

**From:** Mort & Eli [<mailto:mortandeli@comcast.net>]  
**Sent:** Friday, August 31, 2018 5:32 PM  
**To:** Sandy James <[sandy@vallcovision.com](mailto:sandy@vallcovision.com)>; City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** Re: Vallco

Please support the revitalization of Vallco through this specific plan and through the SB 35 application. We live very close to Vallco and do not want to continue to live next to a "ghost Mall".

Carol & Norm Eliason  
10276 Richwood Dr.  
Cupertino, Ca 95014

**From:** Mona Schorow [<mailto:monaschorow@sbcglobal.net>]  
**Sent:** Friday, August 31, 2018 5:25 PM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** Keep Cupertino Vital

Please maintain control over the Sand Hills development; keep Cupertino a vital place to live by minimizing Vallco development. We're counting on you, our elected officials, to represent your constituency in this balance.

Respectfully,

Mona Schorow  
Fumi Matsumoto  
22182 Bitter Oak Street  
Cupertino, CA

**From:** Gary Jones [<mailto:gjones5243@icloud.com>]  
**Sent:** Friday, August 31, 2018 4:36 PM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>; Geoff Paulsen <[GPaulsen@cupertino.org](mailto:GPaulsen@cupertino.org)>; Alan Takahashi <[ATakahashi@cupertino.org](mailto:ATakahashi@cupertino.org)>; David Fung <[DFung@cupertino.org](mailto:DFung@cupertino.org)>; Don Sun <[DSun@cupertino.org](mailto:DSun@cupertino.org)>; Jerry Liu <[JLiu@cupertino.org](mailto:JLiu@cupertino.org)>  
**Subject:** Open Letter Costco @ Vallco

Costco? A Curious Scheme for Vallco

Resistance to progress at Vallco reaches a new low. Now there is apparently a scheme to derail approval of the community-driven Vallco plan through the crafty manipulation of a surprising pawn: Costco.

Readers may recall a curious survey sent by email to Costco members announcing Costco's purported desire to go into Vallco and canvassing support. Has anyone seen this move before? Was this timing, weeks before the community-driven Specific Plan is to go public, mere serendipity? No

Expect to see opponents of Vallco progress come to the September 4th planning commission meeting and the September 18th city council meeting to profess support for a Costco at Vallco, knowing very well that the Specific Plan is for a mixed-use town center, and not for a warehouse retailer.

Their real aim? Thwart adoption of a new, housing-centric Vallco plan, or postpone it until after the election. If they can gain an extra seat on the city council, they can then change or kill the Vallco plan in its entirety.

For years, opponents of progress at Vallco have frightened the public with anguished concerns about traffic and infrastructure impacts. Those will strangely vanish. Instead, we will hear plaintive calls for "much needed" retail in a supposed "retail desert." None of those calls will pay any heed to how poorly Costco matches with the community vision for a "there, there" in Cupertino. Shopping at Costco is one thing, but what retail stores would want to be near a Costco, and what residents would want to live above or near a Costco? They oddly won't mention that a Costco store is the size of three football fields, and will need tons of parking; that it will generate enormous traffic at all hours of operation, and large delivery trucks arriving at off hours. In what city is Costco the crown jewel of downtown?

The talk to bring Costco to Cupertino, when there is already one in Sunnyvale two miles away, is an effort to paint the city council and the property owner as opposed to retail; to kill THIS community's vision for a new and better Vallco. We--the people of Cupertino--deserve better. The residents and neighbors of Cupertino invested months of personal time and energy contributing to the Vallco Specific Plan. Will we let one angry group destroy that effort? This blogger and citizen journalist urge our city council to support our residents and adopt the Vallco Specific Plan without delay. The only pro-resident vision for Vallco is the community-driven plan.

Just say "no" to Costco-tino!

Gary Jones, Cupertino Journalist & Blogger, 42-year resident

**From:** Caryl Gorska [<mailto:gorska@gorska.com>]

**Sent:** Friday, August 31, 2018 2:44 PM

**To:** Darcy Paul <[DPaul@cupertino.org](mailto:DPaul@cupertino.org)>

**Subject:** Vallco hearings at 5pm????????????

Dear Mayor Paul and Council Members;

Please enter this into the public record, and shout it from the rooftops:

Why are the Vallco hearings beginning at 5 pm, when almost all working people won't be able to attend?

**Could you make it any more clear that you don't want residents and voters to be there?**

## Why the special time for this?

And why did the postcard you sent this week not mention the second hearing, which I believe will take place October 2? What time will that be? 5 pm?

Caryl Gorska  
Cupertino resident who hates corruption

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**From:** Liang-Fang Chao [<mailto:lfchao@gmail.com>]

**Sent:** Friday, August 31, 2018 7:45 PM

**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>; City Attorney's Office <[CityAttorney@cupertino.org](mailto:CityAttorney@cupertino.org)>; City of Cupertino Planning Dept. <[planning@cupertino.org](mailto:planning@cupertino.org)>; Cupertino City Manager's Office <[manager@cupertino.org](mailto:manager@cupertino.org)>

**Subject:** Re: "Vallco Shopping District", not "Vallco Town Center".

The agenda item for the Sep. 4 Planning Commission is  
"Consider adoption of the **Vallco Town Center Specific Plan** and associated amendments to the General Plan, Zoning Map, Municipal Code, to modify development standards, including heights, density, and residential, commercial, office, and hotel development allocations within the **Vallco Town Center Special Area** and related actions for environmental review to consider the effects of the project; and consideration of a Development Agreement with Vallco Property Owner, LLC for..."

In the General Plan, there is no such thing called "Vallco Town Center" or "Vallco Town Center Special Area".

There are "Vallco Shopping District", "North Vallco Park", "South Vallco Park".

The agenda item should use the exact term used in the current General Plan. Otherwise, people might confuse those with

You are welcome to verify the term used here:

<https://www.cupertino.org/our-city/departments/community-development/planning/general-plan/general-plan>

Liang

On Fri, Aug 31, 2018 at 7:31 PM, Liang-Fang Chao <[lfchao@gmail.com](mailto:lfchao@gmail.com)> wrote:

Dear Mayor Paul, Councilmembers, and City Attorney,

As I've pointed out previously in public comments for the Opticos process and the EIR and this morning at the Environmental Review committee and here again, **the retail space allocation for Vallco Shopping District is maximum 1.2 million square feet, not maximum 600,000 square feet**. Since the maximum allocated amount is listed for other allocations, like office and residential, for transparency and consistency, please list the maximum allowed amount for retail space also.

Otherwise, the public might be misled to believe that the Council has somehow changed the General Plan to reduce the retail space from max 1.2 million sqft to max 600,000 sqft. Please do not mislead the public.

Why are we so afraid to clearly state that the allowed retail space in the current General Plan is 1.2 million sqft? That's the fact. Why not just state it plainly?

I've pointed this out earlier too. **The formal name for the Vallco area in the General Plan is "Vallco Shopping District"** in the General Plan. Not "Vallco Town Center". There are also Vallco North Park and Vallco South Park. A member of the public might be confused if the formal name is not used to address the area in the General Plan to be considered. Until the General Plan is amended, the Vallco area is called "Vallco Shopping District."

Again. Why are we so afraid to clearly state that the area under consideration is called " Vallco Shopping District"?.  
That's the fact. Why not just state it plainly?

Unless there was any GPA to change the name of the area, please call it as it is currently stated in the General Plan for transparency and consistency.

Thanks.

Liang Chao  
Cupertino resident

**From:** Jennifer Shearin [<mailto:shearin.jen@gmail.com>]  
**Sent:** Saturday, September 01, 2018 12:41 PM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** Support for Opticos Vallco Town Center Specific Plan

Dear Mayor Paul and Councilmembers Sinks, Vaidhyanatha, Chang and Scharf,  
I am writing to you today as a resident of Cupertino who urges you to approve the Vallco Town Center Specific Plan released this week. I have lived for almost 10 years just off Miller Avenue approximately ½ mile from the Vallco site.

I, like many of my neighbors, did not vote for Measure D to build the initial Sand Hill proposal. It did not seem to meet the needs of Cupertino for park space, and the project proponents discussed only the positive aspects of the project, while ignoring some important community concerns. As time for the balloting grew nearer, the developing company seemed not to understand why there was any resistance and so instead of appealing to residents, further alienated many through its actions.

When I heard that together as a community we had an opportunity to make a Specific Plan for the site with significant input, I was cautiously optimistic. Form-based codes seem ideal for a site which will be mixed-use and has a variety of street densities and types of neighborhoods surrounding it. I participated in the first meeting, and several charettes. As the Opticos process continued, I truly felt the residents' needs and wants were being heard.

I am pleased to say that the end result met my initial optimism. I find the Vallco Town Center Specific Plan to be a carefully constructed document that fulfills our community's needs in many

ways. Of particular notice for me personally is the care and attention paid to the biking and walking infrastructure in the plan. This is vital to making it a dynamic area and minimizing the traffic impacts.

If this Specific Plan's parameters are carried through to a development plan, it will be the vibrant community area Cupertino residents would love to have for shopping, dining, and entertainment (with the necessary office space). As a resident living very close to this site, it's especially important to me that a project is built there that will work well for the community. I encourage you to vote yes to support the Opticos Vallco Town Center Specific Plan, for the benefit of all residents of Cupertino.

Warm Regards,

Jennifer Shearin

**From:** Adrienne Renner [<mailto:arenner318@gmail.com>]  
**Sent:** Saturday, September 01, 2018 10:30 AM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** The Vallco Plan

I just read the statement from Mr. Moulds in an email. I hope that the project really will have a park at the street level. I think I remember the promises for a park setting at Main Street which didn't happen. I hope that you keep this developer to its promises.

Also, I hope that what I have heard about Costco is just a rumor. We don't need the traffic increased because of a Costco at this location.

Also, I hope that you listen to the comments from San Jose residents who pay Cupertino school taxes and who live much closer to Vallco than most of the Cupertino residents. I have lived off Miller Avenue for over 40 years and spend lots of money at the retailers in Cupertino. Please do not ignore those of us who live so close and who consider themselves Cupertino residents, not San Jose residents.

Adrienne Renner

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**From:** CAROL WILSER [<mailto:wilserc@icloud.com>]  
**Sent:** Monday, September 03, 2018 5:54 PM  
**To:** City of Cupertino Planning Dept. <[planning@cupertino.org](mailto:planning@cupertino.org)>  
**Subject:** Comments for planning meeting Sept 4, 2018

Why do we need more offices?

I can understand the need for more housing, however, I don't understand why there is need for more offices in Cupertino. Adding more offices just maintains an imbalance between housing and workers needing housing. I understand that is a way for the developers to squeeze maximum profits out of Vallco but does not solve housing imbalances in Cupertino.

### Excessive Building Height

Do we really want to see towers much higher than those in the City Center on Stevens Creek Blvd?. As far as I know there are no buildings in Cupertino that are 150 feet tall.

### Traffic

Traffic is already very congested during commute times. I walk a lot for short shopping trips and to other places in Cupertino and I don't see a lot of others walking except between Apple buildings. Those I see on bicycles are those who are fit enough and willing to use their bicycles for transportation. Most people do not fall into those categories. So more cars and more congestion will be caused by the proposed density increases.

### Affordability

I suspect that there will be no units that will be considered "affordable to all income levels" by the time they are available.

I don't expect Cupertino to stay the same but the Vallco Project, as presented in the lovely "Vallco Town Center Specific Plan", will likely make living in Cupertino an unpleasant life. The planners and council members of today will probably be living somewhere nicer by the time the project is completed.

Carol L Wilser

**From:** Paulette Altmaier [<mailto:paulette@altmaier.us>]

**Sent:** Monday, September 03, 2018 6:55 PM

**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>

**Subject:** Specific Plan Staff Report

Dear City Council,

I have read the 22 page staff report on the Specific Plan, and believe this is an excellent plan for Cupertino.

The special attention given to the area next to the residential development is undoubtedly the best outcome possible for the homeowners there.

However, I do not intend to engage on supporting the plan, because Better Cupertino (not to mention Councilman Scharff) have made it clear that they will use referenda and lawsuits to delay and obstruct the development.

So given the Specific Plan is not SB35 compliant, I am unable to see how Sand Hill could, or should, place any reliance on their ability to ever build it.

So I would like to go on record as saying that it is unfortunate that the determined obstructiveness of some residents is going to result in the Vallco development being built to the less-optimal SB35 plan, rather than the Specific Plan.

**From:** Urs Mader [<mailto:Urs.Mader@maximintegrated.com>]  
**Sent:** Monday, September 03, 2018 7:07 PM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** Vallco Town Center Plans

Dear City Council,

I much prefer the Opticos Specific Plan over the SHP Green Roof plan. Reasons are:

1. BMR element is much better thought through in the Opticos plan. The Green roof plan as questionable planning for BMR in the inner floors of a very large building.
2. Green roof: We don't have problems watering and maintaining a green roof.
3. Character: The Opticos plan fits within concepts that have been proven to work at locations like Santana Row and Main Street.
4. Parking: Parking is regulated under existing city codes; no tricks.
5. Accountability: Approvals for changes need to go through the city council.

The Opticos Tier 1 plan is much more balanced than the Tier 2 plan. The main reason is that the Tier 1 has 750,000sq ft office vs 1,500,000. I hope the city council has the wisdom to this. The negotiated amenities for the Tier 2 plan are nice, but not worth the long-term extra burdens. The city already has a location, as does adult education; where the land and buildings presumably are already owned. It would be a lot smarter to redevelop the existing locations during the next down-turn in the economy when government really should be doing its building. My understanding was that adult education was only moving temporarily to Vallco anyway while they upgrade the existing location. The city should own its own buildings to avoid conflicts of interest.

Urs

**From:** albert liu [<mailto:albertoliu@yahoo.com>]  
**Sent:** Monday, September 03, 2018 10:36 AM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>; Geoff Paulsen <[GPaulsen@cupertino.org](mailto:GPaulsen@cupertino.org)>; Alan Takahashi <[ATakahashi@cupertino.org](mailto:ATakahashi@cupertino.org)>; David Fung <[DFung@cupertino.org](mailto:DFung@cupertino.org)>; Don Sun <[DSun@cupertino.org](mailto:DSun@cupertino.org)>; Jerry Liu <[JLiu@cupertino.org](mailto:JLiu@cupertino.org)>  
**Subject:** Town Center Specific Plan

The City of Cupertino's Specific Plan for the Town Center Development is nothing but a Trump style high demand, extremely unreasonable tactic. Why I think that ? Because almost all of the demands have nothing to do with the Town Center development. You folks are leveraging this to get your own agenda satisfied, including putting prohibitive costs and time delays to kill it. Is this good for Cupertino ? No way. The old Vallco site has been sitting there for years like a graveyard. Its current condition is deplorable and brings shame to Cupertino and laughs to neighboring cities.

The only thing I agree with is having a Community Performance Art Center .... on the roof top park.

Interstate 280 is a federal highway, out of the responsibility of Cupertino as well as Sand Hill. Do you folks realize that ? All the neighboring streets involve other cities, like Sunnyvale, Santa Clara. You lump them all into this plan ? You doing them a favor at the expense of Cupertino ? They'll love it and laugh all at the same time.

Please do not abuse your power. You were voted into your offices to be reasonable and pragmatic. I hope you are not vassals to a minority activist group which is adamant in stalling Cupertino's progress.

Albert Liu

46 years resident of Cupertino, with children all gone through Cupertino schools and grandchildren going there now.

**From:** Kitty Moore [<mailto:ckittymoore@gmail.com>]

**Sent:** Tuesday, September 04, 2018 10:28 AM

**To:** Geoff Paulsen <[GPaulsen@cupertino.org](mailto:GPaulsen@cupertino.org)>; Alan Takahashi <[ATakahashi@cupertino.org](mailto:ATakahashi@cupertino.org)>; David Fung <[DFung@cupertino.org](mailto:DFung@cupertino.org)>; Jerry Liu <[JLiu@cupertino.org](mailto:JLiu@cupertino.org)>; Don Sun <[DSun@cupertino.org](mailto:DSun@cupertino.org)>

**Cc:** Cupertino City Manager's Office <[manager@cupertino.org](mailto:manager@cupertino.org)>; City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>; [bernsteves@californiabizlaw.com](mailto:bernsteves@californiabizlaw.com)

**Subject:** Oppose Vallco EIR and Plan - Further Details

Dear Cupertino Planning Commission,

I oppose the Vallco Specific Plan, Final EIR, and documents including the Development Agreement for the following reasons:

- There is hazardous waste contamination on the site which has not been investigated. The site has had orchard, gas station, photo processing, Automotive centers, ice rink and several now-banned substances used and there remains improperly closed environmental hazards.
- The residents must be informed about the hazardous waste contamination. The hazardous waste site investigation and analysis must come BEFORE and be INCLUDED in the EIR.
- The EIR is incomplete and leaves the community uninformed of hazards.
- The City appears to have begun the Specific Plan process with a General Plan Amendment in mind and did not inform the residents or follow the City Council approved General Plan Amendment Authorization Process. The city website indicates there are NO General Amendments this year, yet Vallco has one. This appears to be intentionally misleading.
- The General Plan allocations which expires May 31, 2018 would be the standard of expectations for the Vallco Specific Plan. A reasonable person would not anticipate 389 residential units would become 3,601 residential units and be in excess of all of the residential units in the entire General Plan pool.
- The Development Agreement has “poison pills” which do not indicate good faith.
- The City Attorney went missing during the SB35 analysis time frame. Is it non-compliant as most believe? Was it appropriate to base Vallco’s Specific Plan off of Vallco SB35 and NOT the General Plan which by Law it must be consistent with? The community has a reasonable expectation that the General Plan would be followed in the Specific Plan process and not be “surprised” by arbitrary and capricious actions.
- The Density Bonus requirement results in Concessions which by law may be reductions in development standards such as height and setback requirements. This means the city cannot say with any certainty what the heights at Vallco would be.
- The General Plan EIR NEVER studied the amounts of housing anticipated at Vallco. The



Significant Unavoidable Impacts at Vallco are LARGER than the Significant Unavoidable impacts in the General Plan EIR.

- The size of Vallco and exceeding the city-wide housing amounts REQUIRE an entire city-wide New General Plan and GP EIR be conducted.
- School impacts due to commuting requirements to other district schools from overcrowding the Vallco area full schools must be studied in the EIR. They were not.
- The project office space has no indication of employee income levels expected and could result just as easily in lower wage data entry positions as employment needs change. The amount of office could easily result in a further shortage of affordable housing.
- The EIR did not study traffic impacts from restaurants when they generate 4-10 times the traffic as regular retail. Project used a generic “Shopping Center” trip generation rate which is much lower.
- The Tier 1 and Tier 2 projects were not studied in the FEIR in order to be able to tell if Tier 1 would have fewer Significant Unavoidable impacts.
- The project during construction and at operation (completion) creates too much air pollution which is hazardous to health:

**From:** Ignatius Y. Ding [<mailto:ignatius.ding@gmail.com>]

**Sent:** Tuesday, September 04, 2018 2:06 AM

**To:** Geoff Paulsen <[GPaulsen@cupertino.org](mailto:GPaulsen@cupertino.org)>; Alan Takahashi <[ATakahashi@cupertino.org](mailto:ATakahashi@cupertino.org)>; David Fung <[DFung@cupertino.org](mailto:DFung@cupertino.org)>; Jerry Liu <[JLiu@cupertino.org](mailto:JLiu@cupertino.org)>; Don Sun <[DSun@cupertino.org](mailto:DSun@cupertino.org)>

**Cc:** City of Cupertino Planning Dept. <[planning@cupertino.org](mailto:planning@cupertino.org)>; City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>; Grace Schmidt, MMC <[graces@cupertino.org](mailto:graces@cupertino.org)>; Cupertino City Manager's Office <[manager@cupertino.org](mailto:manager@cupertino.org)>; Randolph Hom <[RandolphH@cupertino.org](mailto:RandolphH@cupertino.org)>

**Subject:** Prepared presentation for the oral communications at the Cupertino City Planning Commission meeting, 9/4/2018

The attached is a copy of prepared presentation for the oral communications at the Cupertino City Planning Commission meeting on September 4, 2018.

Please including this presentation in the city records for public access. Thank you.

First thing first. Please clarify where the request of office development came from in the VSP that is supposedly based on “community input.” No one in the community ever asks for office. None! Cupertino residents rejected Sand Hill’s office park measure in 2016. Remember that? Every individual and every business must follow and adhere to the same sets of laws, Municipal Codes and regulations to request review and approval of any development plan in the City of Cupertino, including applying for specific General Plan Amendment (GPA) in accordance to the application cycle and time table codified by the City.

No commercial development –None– is entitled to build based on unallocated or expired allocation of office, housing element or retail space that do not conform with the meticulously drafted, composed, reviewed and approved General Plan.

The Cupertino City Planning Commission, City Planning Dept and the City Council must answer the following questions before proceed to review the Vallco Specific Plan and any needed GPA as required by the Municipal Code and state law:

- These Vallco allocations were supposed to expire at the end of May 2018 without an approved Vallco Specific Plan.

- When was any extension granted for that allocation?

- 

Why is city council violating all of their own rules for out of cycle GPA amendments?

- Who are they working for?

It is quite clear that this hearing on the Certification of the Vallco Final EIR is out of line and illegal since neither the Vallco Specific Plan nor required GPA is legally approved. It must be immediately stopped!! Furthermore, we must also ask and know for certain which provision in the CMC to explicitly authorize the city planning department staffs to grant exceptions in violation of the CMC and clear inconsistency with the development plan approved by the Planning Commission and the City Council. The exceptions have been repeatedly given by the planning department without EVER informing either the Commission or the Council -- prior or after the unplanned alterations largely deviated from the plan are granted without public notices and review or authorization by the Commission AND the City Council.

Was any of the planning department personnel ever be held accountable for the blatant violation of the city codes, such as the major deviations in the construction of the Main Street project? The extra square footage, irregular FAR's, etc.

Have the commissioners in this room EVER asked yourselves why you even bother to hold hearings if the planning department could ignore what you heard, said or decided about anything?

“Why you are here at all?” I would like to know!

**From:** Rajeev Joshi [<mailto:pvrjoshi@yahoo.com>]

**Sent:** Monday, September 03, 2018 1:01 PM

**To:** City of Cupertino Planning Dept. <[planning@cupertino.org](mailto:planning@cupertino.org)>

**Cc:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>

**Subject:** Vallco Rezoning Meeting - Sept 4

To: The Planning Commission, City of Cupertino

From: Rajeev Joshi

As a long-term resident of Cupertino (>25 years) residing in the Vallco Mall neighborhood, I am especially affected by the changes that are proposed to that area – in that respect I believe the opinions of the neighbors NEED to be considered FIRST. Let me share some observations.

- Vallco owners knew at the time of purchase that the area was zoned as a retail so now a few years later I see NO reason to rezone it otherwise.
- Eminent domains are precedent sets which will lead this city down a path that is going to be regrettable. WE DO NOT SUPPORT THIS.- the area needs to be developed and the mall owners have not considered many viable retail options. Even keeping the

old options would have been a better fit for Cupertino, there were shopping options which were systematically driven out so that the mall owner could build mega complexes that don't fit with the city image.

- The planning commission went about hiring consultants who Cherry Picked respondents on their vision for the Vallco mall- if the respondent gave inputs which was not in sync with theirs- it was ignored. (I have evidence of this and should things get to a point where it becomes necessary to submit this in any kind of a formal legal challenge, I will make it available.)
- The commission themselves, do not respond to any inputs that suggest that the area be not zoned- again there are email trails about the same which have been ignored.
- If indeed, the area is zoned- this would be in conflict with the existing city laws on height- so are you going to make exceptions? If so, as a resident, I will also want to build a tower on my property- are you going to allow that?
- The envisioned plan will add to the congestion in that neighborhood – and this been empirically shown with the current Apple campus with its 10000 employees. Take a look at the street cameras that are aimed at the intersections and see for yourself.

Lastly, I would like this communication to be entered into the records so that when called upon, a citizen of the city can see it is there. There is a lack of trust of the way the city (council + commission) has operated. There are three voting members of the household whose 3 votes need to be heard.

**From:** Caryl Gorska [<mailto:gorska@gorska.com>]

**Sent:** Tuesday, September 04, 2018 4:43 PM

**To:** Geoff Paulsen <[GPaulsen@cupertino.org](mailto:GPaulsen@cupertino.org)>

**Cc:** Darcy Paul <[DPaul@cupertino.org](mailto:DPaul@cupertino.org)>; Steven Scharf <[SScharf@cupertino.org](mailto:SScharf@cupertino.org)>; Barry Chang <[BChang@cupertino.org](mailto:BChang@cupertino.org)>; Savita Vaidhyanathan <[svaidhyanathan@cupertino.org](mailto:svaidhyanathan@cupertino.org)>; Rod Sinks <[RSinks@cupertino.org](mailto:RSinks@cupertino.org)>

**Subject:** Completion Bond

Dear Mr. Paulsen,

Please make sure this communication is entered into the public record.

Given Sand Hill Property's poor record in executing what it promises (ahem that parking lot with no senior housing known as Main Street), I think our City would be extremely foolish to enter into any development agreement with the Vallco Property Owner, LLC that does NOT include a **completion bond**.

Please recommend to our City Council that a completion bond be inserted to protect our interests.

Regards,

caryl gorska

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An error does not become truth by reason of multiplied propagation, nor does truth become error because nobody sees it.  
— *Gandhi*

**From:** Jennifer Griffin [grenna5000@yahoo.com]  
**Sent:** Wednesday, September 05, 2018 10:36 AM  
**To:** City Council  
**Cc:** [grenna5000@yahoo.com](mailto:grenna5000@yahoo.com)  
**Subject:** Too Big and Too Dense

Dear City Council:

The Vallco plans to build housing and other structures on the shopping center are way too big and too tall and way too dense. How can you have a 20 story building when there is nothing else in the city that tall and hardly anything anywhere else near by?

Why the rush into Manhattanizing Cupertino? San Jose is intent on Manhattanizing their city. Why should we be in a rush to Manhattanize ours? Los Altos is not Manhattanizing their city. Saratoga is not Manhattanizing their city. Los Gatos is not Manhattanizing their city.

I would think that the views of the Saratoga Blue Hills and the Mount Hamilton Range and Lick Observatory would be much more pleasant to see than some sort of concrete vertical jungle that some developer from outside of Cupertino wants to build in our city. San Jose is intent on destroying their own views of the mountains. They are trying to destroy ours also by building concrete vertical jungles on the edges of our city for their profit and gain. This is evidenced by the Stern Avenue and Stevens Creek Blvd. gas station hotel and the West San Jose 200 foot high concrete vertical jungles they are building on the Cupertino border with their Stevens Creek Urban Jungle slated to go down the south side of Stevens Creek Blvd. San Jose is also rolling out their South De Anza Blvd. Urban Jungle down the borders of South De Anza Blvd. on the borders that they share with Cupertino. They are building concrete vertical jungles down the length of this road to the Saratoga border and they are intent on ruining the view of the Blue Hills with their Manhattan vertical structures. They don't care. The profit is in the land near Cupertino.

This is true also that the land in West San Jose closest to Cupertino on Stevens Creek Blvd. is the most profitable to build on and that is why San Jose is building concrete vertical jungles on it to maximize their profit. They don't care that they are next to Cupertino. They don't respect Cupertino's values of trees and greenery. They don't care that they are building next to another city. They think Cupertino is an extension of their city. They see no boundary. They think that Santa Clara is part of their city. San Jose thinks that as they Manhattanize their city with their Urban Jungle concrete vertical jungles so to they can Manhattanize others who are at their boundaries. Not even a tree will stop them.

So too with Vallco. Why are we letting Vallco be Manhattanized in the first place? That is Manhattanizing from within. Cupertino is already being Manhattanized from without by San Jose.

Is there no hope? Just say no to too big and too tall and too dense. Say no at Vallco and say no to San Jose. Cupertino is an island of green in an every expanding concrete vertical jungle being created by its over-zealous neighboring city of San Jose. Lets keep it that island of green and not let concrete vertical jungles of Manhattan be built within it or beside it. Why can't Cupertino have its own Credo of Green and spread it to these other entities who seek to Manhattanize it? We should be Cupertinoizing Vallco and San Jose with our Green Credo. Not them Manhattanizing or trying to Manhattanize us.

Sincerely,

Jennifer Griffin  
Cupertino, City of Green

**From:** Tom Sanford [<mailto:tomsanford25@hotmail.com>]  
**Sent:** Thursday, September 06, 2018 12:52 AM  
**To:** City of Cupertino Planning Dept. <[planning@cupertino.org](mailto:planning@cupertino.org)>  
**Subject:** Valco

All,

As I watched the meeting last night I noticed one very important thing that seemed to be overlooked. The city continues to grow our emergency services remains the same. As a 13 year resident more and more homes and business continue to pop up yet the Santa Clara county Fire, Sheriff and ambulance service does not grow with it.

To put it simply, more people and more development equals more emergencies. To no fault of their own emergency service will have longer response times that will be critical for lives and property.

Often times, as they do already responders will be coming from other city's.

I urge you to contact command staff of these agencies to get their input for plan to properly staff Cupertino in the near future .

Please forward to all planning commissioners.

Sincerely,

Tom Sanford

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**From:** Danessa Techmanski <[danessa@pacbell.net](mailto:danessa@pacbell.net)>  
**Date:** September 8, 2018 at 10:01:17 PM PDT  
**To:** Darcy Paul <[dpaul@cupertino.org](mailto:dpaul@cupertino.org)>, Rod Sinks <[rsinks@cupertino.org](mailto:rsinks@cupertino.org)>, Steven Scharf

<[sscharf@cupertino.org](mailto:sscharf@cupertino.org)>, Savita Vaidhyanathan <[svaidhyanathan@cupertino.org](mailto:svaidhyanathan@cupertino.org)>, Barry Chang <[bchang@cupertino.org](mailto:bchang@cupertino.org)>, Don Sun <[book.sun@gmail.com](mailto:book.sun@gmail.com)>, Jerry Liu <[jerryliu@gmail.com](mailto:jerryliu@gmail.com)>, Geoff Paulsen <[gpaulsen@cupertino.org](mailto:gpaulsen@cupertino.org)>, Aarti Shrivastava <[aartis@cupertino.org](mailto:aartis@cupertino.org)>, "Amy Chan" <[amyc@cupertino.org](mailto:amyc@cupertino.org)>, <[jacquelineg@cupertino.org](mailto:jacquelineg@cupertino.org)>, "Grace Schmidt CMC (City Clerk)" <[cityclerk@cupertino.org](mailto:cityclerk@cupertino.org)>, <[piug@cupertino.org](mailto:piug@cupertino.org)>, David Fung <[dfung@symian.com](mailto:dfung@symian.com)>

**Subject: A Plea on Behalf of Residents**

Hello All,

I've spent months talking to residents about Vallco and they are not happy with any of the proposed plans and are just waiting to see what finally lands on the table before they react. I noticed that the developer's latest letter to the public left out the total number of housing units or amount of office at Vallco which seems totally misleading. We are being sold pretty pictures of a giant green roof that isn't going to happen and not the giant office park that hides underneath. We will be adding over 30% of our City's population in less than a tenth of a square mile!

I never heard any residents asking for the huge office allocation or 15-story towers looking down in their yards. The reduction to 6 acres of parkland which include a pedestrian bridge and storefront plaza paving as parkland is ludicrous. That side of town only has 16% of the necessary parkland. It's just wrong! Who asked for any of that in the Charrettes? Reed Moulds went on about all of the precious housing that they will build while ignoring that the number of office workers created that will be almost double and thus inviting the state to step in and take control of our City's future planning. Is that really what you want to see? And who's going to occupy our city's entire 30-year office allocation? I hope it's not more Apple like the 90% of it that we got at Main Street. That's certainly a poorly balanced portfolio. And the glorious Performing Arts Center? Where are we going to get the money to finish the completed interiors and fixtures of the City Hall or Performing Arts Center? Flint Center has a hard enough time booking or filling their center, and Mountain View and downtown San Jose have the contracts for California Theatre, Children's Theatre, The Opera, Symphony and more. As someone who does attend these events, I rarely if ever run into Cupertino residents and the tickets often start at \$100. I would advise that you research this whole PAC issue further and make sure that it isn't a setup for a failed venue the SHP will want to convert into more office later.

At Tuesdays Planning Meeting you mentioned that all the small expensive units at Vallco would be great for young well-paid engineers, but might I ask where they are going to go when they get married and have children? Multiple studies show that 75% of those millennials eventually want to have single family homes like they were raised in. So is Vallco just to become a revolving door community? And 20% BMR is too low for the many homeless families who have an important place in our community. If we get a Costco I'd like to see the tax money be dog-eared for BMR housing property.

The insufficient and paid parking at Vallco has neighbors very alarmed that people will park on their streets, not to mention that the traffic will be so bad that they can't get out of their neighborhoods onto Steven's Creek, Blaney, Tantau or Miller. It will also kill the retail which is

what SHP wants. I would not be at all be surprised to see residents fight back as they see this traffic and parking overflow as an enormous threat to their quality of life and their home values.

Where are the future plans and sources of funding for the transportation fixes? Good luck getting people out of their cars. More magical thinking! The rest of the valley is going to view us as a giant roadblock in the middle of the already crowded 280. The plans are too tall, too dense, and we can't undue it when the traffic becomes unbearable. Vallco will have 33% of our population in about a tenth of a square mile. How about the 30% water cutbacks coming our way? What about earthquake or fire evacuation? I was given the answer that the buildings would be earthquake safe, but how are you going to get all of those panicked people out of the area? Do you want to be responsible?

In the Developer's Agreement Sand Hill mentioned the imposition of monetary penalties against the city if the community challenges their project. As a resident I certainly don't appreciate it. So accordingly the developer can propose something unpalatable and then withdraw their monetary public and school concessions if anyone objects whether it's residents, Sierra Club, a housing group, or the YIMBYs? How can you all sit there and watch SHP bully you like that? You know that residents will react. In just a few hours on Sunday I had about 65 residents approach our table to ask what legal action residents could take. They said that they gave up writing-in or coming to Council Meetings because our Council doesn't listen and the Charrettes were a joke. That's horrible!

You had better comb that DA for threats like the following before you sign anything. They are treating all of you like three-year-old children.

***“The City is to automatically return about \$10 million of the transportation benefit funds to us if this Specific Plan, or any of the future approvals required under it, meets with the same kind of litigation or ballot box challenge we've seen in Cupertino the last few years.”***

***“\$9 Million for CUSD: \$9 Million for FHUSD unless the community takes steps to interfere with the approval process.” See PDF 4 of DA:***

***“Vallco would pay \$11 million to City to fund work in connection with the Wolfe Road/I-280 and the Junipero Serra Bike/Pedestrian Trail. This would decrease to \$5.5 million if there is a challenge to the Project.***

***Vallco would fund up to \$1 Million for a 1-year pilot shuttle program and, if successful \$750,000 thereafter for 9 years, which would decrease if there is a challenge to the Project.”***

PLEASE don't be so hasty to move Vallco forward that you are losing the forest through the trees. It's so sad to sit there and watch the developer bully our City and staff. Remember the people who you are supposed to represent will be stuck with this mess of an office park forever

and it will be YOUR legacy. I think of many of you as my friends, and I care deeply about the future of this city.

Thank you for your consideration. Please enter this into the city records.

Most sincerely,  
Danessa Techmanski

**From:** Kent Vincent [[mailto:deanza\\_travel@yahoo.com](mailto:deanza_travel@yahoo.com)]

**Sent:** Monday, September 10, 2018 5:00 PM

**To:** Darcy Paul <[DPaul@cupertino.org](mailto:DPaul@cupertino.org)>; Rod Sinks <[RSinks@cupertino.org](mailto:RSinks@cupertino.org)>; Savita Vaidhyanathan <[s vaidhyanathan@cupertino.org](mailto:s vaidhyanathan@cupertino.org)>; Barry Chang <[BChang@cupertino.org](mailto:BChang@cupertino.org)>; Steven Scharf <[SScharf@cupertino.org](mailto:SScharf@cupertino.org)>

**Subject:** How your Vallco Specific Plan vote will shape the election and Cupertino

Dear Honorable Councilman,

I want to encourage you to vote against the current Vallco Specific Plan for very compelling reasons:

**The November election.** If you are running for reelection a "yes" vote will certainly work against you. The Council must know that the 11-22 story skyscraper build up of Vallco is extremely unpopular among Cupertino residents and dramatically inconsistent with the character of the city which the Council is elected to protect. Vallco, traffic and housing will be the central issues of the election, with the opposition making clear the Council votes responsible for the concessions, promises, liabilities and Vallco GPA that have prompted the horrific SB35 and Specific Plan options now before the City. The Council should be exploring every avenue to avoid the build up.

**The SB35 and Specific Plan options solve the wrong problem and exacerbate key city issues.** The key city issues of traffic congestion, housing shortage and affordability are each "symptoms" of a larger problem the City is not addressing adequately: commercial office build and consequent new job creation in our built-to-capacity region. Throwing money and policy at solving symptoms (e.g. housing, traffic) are ineffectual unless the underlying cause of job creation is gated. While the City should be considering some form of post-Apple Park commercial office build moratorium (at least short term), it is debating approval of a Specific Plan that will create far more jobs through office build than homes, greatly exacerbating the housing shortage, housing / rent prices and traffic that plague our city. Approval simply kicks the can down the road necessitating future City initiatives and GPAs to build high rise homes along Stevens Creek Blvd, or along the freeway on Bubb Rd., likely with all of the retail, residence and office build trade-offs confronted at Vallco. The only way to prevent the domino effect that will turn Cupertino into another San Jose is to reign in commercial office build, particularly at Vallco, where the proposed office build is so significant that it cannot be counter-balanced with available smaller properties. I will add that the City's willingness to approve 11 story skyscrapers within the city sets a precedent permitting San Jose to build like-sized buildings along our border. It also raises the value of commercial property in the city placing further pressure on developer returns with office build, just as experienced at Vallco.

This is a time for great leadership.



Respectfully,

Kent Vincent  
Cupertino

**From:** Steve Kelly [<mailto:svproperties@att.net>]  
**Sent:** Tuesday, September 11, 2018 11:09 AM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Cc:** Teresa O'Neill <[teresa.oneillsc@gmail.com](mailto:teresa.oneillsc@gmail.com)>  
**Subject:** RE: Vallco Town Center

Dear Council Members,

I live on the border with your community and have been greatly impacted by your lack of planning for the new Apple campus. Thankfully, the Vallco Town Center does have some critically needed housing and more important 50% of that will be affordable!

Cupertino has to stop its practice of building office space without the off setting housing that would be required. I am looking forward to having the AMC theater back and other retail in the space but please stop trying to make housing every other cities problem. You create the demand then you need to find areas in your city to build the needed housing.

Sincerely,

Steve Kelly  
3093 Forbes Ave  
Santa Clara, CA 95051  
408-482-0318

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**From:** Siva [<mailto:nlr2000@gmail.com>]  
**Sent:** Monday, September 10, 2018 9:28 PM  
**To:** Steven Scharf <[SScharf@cupertino.org](mailto:SScharf@cupertino.org)>  
**Subject:** Question reg Vallco

Hi Rod,

What is your reasoning supporting Vallco Mall development? Do you have an specific written arguments that I can read up? I live in North Blarney and I am concerned about the impact of this on our neighborhood. I am not for/against but am asking every council member for their reasoning.

Go Gators!

Siva

**From:** Munisekar [<mailto:msekar@gmail.com>]  
**Sent:** Monday, September 10, 2018 11:21 PM  
**To:** Savita Vaidhyanathan <[svaidhyanathan@cupertino.org](mailto:svaidhyanathan@cupertino.org)>  
**Cc:** Munisekaran Madhhipatla <[msekar@hotmail.com](mailto:msekar@hotmail.com)>  
**Subject:** Vallco Specific Plan on Sept 18, 2018.

Hello Council member Ms.Savita Vaidhyanathan,

My name is Muni Madhhipatla and I am a Cupertino resident. I have been very concerned about the way our city council has been handling Vallco shopping mall issue. You are one of the 5 council members and hence my appeal to you.

Vallco is a regional shopping mall zoned for retail only and should not have been allocated with 2 mil SFT office space and unlimited heights in Dec 2014 General Plan amendment. Nevertheless, it was done late night of Dec 5, 2014 despite massive protest from the residents. I understand it was only one month on the job for you at that time.

In 2016, the developer tried to maximize profitability by taking advantage of the allocations by proposing 2 mil SFT of office space and 900 units of apartments and measly 16% of the build out for shopping. Basically, Vallco went from 100% shopping mall to only 16% shopping. I don't need to remind you that the residents rejected their plan in 2016 elections by voting down Measure D.

It is my understanding that Dec 2014 GPA allocations were conditional upon the developer having an approved plan for Vallco by May 2018. That means, those allocations should have expired automatically after May 2018; to make things clear, the city council could have voted to remove those allocations in early June 2018. Given the residents repeated concern about traffic congestions and lack of shopping experience in Cupertino as evidenced in city Godbe surveys, you had an opportunity to revert this space to original zoning of shopping; but failed to do so.

Cupertino is a suburban community without any mass transit capability; highway 280 is the 3<sup>rd</sup> worst congested highway in the bay area. With the addition of 2.8 mil SFT Apple Campus II, roughly 10,000 more daytime workers are likely to enter and exit Wolfe exit from 280. With the latest Vallco proposal of 2400 to 2900 housing units and 1.8 mil SFT office space, we are likely to see additional 9000 daytime office workers and 5000 residents overloading that same exit. Our freeways and backroads cannot handle that load.

As a mayor in 2017, you sent a letter to San Jose city [attached here] on our behalf of residents opposing their plan to build 180 feet tall buildings along Stevens Creek Blvd adjacent to Cupertino. Now, our city will be considering approving seven towers of 22 story tall buildings [230 to 240 feet height] at Vallco. We don't want to be getting a letter from San Jose reminding

our city's double standards. BTW, even the cities like Sunnyvale with CalTrain are not building such tall buildings in residential areas.

Except for Regnart and Blue Hills elementary schools on west side, all other schools are overflowing with kids; 252 portable class rooms across 25 CUSD schools are a proof that we have overcrowding of our schools [attached doc]. BTW, these portables are built at the cost of open playing space for the kids. Adding 2400 to 2900 housing units at Vallco will exacerbate this problem by adding more than school going 800 kids; I arrived at this number based on 0.32 kid per household from CUSD demographer.

Moreover, adding 1.8 mil SFT office space will create housing to office imbalance in our city. As per ABAG guidelines, we are supposed to build a housing unit for every 1.4 jobs created. With 9000 jobs created out of that office space, we will be forced to build 6500 units of new housing. Cupertino does not have infrastructure to handle such housing and office growth. Also, please take into consideration the water shortage and overloading of sewage pipelines.

As an elected representative of residents, I request you to vote against the most egregious plan being presented by the developer for Vallco on Sept 18, 2018. I understand they are trying to maximize profitability; but it is your job as our representative to safeguard the interests of residents.

I am writing to you as you will be one of the key votes on this matter. I am writing to you so that my silence is not interpreted as supporting of Vallco Specific Plan. I hope common sense prevails.

Thank you.

Muni Madhhipatla  
Cupertino Resident.

## CUSD Classroom Counts (as of 9-1-15)

| School Name                       | Permanent<br>Classrooms | Portable<br>Classrooms | Total Rooms | Enrollment<br>Capacity based on<br>24-1 |
|-----------------------------------|-------------------------|------------------------|-------------|-----------------------------------------|
| Blue Hills                        | 11                      | 15                     | 26          | 624                                     |
| Collins                           | 21                      | 11                     | 32          | 768                                     |
| De Vargas                         | 20                      | 10                     | 30          | 720                                     |
| Dilworth                          | 22                      | 7                      | 29          | 696                                     |
| Eaton                             | 19                      | 9                      | 28          | 672                                     |
| Eisenhower                        | 20                      | 15                     | 35          | 840                                     |
| Faria                             | 15                      | 12                     | 27          | 648                                     |
| Garden Gate                       | 15                      | 15                     | 30          | 720                                     |
| Lincoln                           | 17                      | 14                     | 31          | 744                                     |
| McAulliffe                        | 18                      | 5                      | 23          | 552                                     |
| Meyerholtz                        | 21                      | 14                     | 35          | 840                                     |
| Montclair                         | 22                      | 6                      | 28          | 672                                     |
| Muir                              | 25                      | 6                      | 31          | 744                                     |
| Murdock-Portal                    | 18                      | 6                      | 24          | 576                                     |
| Nimitz                            | 20                      | 12                     | 32          | 768                                     |
| Regnat                            | 19                      | 10                     | 29          | 696                                     |
| Sedgwick                          | 31                      | 7                      | 38          | 912                                     |
| Stevens Creek                     | 18                      | 9                      | 27          | 648                                     |
| Stockmier                         | 38                      | 16                     | 54          | 1,296                                   |
| West Valley                       | 22                      | 7                      | 29          | 696                                     |
| <b>Total - Elementary Schools</b> | <b>412</b>              | <b>206</b>             | <b>618</b>  | <b>14,832</b>                           |

| School Name                   | Permanent<br>Classrooms | Portable<br>Classrooms | Total Rooms | Enrollment<br>Capacity based on<br>30-1 |
|-------------------------------|-------------------------|------------------------|-------------|-----------------------------------------|
| Cupertino                     | 49                      | 8                      | 57          | 1,710                                   |
| Hyde                          | 35                      | 5                      | 40          | 1,200                                   |
| Kennedy                       | 33                      | 19                     | 52          | 1,560                                   |
| Lawson                        | 47                      | 0                      | 47          | 1,410                                   |
| Miller                        | 37                      | 14                     | 51          | 1,530                                   |
| <b>Total - Middle Schools</b> | <b>201</b>              | <b>46</b>              | <b>247</b>  | <b>7,410</b>                            |

| <u>School Name</u>                 | <u>Permanent<br/>Classrooms</u> | <u>Portable<br/>Classrooms</u> | <u>Total Rooms</u> | <u>Enrollment<br/>Capacity based on<br/>24-1</u> |
|------------------------------------|---------------------------------|--------------------------------|--------------------|--------------------------------------------------|
| Luther                             | 20                              |                                | 20                 | 480                                              |
| Serra                              | 27                              |                                | 27                 | 648                                              |
| Nan Allan                          |                                 |                                |                    |                                                  |
| <b>Total - Closed School Sites</b> | <b>47</b>                       | <b>0</b>                       | <b>47</b>          | <b>1,128</b>                                     |



OFFICE OF THE MAYOR

CITY HALL  
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255  
(408) 777-3308 • FAX (408) 777-3333 • [planning@cupertino.org](mailto:planning@cupertino.org)

May 18, 2017

City of San Jose  
Department of Planning, Building and Code Enforcement  
*Attn: Lesley Xavier, Senior Planner*  
200 E. Santa Clara St, 3<sup>rd</sup> Floor Tower  
San Jose, CA 95113-1905

**Re: Stevens Creek Urban Village Draft Plan (Plan)**

Dear Ms. Xavier:

Thank you for allowing the City of Cupertino the opportunity to comment on the Draft Plan for the Stevens Creek Urban Village. While San Jose desires to create dense urban nodes within the Stevens Creek Urban Village, in the interests of good urban design and consideration for its neighbors in Cupertino, and to ensure context-sensitive development in the areas that abut Cupertino, I hope that the City of San Jose will consider the following comments.

- 1. Land Use and Urban Design** – The City of Cupertino envisions Stevens Creek Boulevard to be a walkable, bike-able corridor with active uses located along Stevens Creek Boulevard. To that end, retail commercial frontages, stoops, porches, wide sidewalks – separated from the traffic lanes, bike features, active open spaces, and a landscape easement with shade trees along Stevens Creek Boulevard is encouraged. It is requested that the City of San Jose consider placing land uses similar to those in Cupertino with development standards consistent with those in Cupertino for the properties to the west of I-280.
- 2. Heights and Transitions** – The properties within the Plan area to the west of I-280 abut a single family neighborhood to the south and Cupertino's Heart of the City mixed-use area to the west. The single-family neighborhood has a maximum allowable height of 28 feet while the Heart of the City allows a height of 45 feet with a transition of 1.5 feet setback for every foot increase in height from

residential developments at the rear. The differences in allowable height between the San Jose portions and the Cupertino portions could impact the residents of Cupertino adversely.

In addition, a review of the Draft Plan indicates that the maximum allowable height for parcels that abut single family residential neighborhoods in San Jose are either 45 feet or 65 feet. However, it appears that the same consideration has not been made to the single family neighborhoods in the City of Cupertino. It is requested that the City of San Jose consider lowering the proposed 85 foot height to be consistent.

3. **Density** – In addition to the increased heights that are proposed in the Draft Plan, the proposed densities of the properties to the west of Lawrence are much higher than those adjacent to them. The single family neighborhood to the south of the San Jose properties has a density of 1-5 dwelling units/acre while the mixed use neighborhood to the west has a density of up to 25 dwelling units/acre. Placing developments of up to 95 dwelling units/acre in this portion of the Plan area would not be appropriate. It is requested that the City of San Jose consider keeping the densities within this portion of the Plan area closer to the existing densities.
4. **Parks and Open Space** – The Draft Plan envisions that the properties to the west of I-280 be redeveloped with housing developments with small pocket parks or plazas (privately developed with public access). However, the Plan locates four floating public parks/plazas on the east side of Lawrence Expressway. For access to the closest public open space, residents would have to cross Lawrence Expressway and I-280, with a number of major driveway, on-ramp and off-ramp conflicts. In order to ensure that the redeveloped areas to the west of I-280 have adequate access to public open space, it is requested that the City of San Jose relocate one of the floating parks to this area.
5. **Traffic and Environmental Review** – The traffic network figure does not reflect all the signalized intersections in the vicinity, including those along the street that connects Stevens Creek Boulevard to Lawrence Expressway/SB I-280.

Additionally, since the adoption of the Plan relies on environmental documentation from 2011 with a minor update in 2015 unrelated to this Plan, Cupertino continues to look forward to collaborating with San Jose staff in the development of any required regional environmental mitigation as projects are proposed within the Plan area, including any public transit opportunities along major transportation corridors, such as I-280 and SR-85, and any possible

freeway/expressway interchange redesign at I-280/Lawrence Expressway/Stevens Creek Boulevard.

Thank you in advance for the City of San Jose's careful consideration of these comments, prior to adoption of the Village Plan, in order to improve its interface with the surrounding neighborhood and community and encourage context-sensitive planning and development.

We also request that the San Jose staff collaborate closely with Cupertino residents on the development of area Plans that impact Cupertino residents, e.g. a future De Anza Village Plan should one be developed.

Should you have any questions about the items discussed in this letter, please do not hesitate to contact Aarti Shrivastava, Assistant City Manager at [aartis@cupertino.org](mailto:aartis@cupertino.org).

Sincerely,



Savita Vaidhyanathan

Mayor

City of Cupertino

**CC: City of San Jose:**

Sam Liccardo, Mayor  
Chappie Jones, Councilmember, District 1  
Sergio Jimenez, Councilmember, District 2  
Raul Peralez, Councilmember, District 3  
Lan Diep, Councilmember, District 4  
Magdalena Carrasco, Councilmember, District 5  
Devora "Dev" Davis, Councilmember, District 6  
Tam Nguyen, Councilmember, District 7  
Sylvia Arenas, Councilmember, District 8  
Donald Rocha, Councilmember, District 9  
Jhonny Khamis, Councilmember, District 10  
Ed Abelite, Planning Commissioner, Chair  
Nick Pham, Planning Commissioner, Vice Chair  
Shiloh Ballard, Planning Commissioner  
Edesa Bit-Badal, Planning Commissioner  
Michelle Yesney, Planning Commissioner  
Peter Allen, Planning Commissioner  
Namrata Vora, Planning Commissioner

Comment Letter to City of San Jose  
Re: Proposed Stevens Creek Urban Village Plan

Harry Freitas, Director of Planning, Building and Code Enforcement

**City of Cupertino:**

David Brandt, City Manager  
Aarti Shrivastava, Assistant City Manager  
Randolph Hom, City Attorney  
Timm Borden, Director of Public Works

**From:** Archana Chilukuri [<mailto:archana.chilukuri@gmail.com>]  
**Sent:** Tuesday, September 11, 2018 8:12 AM  
**To:** Savita Vaidhyanathan <[svaidhyanathan@cupertino.org](mailto:svaidhyanathan@cupertino.org)>  
**Subject:** opposing high density development at vallco

Hi Savitha,

I would like to express my opposition to high density development at vallco. This is going to worsen already worse traffic conditions and impact our schools.

Please kindly help oppose this.

Thanks!!  
-Archana

---

**From:** fan jiao [<mailto:jiaofan@gmail.com>]  
**Sent:** Monday, September 10, 2018 11:33 PM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** Sand hill specific plan

Hello,

I prefer the Specific Plan.

Fan Jiao  
21438 Krzich Place  
Cupertino

--

Cheers,

Fan

---



**From:** Vincent Pangrazio [<mailto:pangraziiov@gmail.com>]  
**Sent:** Saturday, September 08, 2018 9:01 AM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** Vallco Specific Plan

Dear City Council,

My family and I am very, very supportive of the Vallco Specific Plan. We have lived in Cupertino for 17 years. My son is a DeAnza student. He and I ride our bikes on weekends near Vallco to the various restaurants nearby. It would be great to see it revitalized so the community can enjoy all the benefits the Specific Plan will offer.

Thank you!!!

Vincent Pangrazio  
10517 Manzanita Court  
Cupertino, CA 95014

**From:** Noel Eberhardt [<mailto:neberhardt@sbcglobal.net>]  
**Sent:** Saturday, September 08, 2018 9:43 AM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** Support of Vallco Specific Plan

I'd like to be put on record in support of the Vallco Specific Plan.

Noel

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**From:** Sudhindra Deshpande [[mailto:sudhin\\_deshpande@hotmail.com](mailto:sudhin_deshpande@hotmail.com)]  
**Sent:** Saturday, September 08, 2018 9:44 AM  
**To:** Savita Vaidhyanathan <[svaidhyanathan@cupertino.org](mailto:svaidhyanathan@cupertino.org)>  
**Subject:** mall please

Hi Savita,

Can we just have a mall please? The high density plans are getting crazier.

We just need a mall. If that is not viable for the owner, maybe add office space and hotel and little housing.

I don't understand why they even proposed high density when the 2016 plan failed.

They should go back to the pre 2016 plans and make them comply with SB 35 by just making sure 10% of the units are affordable.

That's it.

The high density plans will kill Cupertino as we know it. Traffic, school overloading, crime everything exponential.

Thanks so much

-sudhindra

**From:** Rick Kwong [[mailto:rick\\_kwong@sbcglobal.net](mailto:rick_kwong@sbcglobal.net)]  
**Sent:** Saturday, September 08, 2018 10:13 AM

**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** Please rebuild Vallco mall

Sent from my iPhone

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**From:** David Rolnick [<mailto:daverol@sbcglobal.net>]  
**Sent:** Saturday, September 08, 2018 5:33 PM  
**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>  
**Subject:** Vallco Redevelopment

Member of the Cupertino City Council,

I watched the Planning Commission meeting (Sept 4, 2018) regarding the Vallco Specific Plan and Development Agreement and I urge you to approve them so that our Town Center can finally move forward.

As the Planning Commission proposed changes to the Development Agreement, I also want to pose a few thoughts for your consideration, should the Specific Plan and Development agreement be modified:

- 1) I would like to see the Town Center be as high quality as economically possible. Diverting resources to build a new city hall takes money away from the Town Center project area. Please spend the "community benefits" money in the Town Center area so that it can attract people from around the area as well as be a destination for the guests who are staying in local hotels (I note that there are several new hotels being planned locally, although not all are within the city limits. If Cupertino cannot stop San Jose from approving hotels near our city limits, Cupertino should at least try to capture some sales tax revenue).
- 2) The Planning Commission recommended adding housing for the homeless to the project. I do not believe that the applicant should be required to provide this nor do I think the Cupertino community supports this. I believe money could be spent more effectively and benefit a greater number of our most vulnerable citizens if used to provide services (job training, counselling) and jobs.
- 3) I have not followed the various proceedings closely enough to identify where the Performing Arts Center and Fremont Union High School space came from. In place of the Performing Arts Center, an outdoor space for free performances and art exhibitions could be built at a small fraction of the development costs (benefit for Sand Hill) and maintenance costs (benefit for the City of Cupertino).
- 4) The Tier 2 Plan has much more housing, much more office space, and yet has less retail than the Tier 1 plan. I suggest that the City Council trade the Performing Arts Center, the new City Hall, and the Fremont Union High School District space for significantly more retail space as well as quality public art that engages people (not more pieces of twisted metal). If the Town Center is

to be a regional attraction, as well as an attraction to local hotel guests, it will need to have more retail.

- 5) Finally, the subject of building a Costco store came up. While this would be a good sales tax source for the city, I would hope that big box stores would not be a part of our new Town Center.

Thank you.

David Rolnick  
1498 S Stelling Rd.

From: Sanjeev Sahni [mailto:sahni.sanjeev@gmail.com]  
Sent: Sunday, September 09, 2018 8:17 AM  
To: City Council <CityCouncil@cupertino.org>  
Subject: Vallco Plan

Hello City Council,

The current plan for the Vallco redevelopment is not acceptable on multiple grounds.

Please reconsider this plan.

Thanks

Sanjeev Sahni

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**From:** Mary Ellen Chell [mailto:mary.ellen.chell@sbcglobal.net]  
**Sent:** Sunday, September 09, 2018 5:05 PM  
**To:** City Council <CityCouncil@cupertino.org>  
**Subject:** Vallco Fiasco

Dear Council Members,

Here are my concerns about the latest effort to cram the proposed monstrosity down our throats at Vallco.

1. Sand Hill Properties cannot be trusted. Look at what they did in Sunnyvale. How did that disaster turn out? Look at Main Street. They promised a lot at Main Street (senior housing, a sports center) but when the time came, oh, it wasn't feasible. Either they didn't know what they were doing or they knew exactly what they were doing and intended to bait and switch.
2. Sand Hill Properties is using a bill designed to alleviate the housing crisis for a development that will only exacerbate the housing crisis. How many more people will be coming into Cupertino every day for the jobs in the 1,800,000 square feet of office space? How many of them will need housing? How many units is Sand Hill planning to build? About one fourth of the need that they'll be creating with the office space.

3. Sand Hill Properties is using SB 35 to circumvent what the community wants. As long as they get what they want, they do not give a damn about those of us living here.
4. I asked Sand Hill what they were going to do about water usage. They said they would use grey water for the landscaping. That's great, but how about all the residents' and workers' use of water? Are they going to use recycled toilet water? And how much will I have to cut back on my water usage during the next drought? 30%? 40%? 50%? Do you care?
5. And let's not forget about traffic. How much worse is it going to have to get before YOU and our regional government do something about it. How many new workers will be tearing through our neighborhoods every day? Do you really think a few shuttles will do the trick? Look how well the Apple buses work. (I am being sarcastic.) Are you ever out on our streets during rush hour? I live on Prospect Road and have almost been hit twice by drivers speeding, tweeting, or just not paying attention. (After all, I'm just a pedestrian.)

PLEASE STOP THE INSANITY! Please don't let the promises of a new City Hall and a rooftop park blind you to what's best for the residents of Cupertino. Because we all know, Sand Hill Properties is going to find some reason as to why those benefits are "not feasible".

I appreciate your attention to my concerns.

Mary Ellen Chell  
Resident of Cupertino

**From:** Joanne [<mailto:loveatexeter@yahoo.com>]

**Sent:** Sunday, September 09, 2018 6:35 PM

**To:** City Council <[CityCouncil@cupertino.org](mailto:CityCouncil@cupertino.org)>

**Subject:** Oppose to the plan of building seven 15 -22 story tower in Vallco mall

Dear city council members,

My name is Joanne and I am the resident of Cupertino for nearly 20 years. I live on Norwich Avenue and my house just share a tall wall with Vallco mall. I strongly oppose to the plan of building seven 15 - 22 story towers in Vallco mall that will overlook our neighborhood backyard. Not to mention the traffic, air pollution, noise pollution, neighborhood safety and education resource. Until now, we, as resident, did not receive any evaluation report from city regarding the issues mentioned above.

Since the traffic in Cupertino city is getting worse in the past few years as well as the crime rate becoming higher and higher. I strongly hope that council members can take residents' side and reconsider/re-examine any proposal from the developer and not to make any decision in a hurry, especially not to be hurried by the developer.

Thank you for your time in reading this email.

Best,  
Joanne Tung

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From: Hylk [mailto:hylk@att.net]  
Sent: Sunday, September 09, 2018 10:27 PM  
To: City Council <CityCouncil@cupertino.org>  
Cc: Hylk <hylk@att.net>  
Subject: Vallco Specific Plan

To Cupertino City Council:

Please approve the viable plan at Vallco though the Specific Plan offered by Sand Hill Development through their SB 35 application. The Sand Hill Development group has been patient and creative. Not only are they willing to undertake this huge project, they are willing to fund it!

The current members of the Cupertino City Council have the opportunity to be the council that has the wisdom and courage to step up and approve Sand Hill's plan! So, do it!

Thank you,  
Carle and Randy Hylkema, Cupertino residents

From: "Connie (Comcast)" <Swim5am@comcast.net>  
Date: September 11, 2018 at 1:27:48 PM PDT  
To: gpaulsen@cupertino.org  
Subject: Feedback on Sep 4, Vallco

Dear Planning Commissioners,

I regret I could not be at the meeting in person. Thank you for your time and attention on this Vallco issue. It is complex.

Notes I have read from The Sep 4 Commission meeting show no one addressed the Open Space issue. I would urge the Planning Commission to look at those details with an eye to these comments:

- 1) six acres is less than the General Plan calls for.
- 2) six acres stays the same for Tier 2 which has much more housing and Office space.
- 3) six acres is cut up into many small parcels. The Table does not clearly show that the small parcels add up to 6 acres. The two large plazas add up to only 2.5 acres.
- 4) private residential green space counts (50%) towards the six acres of public space. Clearly an error in the table or an error in judgement that needs to be corrected.

I read that you are considering a Tier 1.5 recommendation to the Council. With a priority on education. Without knowing the details, I am, nevertheless, heartened to hear that it is not the full Tier 2. I had been more interested in the Tier 1 Plan. Tier 2 not only has the Open Space issue that I raised, but , also, added a new hotel and 250,000 square feet of business amenities over and above the increase in Office Space.

Also, in Tier 2 Simeon Properties has been added to the Vallco Plan with 181 houses. KCR has been added with 74 houses. I love the new housing, but urge that the city planners look at those homes to be sure they are included with the rest of the myriad details, like Affordable housing,

and open space. Since the Vallco Specific Plan takes priority over the General Plan and other city codes, that is critical.

If this much more business is necessary to add all the civic amenities, I can see how Open Space got shorted. I had thought by raising the height and density of the buildings, that Open Space could be increased. Not so easy with the other civic amenities. I think Open Space is critical.

Thank you for keeping affordable housing and education as priorities. Thank you for your work on the Planning Commission!

Sincerely, Connie Cunningham

From Connie's iPhone

Lastly, and perhaps most importantly, the city has refused to protect the residents by providing us with a Phase II Environmental Site Assessment with soil vapor and metals testing PRIOR to approval. This patent refusal is a testament for how little the city employees and city council care for the residents directly impacted by the construction. That is reprehensible.

<https://www.cupertino.org/our-city/departments/community-development/planning/major-projects/vallco>

**From:** Thomas Leipelt [<mailto:tleipelt@ymail.com>]  
**Sent:** Thursday, August 30, 2018 9:04 AM  
**To:** City of Cupertino Planning Dept. <[planning@cupertino.org](mailto:planning@cupertino.org)>  
**Subject:** Vallco Specific Plan - Comments

Hello,

As a resident of Cupertino, I would like to provide you with my comments regarding this massive project which will impact and shape the city.

I recently was contacted by Costco which expressed interest in being part of this project.

I completely SUPPORT Costco's interest in building a warehouse store and gas station at Vallco. There are many reasons why I support having a Costco at Vallco, but I will make it brief. Many Cupertino residents shop at Costco and this revenue source is being given to Mountain View, Sunnyvale and Santa Clara. Secondly Cupertino residents have to drive out of the city to Costco, so why not provide them with a shorter trip to a Costco in Cupertino and reduce the number of trips outside the city.

I hope the city leaders see the benefits of having a Costco in Cupertino.

Thomas Leipelt  
10371 Johnson Avenue  
Cupertino, CA 95014

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**From:** Liana Crabtree [<mailto:lianacrabtree@yahoo.com>]  
**Sent:** Thursday, August 30, 2018 9:03 AM  
**To:** City of Cupertino Planning Dept. <[planning@cupertino.org](mailto:planning@cupertino.org)>  
**Subject:** anticipated review timeline for the Vallco Specific Plan?

Dear Planning Department:

I notice from information provided on the City of Cupertino Web site that Tuesday, 9/18/2018 has been set aside for a special Council meeting to:

“Consider adoption of the Vallco Specific Plan and a Development Agreement proposed by the Vallco Property Owner, LLC. In addition, an Environmental Impact Report prepared to evaluate the environmental effects of the proposed project will also be considered. Adoption of the Plan will require General Plan Amendments, and Zoning Actions, all of which will also be considered concurrently.”

It is my understanding that General Plan amendments may be approved upon the first reading, but that zoning changes (Municipal Code) require a second reading. Is my understanding correct?

What is the minimum time duration, if any, required between the first and second reading of a proposed zoning change?

Does the Planning Department anticipate that Council will finish all required decisions regarding the Vallco Specific Plan before the conclusion of the special Council meeting scheduled for Wednesday, 9/19/2018?



Thank you,

Liana Crabtree

Cupertino resident

From: Kitty Moore [mailto:ckittymoore@gmail.com]

Sent: Wednesday, August 29, 2018 2:07 PM

To: City Council <CityCouncil@cupertino.org>; City of Cupertino Planning Dept. <planning@cupertino.org>; Darcy Paul <DPaul@cupertino.org>; Steven Scharf <SScharf@cupertino.org>

Cc: bernsteves@californiabizlaw.com

Subject: Response to commentsVallco Specific Plan | City of Cupertino, CA

Hi,

Please point me to all of the responses to comments for the Vallco Shopping District EIR which are supposed to have been posted 72 hours before Fridays meeting which is posted at 9:30am and 9:00am if one clicks the agenda link, please clarify.

Additionally it appears like the city is attempting to push up the final approval for the Vallco Shopping District Specific Plan and EIR BEFORE the final determination of non compliance for Vallco would be revealed. This looks so unbelievably shady. Why?

If you haven't noticed how many TONS of pollutants the project will produce annually which exceeds threshold:

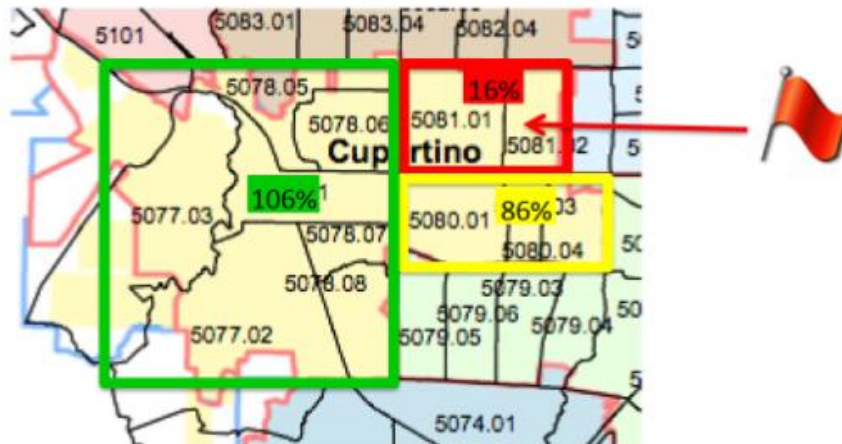
**TABLE 2 2029 Operational Air Pollutant Emissions – Program Alternative**

| <b>Scenario</b>                           | <b>ROG</b>     | <b>NOx</b>     | <b>PM<sub>10</sub></b> | <b>PM<sub>2.5</sub></b> |
|-------------------------------------------|----------------|----------------|------------------------|-------------------------|
| Existing Operational Emissions (tons)     | 2.65 tons      | 5.29 tons      | 5.82 tons              | 1.58 tons               |
| <b>Unmitigated Project</b>                |                |                |                        |                         |
| Proposed Project – non-mobile (tons)      | 27.09 tons     | 4.08 tons      | 0.42 tons              | 0.42 tons               |
| Proposed Project –mobile (tons)           | 9.99 tons      | 41.98 tons     | 52.46 tons             | 14.25 tons              |
| Net Proposed Project (tons)               | 34.43 tons     | 40.77 tons     | 47.06 tons             | 13.09 tons              |
| <i>BAAQMD Thresholds (tons per year)</i>  | <i>10 tons</i> | <i>10 tons</i> | <i>15 tons</i>         | <i>10 tons</i>          |
| <b>Exceed Threshold?</b>                  | <b>Yes</b>     | <b>Yes</b>     | <b>Yes</b>             | <b>Yes</b>              |
| Net Proposed Project (pounds per day)     | 188.6          | 223.4 lbs.     | 257.8 lbs.             | 71.7 lbs.               |
| <i>BAAQMD Thresholds (pounds per day)</i> | <i>54 lbs.</i> | <i>54 lbs.</i> | <i>82 lbs.</i>         | <i>54 lbs.</i>          |
| <b>Exceed Threshold?</b>                  | <b>Yes</b>     | <b>Yes</b>     | <b>Yes</b>             | <b>Yes</b>              |

The following (by another resident) explains the lack of parkland in the east side:

### Park Land Dedication Rates by Census Tracks

| Census Track                 | 5081  | 5080   | 5077 & 5078 | All Cupertino |
|------------------------------|-------|--------|-------------|---------------|
| Existing Population          | 7,678 | 13,948 | 36,676      | 58,302        |
| Required Acres per 18.24.040 | 23.0  | 41.8   | 110.0       | 174.9         |
| Actual Acres                 | 3.8   | 36.1   | 117.0       | 156.9         |
| % of Requirement             | 16%   | 86%    | 106%        | 90%           |



- Track 5081 has a severe park-land dedication gap
- General Plan and Housing Plan should address before any re-zoning.

### Impacts since 2010 Census & Effects of New Proposals

| Census Track                         | 5081  | 5080   | 5077 & 5078 | All Cupertino |
|--------------------------------------|-------|--------|-------------|---------------|
| Existing Population                  | 7,678 | 13,948 | 36,676      | 58,302        |
| Required Acres per chapter 18.24.040 | 23.0  | 41.8   | 110.0       | 174.9         |
| Actual Acres                         | 3.8   | 36.1   | 117.0       | 156.9         |
| % of Requirement                     | 16%   | 86%    | 106%        | 90%           |

Projects coming on-line



|                                                                                       |      |      |
|---------------------------------------------------------------------------------------|------|------|
| Population growth from current projects (Rose Bowl, Main Street, 20030 Stevens Creek) | 907  | 283  |
| Required Acres after current construction                                             | 25.8 | 42.7 |
| % of Requirement                                                                      | 15%  | 85%  |

Newly Proposed Projects



|                                                                              |       |      |
|------------------------------------------------------------------------------|-------|------|
| Population growth from proposed projects (Hamptons, Valco, United Furniture) | 3,774 | 288  |
| Required Acres after proposal                                                | 37.1  | 43.6 |
| % of Requirement                                                             | 10%   | 83%  |

The suggested re-zoning will make it worse

**Proposed housing in Track 5081 will decrease park land ratio by 33%**