



# CITY OF CUPERTINO

## Legislation Details (With Text)

<b>File #:</b>	16-1814	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Public Hearings	<b>Status:</b>		Recommended for approval	
<b>File created:</b>	6/21/2016	<b>In control:</b>		Planning Commission	
<b>On agenda:</b>	7/26/2016	<b>Final action:</b>		7/26/2016	
<b>Title:</b>	Subject: 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, Development Agreement for a 122-room hotel, two mixed-use buildings with 188 apartments, and approximately 26,000 square feet of commercial space in a Planned General Commercial and Residential Zoning District, 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, Tree Removal Permit to allow the removal and replacment of 90 trees. Application No(s): ASA-2015-22, DP-2015-05, U-2015-06, DA-2016-01, EXC-2016-03, EXC-2016-05, TR-2016-14 (EA-2015-05); Applicant(s): Amy Chan (De Anza Venture, LLC); Location: 10122 Bandlely Drive and 10145 De Anza Boulevard (Marina Plaza) APN# 326-34-043, 326-34-066 Continued from the June 14, 2016 meeting				

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Staff Report, 2. 1 - DP-2015-05 Draft Resolution, 3. 2 - ASA-2015-22 Draft Resolution, 4. 3 - U-2015-06 Draft Resolution, 5. 4 - DA-2016-01 Draft Resolution, 6. 5 - EXC-2016-03 Draft Resolution, 7. 6 - EXC-2016-05 Draft Resolution, 8. 7 - TR-2016-14 Draft Resolution, 9. 8 - ERC Recommendation, 10. 9 - Initial Study/Mitigated Negative Declaration, 11. 10 - Response to Comments for IS/MND, 12. 11 - CEQA Memo to Development Agreement, 13. 12 - Planning Commission Staff Report from June 14, 2016, 14. 13 - Link to Plan Set

Date	Ver.	Action By	Action	Result
7/27/2016	1	Planning Commission	Recommended for approval	
7/26/2016	1	Planning Commission	Recommended for approval	

**Subject:** 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, Development Agreement for a 122-room hotel, two mixed-use buildings with 188 apartments, and approximately 26,000 square feet of commercial space in a

Planned General Commercial and Residential Zoning District, 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, Tree Removal Permit to allow the removal and replacment of 90 trees. Application No(s): ASA-2015-22, DP-2015-05, U-2015-06, DA-2016-01, EXC-2016-03, EXC-2016-05, TR-2016-14 (EA-2015-05); Applicant(s): Amy Chan (De Anza Venture, LLC); Location: 10122 Bandlely Drive and 10145 De Anza Boulevard (Marina Plaza) APN# 326-34-043, 326-34-066

*Continued from the June 14, 2016 meeting*

Recommend that the City Council approve a Mitigated Negative Declaration

Recommend that the City Council approve the applications per the draft resolutions

*Tentative City Council hearing date: September 6, 2016*