

CITY OF CUPERTINO
RECOMMENDATION OF ENVIRONMENTAL REVIEW COMMITTEE
May 26, 2016

As provided by the Environmental Assessment Procedure, adopted by the City Council of the City of Cupertino on May 27, 1983, as amended, the following described project was reviewed by the Environmental Review Committee of the City of Cupertino on May 26, 2016.

PROJECT DESCRIPTION AND LOCATION

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

DISCRETIONARY ACTION REQUEST

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.

FINDINGS OF THE ENVIRONMENTAL REVIEW COMMITTEE

The Environmental Review Committee recommends the granting of a Mitigated Negative Declaration finding that the project is consistent with the General Plan and is determined to be insignificant.

_____/s/Aarti Shrivastava
Aarti Shrivastava
Director of Community Development