

**DRAFT MINUTES OF THE SPECIAL MEETING OF THE ENVIRONMENTAL  
REVIEW COMMITTEE HELD ON December 13, 2018**

Committee Members: Geoff Paulsen  
Aarti Shrivastava  
Steven Scharf  
Timm Borden  
Amy Chan

Committee Members absent: Darcy Paul

Staff present: Erick Serrano, Associate Planner  
David Stillman, Transportation Manager  
Chad Mosley, Civil Engineer

Consultant Presenters: Michael Strahs, Kimco Realty  
Terri McCracken, Placeworks (Initial Study)  
Jessica Setiawan, Placeworks (Initial Study)

**APPROVAL OF MINUTES:**

August 31, 2018

The minutes of the August 31, 2018 meeting were approved as written

**ORAL COMMUNICATIONS**

**(Reserved for persons wishing to address the Committee on issues that are not already included in the regular Order of Business)**

None

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**PUBLIC HEARING:**

1. Application No.(s): EA-2017-06, GPA-2017-05, DP-2018-04, DA-2017-01, ASA-2017-09, TR-2017-46  
Applicant(s): Michael Strahs (Kimco Realty)  
Location: 10801 N Wolfe Rd APN # 316-45-017

The project Applicant is proposing the Cupertino Village Hotel Project which would construct a boutique hotel on a 1.72-acre site in the Cupertino Village Shopping Center. The project would also involve demolition of two existing commercial buildings on the sites. The development would be a new 5-story, 185-room boutique hotel including event meeting rooms, a restaurant, and rooftop lounge and bar. A Mitigated Negative Declaration is proposed.

- ❑ Geologic/Soils
  - Standard construction techniques for earthquake zones are incorporated in the construction calculations
- ❑ Hydrology
  - The Initial Study indicated that there is less than a significant impact on the exiting sewer system, however, a mitigation measure has been drafted which be implemented should the hotel's operation exceed the contractual limit
- ❑ Trees/Landscaping
  - 68 trees are on site
  - City trees along Wolfe Road will not be removed
- ❑ Air Quality/Traffic
  - Mitigation measures will be employed during construction for dust control
  - One driveway will be closed but the trip count shift to other driveways is minimal
  - A shuttle service program, joint with other local businesses, will be explored in the future
  - Both of the parking garages on the site are available to hotel guests and retail shoppers creating more parking spaces than are required by the Ordinance
- ❑ Archeological/Cultural/Biological
  - There will be a Stop Work Order in the construction documents should any remains or artifacts be discovered on site.
  - A tribal resource specific mitigation has been incorporated into the Initial Study
  - No known habitats have been identified, however, should construction fall during nesting season, all measures will be taken to ensure the safety of the nests
- ❑ Noise
  - Construction Best Management Practices will be employed to reduce construction noise to the surrounding businesses and neighbors
- ❑ Additional Discussion
  - Valet parking service will be offered to customers to the shopping center during construction
  - The hotel location on the site hopefully will encourage more pedestrian traffic than car traffic by hotel guests

ACTION: Recommendation for approval of a Mitigated Negative Declaration for EA-2017-06

MOTION: Paulsen

SECOND: Scharf

NOES: none

VOTE: 5-0-0

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**OLD BUSINESS**

None

**NEW BUSINESS**

None

**ADJOURNMENT**

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Respectfully submitted,

          /s/Beth Ebben          

Beth Ebben

Deputy Board Clerk