

A General Plan Amendment Application For:

NEW HOTEL BY 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 5 STORY HOTEL WITH 166 ROOMS AND TOTALING 119,271 S.F.

PROJECT DATA

OWNER NAME:	NORTHWEST PROPERTIES GP
PROJECT ADDRESS:	10931 N. DE ANZA BLVD. CUPERTINO, CA 95014
ASSESSOR'S PARCEL NO.:	APN 326-10-061
ZONING:	CG-rg per ORDINANCE 436
SITE AREA, NET:	56,287 S.F. / 1.29 ACRES
BUILDING AREA:	119,271 S.F.
TOTAL MTG./BANQUET SPACE:	5,727 S.F.
FLOOR AREA RATIO (FAR):	2.12
NUMBER OF STORIES:	5
CONSTRUCTION TYPE:	I-A
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	R1
BUILDING FOOTPRINT:	29,830 S.F.
BUILDING COVERAGE (% OF SITE):	53.0%
GARAGE BUILDING AREA:	61,628 S.F.
NUMBER OF STORIES:	2 (BELOW GRADE)
CONSTRUCTION TYPE:	1-A
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	S-2
HOTEL ROOMS:	166
TYPE A:	54
TYPE B:	60
TYPE C:	8
TYPE D:	8
TYPE E:	6
TYPE F:	4
TYPE G:	3
TYPE H:	4
TYPE J:	6
TYPE K:	2
TYPE L:	1

APPLICABLE CODES

2016 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)
2016 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)
2016 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)
2016 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)
2016 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)
2016 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)
2016 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		
	08.15.17 PLANNING APPLICATION SUBMITTAL	
COVER SHEET		●
ARCHITECTURAL		
A1.01	SITE PLAN	●
A2.01	BASEMENT LEVEL-1 PLAN	●
A2.02	BASEMENT LEVEL-2 PLAN	●
A2.11	FIRST LEVEL FLOOR PLAN	●
A2.12	SECOND LEVEL FLOOR PLAN	●
A2.12	TYPICAL LEVEL FLOOR PLAN (3-4)	●
A2.13	FIFTH 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	SITE SECTIONS	●
LANDSCAPE		
L1.01	CONCEPTUAL LANDSCAPE PLAN	●
CIVIL		
C1.0	BOUNDARY AND TOPOGRAPHIC SURVEY	●
C2.0	PRELIMINARY GRADING PLAN	●
C3.0	CROSS SECTIONS	●

PROJECT TEAM

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CIVIL ENGINEER:	RUTH & GOING, INC. 2216 The Alameda Santa Clara, CA 95050 PHONE: 408.236.2400 CONTACT: Michael Sheehy EMAIL: msheehy@ruthandgoing.com	LANDSCAPE ARCHITECT:	THE GUZZARDO PARTNERSHIP 181 Greenwich Street San Francisco, CA 94111 PHONE: 415.433.4672 CONTACT: Paul Lettieri EMAIL: p.lettieri@tgp-inc.com

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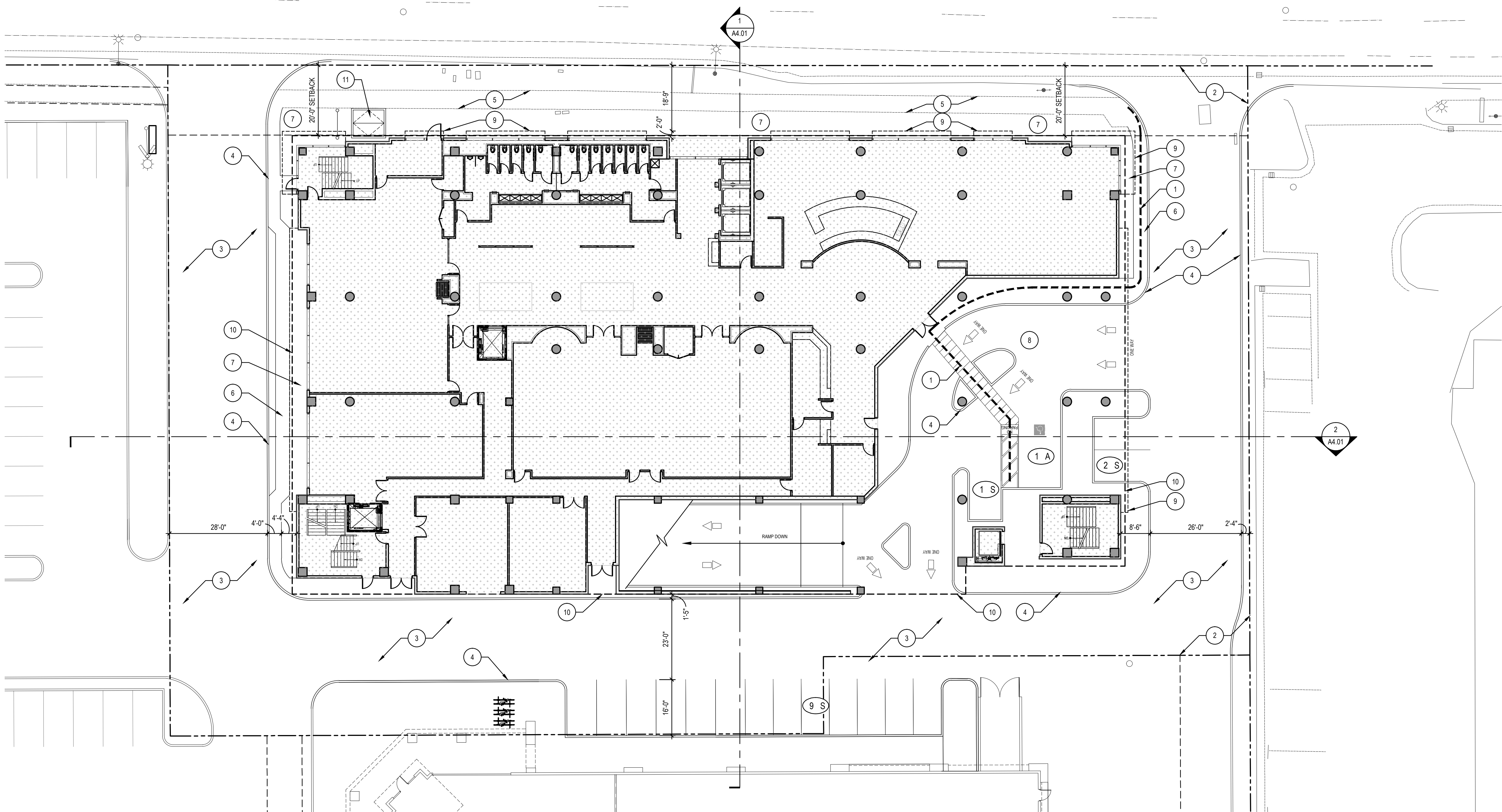
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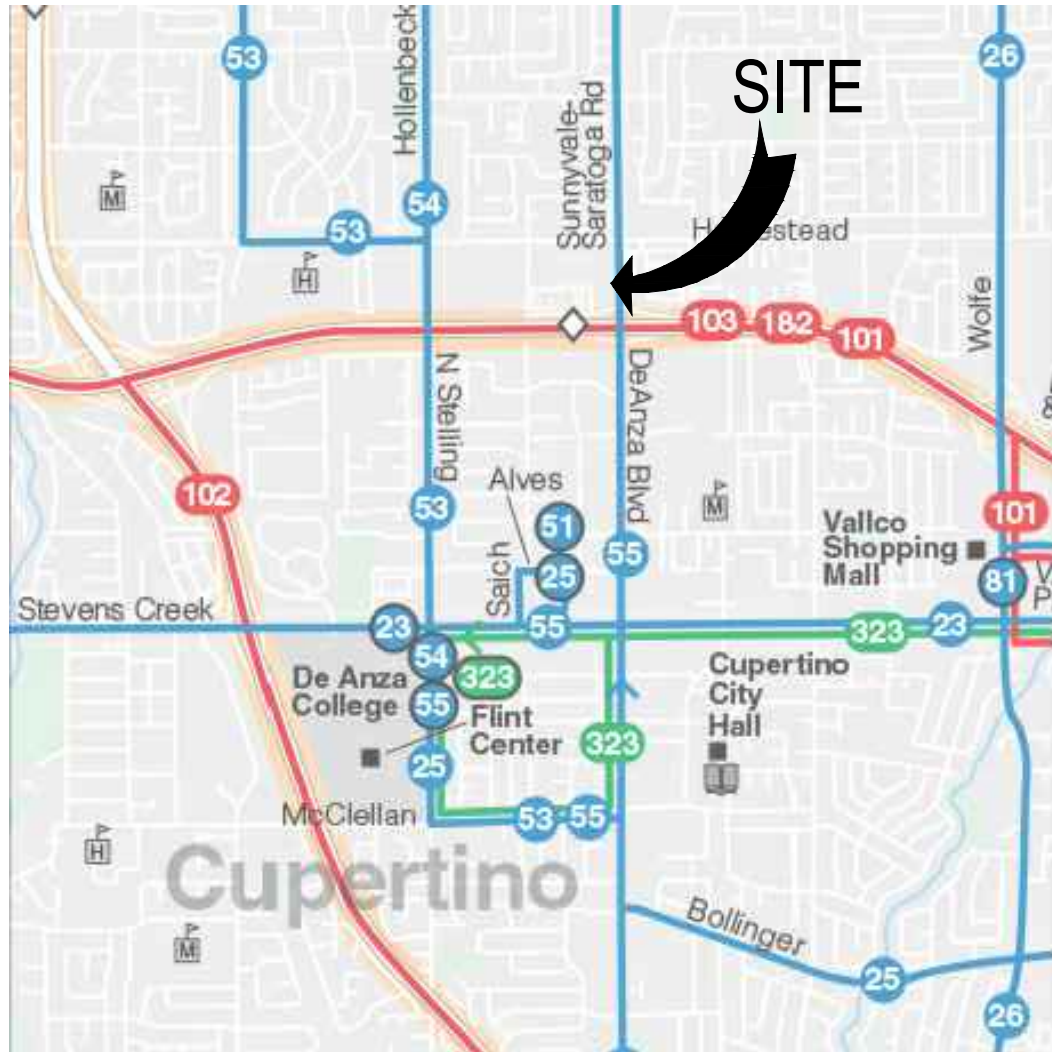
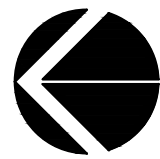
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NORTH DE ANZA BLVD.

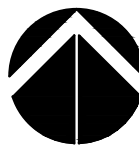


SITE PLAN

SCALE: 1/16" = 1'-0"



TRANSIT MAP



VICINITY MAP



PARKING ANALYSIS

SITE COVERAGE	30,212 S.F.
BUILDING FOOTPRINT	
SITE AREA	56,287 S.F. / 1.29 ACRES
BUILDING COVERAGE	53.7%
PARKING REQUIRED:	1 PER EMPLOYEE + 1 PER ROOM
	10 EMPLOYEES + 156 ROOMS
TOTAL PARKING REQUIRED:	166 SPACES
PARKING PROVIDED ON GRADE:	
UNINSTALL	13 SPACES
VAN ACCESSIBLE	1 SPACE
UNDERGROUND PARKING GARAGE	
FIRST LEVEL	65 STALLS
SECOND LEVEL	65 STALLS
TOTAL PARKING PROVIDED	144 SPACES

REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
151-200	6	YES

AUTOMOBILE PARKING STALL DIMENSIONS (19.124.040 B)

STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNINSTALL	8'-6"	18'-0"	22'-0"	YES

KEY NOTES

- 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 AND BUILDING ABOVE SHOWN DASHED
- 10 LINE OF PARKING STRUCTURE BELOW SHOWN DASHED
- 11 TRANSFORMER VAULT ACCESS DOORS



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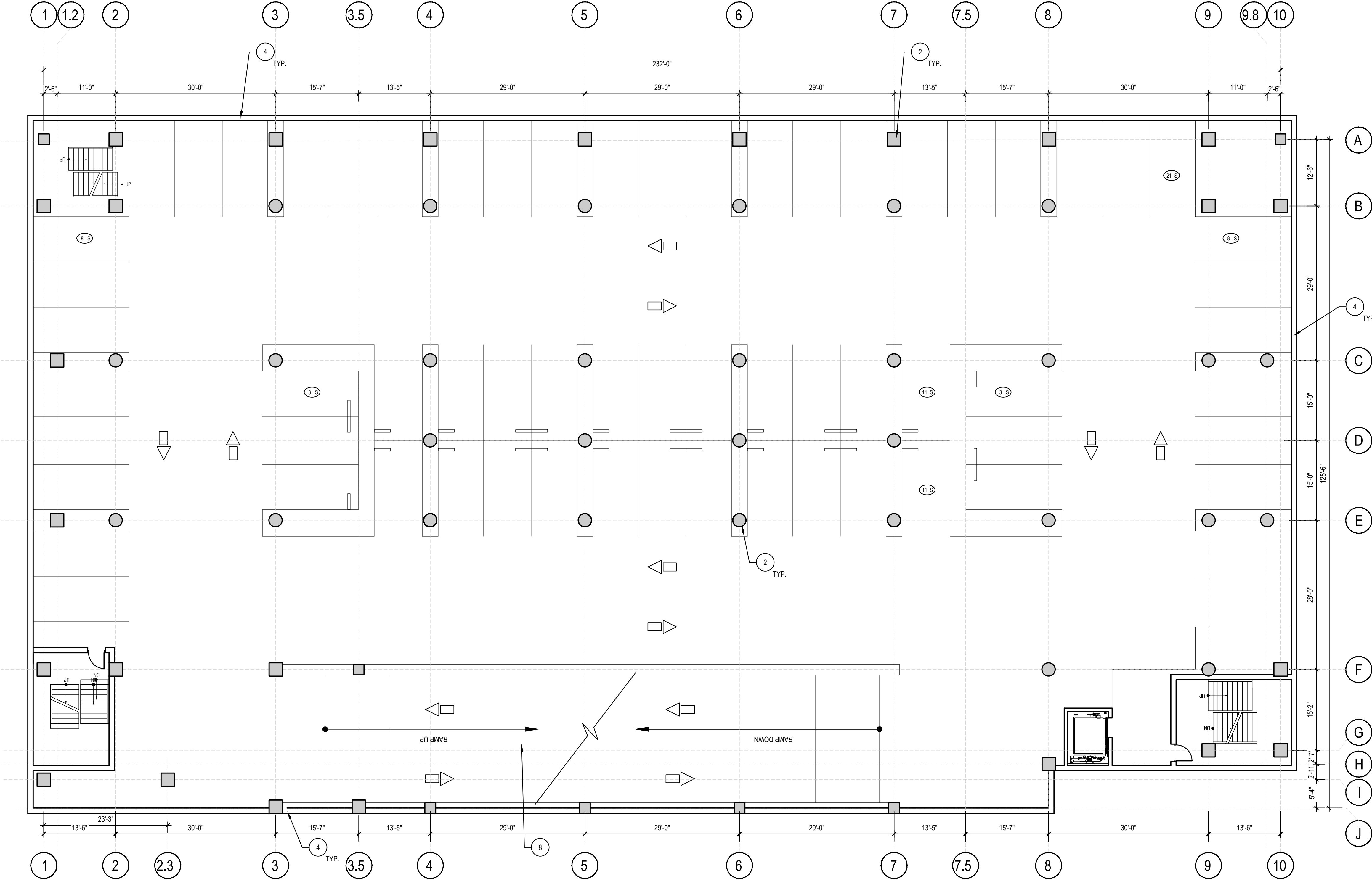
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SITE PLAN

A1.01
PROJECT NO: 174438



BASEMENT LEVEL-1 PLAN (65 SPACES)

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

KEYNOTES

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1 EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
- 2 STRUCTURAL COLUMN
- 3 METAL PANEL CLAD COLUMN
- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 CANOPY ABOVE, SHOWN DASHED
- 6 ENTRY DOOR
- 7 OVERHEAD ROLL-UP GARAGE DOOR
- 8 PARKING STRUCTURE RAMP
- 9 LINE OF PARKING STRUCTURE BELOW, SHOWN DASHED

FLOOR PLAN SYMBOLS LEGEND

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS DRAWING.

- PARTITION OR WALL (UNRATED)
- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- FURNISH AND INSTALL DOOR & FRAME



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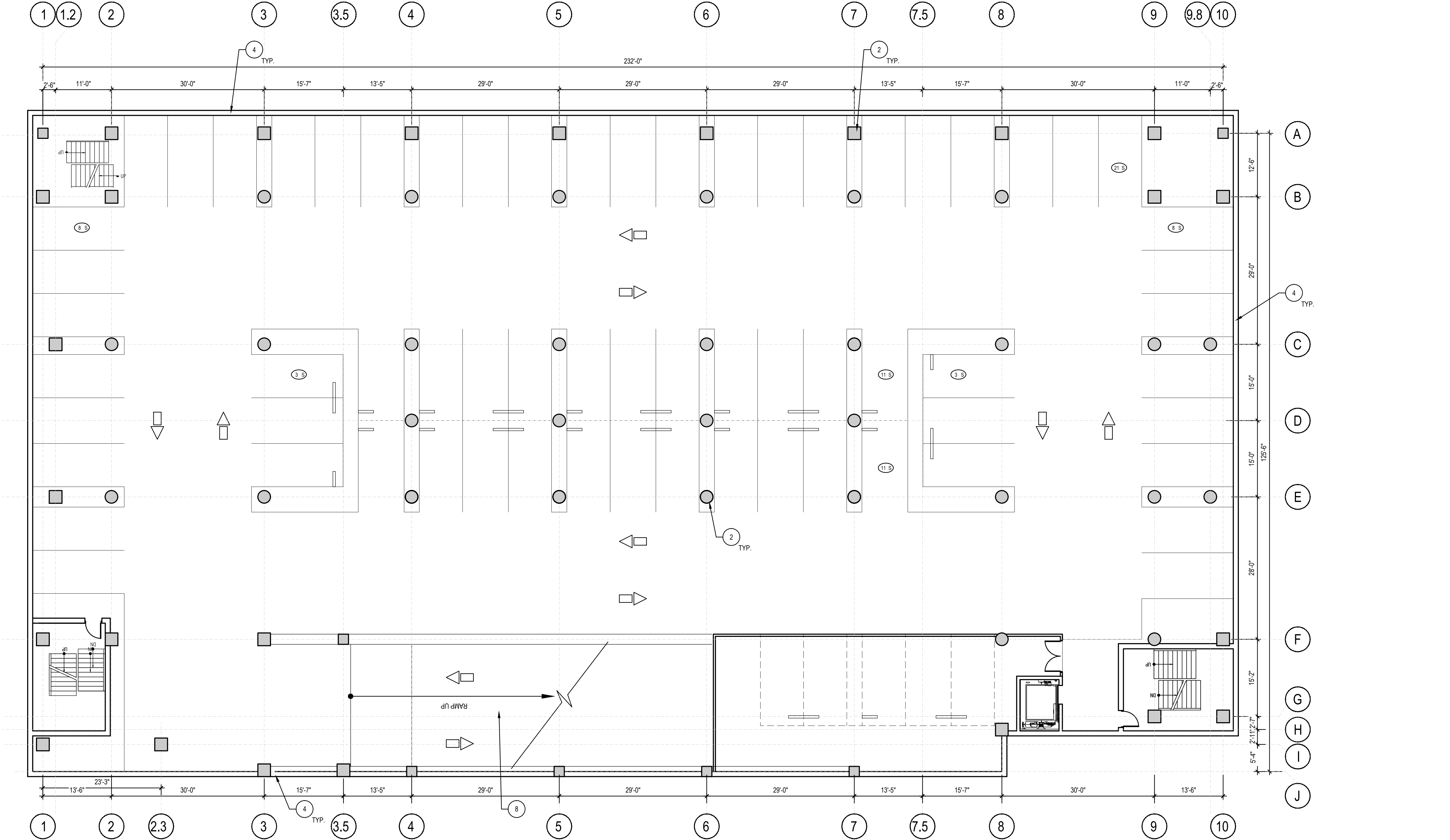
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BASEMENT LEVEL-1 FLOOR PLAN

A2.01
PROJECT NO: 174438



BASEMENT LEVEL-2 PLAN (65 SPACES)

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

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FLOOR PLAN SYMBOLS LEGEND

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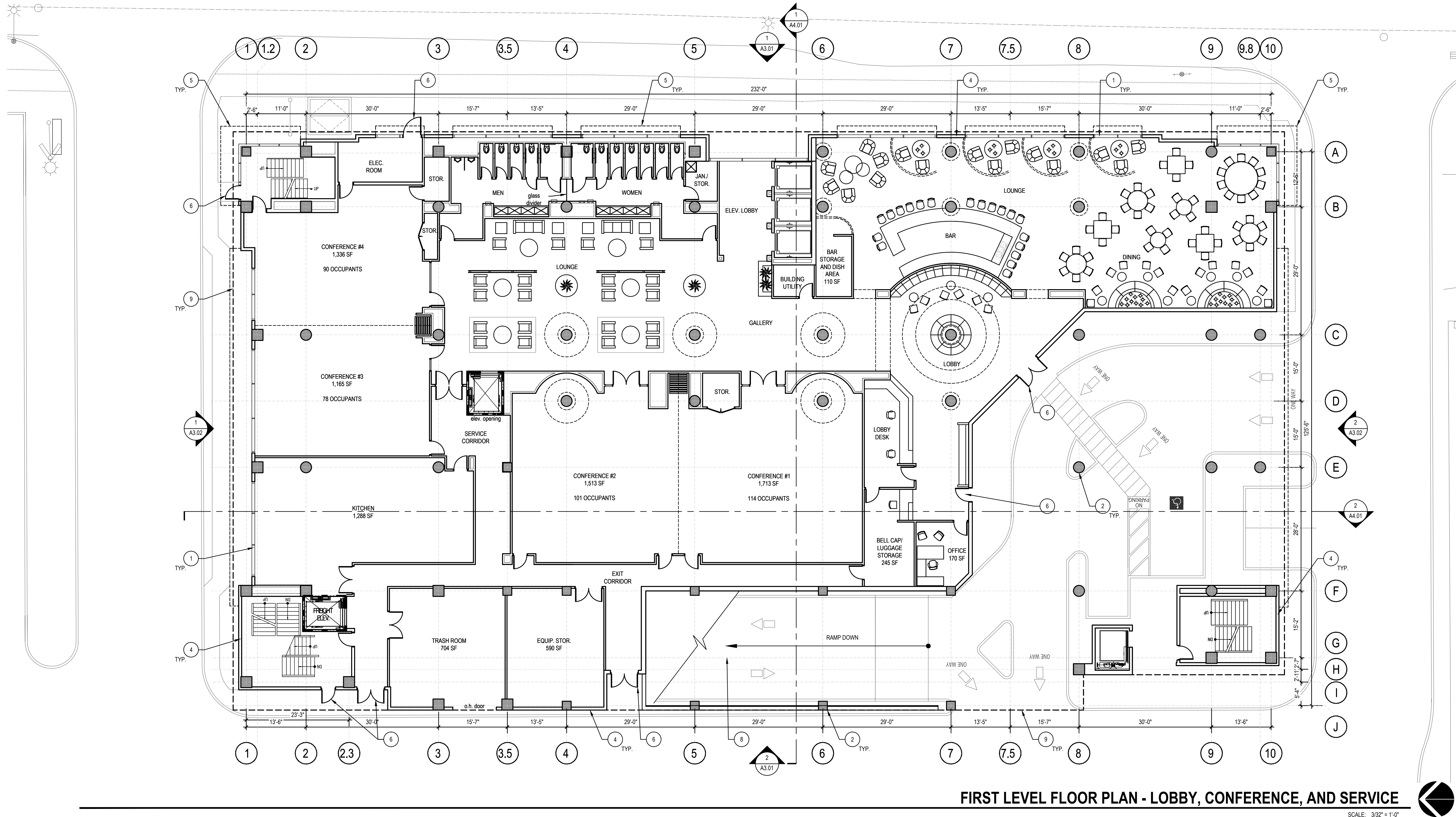
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BASEMENT LEVEL-2 FLOOR PLAN

A2.02
PROJECT NO: 174438

NORTH DE ANZA BLVD.



FIRST LEVEL FLOOR PLAN - LOBBY, CONFERENCE, AND SERVICE

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

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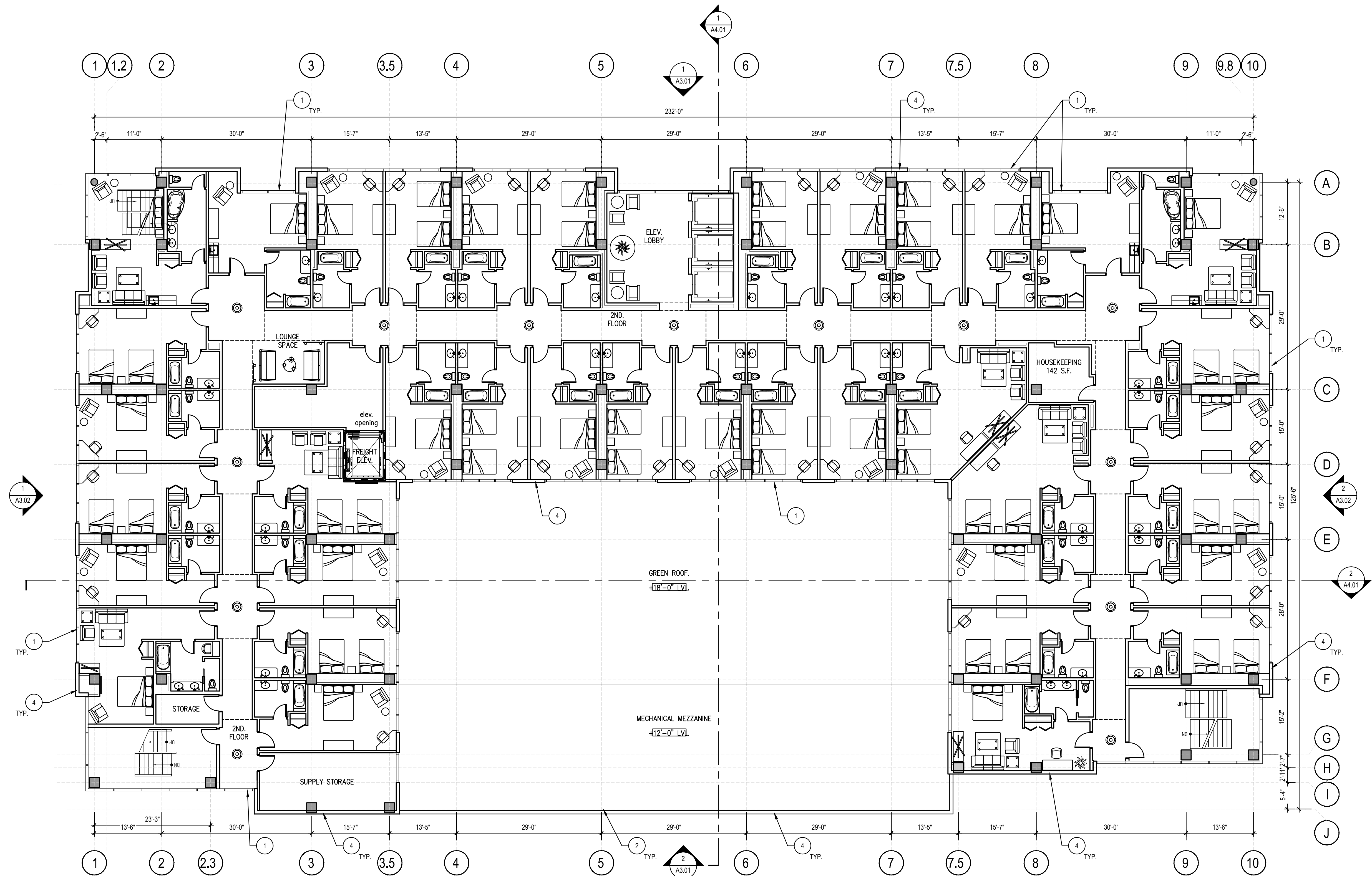
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FIRST LEVEL FLOOR PLAN

A2.11
PROJECT NO: 174438



SECOND LEVEL FLOOR PLAN

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

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FLOOR PLAN SYMBOLS LEGEND

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SECOND LEVEL FLOOR PLAN

A2.12
PROJECT NO: 174438



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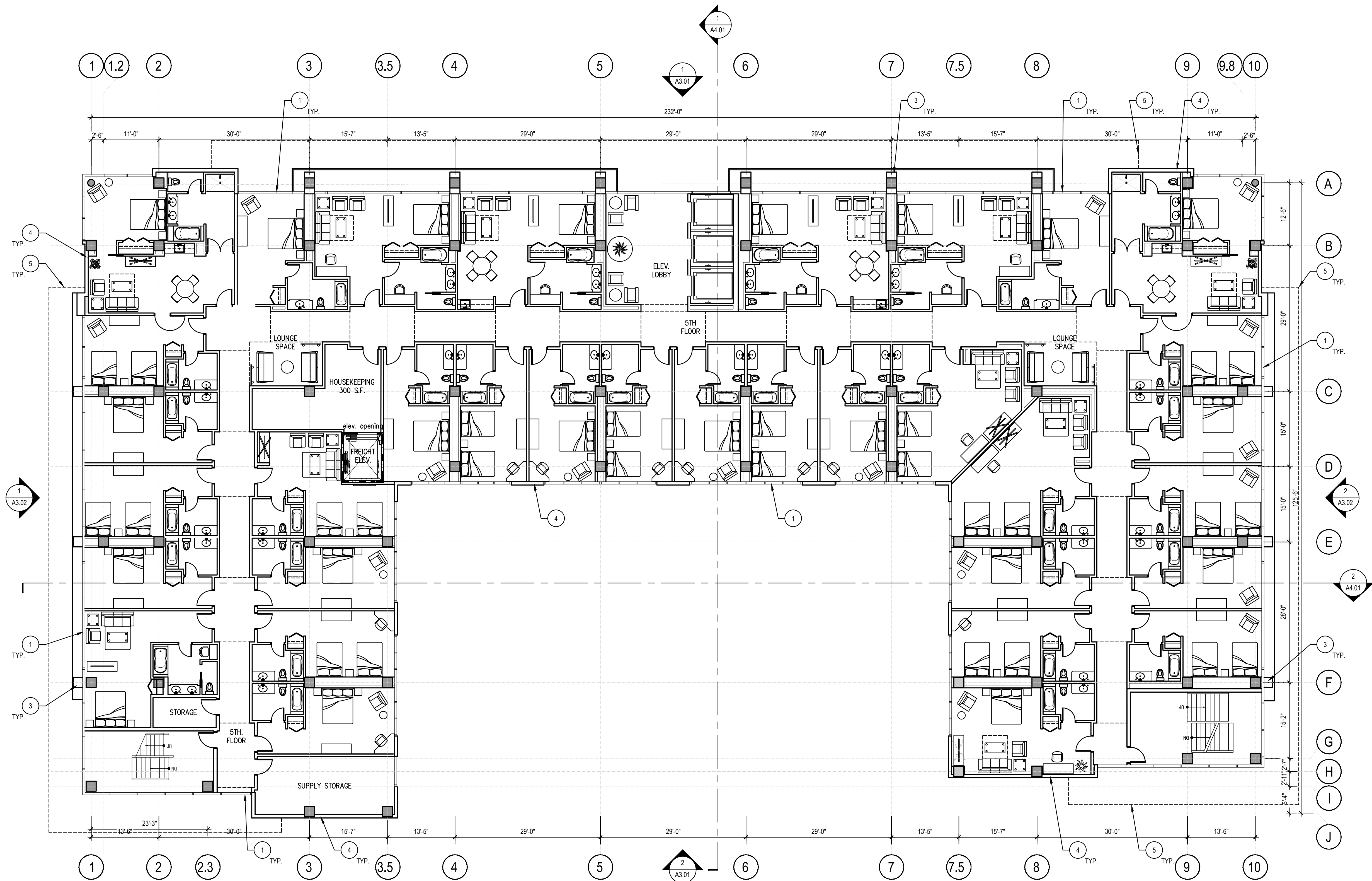
FLOOR PLAN SYMBOLS LEGEND

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- | | |
|---|--|
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|  | FURNISH AND INSTALL DOOR & FRAME |

TYPICAL LEVEL FLOOR PLAN (3-4)

A2.13
PROJECT NO: 174438



FIFTH LEVEL FLOOR PLAN

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

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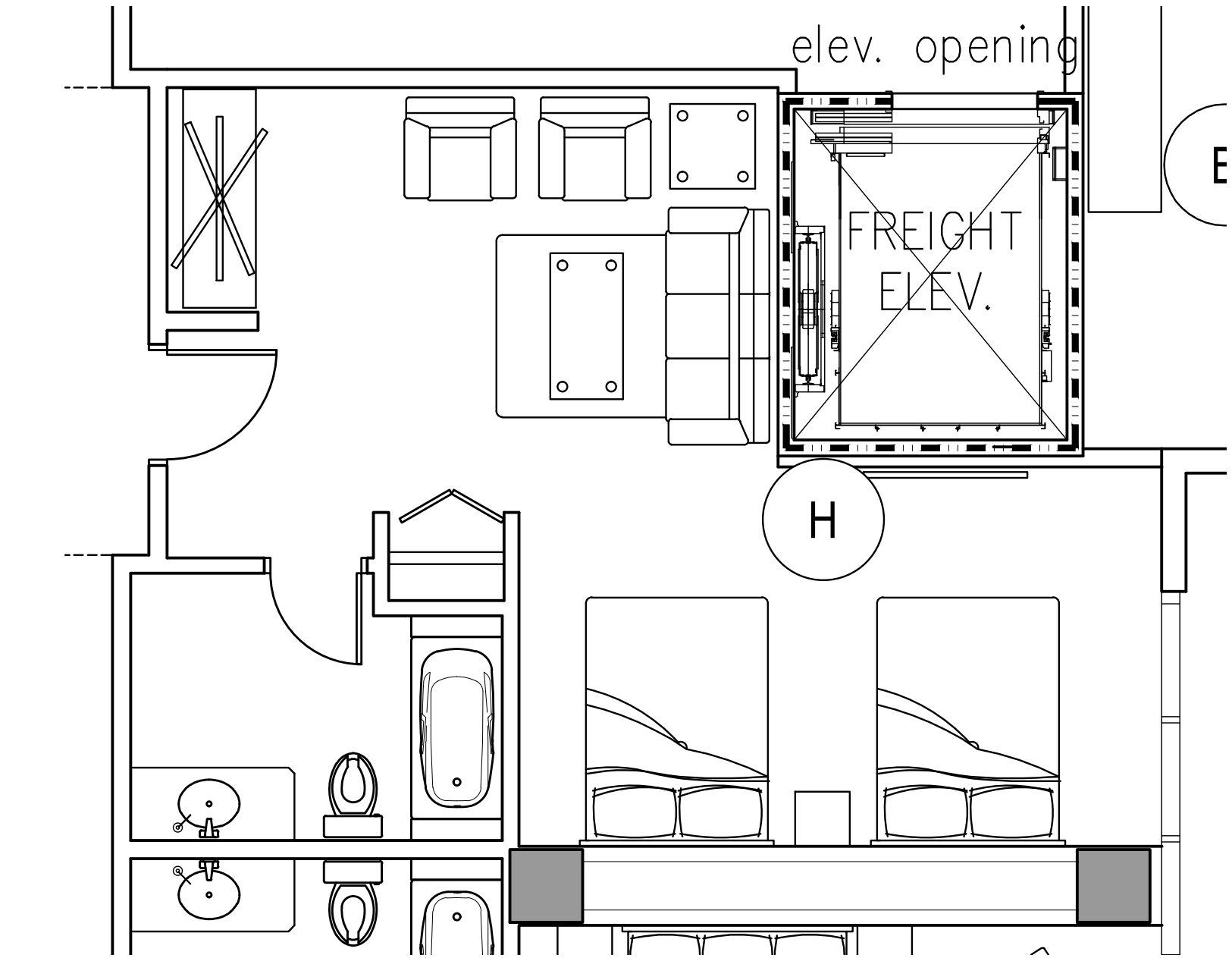
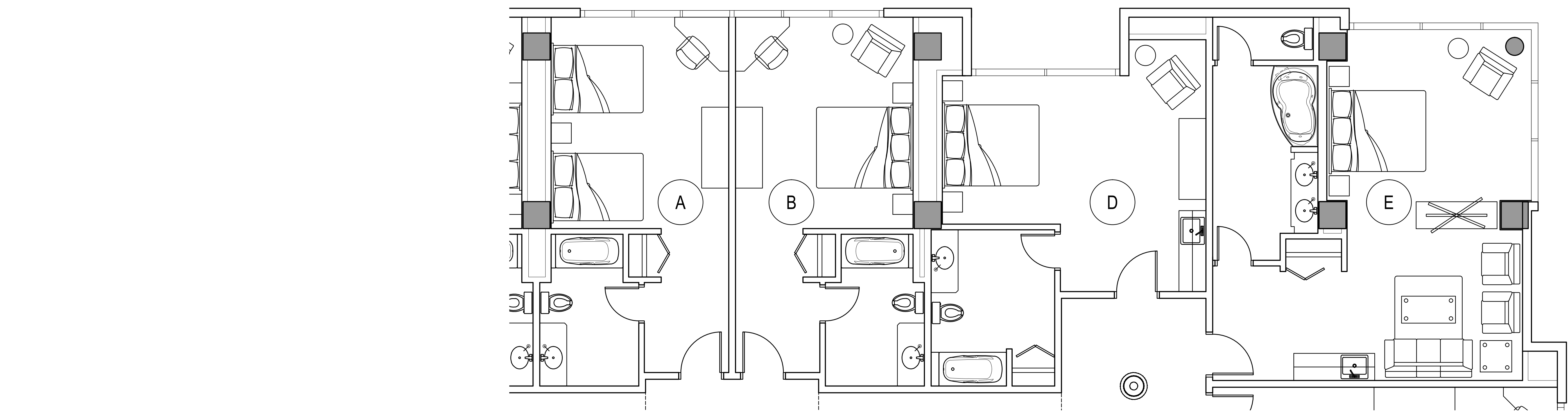
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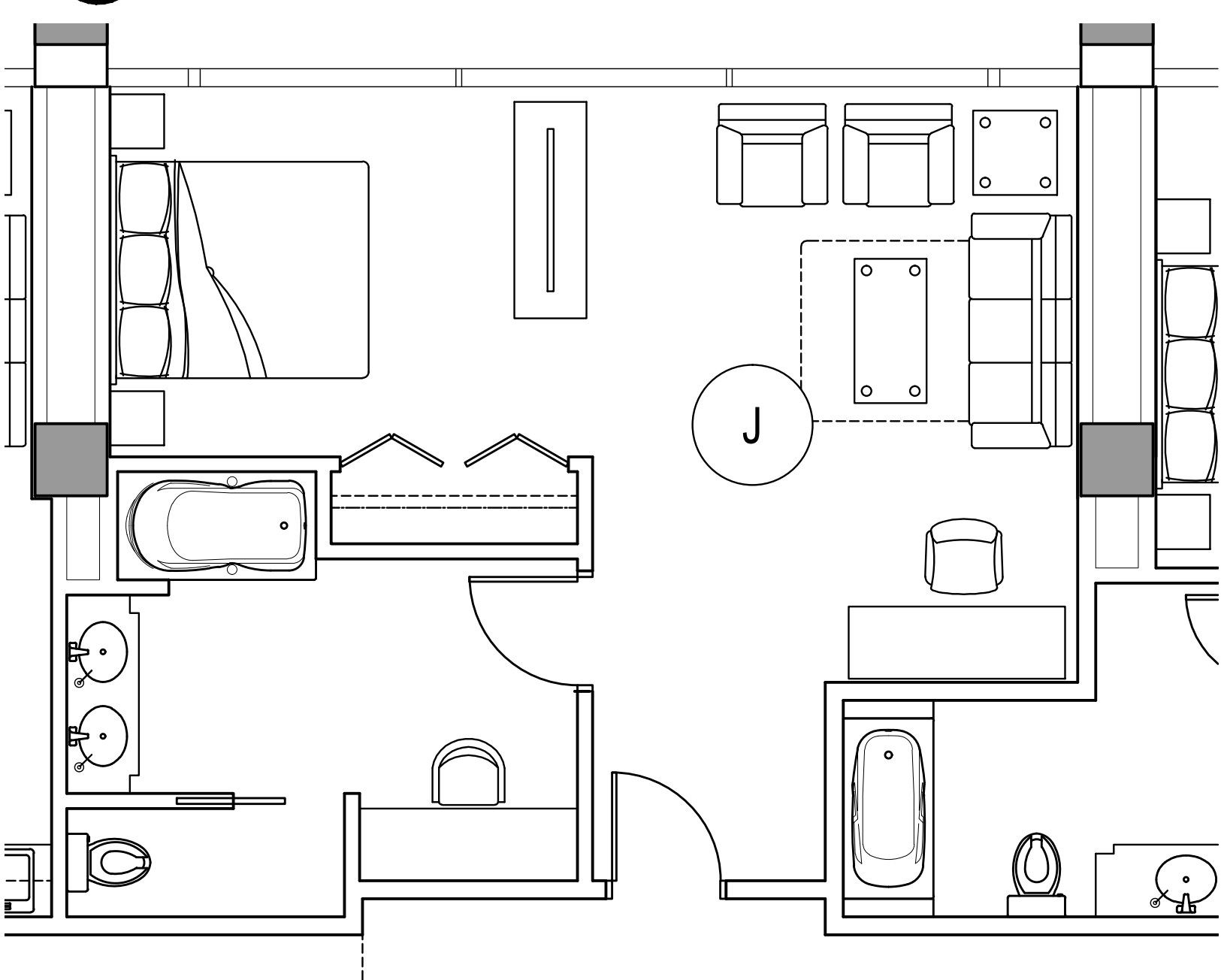
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FIFTH LEVEL
FLOOR PLAN

A2.14
PROJECT NO: 174438

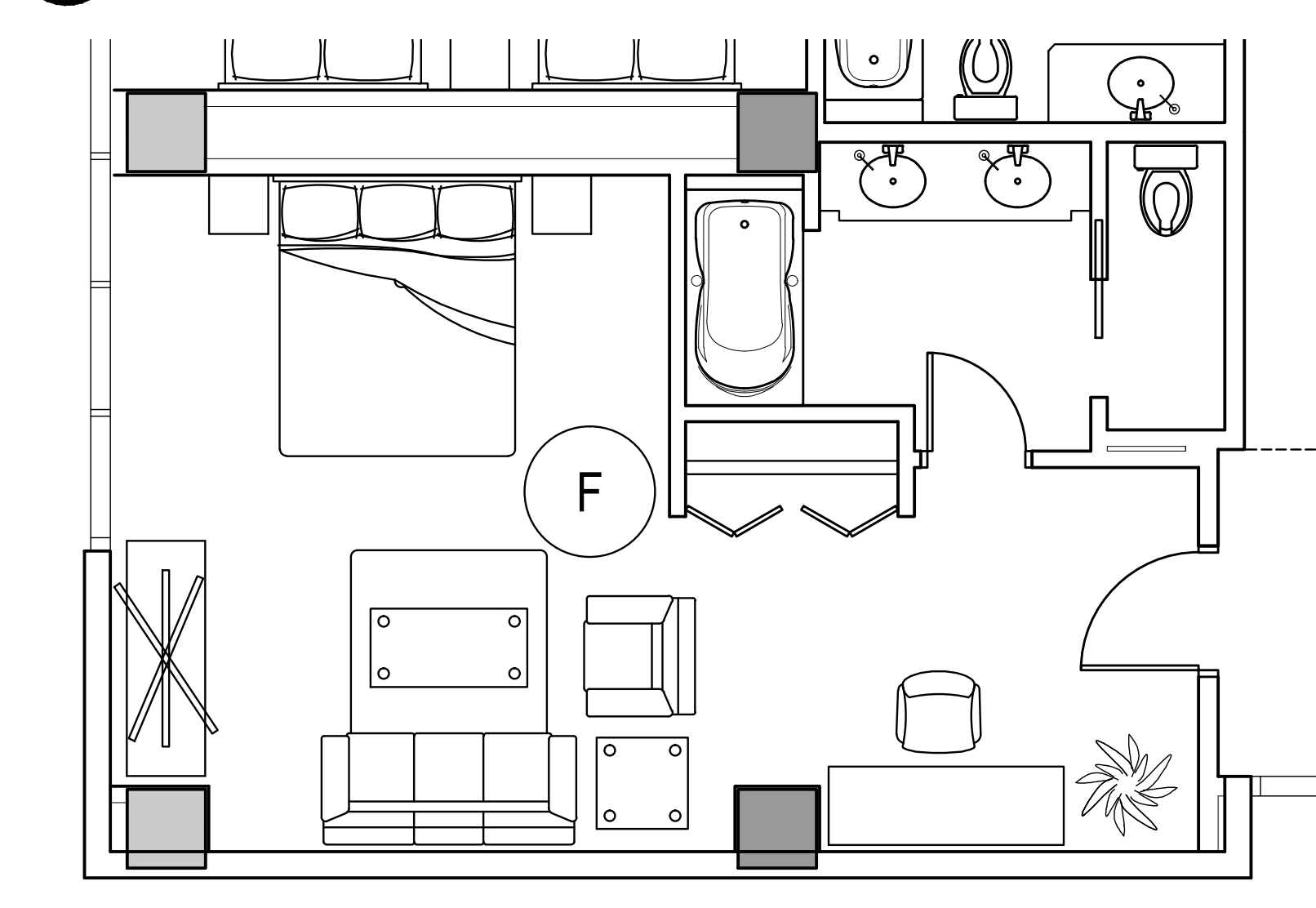


11 ROOM TYPE H
SCALE: 1/4" = 1'-0"

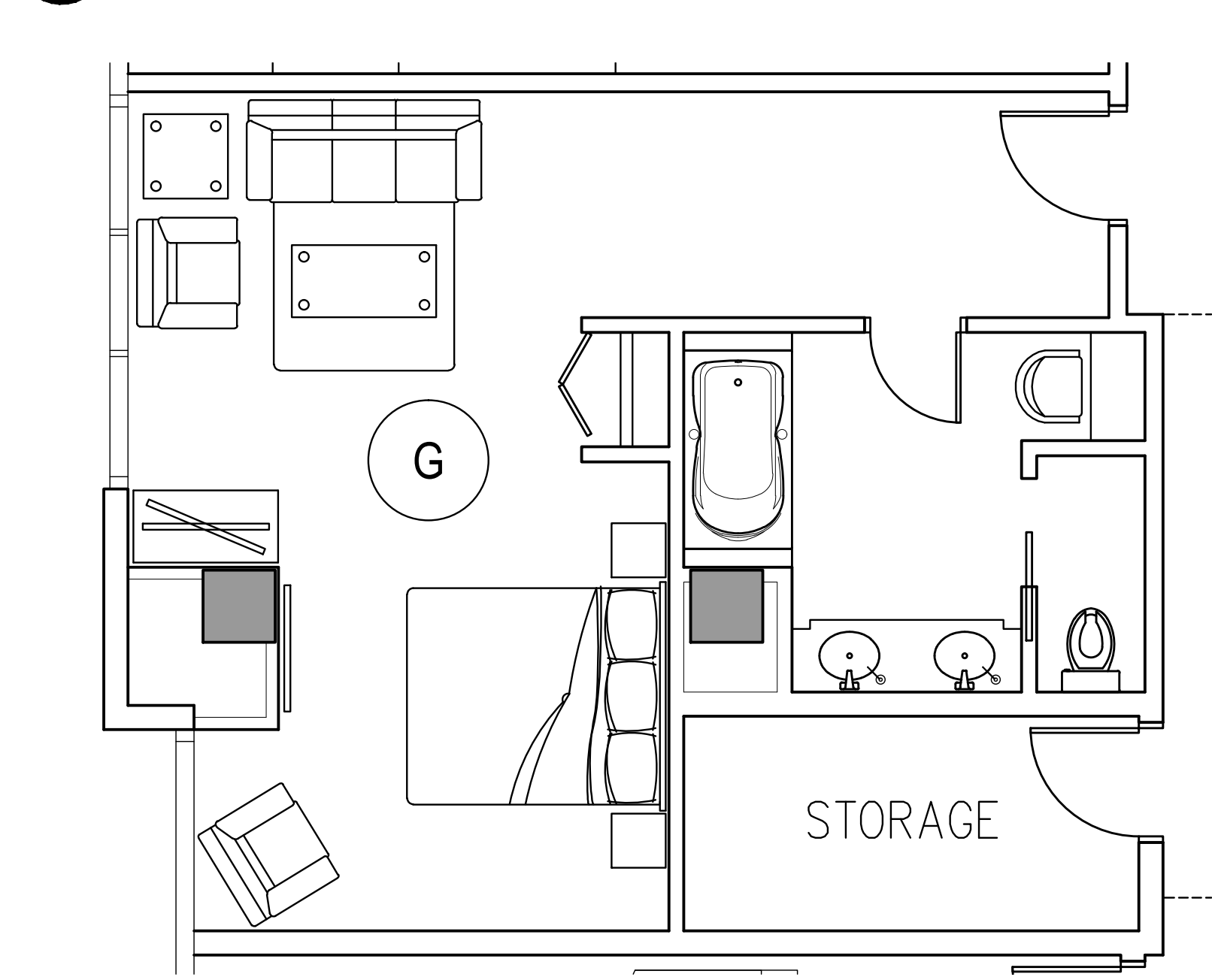


12 ROOM TYPE J
SCALE: 1/4" = 1'-0"

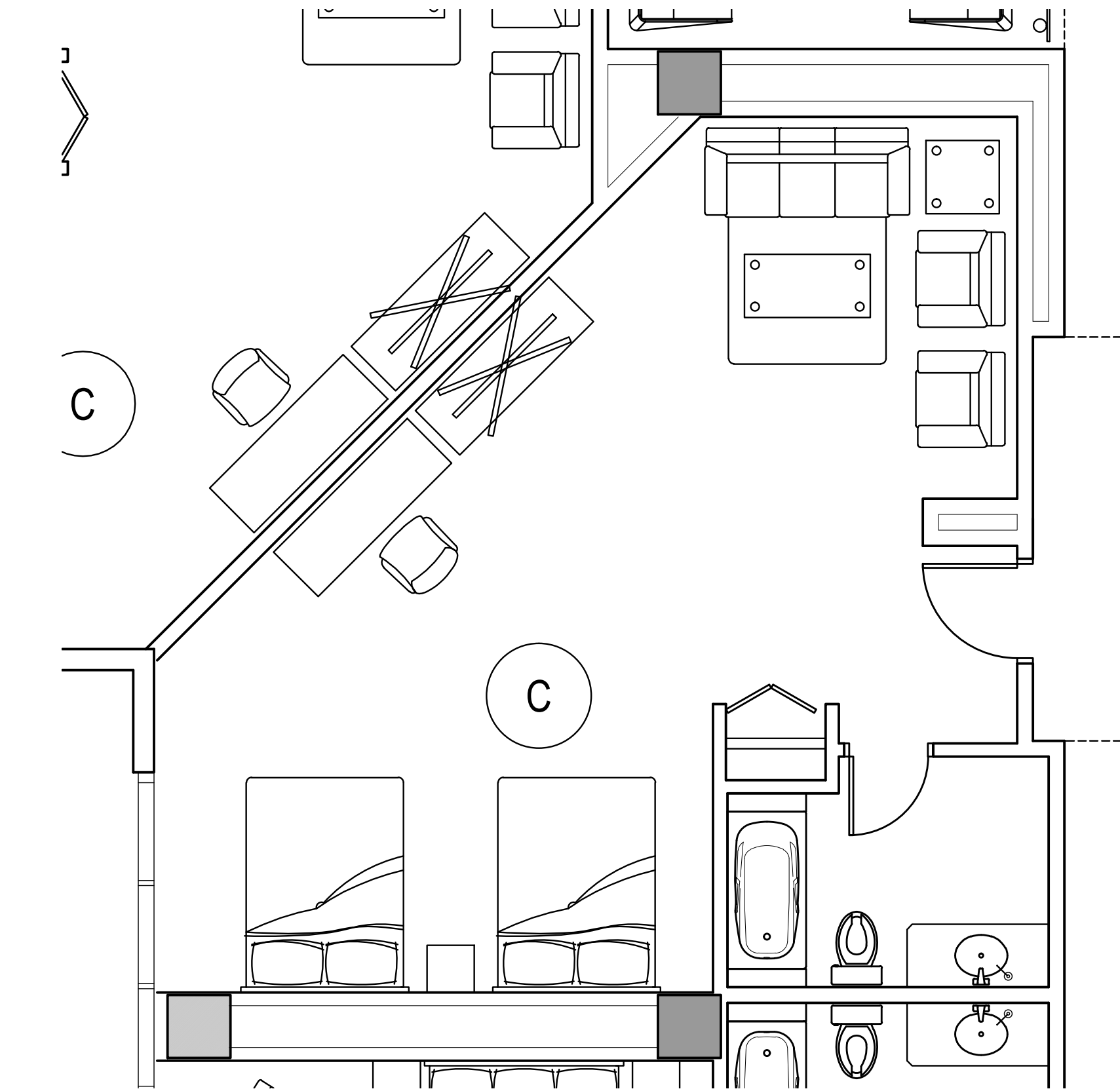
7 ROOM TYPE A, B, D, E
SCALE: 1/4" = 1'-0"



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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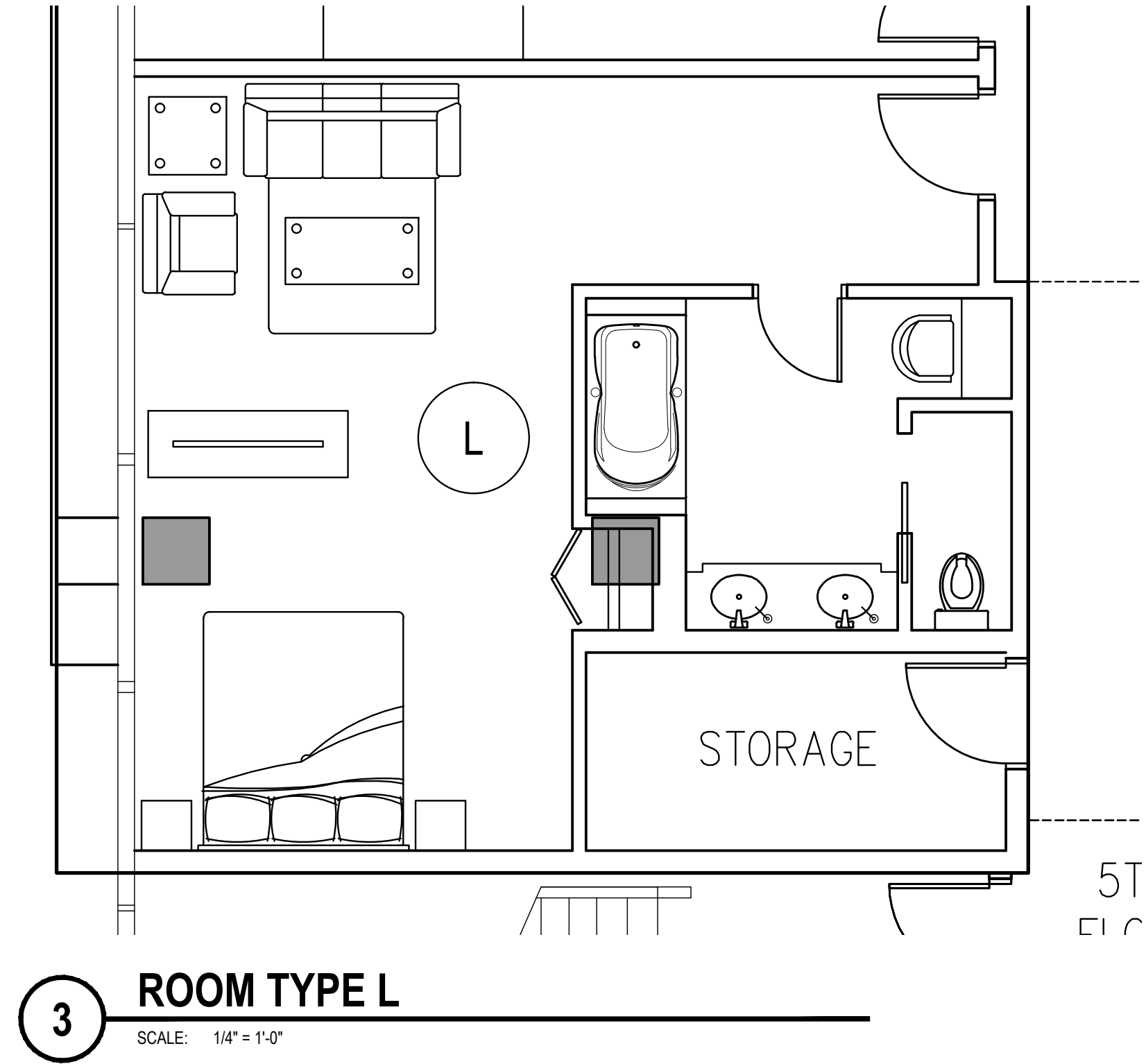
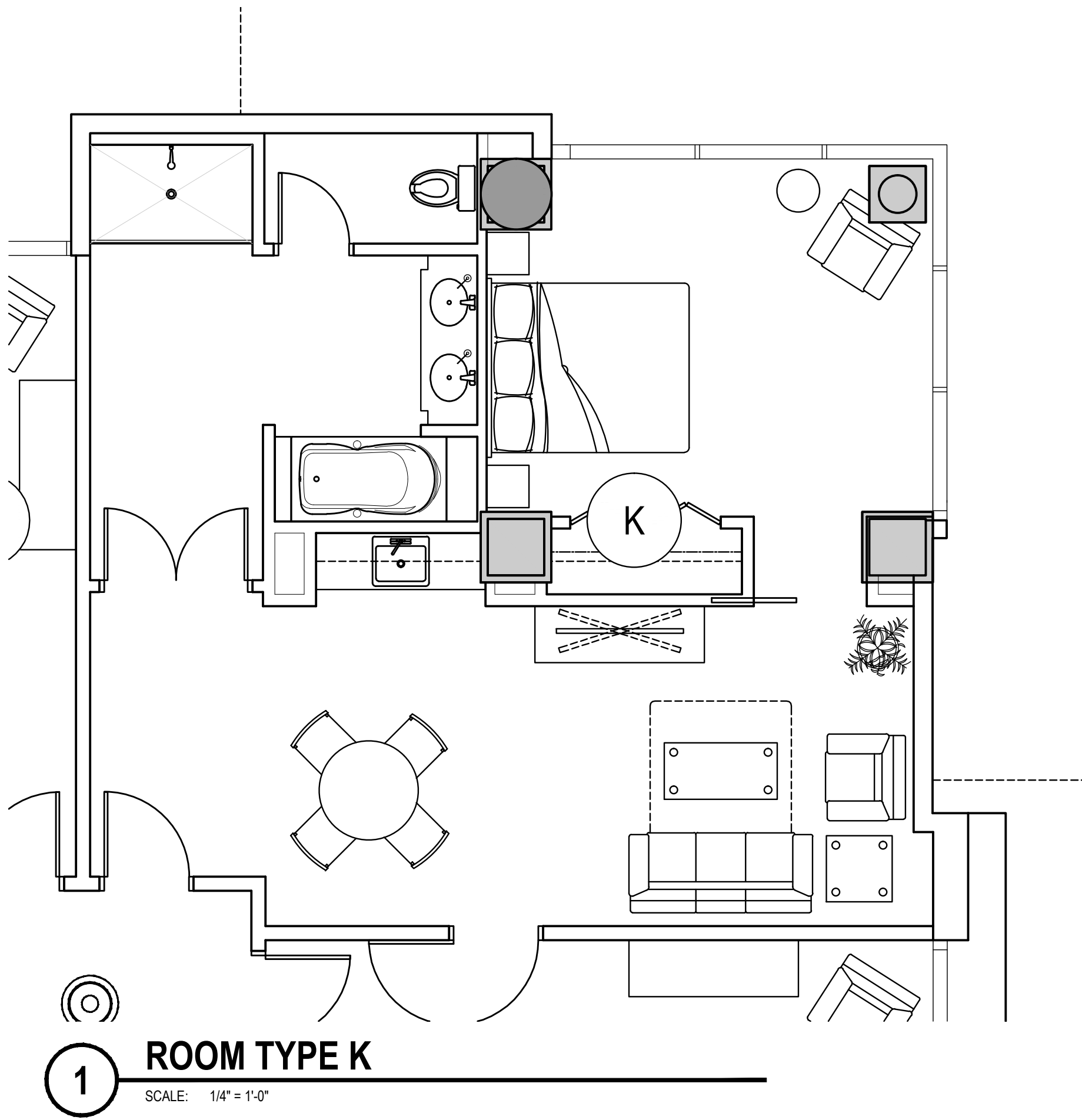
In Association with:

A General Plan Amendment Application for:
NEW HOTEL BY DE ANZA PROPERTIES
10931 N. De Anza Blvd.
Cupertino, CA 95014

DATE DESCRIPTION
05.15.17 PLANNING APPLICATION SUBMITTAL

ENLARGED ROOM PLANS

A2.51
PROJECT NO: 174438



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ENLARGED ROOM PLANS

A2.52
PROJECT NO: 174438



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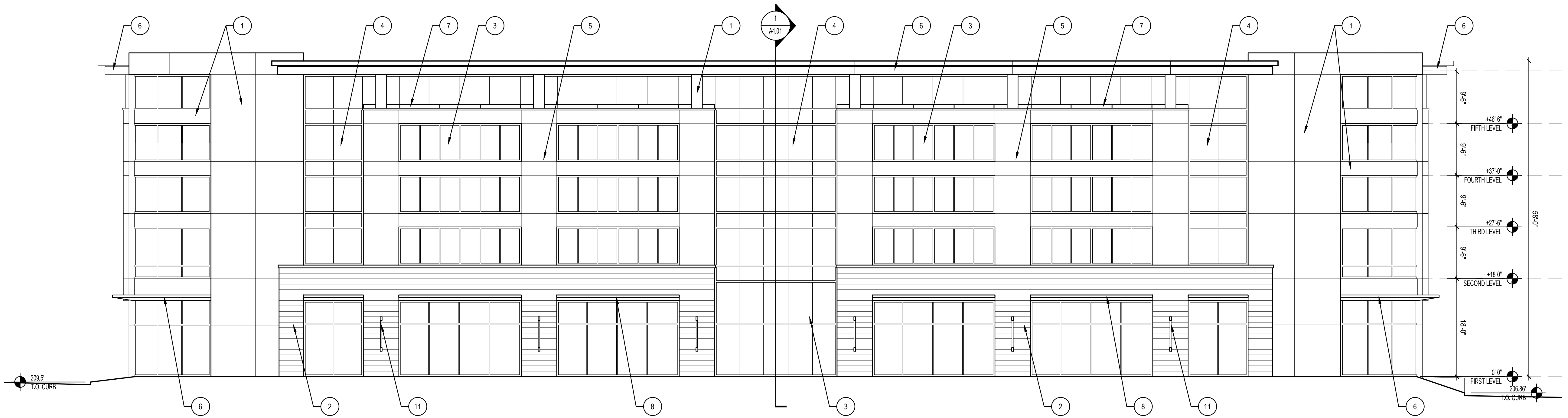
EXTERIOR ELEVATIONS

A3.01
PROJECT NO: 174438

KEY NOTES

NOT ALL KEYNOTES MAY APPLY

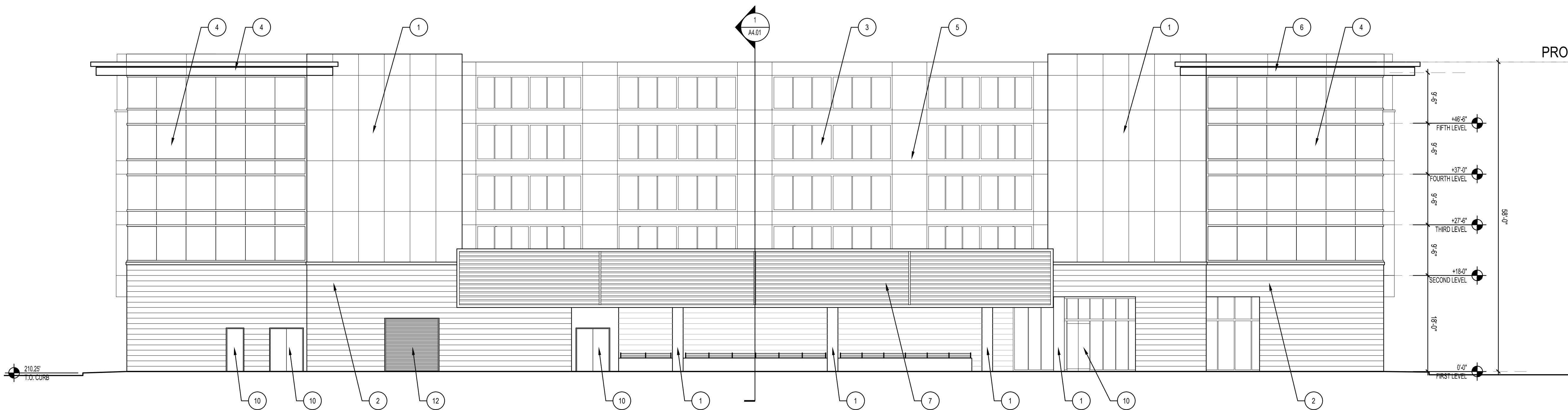
- 1 COMPOSITE METAL PANELS OVER METAL STUD FRAMING
- 2 STONE TILE OVER METAL STUD FRAMING
- 3 NEW INSULATED TINTED GLAZING WITH CLEAR ANODIZED FRAMES, TYP. (FRAMES ARE COMBINATION OF 2" & 4" WIDTHS)
- 4 NEW INSULATED TINTED GLAZING WITH VERTICAL BUTT JOINTS AND CLEAR ANODIZED FRAMES, TYP. (FRAMES ARE COMBINATION OF 2" & 4" WIDTHS)
- 5 STUCCO OVER METAL STUD FRAMING
- 6 COMPOSITE METAL CANOPY
- 7 LOUVERED METAL MECHANICAL SCREEN
- 8 METAL SUNSHADE 24" DEEP
- 9 TEMPERED GLASS GUARDRAIL SET IN CLEAR ANODIZED ALUMINUM CHANNEL
- 10 ENTRY DOORS
- 11 DECORATIVE WALL SCONCE
- 12 ROLL-UP GARAGE DOOR



EAST EXTERIOR ELEVATION

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

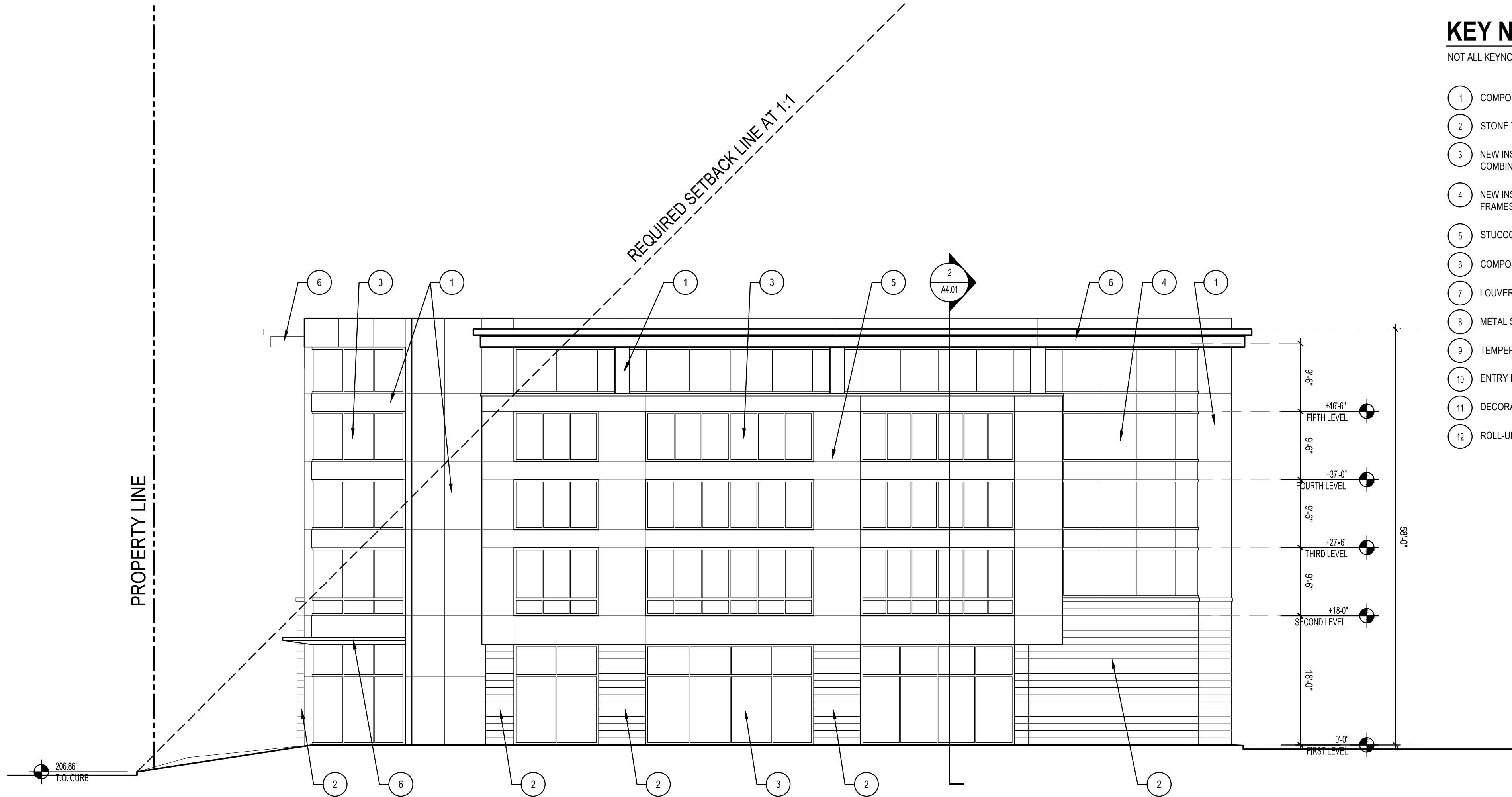
1



WEST EXTERIOR ELEVATION

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

2



KEY NOTES

NOT ALL KEYNOTES MAY APPLY

- 1 COMPOSITE METAL PANELS OVER METAL STUD FRAMING
- 2 STONE TILE OVER METAL STUD FRAMING
- 3 NEW INSULATED TINTED GLAZING WITH CLEAR ANODIZED FRAMES, TYP. (FRAMES ARE COMBINATION OF 2" & 4" WIDTHS)
- 4 NEW INSULATED TINTED GLAZING WITH VERTICAL BUTT JOINTS AND CLEAR ANODIZED FRAMES, TYP. (FRAMES ARE COMBINATION OF 2" & 4" WIDTHS)
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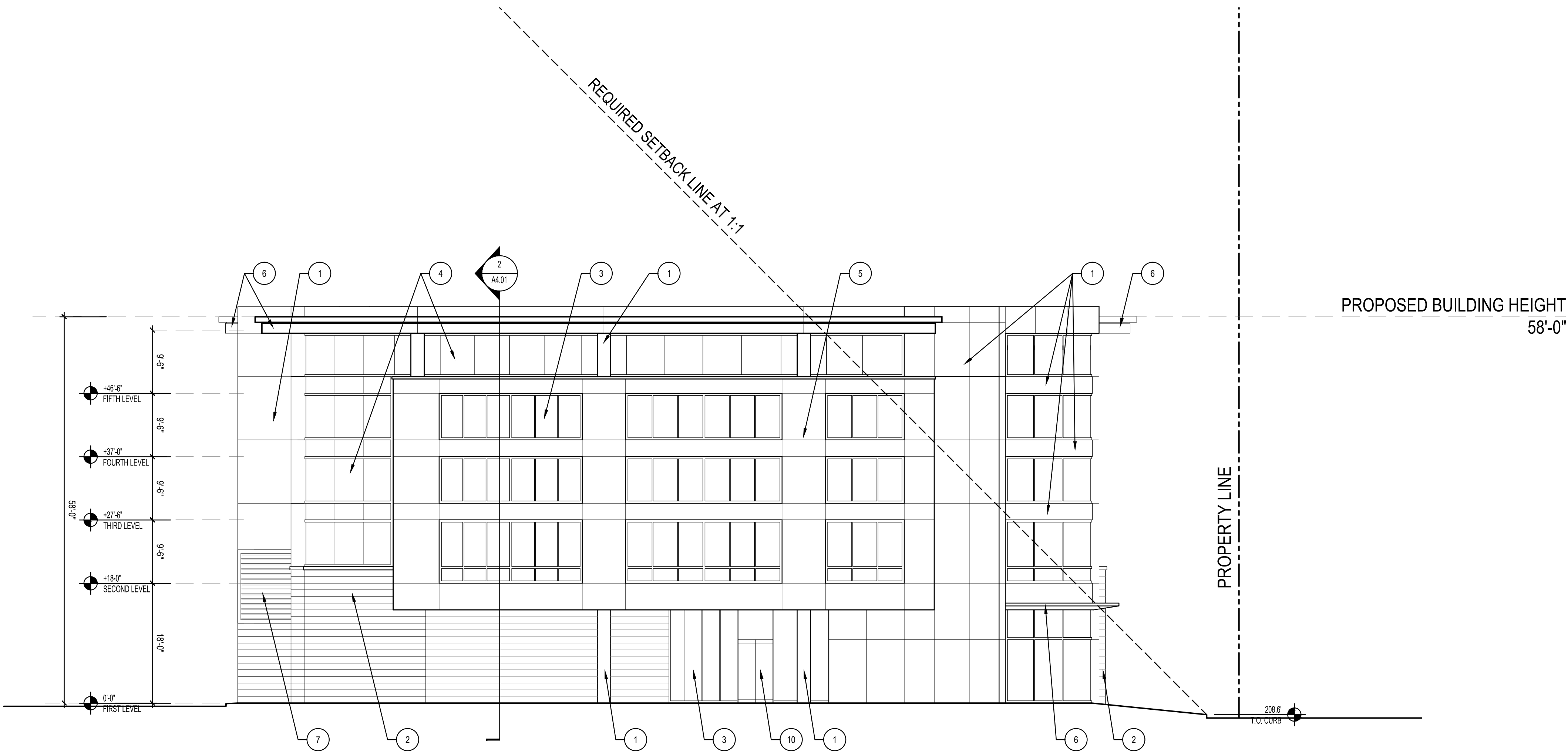
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WEST EXTERIOR ELEVATION

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

A General Plan Amendment Application for:

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Cupertino, CA 95014

DATE DESCRIPTION
05.15.17 PLANNING APPLICATION SUBMITTAL

EXTERIOR ELEVATIONS

A3.02
PROJECT NO: 174438



NORTH EXTERIOR ELEVATION

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

1



SOUTH EXTERIOR ELEVATION

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

2

FINISH LEGEND

G1	1" INSULATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES: MANUFACTURER: VIRACON COLOR: SOLARBLUE - 26
G2	1" TEMPERED CLEAR GLASS GUARDRAIL SET IN CLEAR ANODIZED ALUMINUM CHANNEL: MANUFACTURER: VIRACON COLOR: CLEAR - 1
M1	ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: REYNOBOND SERIES: COLORWELD 500 FINISH: CADET GRAY
M2	ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: REYNOBOND SERIES: COLORWELD 500 FINISH: CASTLE GRAY
P1	STUCCO: MANUFACTURER: DUNN EDWARDS COLOR: DET1648 WHITE PICKET FENCE
T1	STONE TILE: SERIES: ARIZONA TILE MONTPELIER GRAY HONED



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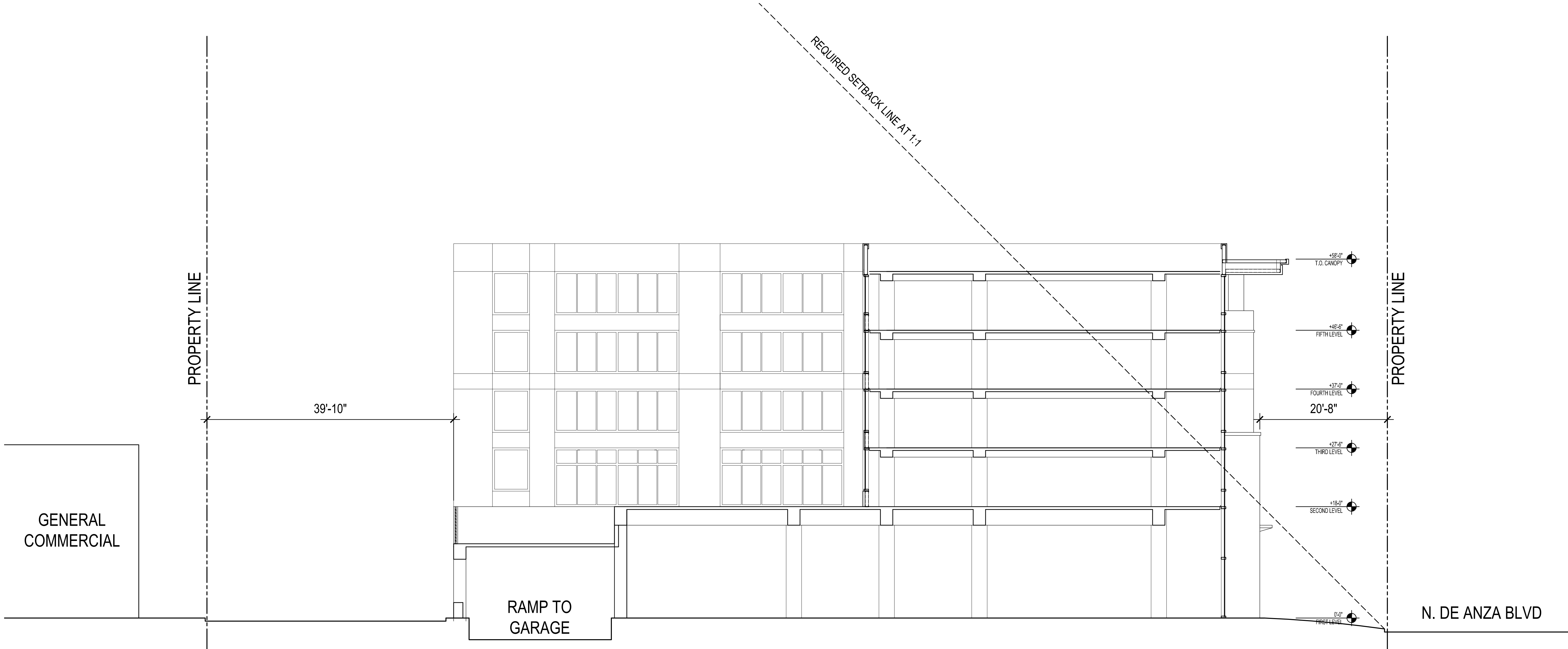
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DATE	DESCRIPTION
05.15.17	PLANNING APPLICATION SUBMITTAL

RENDERED EXTERIOR ELEVATIONS

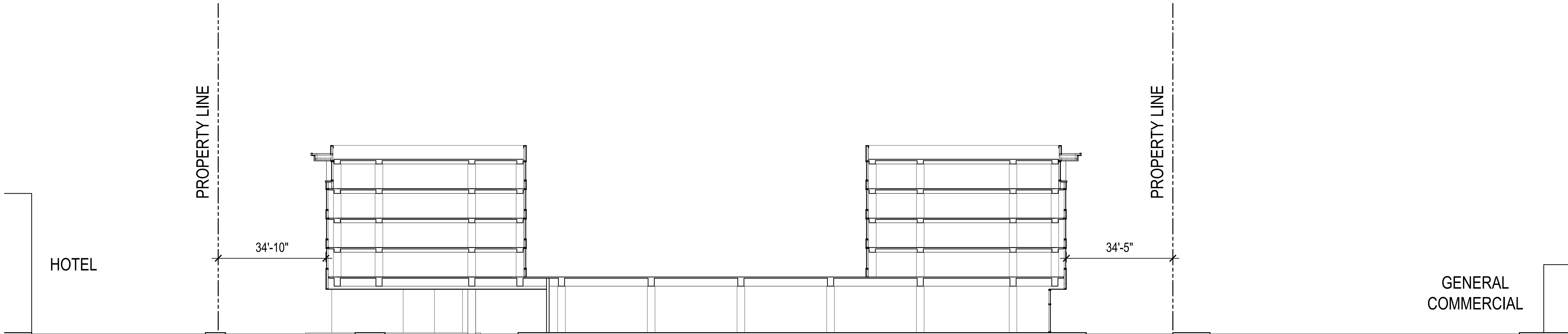
A3.12
PROJECT NO: 174438



SITE SECTION

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

1



SITE SECTION

SCALE: 1/16" = 1'-0"

2



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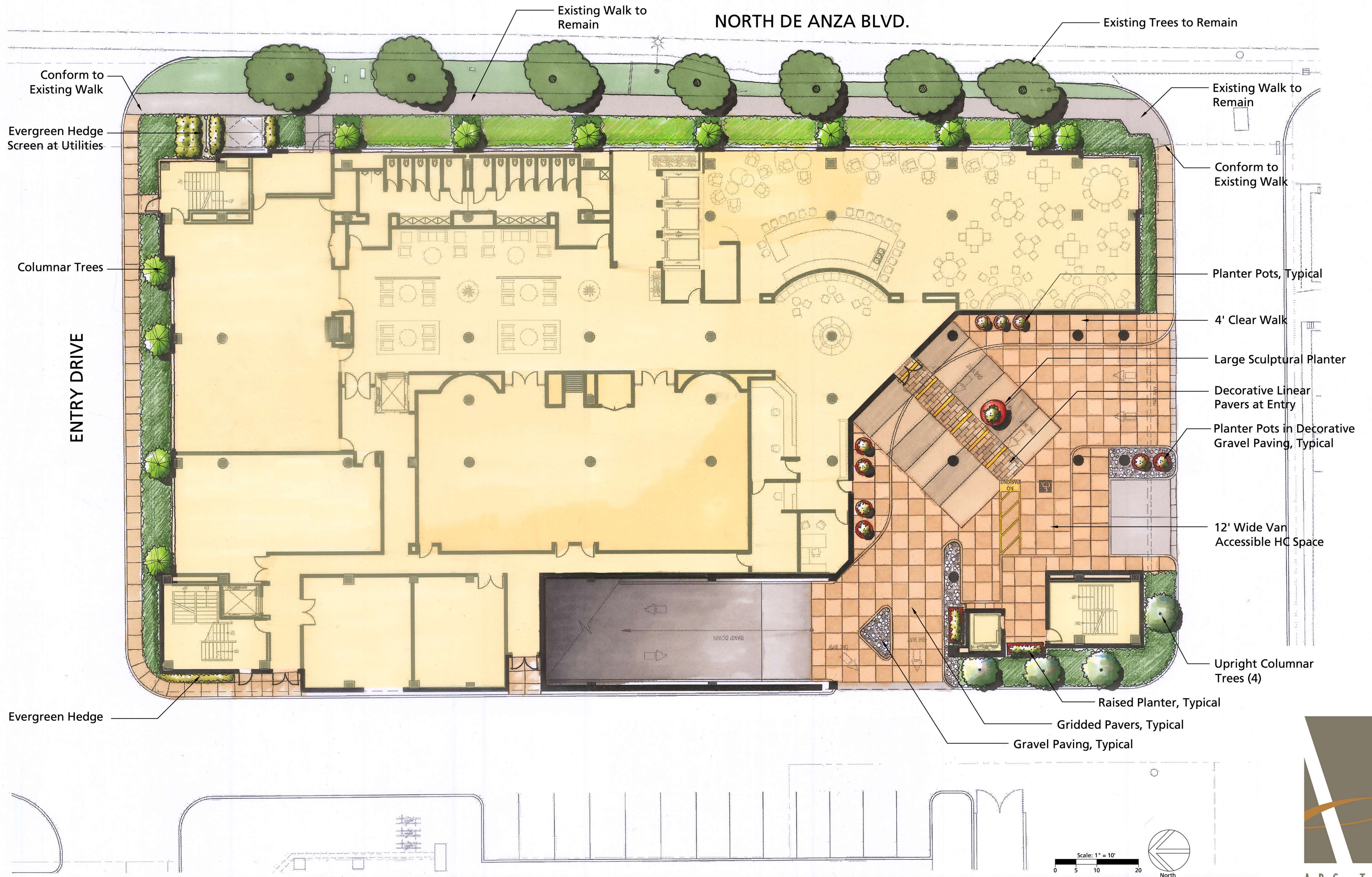
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10931 N. De Anza Blvd.
Cupertino, CA 95014

DATE DESCRIPTION
05.15.17 PLANNING APPLICATION SUBMITTAL

SITE SECTION

A4.01
PROJECT NO: 174438



De Anza Hotel

Cupertino, CA

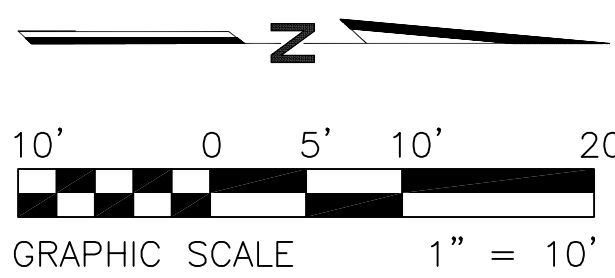
Conceptual Landscape Plan

November 9, 2015

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

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Drawing file: Q:\Civil\11007D\Dwg\ PROPERTY BOUNDARY.dwg

PROPERTY LINE/DISTINCTIVE BORDER
ADJACENT LOT LINE
EASEMENT LINE

THE BEARING N 89°47'00" E OF THE CENTERLINE OF HOMESTEAD ROAD AS SHOWN UPON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 391 OF MAPS AT PAGE 46 COUNTY RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS RECORD DATA PLOT.

U 1122: A 2-1/2" BRASS DISK STAMPED "U 1122 1960" AT THE NORTHWEST CORNER OF THE INTERSECTION OF HOMESTEAD ROAD, IN TOP OF THE EAST END OF THE SOUTH CONCRETE WALL OF A CATCH BASIN, 64 FEET WEST OF THE CENTER LINE OF SARATOGA-SUNNYVALE ROAD.
ELEVATION: 201.52 (NGVD 29)

PRELIMINARY TITLE REPORT ISSUED BY FIRST
AMERICAN TITLE INSURANCE COMPANY, DATED
JANUARY 27, 2012, TITLE NO. NCS-458144-SC.

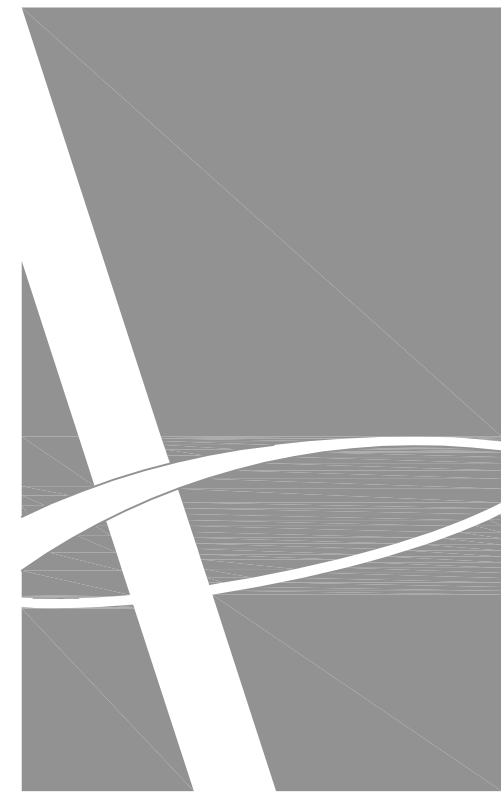
(1)	PM	BOOK	265	PG 16	JAN 1970
(2)	PM	BOOK	272	PG 5	JUL 1970
(3)	PM	BOOK	391	PG 46	MAY 1976
(4)	PM	BOOK	589	PG 19	NOV 1987
(5)	PM	BOOK	594	PG 9	SEP 1988

THE INFORMATION CONTAINED ON
THIS SHEET IS BASED ON RECORD
DATA COMPILED FROM REFERENCED
TITLE REPORT AND REFERENCED
PARCEL MAPS AND DOES NOT
CONSTITUTE A BOUNDARY SURVEY.

DATE	DESCRIPTION
11.13.14	PLANNING DEPT. SUBMITTA

C1.0

PROJECT NO: 123108



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RUTH AND GOING, INC.
Civil Engineering Land Surveying
Planning
2216 THE ALAMEDA SANTA CLARA, CA 95050
TEL. (408) 236-2400 FAX (408) 236-2410

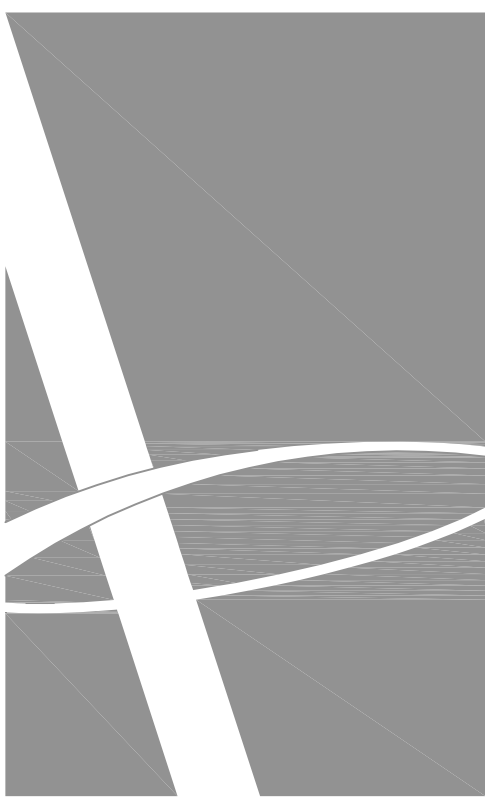
A Planning Application for:

DE ANZA PROPERTIES

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Cupertino, CA 95014





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TFC-79030037
TFC-79030121

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Cupertino, CA 95014



DATE	DESCRIPTION
11.13.14	PLANNING DEPT. SUBMITTAL

PRELIMINARY GRADING PLAN

C2.0
PROJECT NO: 123108

Drawing File: Q:\Civil\11007D\Wdg\Exhibits\ 2015-11-06 Composite Plan - WBLOCK.dwg
 Nov. 06, 2015 3:40pm

GPA Authorization Application – Amended

New Cupertino High End Hotel

De Anza Blvd.

The following are responses to the items listed on the Submittal Requirements document.

3. Comprehensive Project Description

Our project is simple: a luxurious high end hotel that provides top quality service 24/7 for Cupertino at the North De Anza Gateway, an area the General Plan designates as a major mixed use corridor. This building could add a major architectural element to the one of the city's gateways.

The hotel's amenities will be exceptional and the experience will be unforgettable for Cupertino visitors and citizens, this project will provide an opportunity for the Cupertino to be known for luxury accommodations, especially to meeting planners who do not now consider our city such a destination.

Cupertino has many specialty select hotels also knowns as "limited service hotels". These establishments are "closed" for service after business hours and do not serve food to guests or offer other assistance.

However, Cupertino does not have many high end hotels that provide food, beverage, and services 24/7.

The high end hotel category in the hospitality industry is used to classify hotels according to their quality. Dignitaries, celebrities, CEO's, decision makers and executives are currently staying in Palo Alto and even San Francisco instead of staying in Cupertino for the week or for the night because of our lack of high end hotel accommodations. We hope to change that practice.

This new 156-room high end hotel will reflect the history, architecture, scale and sensibilities of Cupertino. It is designed to be five stories (58 feet) tall. Guests will enjoy a full restaurant, bar, spa & much-needed convention services and meeting space for 304+ attendees.

- A rooftop deck that gives the community an opportunity to have seating, food service, drinks, events all with a view from the concrete roof of the new hotel. This rooftop deck should not be counted against the buildings height limit

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 will be converted to rooms.

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

Total Meeting Space – 4,562 S.F.

Total Occupancy – 304

The 156 rooms include Deluxe & Executive rooms and large 1-bedroom suites. The hotel will have two levels of underground parking with self-parking and valet parking services, the hotel will provide room service, guest service assistance, front desk and security 24/7. Guest will have access to the pool facility at the Cupertino Hotel, located right next door. A pathway will be created so that guests can easily walk between the two properties. The new hotel will increase economic activity for all surrounding businesses and provide as much as \$2.5 million in annual net revenue for 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.

5. Summary of Net Fiscal Impacts

In January, 2016, Economic & Planning Systems, Inc. (EPS) concluded that larger high end hotel on this site would yield \$2.5 million in net revenue to Cupertino. EPS could engage to revise the analysis for a 5-story hotel and/or the city could analyze the hotel revenue from the hotel tax as well as ancillary benefits to local business including retail, sales increases at the shopping center.

6. Voluntary Community Amenities

The high end hotel will donate the following:

- Free conference space for the use of the Cupertino Union School District for up to 12 days per year.
- Free rooms for the use of the Cupertino Union School District for visiting speakers, scholars, and school business activities.
- Free shuttle service to the airport for hotel guests to alleviate traffic congestion.
- Nominal cost shuttle service to the airport for Cupertino residents on our schedule.
- Free conference space at the new hotel for the city of Cupertino and Cupertino non-profits that will be part of the 12 days per year offered to the Cupertino Union School District.
- A voluntary one-time contribution of \$10,000 per room in the new hotel.
- Additional shuttle service to SFO for our patrons from the new hotel.
- A pledge to participate in a citywide shuttle service for Cupertino residents should enough hotels and other businesses choose to participate making it cost effective and of value to city residents.