



# CITY OF CUPERTINO

## AGENDA

### PLANNING COMMISSION

10350 Torre Avenue, Council Chamber

Tuesday, September 4, 2018

5:30 PM

Special Meeting

**Amended Agenda - amended August 31, 2018 at 12:15pm. Typographical edits have been made to pages 2 through 8 and 14 of the Staff Report.**

**NOTICE IS HEREBY GIVEN** that a special meeting of the Cupertino Planning Commission is hereby called for Tuesday, September 4, 2018, commencing at 5:30 p.m., Community Hall, 10350 Torre Avenue, Cupertino, California. Said special meeting shall be for the purpose of conducting business on the subject matters listed below under the heading "Special Meeting".

#### **SPECIAL MEETING:**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

1. Subject: Draft Minutes of August 14, 2018

Recommended Action: approve or modify the Draft Minutes of August 14, 2018

[Draft Minutes of August 14, 2018](#)

#### **POSTPONEMENTS**

#### **ORAL COMMUNICATIONS**

*This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three (3) minutes. In most cases, State law will prohibit the Commission from making any decisions with respect to a matter not on the agenda.*

#### **WRITTEN COMMUNICATIONS**

#### **CONSENT CALENDAR**

*Unless there are separate discussions and/or actions requested by council, staff or a member of the public, it is requested that items under the Consent Calendar be acted on simultaneously.*

## **PUBLIC HEARINGS**

2. Subject: 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 the property located at 10101 to 10333 N Wolfe Road in the City of Cupertino. (Application No(s): GPA-2018-02, Z-2018-01, SPA-2017-01, MCA-2018-01, DA-2015-02 (EA-2017-05); Applicant(s): City of Cupertino (Specific Plan, General Plan Amendments, Zoning, Municipal Code Amendments and Environmental Review) and Vallco Property Owner, LLC (Development Agreement); APN: 316-20-080, 316-20-081, 316-20-103, 316-20-107, 316-20-101, 316-20-105, 316-20-106, 316-20-104, 316-20-088, 316-20-092, 316-20-094, 316-20-099, 316-20-100, 316-20-095)

Recommended Action: That the Planning Commission adopt the draft resolutions to recommend that the City Council:

1. Certify the Final Environmental Impact Report (FEIR), adopt CEQA findings, a statement of overriding considerations and a Mitigation Monitoring and Reporting Program;
2. Adopt the General Plan amendments required to implement the Specific Plan;
3. Adopt the proposed Vallco Town Center Specific Plan, and associated clarifying/supplemental language;
4. Adopt Municipal Code text amendments;
5. Adopt Zoning Map amendments; and
6. Approve proposed Development Agreement between the City and Vallco Property Owner, LLC

Tentative City Council date: September 18, 2018

[Staff Report](#)[1 - EA PC Resolution](#)[2 - GPA PC Resolution](#)[3 - SPA PC Resolution](#)[4 - MCA PC Resolution](#)[5 - Z PC Resolution](#)[6 - DA PC Resolution](#)[7 - Supplemental Reports](#)[8 - Vallco Specific Plan DEIR](#)[8.a - DEIR - App. A - NOP and Responses](#)[8.b - DEIR - App. B - Air Quality and GHG Assessment](#)[8.c - DEIR - App. C - Arborist Reports](#)[8.d - DEIR - App. D - Geotechnical Feasibility Investigation](#)[8.e - DEIR - App. E - Phase I Enviro Site Assessment](#)[8.f - DEIR - App. F - Noise and Vibration Assessment](#)[8.g - DEIR - App. G - School Impact Analysis](#)[8.h - DEIR - App. H - Transportation Impact Analysis](#)[8.i - DEIR - App. I - Utility Studies, sanitary and water](#)[9 - Vallco Specific Plan EIR Amendment - 7.2018](#)[9.a - EIR Amendment - Appendix A - Supplemental AQ and GHG Assess](#)[9.b - EIR Amendment - Appendix B - Supplemental Noise and Vibration](#)[9.c - EIR Amendment - Appendix C - Supplemental TIA](#)[9.d - EIR Amendment - Appendix D - Revised WSA](#)[10 - Vallco Specific Plan FEIR - 8.2018](#)[10.a - FEIR - Appendix A - Air Quality Modeling Memo](#)[10.b - FEIR - Appendix B - Revised Project Traffic Memo](#)[10.c - FEIR - Appendix C - Public Comments Section 5.2 and 5.3](#)[11 - Supplemental Text Revisions Memo Aug 2018](#)[12 - Public comments](#)**OLD BUSINESS****NEW BUSINESS****STAFF AND COMMISSION REPORTS****ADJOURNMENT**

*If you challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City of Cupertino at, or prior to, the public hearing. In the event an action taken by the Planning Commission is deemed objectionable, the matter may be officially appealed to the City Council in writing within fourteen (14) days of the date of the Commission's decision. Said appeal is filed with the City Clerk (Ordinance 632).*

*In compliance with the Americans with Disabilities Act (ADA), anyone who is planning to attend the next Planning Commission meeting who is visually or hearing impaired or has any disability that needs special assistance should call the City Clerk's Office at 408-777-3223, 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, Planning Commission meeting agendas and writings distributed for the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.*

*Any writings or documents provided to a majority of the Planning Commission after publication of the packet will be made available for public inspection in the Community Development Department located at City Hall, 10300 Torre Avenue, during normal business hours and in Planning packet archives linked from the agenda/minutes page on the Cupertino web site.*

*IMPORTANT NOTICE: Please be advised that pursuant to Cupertino Municipal Code 2.08.100 written communications sent to the Cupertino City Council, Commissioners or City staff concerning a matter on the agenda are included as supplemental material to the agenda item. These written communications are accessible to the public through the City's website and kept in packet archives. You are hereby admonished not to include any personal or private information in written communications to the City that you do not wish to make public; doing so shall constitute a waiver of any privacy rights you may have on the information provided to the City.*

*Members of the public are entitled to address the Planning Commission concerning any item that is described in the notice or agenda for this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in front of the Commission, and deliver it to the City Staff prior to discussion of the item. When you are called, proceed to the podium and the Chair will recognize you. If you wish to*

*address the Planning Commission on any other item not on the agenda, you may do so by during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.*

*For questions on any items in the agenda, or for documents related to any of the items on the agenda, contact the Planning Department at (408) 777 3308 or [planning@cupertino.org](mailto:planning@cupertino.org).*