

PLEDGE OF ALLEGIANCE

At 6:45 p.m Chairperson Wang called to order the regular Planning Commission meeting in the Cupertino Community Hall Council Chambers, 10350 Torre Avenue, Cupertino, CA. and led the Pledge of Allegiance.

ROLL CALL

Present: Chairperson R Wang, Commissioners Kitty Moore, David Fung, Alan Takahashi
Absent: Vice Chair Vikram Saxena

APPROVAL OF MINUTES:

1. **Subject:** Draft Minutes of November 12, 2019.

Recommended Action: Approve or modify the Draft Minutes of November 12, 2019

The approval of the Minutes was postponed due to a lack of a quorum

2. **Subject:** Draft Minutes of December 2, 2019.

Recommended Action: Approve or modify the Draft Minutes of December 2, 2019

Moved by Takahashi and seconded by Moore to: "Approve the minutes". The motion carried 4-0-1 (Saxena absent)

POSTPONEMENTS/REMOVAL FROM CALENDAR: None

ORAL COMMUNICATIONS: None

WRITTEN COMMUNICATIONS: None

CONSENT CALENDAR: None

STUDY SESSION

3. **Subject:** Study Session on General Plan Annual Review/Implementation Plan and consider General plan Policies and Strategies that could benefit from clarification. *Postponed from the November 12, 2019 meeting.*

Recommended Action: Provide additional direction on the format and content of the General Plan Annual Preview/Implementation Plan; and Consider General plan Policies and

Strategies they could benefit from clarification. any input to Staff regarding the proposed amendments

Planning Manager, Piu Ghosh, reviewed the Staff Report and updated the Commissioners on the recent formatting changes that have been incorporated into the document per the Commissioners prior requests. She answered questions from the Commissioners.

Chair Wang opened the public comment period and the following individual(s) spoke:

Jennifer Griffin

Chair Wang closed the public comment period.

Further discussion of this item was tabled until after Agenda Item #4. The discussion resumed with the Commissioners providing input and suggestions on pages of the report through page 23 (of 90). This discussion will continue over the next several meetings.

PUBLIC HEARINGS

4. Subject: Approve a new 155 room, 7-story hotel (24-hour operations) with underground parking, event meeting rooms, a ground floor restaurant with separate bar and a rooftop lounge with a separate bar by demolishing a commercial building with an area of 8,323 square feet. City actions would include General plan Amendments to consider amending Table LU-1 by increasing the development allocation of hotel rooms to 155 in the Homestead Special Area and Figure LU-1 to allow increased heights and reduced building plane within the North De Anza Gateway specific to the development; Other permits include: Development, Architectural and Site Approval, and use Permits and a Development Agreement. A Mitigated Negative Declaration is proposed. Application No(s): GPA-2018-01, DP-2018-01, ASA-2018-02, DA-2018-01, U-2018-02, EA-2018-03; Applicant(s): Sherly Kwok (De Anza Properties); Location: 10931 N De Anza Blvd. APN# 326-10-061

Recommended Action: Conduct the public hearing and recommend that the City Council: Adopt the Mitigated Negative Declaration, adopt the mitigation measures and adopt the Mitigation Monitoring and Reporting Program; and Approve the applications for General Plan Amendment and Permits per the Draft Resolutions.

Senior Planner, Gian Paolo Martire, reviewed the Staff Report and project details. He was asked and answered questions by the Commissioners. The Applicants also addressed the Commissioners and answered questions.

Chair Wang opened the public comment period and the following individual(s) spoke:

Joshuwinn (sp)

Chair Wang closed the public comment period.

The Planning Commissioners discussed the merits and concerns of the proposed project. The traffic flow, height of the building, architecture, benefits to the City's residents, environmental mitigation measures and the terms of the Development Agreement were discussed. The Planning Commission recommended approval of the applications per the Draft Resolutions with a typo correction to GPA-2018-01, page 5, change text header to read "Homestead Special Area"

Moved by Chair Wang, second by Fung, the motioned carried 4-0-1 (Saxena absent)

OLD BUSINESS: None

NEW BUSINESS: None

REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT: None

REPORT OF THE PLANNING COMMISSION:

Commissioners Takahashi and Moore mentioned the meetings and events they have attended. Chair Wang thanked the other Commissioners and Staff for a collaborative 2019.

ADJOURNMENT:

The meeting was adjourned at 10:35pm to the next regular Planning Commission meeting on January 14, 2020 at 6:45 p.m.

Respectfully Submitted:

/s/Beth Ebben

Beth Ebben, Deputy Board Clerk