



Memorandum

To: CITY COUNCIL

From: Councilmember Chappie Jones
Councilmember Raul Peralez

Subject: 1090 SOUTH DE ANZA
BOULEVARD

Date: August 10, 2018

Approved:

RECOMMENDATION

1. Deny approval of the proposed hotel at 1090 S. De Anza Boulevard until the S. De Anza Boulevard Urban Village Plan is completed.
2. Should the Council approve the project, consider the following conditions:
 - a. *Driveways/Onsite Circulation:* Reverse the circulation of the site plan so that vehicles enter by the driveway on Via Vico and exit by the driveway on De Anza Boulevard.
 - b. *Tree Preservation:* The seven redwood trees along the border of the property, that the property owner has agreed to maintain, should have a thorough tree preservation plan. The developer must provide regular updates to the City Arborist on the health of the trees and adherence to the preservation plan.
 - c. *Garbage Pick Up / Deliveries:* Specify that trash pickup and deliveries must occur onsite, and not on Via Vico or De Anza Boulevard. Trash pickup should not occur before 6 AM or after 12 AM.
 - d. *Valet Parking:* Specify that valet parking should be offered at all times, and not just during peak periods.
 - e. *Designated Community Liaison:* Require that the property owner and hotel operator provide a name and phone number of a person within the hotel operation that the community can contact with questions or concerns once the hotel is operational.
 - f. *Future Signalization of S. De Anza & Via Vico:* Direct staff to work with the City of Cupertino to aggressively pursue further funding to signalize this intersection to improve pedestrian safety.
 - g. *Onsite Security:* Require the property owner / hotel operator to create a plan to provide 24/7 security on the site, including the exterior.
 - h. *Construction plan:* Require the following conditions for when construction begins:
 - i. *Hours/Days of Construction:* Work to be done only on weekdays from 7 AM to 7 PM.
 - ii. *Parking:* All construction related parking should not park on residential streets surrounding the project nor in the shopping center adjacent to the project. The contractor shall regularly monitor compliance with this requirement.
 - iii. *Staging:* Staging on Via Vico should be avoided if possible. If unavoidable, every effort should be made to limit its impact on the residents of Via Vico.

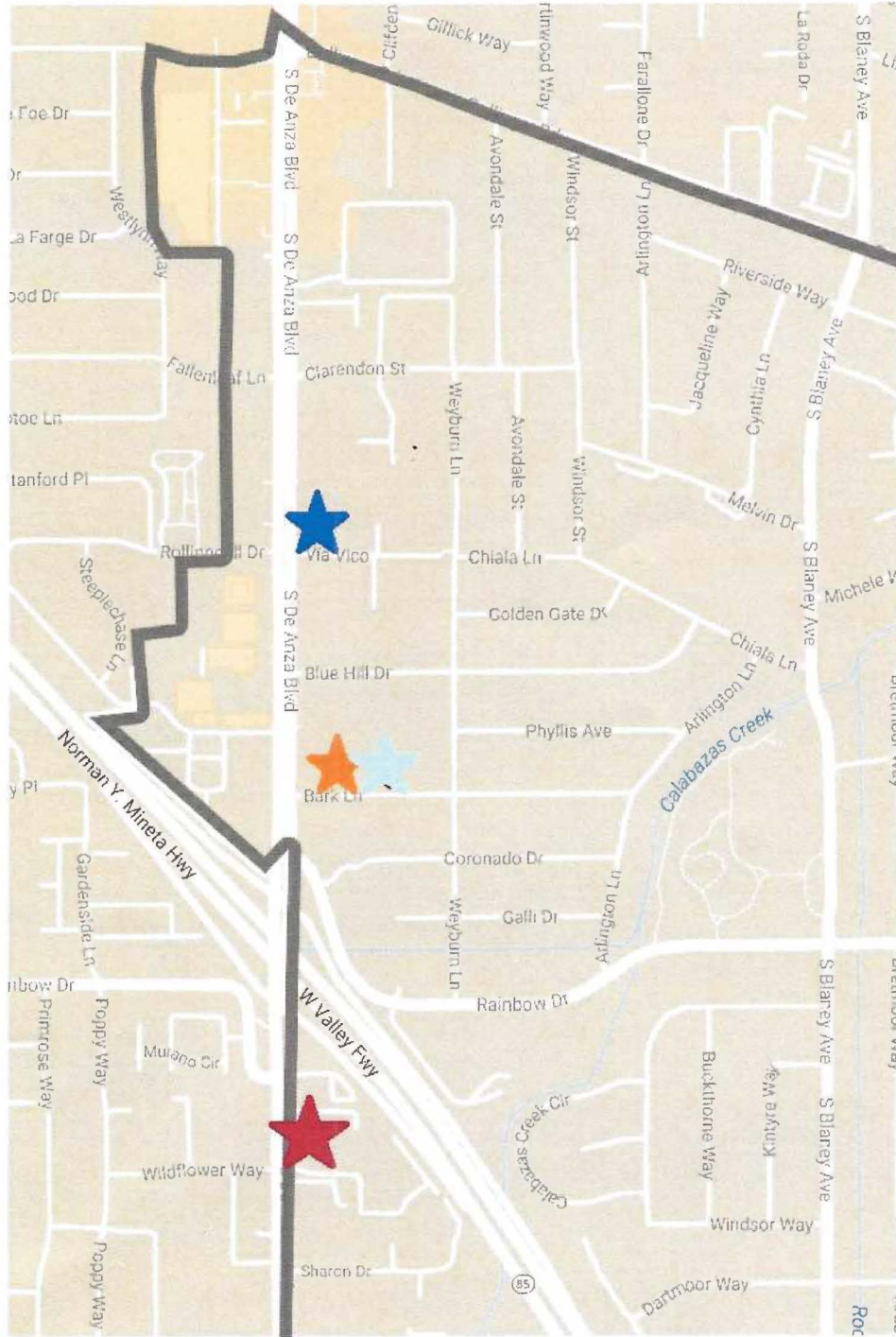
- iv. *24/7 Hotline/Communication*: Neighbors should be provided a contact and phone number that they can contact at any time with questions or concerns. There should also be regular updates regarding the construction status to the community.
- v. *Truck Traffic*: Trucks must use approved routes that exclude all surrounding residential streets.





BACKGROUND

There has been tremendous interest in development along S De Anza Boulevard in District 1 in the past year. There are currently four active applications (including this one) proposing new substantial development along De Anza Boulevard (see map Attachment A). We believe it is in the best interest of the community to provide a more indepth planning process for the corridor through an Urban Village Plan before proceeding with these applications. By allowing this project to move forward, absent an Urban Village Plan, we are shortchanging the community by not allowing a broader opportunity for input if we allow projects to move forward in a piecemeal fashion. We have seen firsthand how effective a community driven Urban Village planning process can be in engaging the community through the three Urban Village Plans completed in District 1. Creation of an Urban Village Plan for S De Anza Boulevard will give the community a chance to create the village that they want to see, while also creating a clearer path for developers seeking to build along S De Anza Boulevard.

We understand that there may be a desire by some to see this project move forward now given the desire for economic growth. Should this be the direction that is taken, we have outlined a detailed set of conditions that we believe will improve this project for the neighborhood.

Attachment A



-  1090 S De Anza Blvd - 4-story, 90-room hotel
-  7285 Bark Ln - 5-story, 125-room hotel
-  7201 Bark Ln - 6-story, 85-unit apartment building
-  1366 S De Anza Blvd - 99-unit memory care facility