

**POLICY LU-1.4: PARCEL ASSEMBLY**

Encourage parcel assembly and discourage parcelization to ensure that infill development meets City standards and provides adequate buffers to neighborhoods.

**POLICY LU-1.5: COMMUNITY HEALTH THROUGH LAND USE**

Promote community health through land use and design.

**POLICY LU-1.6: JOBS/HOUSING BALANCE**

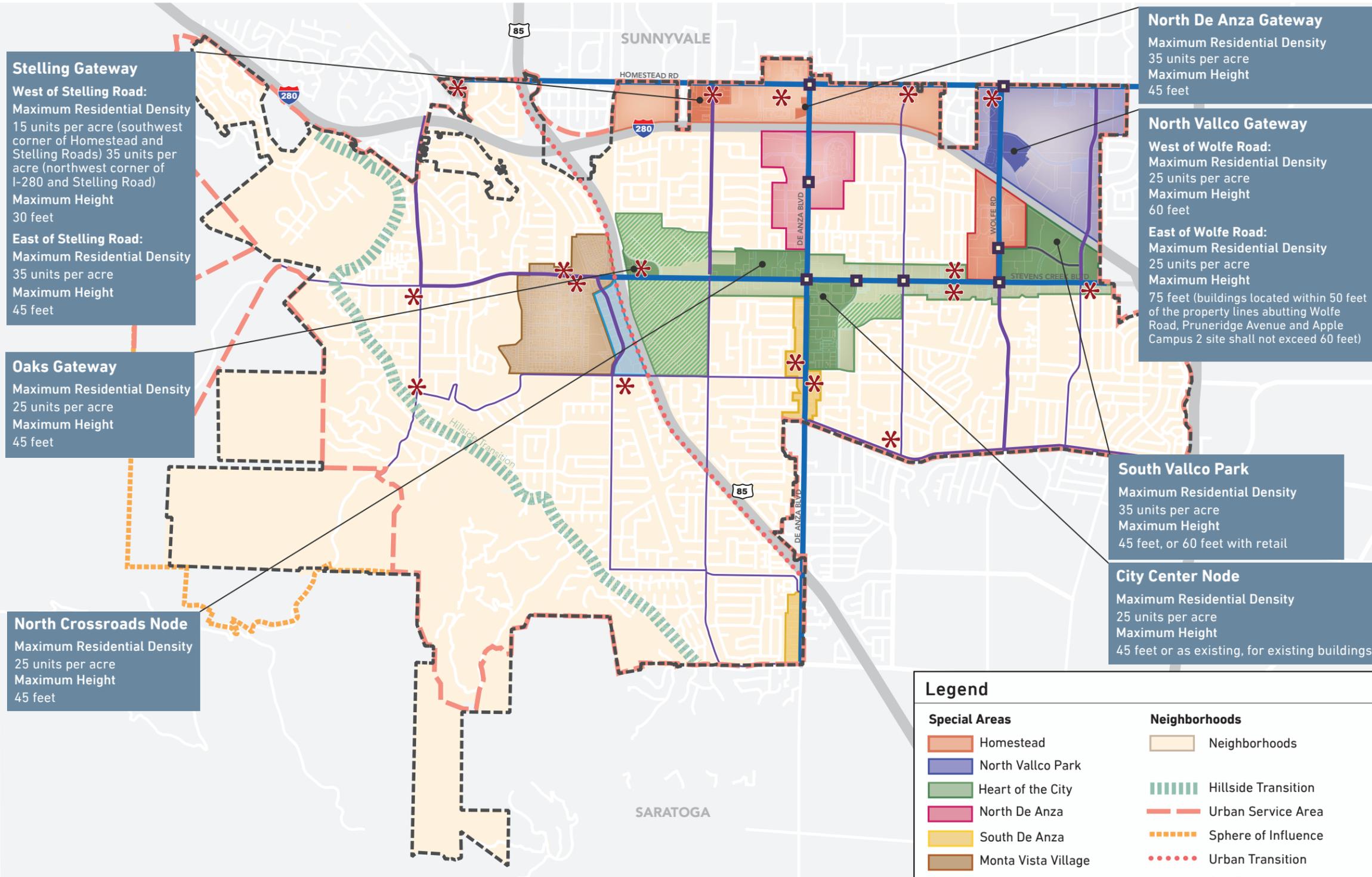
Strive for a more balanced ratio of jobs and housing units.

**Table LU-1: Citywide Development Allocation Between 2014-2040**

	commercial (s.f.)			office (s.f.)			hotel (rooms)			residential (units)		
	current built (Oct 7,2014)	buildout	available	current built (Oct 7,2014)	buildout	available	current built (Oct 7,2014)	buildout	available	current built (Oct 7,2014)	buildout	available
Heart of the City	1,351,730	214,5000	793,270	2,447,500	2,464,613	17,113	404	526	122	1,336	1,805	469
Vallco Shopping District**	1,207,774	120,7774	-	-	2,000,000	2,000,000	148	339	191	-	389	389
Homestead	291,408	291,408	-	69,550	69,550	-	126	126	-	600	750	150
N. De Anza	56,708	56,708	-	2,081,021	2,081,021	-	126	126	-	49	146	97
N. Vallco	133,147	133,147	-	3,069,676	3,069,676	-	123	123	-	554	1154	600
S. De Anza	352,283	352,283	-	130,708	130,708	-	315	315	-	6	6	-
Bubb	-	-	-	444,753	444,753	-	-	-	-	-	-	-
Monta Vista Village	94,051	99,698	5,647	443,140	456,735	13,595	-	-	-	828	878	50
Other	144,964	144,964	-	119,896	119,896	-	-	-	-	18,039	18,166	127
Major Employers	-	-	-	109,935	633,053	523,118	-	-	-	-	-	-
<b>Citywide</b>	<b>3,632,065</b>	<b>4,430,982</b>	<b>798,917</b>	<b>8,916,179</b>	<b>11,470,005</b>	<b>2,553,826</b>	<b>1116</b>	<b>1429</b>	<b>313</b>	<b>21,412</b>	<b>23,294</b>	<b>1,882</b>

\*\* Buildout totals for Office and Residential allocation within the Vallco Shopping District are contingent upon a Specific Plan being adopted for this area by May 31, 2018. If a Specific Plan is not adopted by that date, City will consider the removal of the Office and Residential allocations for Vallco Shopping District. See the Housing Element (Chapter 4) for additional information and requirements within the Vallco Shopping District.

Figure LU-2  
COMMUNITY FORM DIAGRAM



**Stelling Gateway**  
West of Stelling Road:  
Maximum Residential Density  
15 units per acre (southwest corner of Homestead and Stelling Roads) 35 units per acre (northwest corner of I-280 and Stelling Road)  
Maximum Height  
30 feet  
East of Stelling Road:  
Maximum Residential Density  
35 units per acre  
Maximum Height  
45 feet

**Oaks Gateway**  
Maximum Residential Density  
25 units per acre  
Maximum Height  
45 feet

**North Crossroads Node**  
Maximum Residential Density  
25 units per acre  
Maximum Height  
45 feet

**North De Anza Gateway**  
Maximum Residential Density  
35 units per acre  
Maximum Height  
45 feet

**North Vallco Gateway**  
West of Wolfe Road:  
Maximum Residential Density  
25 units per acre  
Maximum Height  
60 feet  
East of Wolfe Road:  
Maximum Residential Density  
25 units per acre  
Maximum Height  
75 feet (buildings located within 50 feet of the property lines abutting Wolfe Road, Pruneridge Avenue and Apple Campus 2 site shall not exceed 60 feet)

**South Vallco Park**  
Maximum Residential Density  
35 units per acre  
Maximum Height  
45 feet, or 60 feet with retail

**City Center Node**  
Maximum Residential Density  
25 units per acre  
Maximum Height  
45 feet or as existing, for existing buildings

**Legend**

<b>Special Areas</b>	<b>Neighborhoods</b>
Homestead	Neighborhoods
North Vallco Park	Hillside Transition
Heart of the City	Urban Service Area
North De Anza	Sphere of Influence
South De Anza	Urban Transition
Monta Vista Village	City Boundary
Bubb Road	Boulevards (Arterials)
Vallco Shopping District	Avenues (Major Collectors)
	Avenues (Minor Collectors)
	Key Intersections
	Neighborhood Centers

**Building Planes:**

- Maintain the primary building bulk below a 1:1 slope line drawn from the arterial/boulevard curb line or lines except for the Crossroads Area.
- For the Crossroads area, see the Crossroads Streetscape Plan.
- For projects adjacent to residential areas: Heights and setbacks adjacent to residential areas will be determined during project review.
- For the North and South Vallco Park areas (except for the Vallco Shopping District Special Area): Maintain the primary building bulk below a 1.5:1 (i.e., 1.5 feet of setback for every 1 foot of building height) slope line drawn from the Stevens Creek Blvd. and Homestead Road curb lines and below 1:1 slope line drawn from Wolfe Road and Tantau Avenue curb line.

**Rooftop Mechanical Equipment:** Rooftop mechanical equipment and utility structures may exceed stipulated height limitations if they are enclosed, centrally located on the roof and not visible from adjacent streets.

**Priority Housing Sites:** Notwithstanding the heights and densities shown above, the maximum heights and densities for Priority Housing Sites identified in the adopted Housing Element shall be as reflected in the Housing Element.

**Homestead Special Area**

**Maximum Residential Density**  
Up to 35 units per acre per General Plan Land Use Map  
15 units per acre (southeast corner of Homestead Road and Blaney Avenue)

**Maximum Height**  
30 feet, or 45 feet (south side between De Anza and Stelling)

**North Vallco Park Special Area**

**Maximum Residential Density**  
25 units per acre

**Maximum Height**  
60 feet

**Heart of the City Special Area**

**Maximum Residential Density**  
25 or 35 (South Vallco) units per acre

**Maximum Height**  
45 feet, or 30 feet where designated by hatched line

**North De Anza Special Area**

**Maximum Residential Density**  
25 units per acre

**Maximum Height**  
45 feet

**South De Anza Special Area**

**Maximum Residential Density**  
25 (north of Bollinger) or 5-15 (south of 85) units per acre

**Maximum Height**  
30 feet

**Monta Vista Village Special Area**

**Maximum Residential Density**  
Up to 15 units per acre per General Plan Land Use Map

**Maximum Height**  
Up to 30 feet

**Bubb Road Special Area**

**Maximum Residential Density**  
20 units per acre

**Maximum Height**  
45 feet

**Vallco Shopping District Special Area**

West of Wolfe Rd <b>Maximum Residential Density</b> 35 units per acre <b>Maximum Height</b> Per Specific Plan	East of Wolfe Rd <b>Maximum Residential Density</b> 35 units per acre <b>Maximum Height</b> Per Specific Plan
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**Neighborhoods**

**Maximum Residential Density**  
As indicated in the General Plan Land Use Map;  
15 units per acre for Neighborhood Commercial Sites

**Maximum Height**  
30 feet