



CITY MANAGER'S OFFICE

CITY HALL

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CITY COUNCIL INFORMATIONAL MEMORANDUM

Meeting: December 5, 2023

To: Cupertino City Council

From: Pamela Wu, City Manager

Re: Update regarding Vallco's SB 35 project approval.

Background:

Vallco Property Owner, LLC (VPO) filed an application with the City of Cupertino on March 27, 2018 entitled "Vallco Town Center Project Application pursuant to SB 35." On September 21, 2018, an approval letter was issued for the Project.

In March 2022, VPO submitted plans to the City entitled "The Rise SB 35 Planning Modification Application." The project continued to be a mixed use development with 2,402 units of housing, approximately 1.97 million square feet of office space and about 425,000 square feet of retail uses. Fifty percent of the housing units were proposed to be affordable. On June 3, 2022, the City approved the modifications.

Update:

Following approval of the June 2022 project modification, City staff continued to work with VPO's design team regarding the future development of the property. Staff have also coordinated with the developer and the Santa Clara County Department of Environmental Health (SCCDEH) in connection with SCCDEH's oversight of environmental investigation and remediation at the Vallco property.

The City has been informed by the developers that a new application to modify the current SB 35 approval will be submitted on December 4, 2023. As part of the ministerial review process of the application, staff will prepare a presentation to City Council to identify the proposed changes to the original design. A qualifying application to modify the approved SB 35 project must be processed ministerially, within 60 days of receipt of a complete application.

Sustainability Impact:

None

Fiscal Impact:

Staff time involved for the ministerial review and approval of the modification application.

Prepared by: Albert Salvador, Special Project Executive

Reviewed by: Matt Morley, Assistant City Manager
Christopher D. Jensen, City Attorney

Approved for Submission by: Pamela Wu, City Manager

Attachments:

A – Email from Reed Moulds, Managing Director, Sand Hill Property Company, dated 11/29/2023