



CITY OF CUPERTINO

Legislation Details (With Text)

File #: 20-6911 **Version:** 1 **Name:**

Type: Public Hearings **Status:** Approved as Amended

File created: 1/22/2020 **In control:** City Council

On agenda: 3/3/2020 **Final action:** 3/3/2020

Title: Subject: Consider approving a new 155-room seven-story hotel (24-hour operations) with underground parking, event meeting rooms, a ground floor restaurant with separate bar, and a rooftop lounge with separate bar by demolishing a commercial building with an area of 8,323 sq. ft. City Actions would include General Plan Amendments to consider amending Table LU-1 by increasing the development allocation of hotel rooms to 155 hotel rooms in the Homestead Special Area and Figure LU-2 and Policy LU-23.2 adding Figure LU-5 to allow increased heights and reduced building plane within the North De Anza Gateway specific to this development. City permits would include: Development, Architectural and Site Approval, and Use Permits. A Development Agreement is also 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 (Continued from January 21, 2020)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. A - Draft Resolution EA-2018-03 – Mitigated Negative Declaration, mitigation measures, and a Mitigation Monitoring and Reporting Program, 3. B - Draft Resolution GPA-2018-01 – General Plan Amendment, 4. C - Draft Resolution DP-2018-01 – Development Permit, 5. D - Draft Resolution ASA-2018-02 – Architectural and Site Approval Permit, 6. E - Draft Resolution U-2018-02 – Use Permit, 7. F - Draft Ordinance DA-2018-01 – Development Agreement between the City and Northwest Properties LP, 8. G - Fiscal Analysis of the De Anza Hotel GPA Application, 9. H – Parking Generation Analysis for the Proposed Hotel Located at 10931 N. De Anza Boulevard in Cupertino, CA, dated June 19, 2019, 10. I - Initial Study/Mitigated Negative Declaration, ERC Recommendation dated August 1, 11. J - Public Comment, 12. K – Initial Study /Mitigated Negative Declaration Responses to Comments Memo dated December 5, 2019, 13. L - Initial Study /Mitigated Negative Declaration Responses to Comments Memo for City Council dated February 20, 2020, 14. M – Project Plans

Date	Ver.	Action By	Action	Result
3/3/2020	1	City Council	Approved as amended	

Subject: Consider approving a new 155-room seven-story hotel (24-hour operations) with underground parking, event meeting rooms, a ground floor restaurant with separate bar, and a rooftop lounge with separate bar by demolishing a commercial building with an area of 8,323 sq. ft. City Actions would include General Plan Amendments to consider amending Table LU-1 by increasing the development allocation of hotel rooms to 155 hotel rooms in the Homestead Special Area and Figure LU-2 and Policy LU-23.2 adding Figure LU-5 to allow increased heights and reduced building plane within the North De Anza Gateway specific to this development. City permits would include: Development, Architectural and Site Approval, and Use Permits. A Development Agreement is also 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 (Continued from January 21, 2020)

Conduct the public hearing and find:

That the City Council conduct a public hearing, consider the Planning Commission's recommendation, and:

1. Adopt Resolution No. 20-005 adopting a Mitigated Negative Declaration, mitigation measures, and a Mitigation Monitoring and Reporting Program (Attachment A).
2. Adopt Resolution No. 20-006 approving a General Plan Amendment (Attachment B).
3. Adopt Resolution No. 20-007 approving a Development Permit (Attachment C).
4. Adopt Resolution No. 20-008 approving an Architectural and Site Approval Permit (Attachment D).
5. Adopt Resolution No. 20-009 approving a Use Permit (Attachment E).

Introduce and waive the first reading of Ordinance No. 20-2195: "An Ordinance of the City Council of the City of Cupertino Approving a Development Agreement for the Development of a New 7-Story, 155 Room Hotel With Associated Site and Landscaping Improvements Located at 10931 N. De Anza Blvd. (APN #326-10-061)" (Attachment F).