

## ATTACHMENT 2 – EXCERPTS FROM THE CUPERTINO GENERAL PLAN

### APPENDIX A LAND USE CATEGORIES

The Land Use Map (Figure A- 1) of Community Vision 2040 illustrates the policies in this element and in other elements that play a major role in guiding urban development. The map cannot be used alone because it illustrates the text, which should be used along with it.

The Land Use Map illustrates the general form of Cupertino in terms of land use patterns and intensity of land use activities. In contrast, the Municipal Zoning Map divides the city into very precisely drawn land use categories. Zoning districts have precisely written standards governing permitted activities and development forms. A series of policy statements accompany the planning text to guide the public and government officials in establishing precise zoning boundaries and pinpoint permitted activities.

California law requires that the zoning map and zoning regulations be consistent with the Land Use Map and text. The zoning map and regulations must be brought into conformity with Community Vision 2040 within a reasonable period after it is adopted.

#### LAND USE CATEGORIES

Patterns and symbols, defined on the map legend, are used on the Land Use Map to identify land use categories, the road system, major land features and significant public and private facilities. The following is a description of each land use category:

*(Edited to include only relevant sections)*

#### **PARKS AND OPEN SPACE**

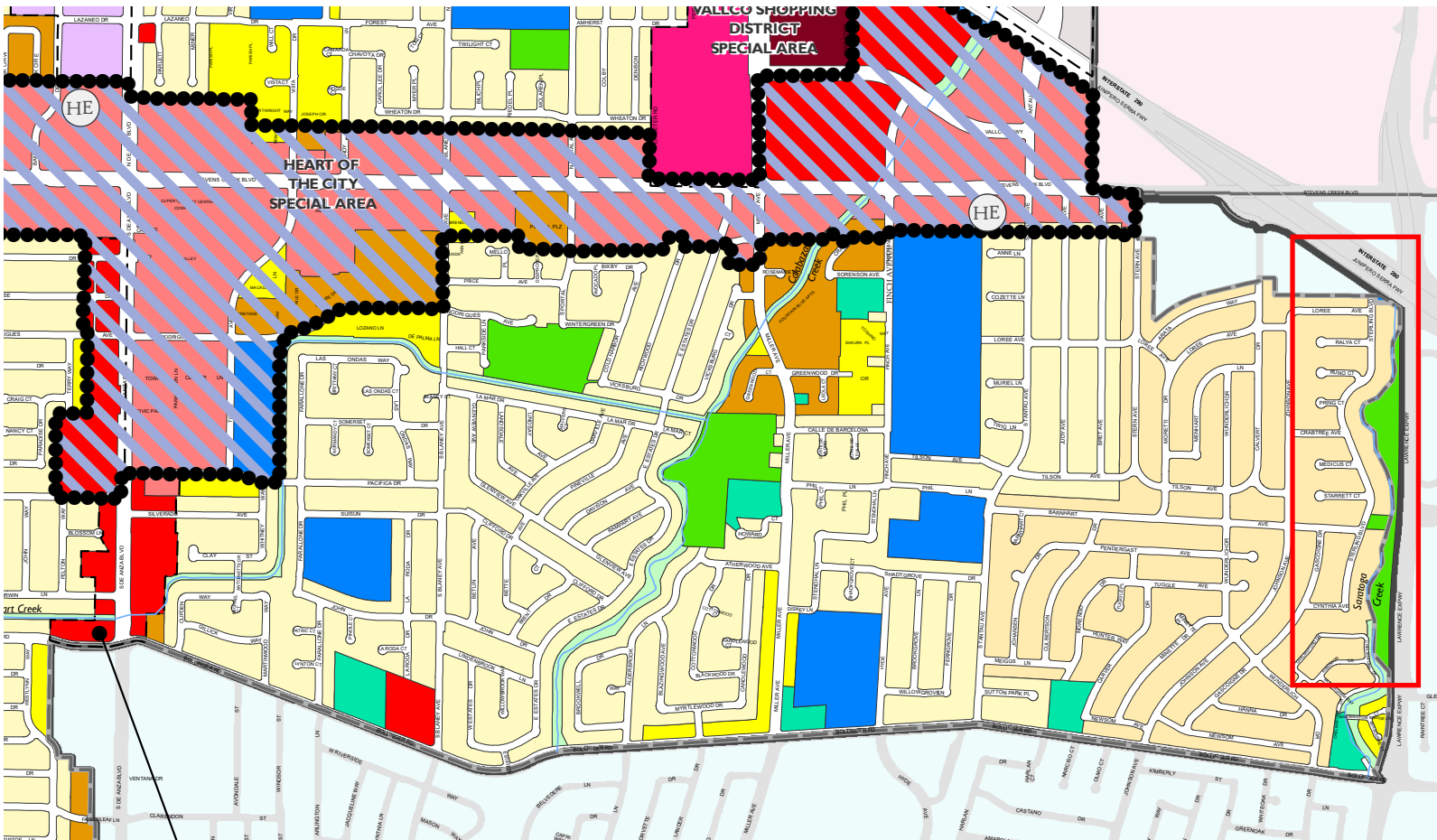
This designation applies to land owned by the public and used for recreation. It is also applied to private open space and recreational lands.

#### **RIPARIAN CORRIDOR**

This designation applies to creek corridors if they are not part of a larger park or residential property.

#### **PUBLIC FACILITIES**

This designation applies to land used or planned to be used by a governmental entity for a public purpose.



# CITY OF CUPERTINO LAND USE MAP

### LEGEND

- City Boundary
- Heart of the City
- Special Center Boundaries
- Urban Service Area
- Sphere of Influence
- Housing Element Sites
- Creeks

### Residential Land Use Designations

- Very Low Density (5-20 Acre Slope Density Formula)
- Very Low Density (1/2 Acre Slope Density Formula)
- Very Low Density (Slope Density Formula)
- Low Density (1-5 DU/Ac.)
- Low Density (1-6 DU/Ac.) Rancho Rinconada
- Low / Medium Density (5-10 DU/Ac.)
- Medium (10-20 DU/Ac.)
- Medium / High Density (20-35 DU/Ac.)
- High Density (> 35 DU/Ac.)

### Non-Residential Land Use Designations

- Regional Shopping
- Regional Shopping / Residential
- Commercial / Office / Residential
- Commercial / Residential
- Office / Industrial / Commercial / Residential
- Industrial / Residential
- Industrial / Residential / Commercial
- Public Facilities
- Quasi-Public / Institutional
- Quasi-Public / Institutional Overlay
- Parks and Open Space
- Riparian Corridor
- Transportation
- County

### Monta Vista Land Use Designations

- Residential (0-4.4 DU/Ac.)
- Residential (4.4-7.7 DU/Ac.)
- Residential (4.4-12 DU/Ac.)
- Residential (10-15 DU/Ac.)
- Neighborhood Commercial / Residential

Sites designated are Priority Housing Sites as identified in the adopted Housing Element. Commercial areas in neighborhoods have a residential density of 15 DU/AC. Notwithstanding the densities shown above, sites are designated as Priority Housing Sites in the adopted Housing Element shall have the densities shown in the Housing Element as further defined in Figure LU-2 in the Land Use Element. Commercial properties in the Homestead Special Area except those on the South side of Homestead between De Anza and Stelling have a density of 15 DU/AC.



<b>Matrix of General Plan Consistency: General Plan References</b>				
	<b>TITLE</b>			<b>GOALS</b>
<b>TOPIC</b>	<b>GOALS</b>	<b>POLICIES</b>	<b>STRATEGIES</b>	<b>DESCRIPTION</b>
PRESERVATION	GOAL RPC-3			Preserve and enhance access to parks that have significant natural resources
PRESERVATION	GOAL RPC-3	Policy RPC - 3.1		Preservation of Natural Areas. Design parks to utilize natural features and the topography of the site in order to protect natural features and keep maintenance costs low.
PRESERVATION	GOAL RPC-3	Policy RPC - 3.1	Strategy RPC - 3.1.1	Native Planting. Maximize the use of native plants and drought-tolerant planting.
PRESERVATION	GOAL RPC-3	Policy RPC - 3.1	Strategy RPC - 3.1.2	Natural Habitat. Where possible, restore and provide access to creeks and riparian habitat.
PRESERVATION	GOAL RPC-3	Policy RPC - 3.1	Strategy RPC - 3.1.3	Nature Play Areas. Where appropriate, consider establishing Nature Play Areas in lieu of the more conventional play equipment.
INTEGRATION	GOAL RPC-4			Integrate parks and public facilities within neighborhoods and areas
INTEGRATION	GOAL RPC-4	Policy RPC - 4.1		Recreational Intensity. Design parks appropriate to address the facility and recreational programming required by each special area and neighborhood based on current and future plans for the areas.
INTEGRATION	GOAL RPC-4	Policy RPC - 4.2		Park Safety. Design parks to enhance public safety by providing visibility to the street and access for public safety responders.
TRAILS	GOAL RPC-5			Trails: create an interconnected system of multi-use trails and provide safe pedestrian and bicycle access through the City and connections to local nodes and destinations
TRAILS	GOAL RPC-5	Policy RPC - 5.1	Strategy RPC - 5.1.2	Trail Projects. Implement trail projects described in this Element; evaluate any safety, security and privacy impacts and mitigations associated with trail development; and work with affected neighbors in locating trails to ensure that their concerns are appropriately addressed.
SUSTAINABLE AND FLEXIBLE	GOAL RPC-7			Provide high-quality, flexible, and well-maintained community facilities that meet the changing needs of the community and are a source of community identity
SUSTAINABLE AND FLEXIBLE	GOAL RPC-7	Policy RPC - 7.1		Sustainable Design. Ensure that City facilities are sustainably designed to minimize impacts on the environment.
SUSTAINABLE AND FLEXIBLE	GOAL RPC-7	Policy RPC - 7.2		Flexibility. Design facilities to be flexible to address changing community needs.
SUSTAINABLE AND FLEXIBLE	GOAL RPC-7	Policy RPC - 7.3		Maintenance. Design facilities to reduce maintenance, and ensure that facilities are maintained and upgraded adequately.

**FIGURE RPC-3  
 PARK AREAS**

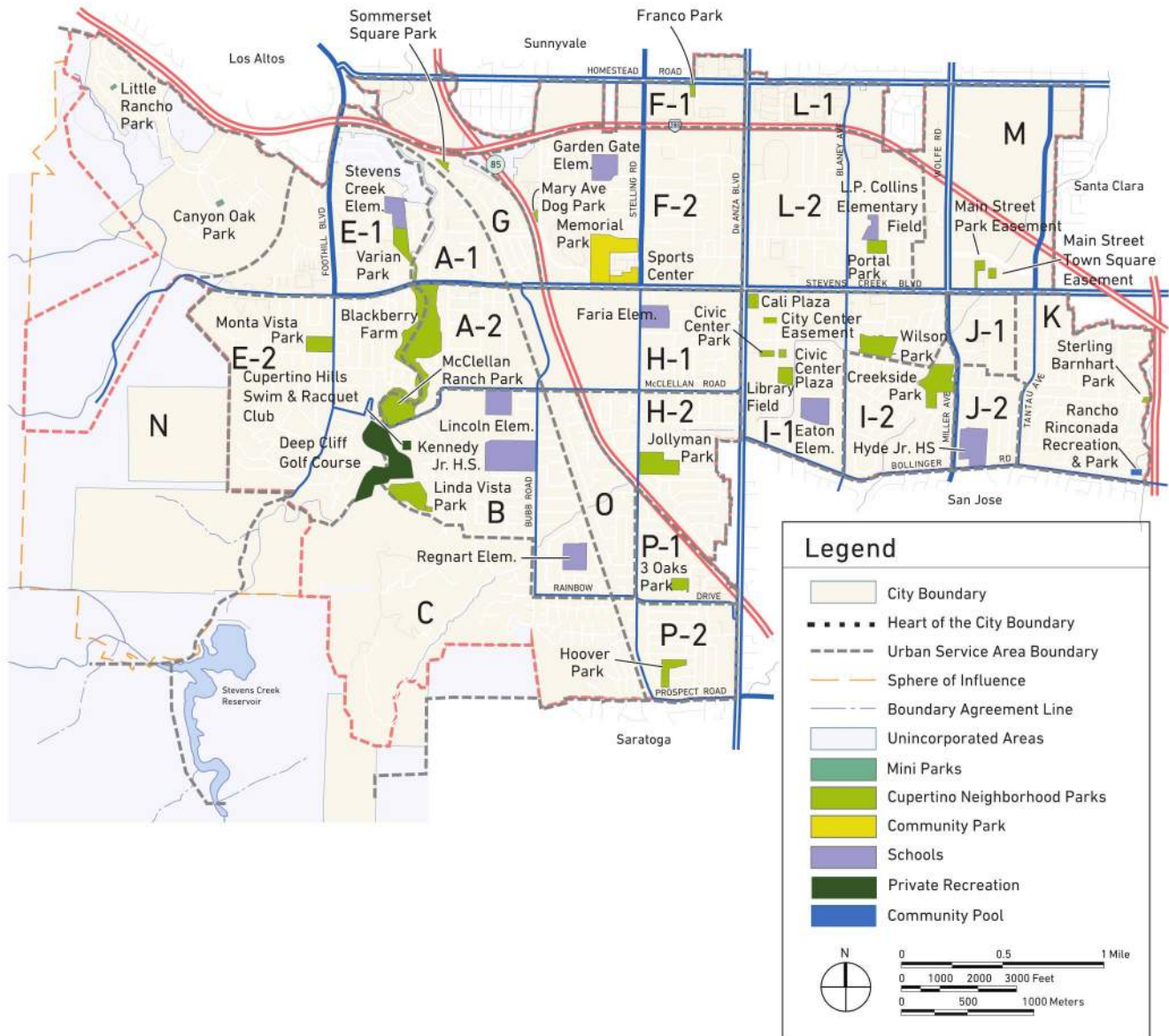
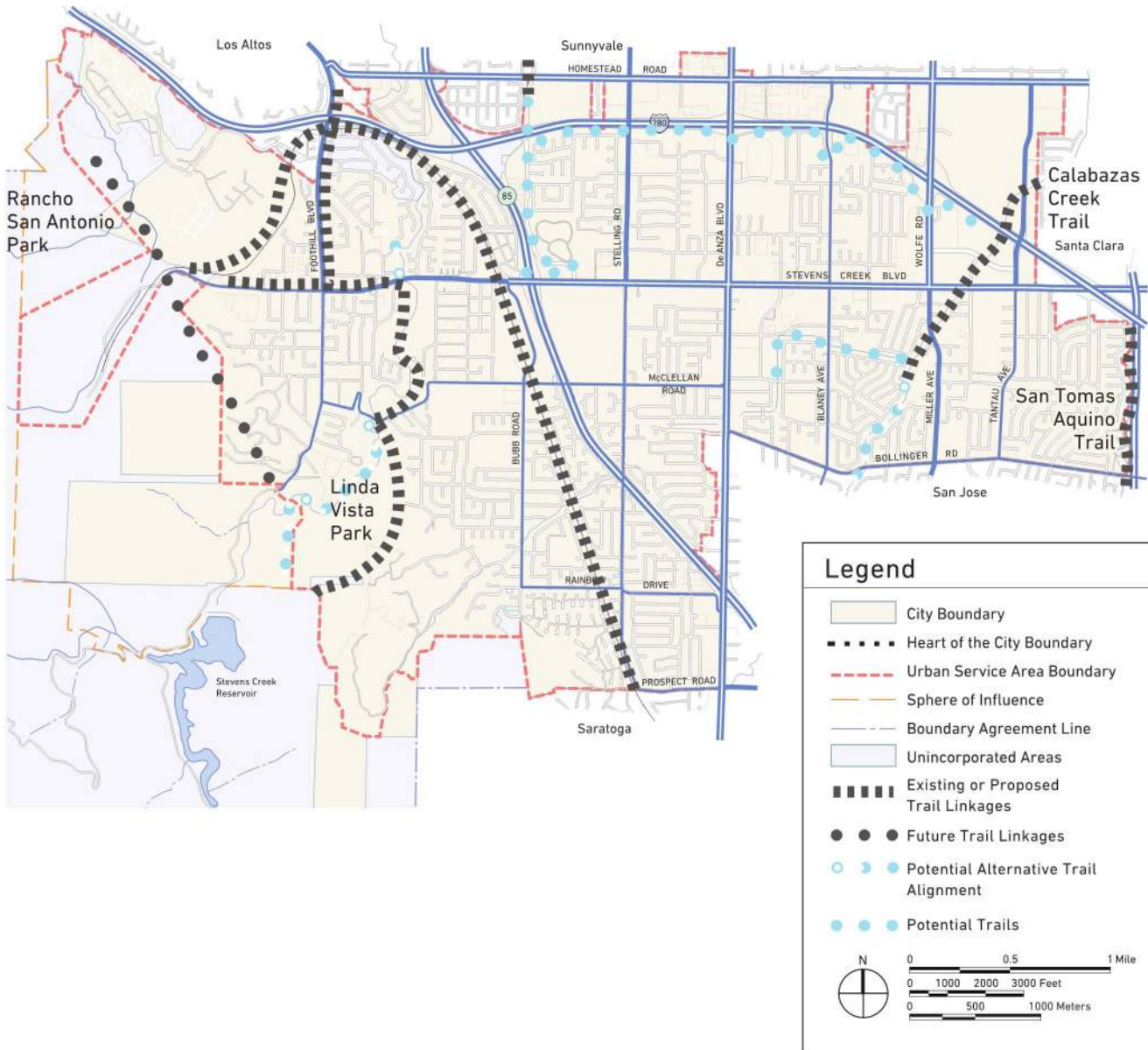


FIGURE RPC-4  
**TRAIL LINKAGE**



**FIGURE RPC-5  
 PARK ACCESS**

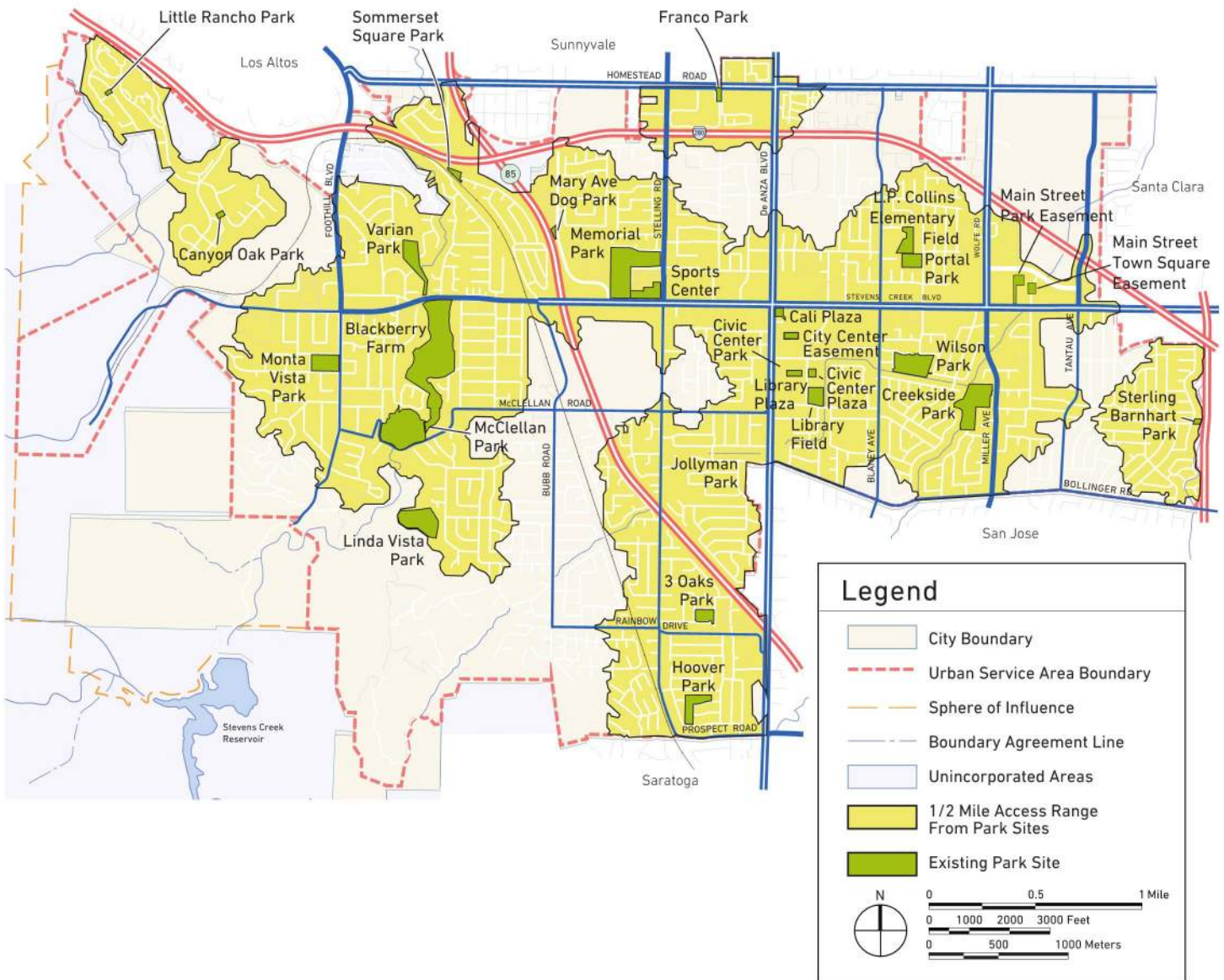
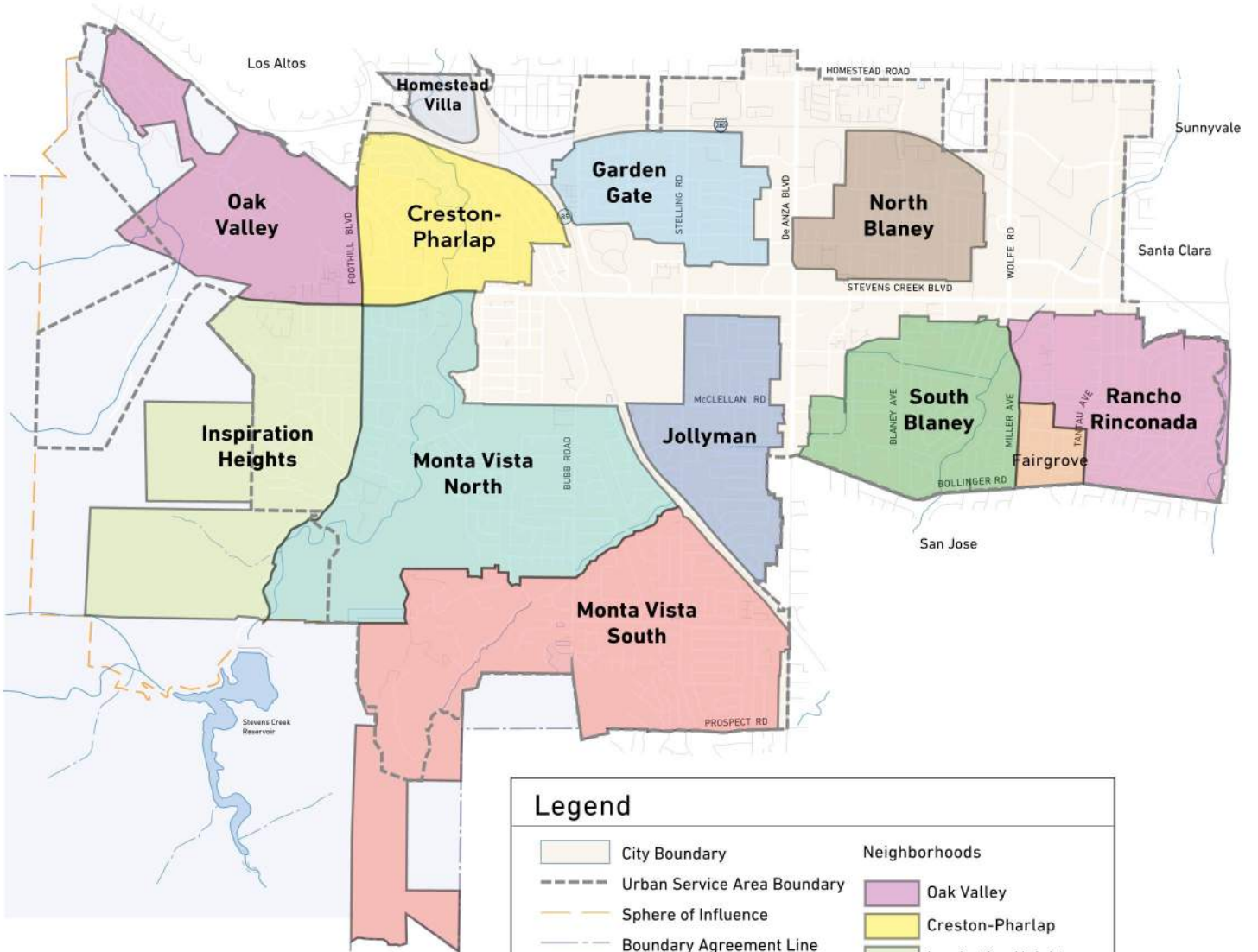


Figure PA-2  
**NEIGHBORHOODS**

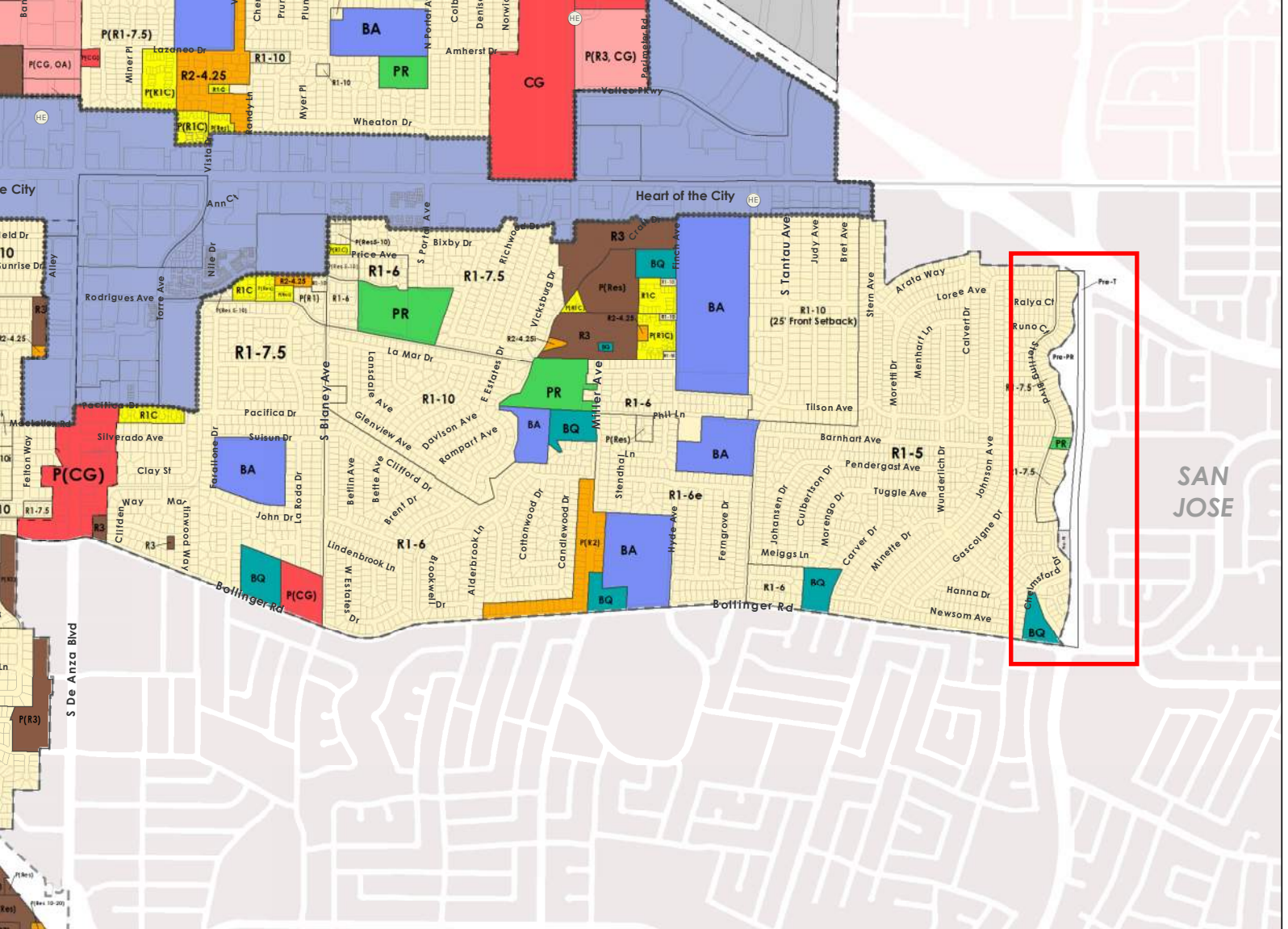


**Legend**

City Boundary	Oak Valley
Urban Service Area Boundary	Creston-Pharlap
Sphere of Influence	Inspiration Heights
Boundary Agreement Line	Monta Vista North
Unincorporated Areas	Monta Vista South
	Homestead Villa
	Garden Gate
	Jollyman
	North Blaney
	South Blaney
	Fairgrove
	Rancho Rinconada

0 0.5 1 Mile  
 0 1000 2000 3000 Feet  
 0 500 1000 Meters

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SAN JOSE

### CITY OF CUPERTINO ZONING MAP

- City Boundary
- Heart of the City Specific Plan Area
- A - Agricultural Residential
- BA - Public Building
- BQ - Quasi-Public Building
- CG - General Commercial
- ML - Light Industrial
- MP - Planned Industrial Zone
- OA/OP - Office / Planned Office
- OS/PR - Open Space / Public Park / Recreational Zone
- P - Mixed Use Planned Development
- R1 - Single Family Residential
- R1C - Single Family Residential Cluster
- R2 - Residential Duplex
- R3 - Multiple Family Residential
- RHS - Residential Hillside
- T - Transportation
- CG-rg: Adopted by Ordinance 436
- P-Hotel: Adopted by Ordinance 1368
- ML-fa: Adopted by Ordinance 350
- FP-o: Adopted by Ordinance 1574
- See Master Plan / Specific Plan / Conceptual Plan for details

Sites designated are priority Housing Sites as identified in the adopted Housing Element

Numbers following zoning designations denote minimum lot sizes divided by one thousand.

The "Pre" designation denotes a prezoned unincorporated area and is colored white