

**APPROVED 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

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

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Respectfully submitted,

/s/Beth Ebben

Beth Ebben

Deputy Board Clerk