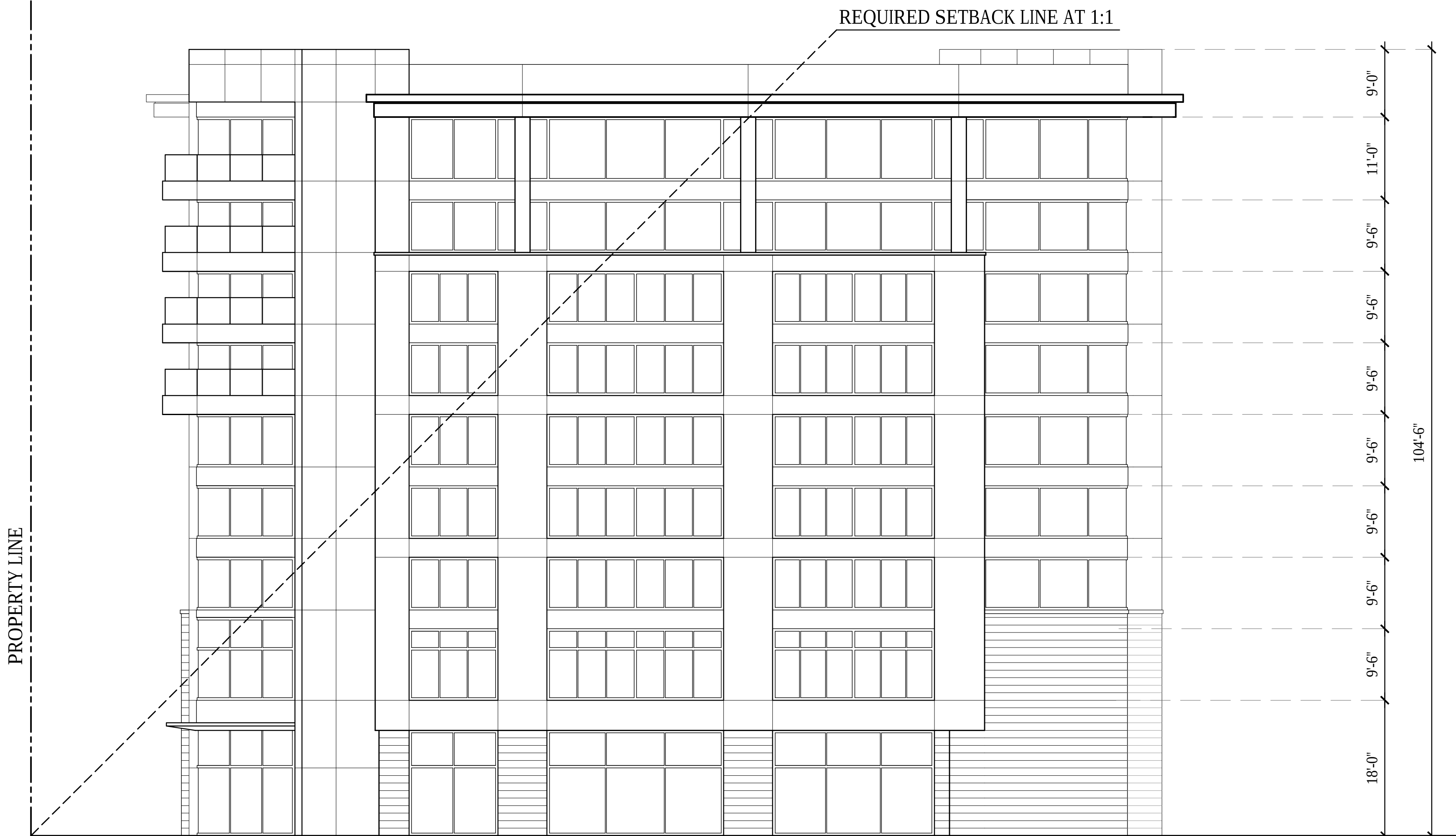
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EXTERIOR ELEVATIONS

A3.01
PROJECT NO: 123108



EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

1



WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

2



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EXTERIOR ELEVATIONS

A3.02
PROJECT NO: 123108



EAST EXTERIOR ELEVATION

1

SCALE: 3/32" = 1'-0"



WEST EXTERIOR ELEVATION

2

SCALE: 3/32" = 1'-0"



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RENDERED EXTERIOR ELEVATIONS

A3.11
PROJECT NO: 123108



NORTH EXTERIOR ELEVATION

1

SCALE: 3/32" = 1'-0"



SOUTH EXTERIOR ELEVATION

2

SCALE: 3/32" = 1'-0"



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RENDERED EXTERIOR ELEVATIONS

A3.12
PROJECT NO: 123108



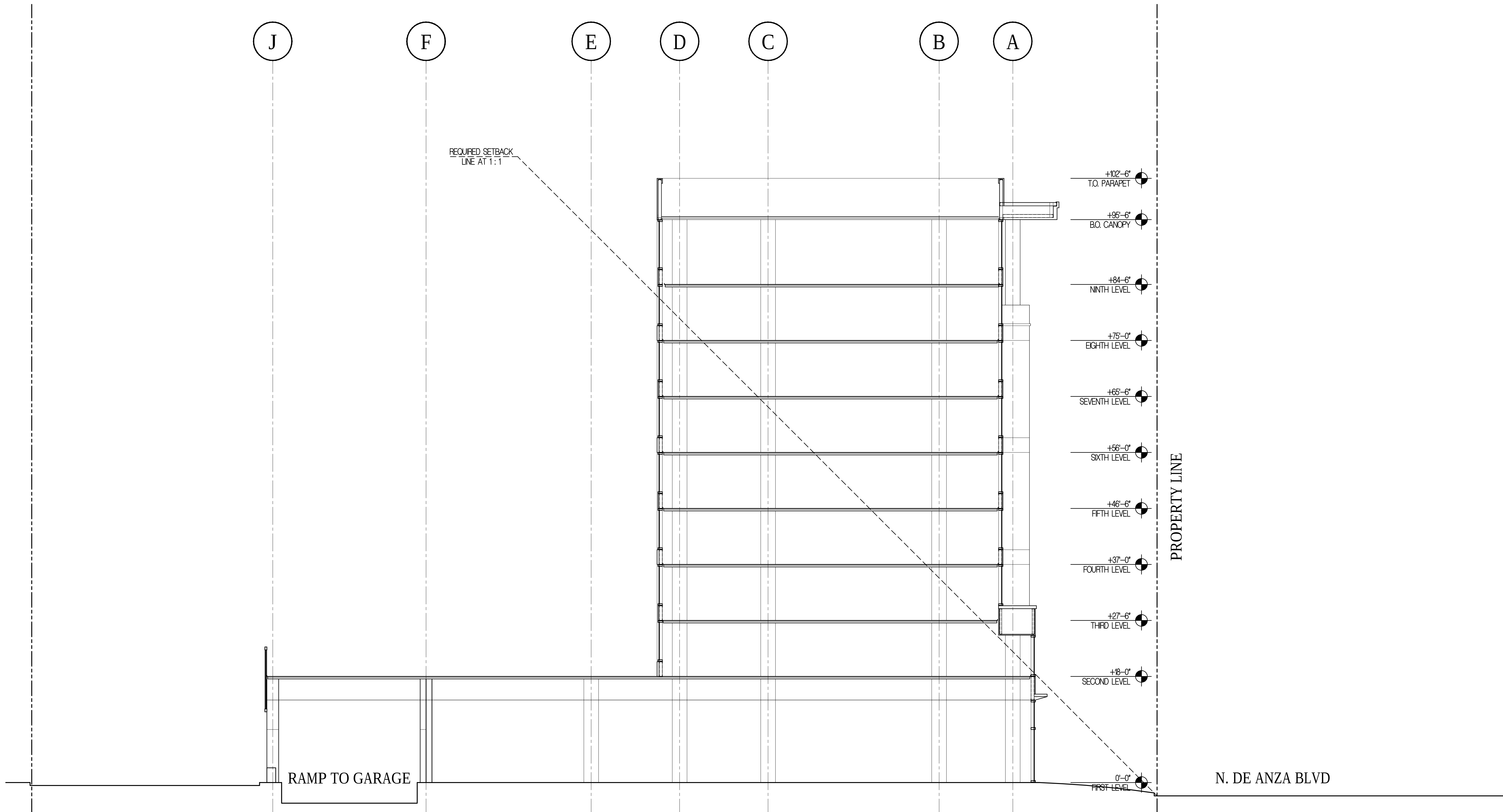
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SITE SECTION

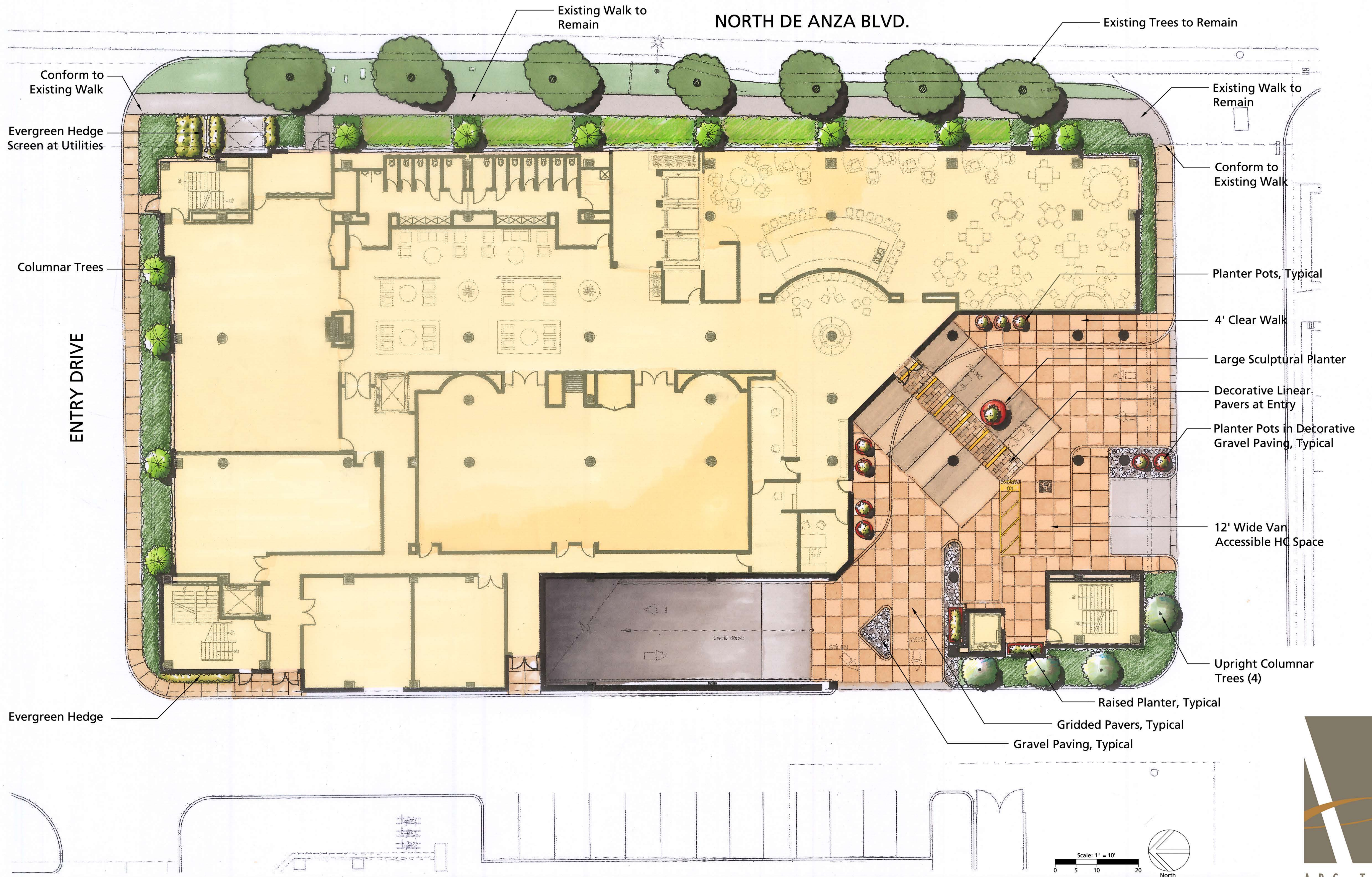
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PROJECT NO: 123108



SITE SECTION

SCALE: 1/8" = 1'-0"

1



De Anza Hotel

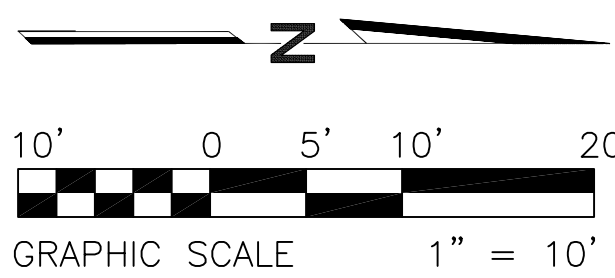
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Conceptual Landscape Plan

November 9, 2015

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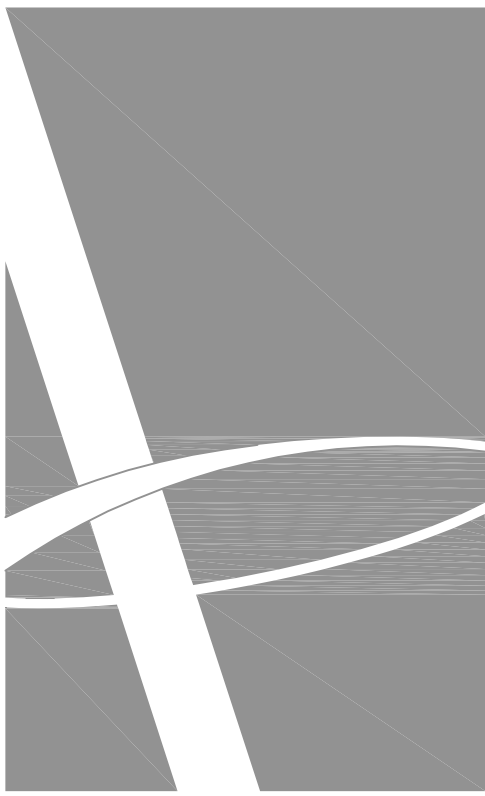


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PRELIMINARY GRADING PLAN

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