

UPDATE MAP FOR CONFORMANCE WITH LAND USE MAP DRAFT GENERAL PLAN

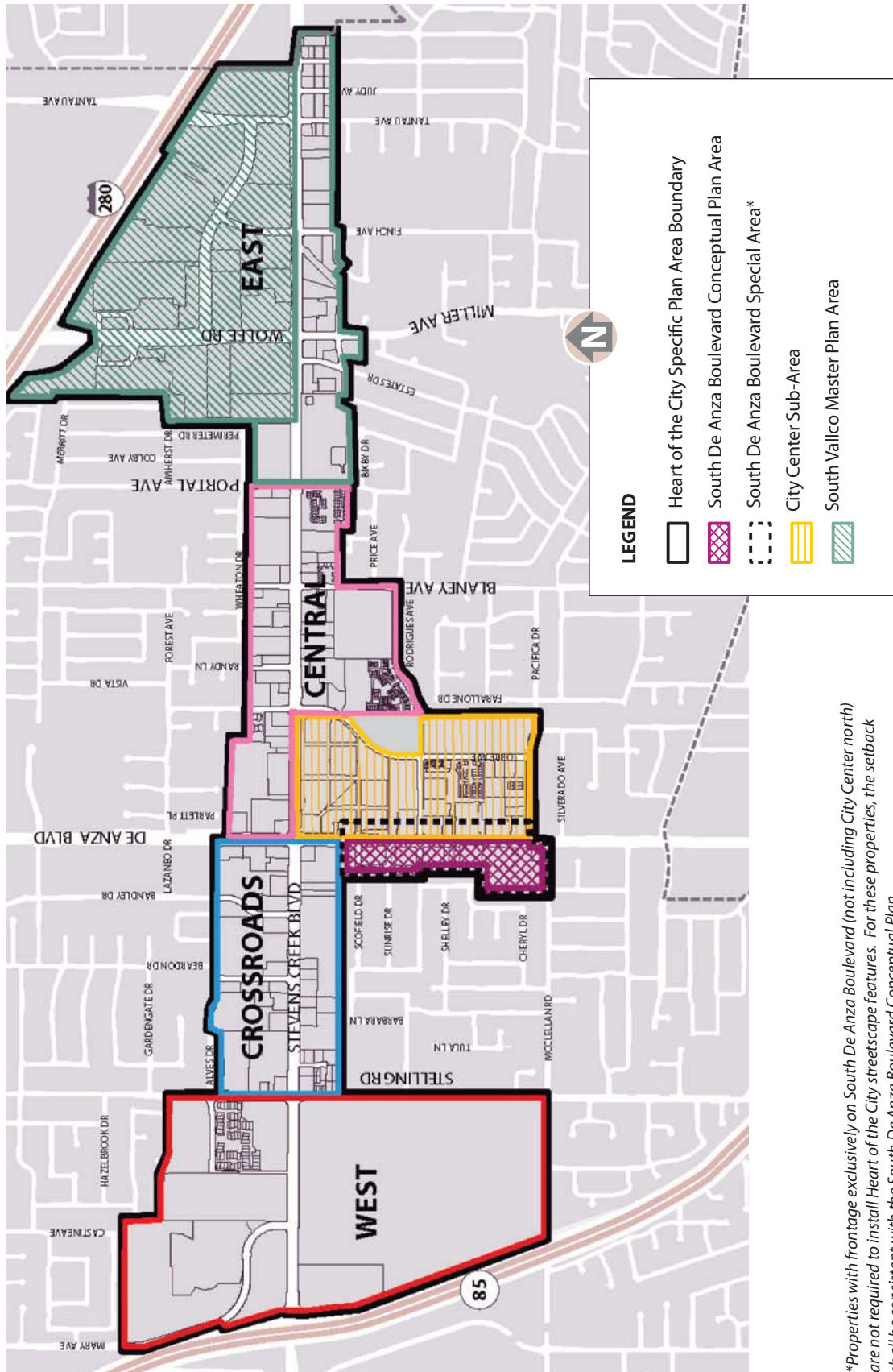


Figure 1: Heart of the City Area and Special Centers Map

**Properties with frontage exclusively on South De Anza Boulevard (not including City Center north) are not required to install Heart of the City streetscape features. For these properties, the setback shall be consistent with the South De Anza Boulevard Conceptual Plan.*

UPDATE MAP FOR CONFORMANCE WITH DRAFT GENERAL PLAN AND HOUSING ELEMENT

- BA - Public Building
 - CG - General Commercial
 - MP - Planned Industrial Zone
 - Mixed Use - Zoning Designations in Parentheses
 - OA/OP - Office / Planned Office
 - OS/PR - Open Space / Public Park / Recreational Zone
 - R1 - Single Family Residential
 - R1C - Single Family Residential Cluster
 - R3 - Multiple Family Residential
 - Regional Shopping
 - P - Planned Development
- Numbers following zoning designations denote density in units/acre
- The "Pre" designation denotes a prezoned unincorporated area and is colored white.
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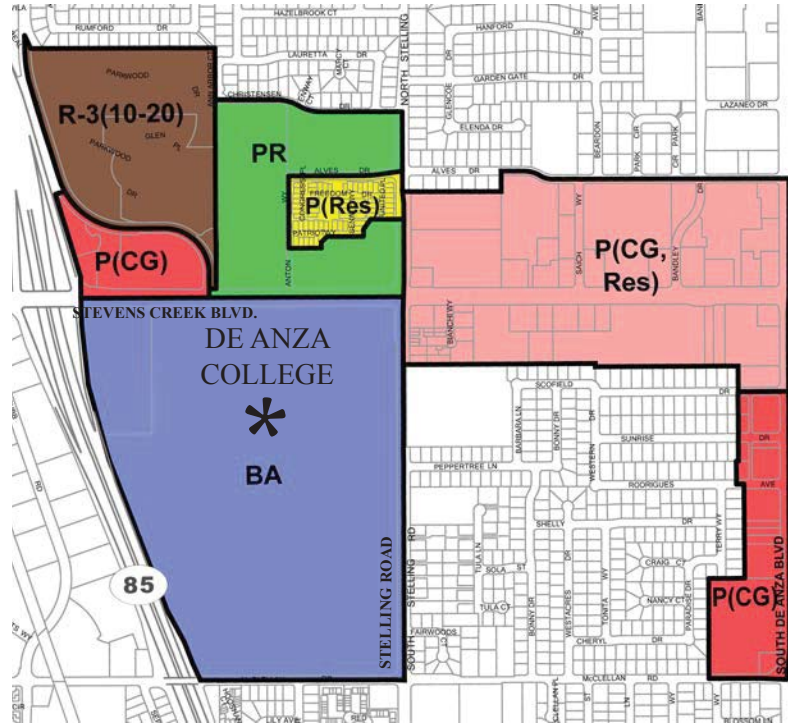


Figure 2: Heart of the City Area and Special Centers Zoning Map - Westerly Portion

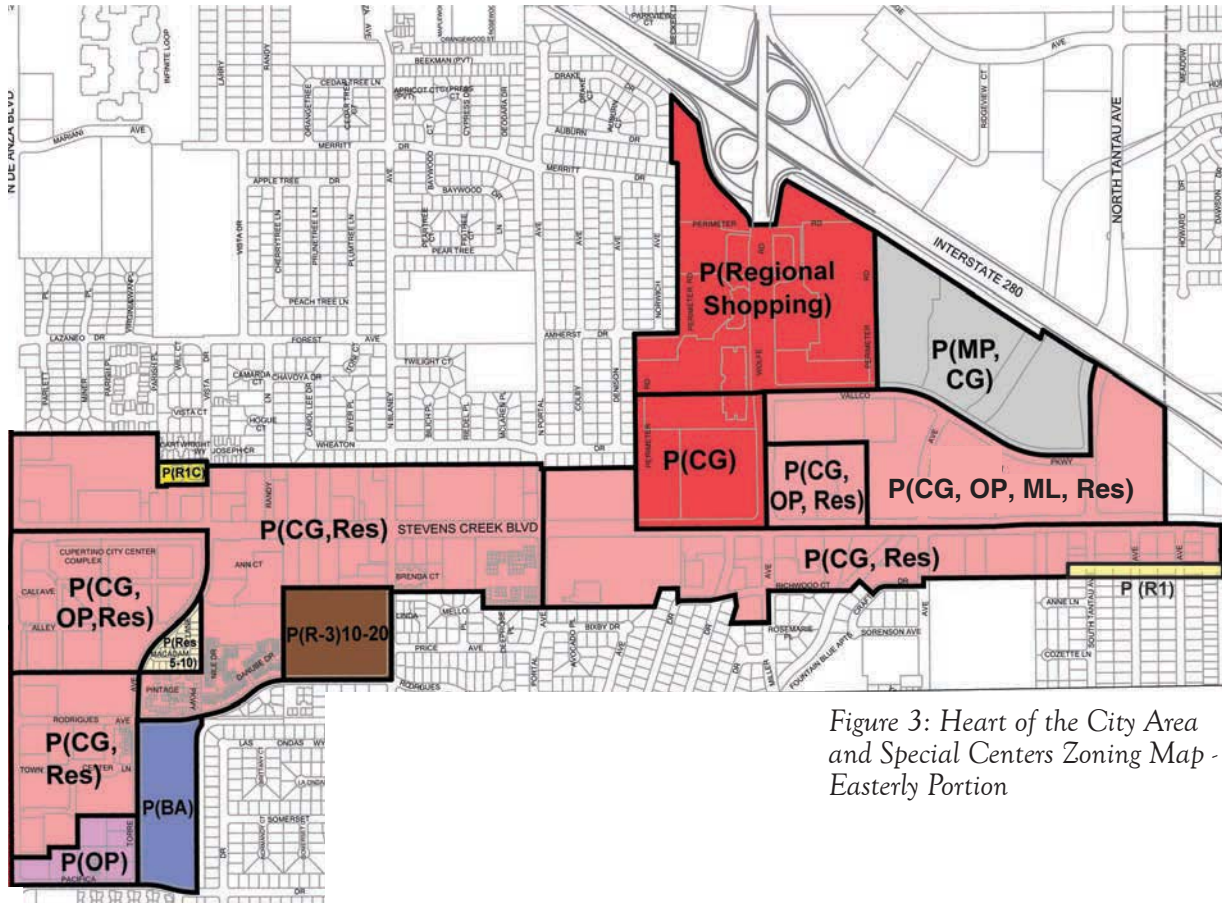


Figure 3: Heart of the City Area and Special Centers Zoning Map - Easterly Portion

DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

Background

The Development Standards and Design Guidelines contained in this Element provide regulatory support for the Specific Plan's land use policies. They are intended to promote high-quality private-sector development, enhance property values, and ensure that both private investment and public activity continues to be attracted to the Stevens Creek Boulevard corridor.

Development Standards

► 1.01.010 Description

A variety of different types of commercial development, from stand-alone single-tenant buildings to small convenience centers, office buildings and large shopping centers may be proposed.

Properties with frontage exclusively on South De Anza Boulevard in the Heart of City Specific Plan area are required to conform to the architectural and site design guidelines of the Specific Plan.



**CONFORMANCE
WITH DRAFT
GENERAL PLAN**

► 1.01.020 Land Use and Zoning – Permitted and Conditional Uses

The zoning and land uses for properties shall comply with the land use and zoning maps in Figures 1, 2 and 3. Development regulations for properties will be as follows:

- A. **Commercial** – All Permitted and Conditional Uses in accordance with the Zoning Ordinance regulations of the City's General Commercial (CG) zoning district.

Uses such as professional, general, administrative, business offices, business services, such as advertising bureaus, credit reporting, accounting and similar consulting agencies, stenographic services, and communication equipment buildings, vocational and specialized schools, dance and music studios, gymnasiums and health clubs and child care centers and other uses that do not involve the direct retailing of goods or services to the general public shall be limited to occupy no more than 25% of the total building frontage along Stevens Creek Boulevard and/or 50% of the rear of the building.

- B. **Residential** – ~~at a maximum density of twenty five (25) units per acre, except where otherwise indicated on the land use and zoning maps and in the General Plan. For mixed residential and commercial developments, residential development shall be based on net density, excluding parking and/or land areas devoted to the commercial portion of the development.~~

INSERT TEXT:

“Residential density shall be per the General Plan Land Use and zoning maps.

On sites with a mixed-use residential designation, residential is a permitted use only on Housing Element sites.

Conditional use permits will be required for residential units on mixed-use Housing Element sites that propose units above the estimates in the Housing Element, and on Non-Housing Element mixed-use sites.”

~~The following is an illustration of how net density is calculated:~~

- ~~• Gross lot = 1 acre (43,560 sq. ft.)~~
- ~~• Commercial building area = 8,000 sq. ft.~~
- ~~• Surface parking area for commercial area = 6,120 sq. ft. (40 uni-size spaces @ 1/250 sq. ft.)~~
- ~~• Allowance for outdoor open/landscaping area (10% of commercial building and parking area) = 1,412 sq. ft.~~
- ~~• Total area for commercial portion of development = 15,532 sq. ft.~~
- ~~• Remainder area = 28,028 sq. ft. = 0.643 acres~~
- ~~• Units allowable on remainder area = 0.643 * 25 = 16 units~~

In mixed residential and commercial developments, the preferred location for residential units shall be behind primary street-fronting retail/commercial uses. Secondarily, residential units may be located above the ground level on multi-story buildings. The amount of building space devoted to retail/commercial uses shall be such that the retail/commercial uses shall have a viable and substantial retail component.

- C. Existing church uses approved by the City with a conditional use permit in existence prior to April 16, 2010.
- D. Development regulations for all other zones shall comply with the specific zoning districts in the Zoning Ordinance.

► **1.01.030
Building Height, Setbacks
and Orientation**

- A. **Height** - as measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof shall be as follows:
 - 1. Maximum - Forty five (45) feet, except where regulated by the Cupertino General Plan - Maximum Building Heights.

- 2. The primary bulk of building shall be maintained below a 1:1 slope line drawn from the arterial street curb line or lines in all areas subject to the Heart of the City standards except for the Crossroads area ~~and the Vallecito area~~. See the *Crossroads Streetscape Plan* ~~and the Maximum Building Heights diagram in the Cupertino General Plan~~ for details.
- 3. Mechanical equipment and utility structures:
 - a. Rooftop mechanical equipment may exceed height limitations if they are enclosed, centrally located on the roof and not visible from adjacent streets.
 - b. Shall be screened from public view.
 - c. Shall be provided with measures where possible with reasonable efforts to buffer noise from adjacent residential uses.

B. Front Setbacks

- 1. Minimum Setback - for new development shall be 35 feet from the edge of curb (nine (9) feet from the required Boulevard Landscape Easement; See section 1.01.040(D)). New development shall be defined as a twenty five per cent (25%) or greater increase in floor area or a 25% or greater change in floor area resulting from use permit or architectural and site approval within twelve (12) months.

Properties with frontage exclusively on South De Anza Boulevard (not including City Center north) are not required to install Heart of the City streetscape features. For these properties, the setback shall be consistent with the South De Anza Boulevard Conceptual Plan. See the note in the land use map for the South De Anza Boulevard Conceptual Plan Area.