

CC 12-03-19
Regular Meeting

Item #7 Planned
Development (P)
Zoning

Presentations

Municipal Code Amendments – Planned Development (P) Zoning Districts

City Council
December 3, 2019



**CITY OF
CUPERTINO**



Background

- FY2019/20 City Council Work Program
 - Clarify objective standards in GP and Muni Code
- Areas identified by staff/CAO + Councilmembers, Planning Commissioners and public



CC Direction – October 1, 2019

- Commence clarifications in Phase 1:
 - Community Form Diagram:
 - HOC Text box
 - Building plane footnotes
 - Cross-reference policies related to HOC subareas
 - **Clarify development standards in P zoning districts**



PC Rec. – November 12, 2019

- Recommended adoption of draft ordinance on a 3-0-2 vote (Recused – Moore; Absent – Takahashi)

Background

- Zoning – e.g. P(CG) or P(CG,Res)

Planned Development

Referenced Zoning

- Conceptual Development Plans – developed during “rezoning” to “P”
- Definitive Plans – standards for specific development



Proposed Amendments

- Most future development anticipated as mixed-use multi-family developments:
 - *Policy LU-1.1: Land Use and Transportation;*
 - *Policy LU-1.3: Land Use in all Citywide Mixed-Use Districts*
 - *Strategy LU-1.3.1: Commercial and Residential Uses;*
 - *Policy 5.2: Mixed-Use Villages;*
 - *Strategy LU-8.3.1: Mixed-Use;*
 - *“Mixed-Use Village” concept*



Proposed Amendments

- No change to allowed uses
- Clarifies development standards
- Includes other minor clarifications and corrections



Non-residential Projects

- No change
- Development standards continue to be established via conceptual and definitive plans



Residential & Mixed-use Res. projects

- May develop without adoption of definitive plans; but, if desired, definitive plans to be approved by City may be proposed.
- Must meet existing standards in adopted specific plans or other zoning plans
- Without a definitive plan, project must meet multi-family (R-3) zoning standards and standards in other referenced designations. If standards conflict, most restrictive standard applies
 - E.g. in P(CG, Res) zoning district: residential portion - R-3 standards; commercial portion: CG standards.



Regional Housing Needs Allocation

- Will not impede ability to develop City's RHNA as anticipated by Housing Element.
- Amendments allow development of properties without approval of definitive plan as long as they meet existing zoning standards.
- Residential and mixed-use residential projects could continue to propose definitive plans, if desired, as is currently the norm.



Environmental Assessment

- Does not significantly change conditions identified in 2014 EIR
- No effect on Final EIR analysis or conclusions
- Impacts remain less than significant

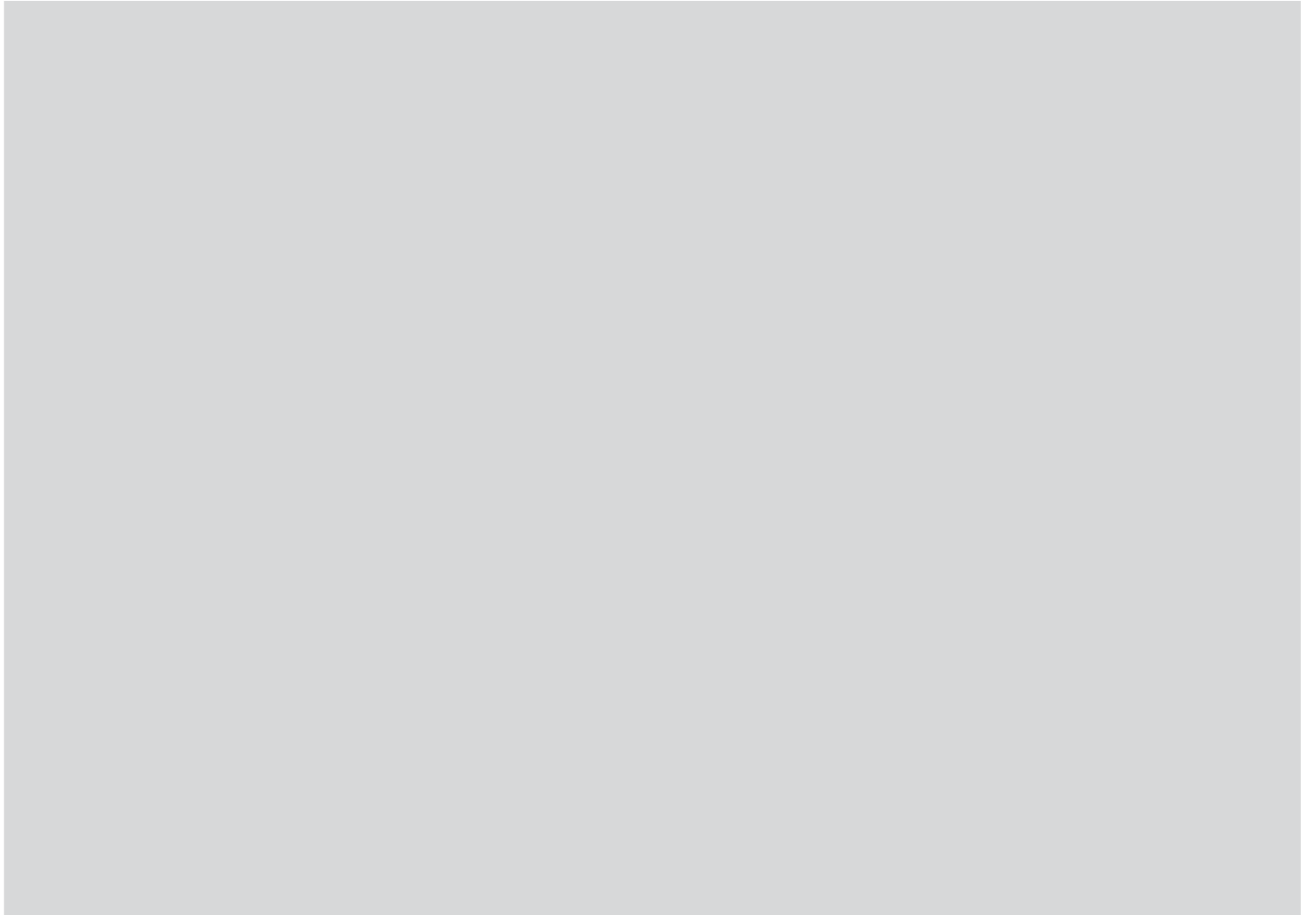


Recommendation

That the City Council conduct first reading of the proposed ordinance adopting:

- Third Addendum to the 2014 General Plan EIR, and
- Amendments to Chapter 19.80, Planned Development (P) Zones of the Cupertino Municipal Code to Clarify Development Standards in P Zones.





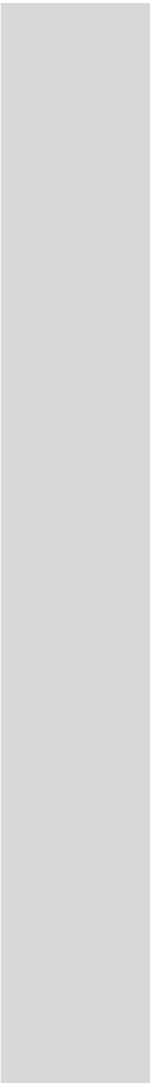
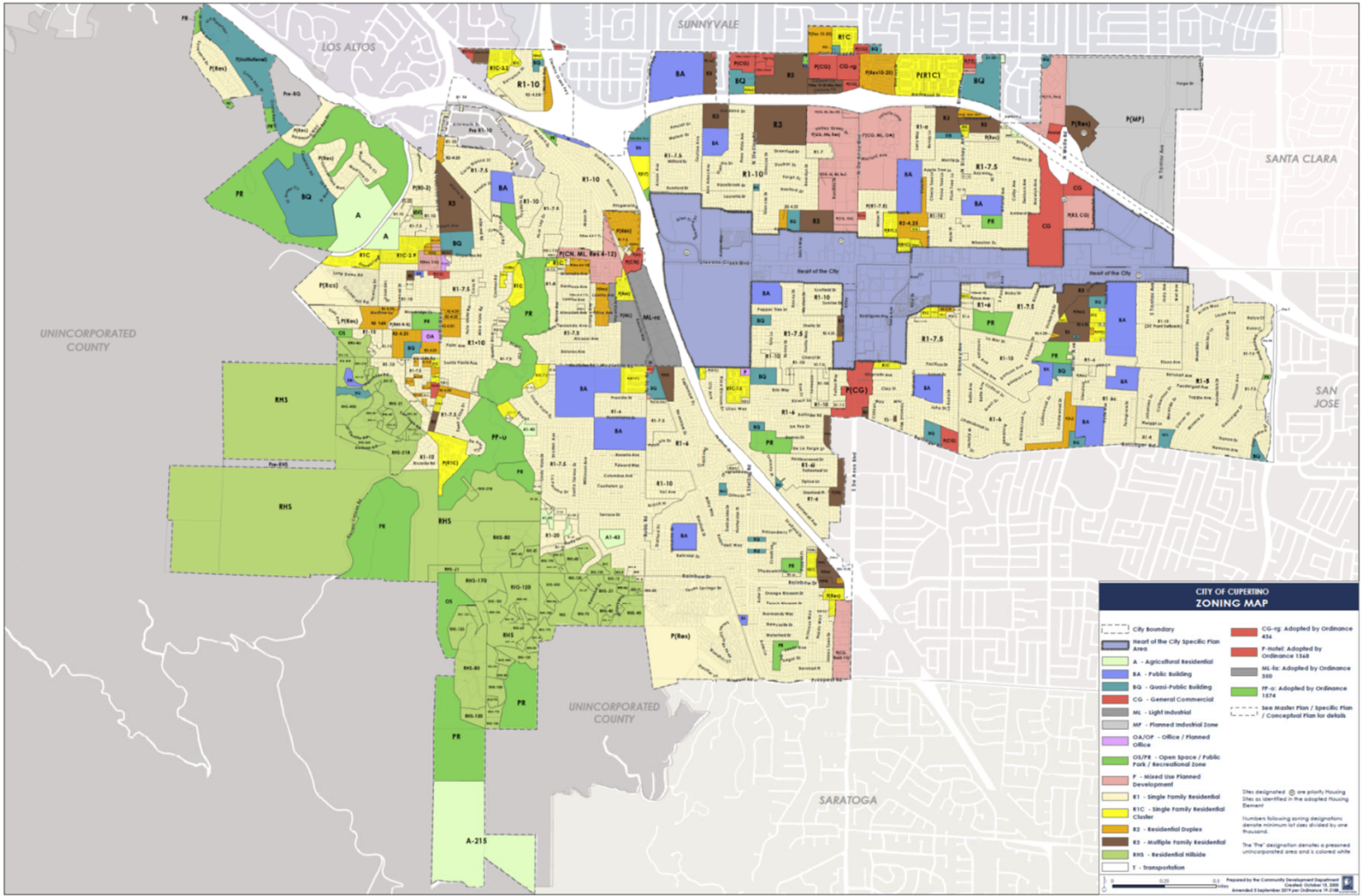
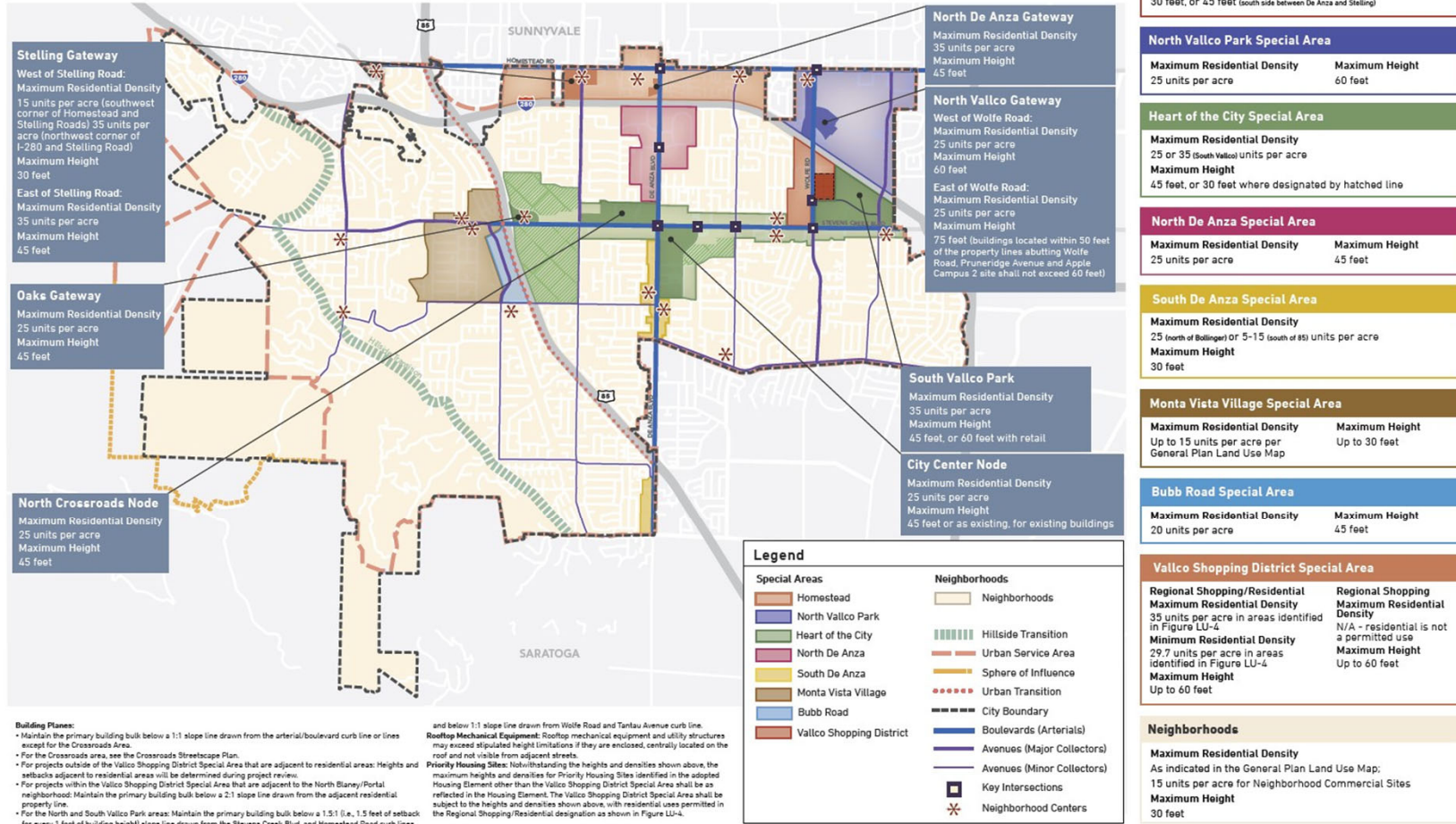
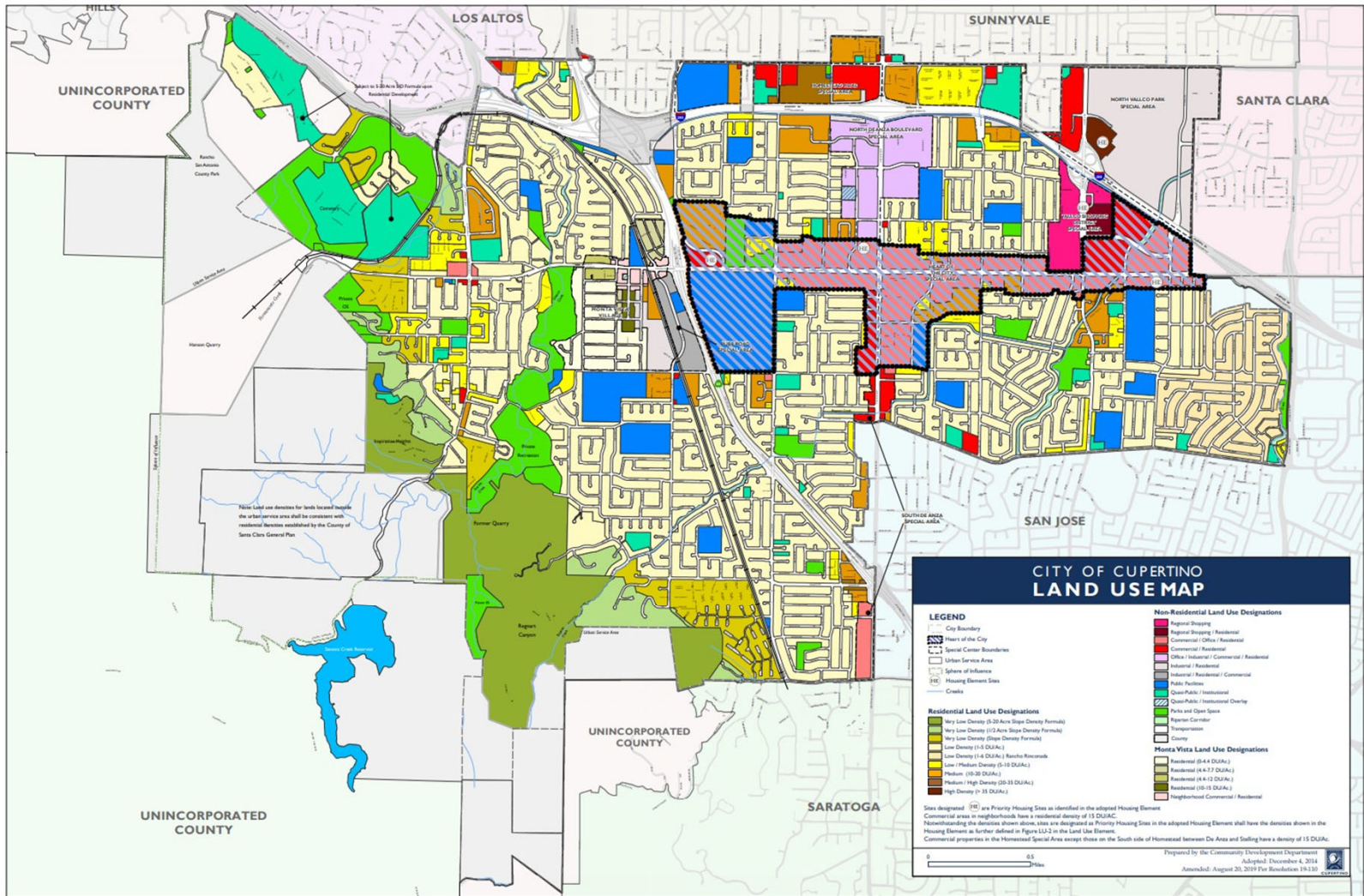
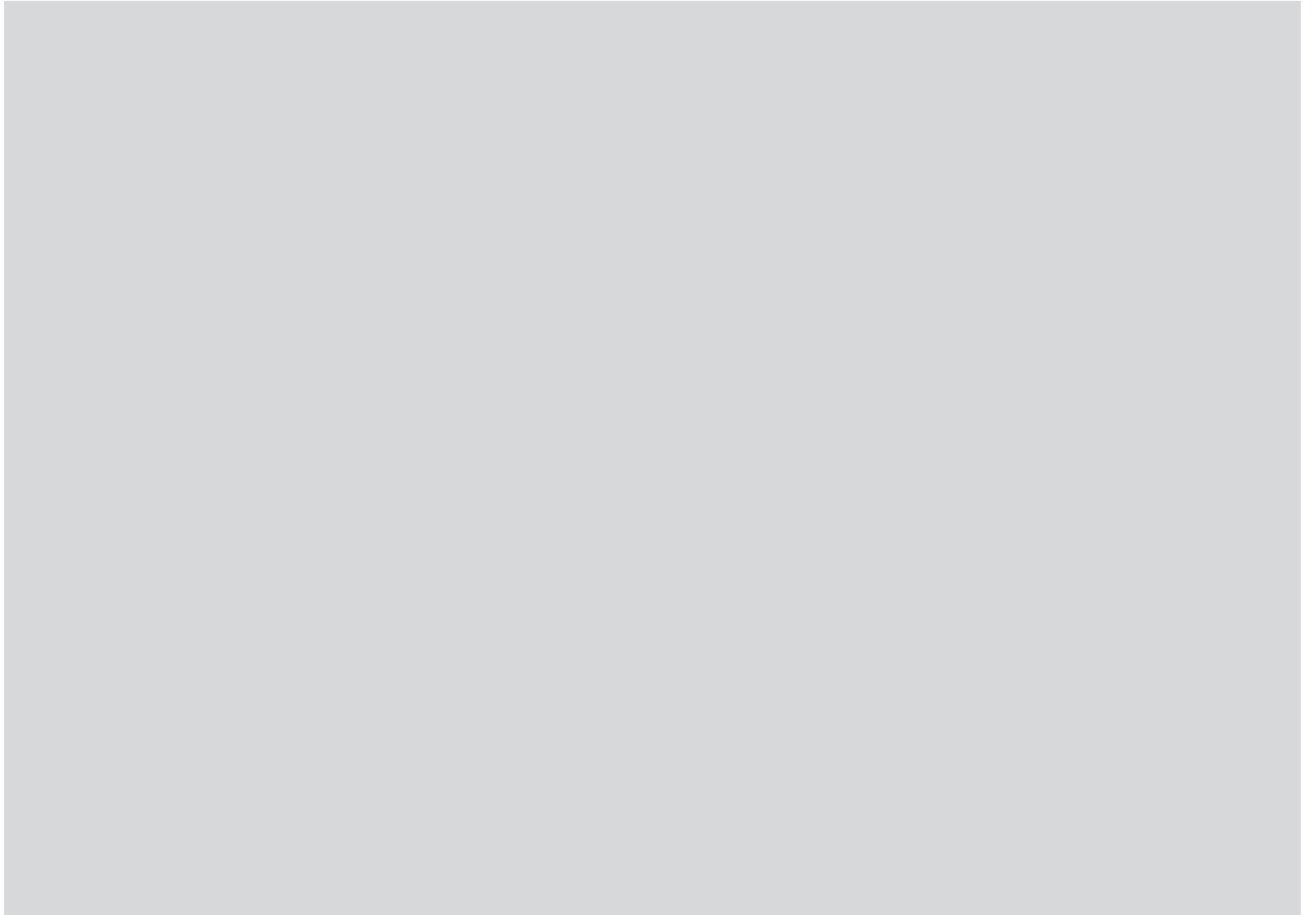


Figure LU-2
COMMUNITY FORM DIAGRAM







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Item #8 Park Land
Dedication and Fee

Presentations

Park Land Dedications

Proposed Ordinance
Amendments



CUPERTINO

City Council Work Program

- Clarify Objective Standards
- Recommended Park Land Dedication Amendments
- First Phase Amendments



Proposed Modifications

- Added Definitions
- Parks to be at Ground Level
- Dedication in fee simple



Proposed Modifications (cont.)

Requirements for Dedications

- At Least One 0.27+ Acre Contiguous Land
- Minimum 50' Wide and 0.10 Acre for Any Dedication
- Located adjacent to streets

Proposed Modifications (cont.)

- Clarify requirement to address park land demands
- Consolidate existing credits & exceptions
- Clarify timing of dedications and fee payments



Proposed Modifications (cont.)

- Areas not included as park land
- Credits for Private Open Space
 - Accessible to All Residents
 - Be Developed with Project
- 18.24 Amended for Consistency

Planning Commission Review

- Consider reducing Private Open Space Credit
- Consider Minimum Sizes

Public Comments

- Have City Attorney approve Parkland Covenants



Environmental Assessment

- Does not significantly change conditions identified in 2014 EIR
- No effect on Final EIR analysis or conclusions
- Impacts remain less than significant

Questions?



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12/3/2019

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Item #9 Community
Funding Grant

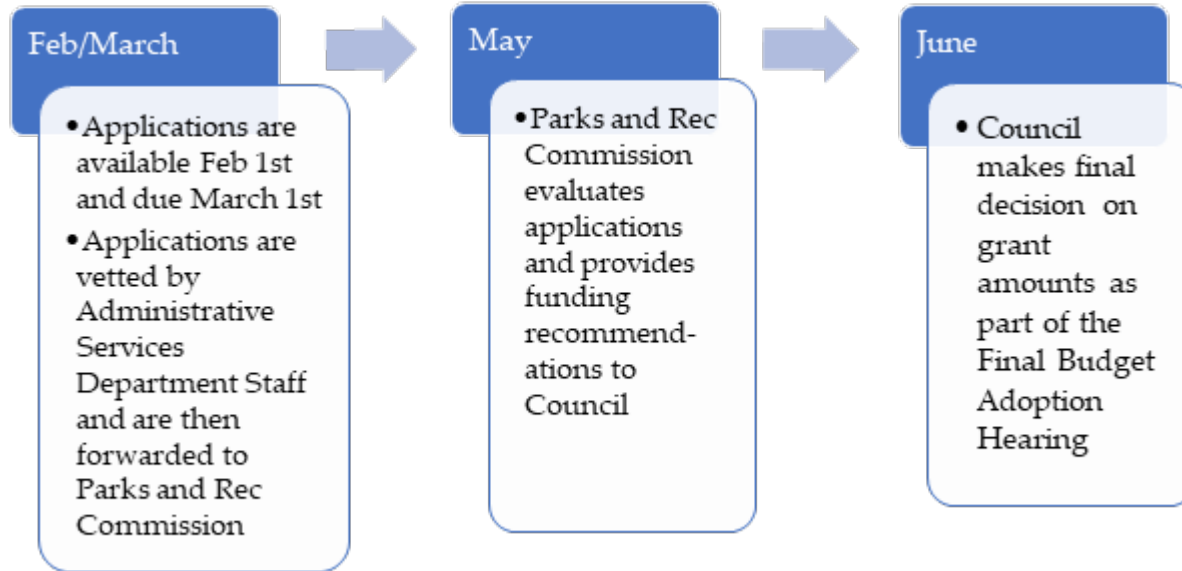
Presentations

Community Funding Request

December 3, 2019



Community Funding Cycle



West Valley Community Services Request

- \$5,000
 - Gift of Hope Program
 - Gifts and food to homeless and low income families living in the service area
 - Provided during December holiday season

Questions

