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



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

- <u>No change</u> to allowed uses
- **<u>Clarifies</u>** development standards
- Includes other <u>minor</u> clarifications and corrections

Non-residential Projects

- No change
- Development standards <u>continue</u> 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 multifamily (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.





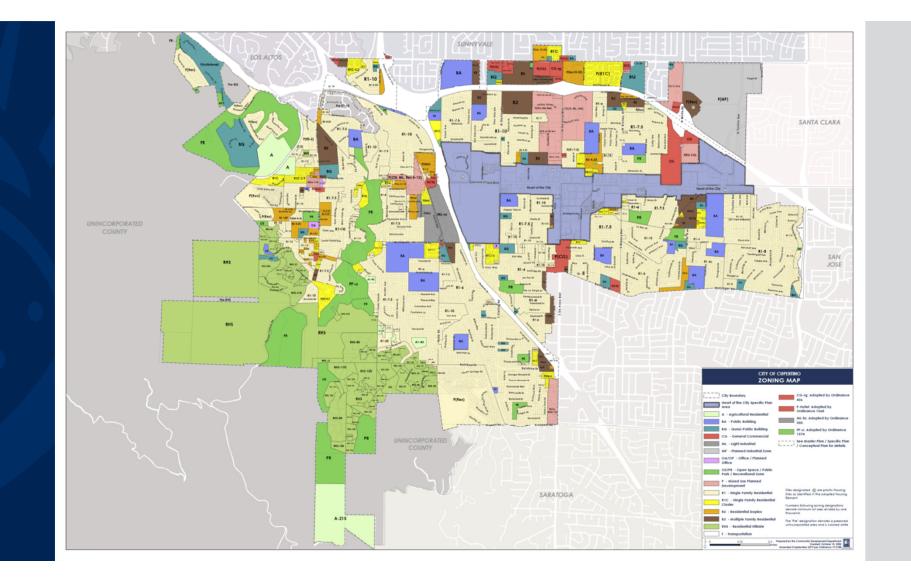


Figure LU-2 Homestead Special Area COMMUNITY FORM DIAGRAM Maximum Residential Density Up to 35 units per acre per General Plan Land Use Map 15 units per acre (southeast corner of Homestead Road and Blaney Avenue) Maximum Height 30 feet, or 45 feet (south side between De Anza and Stelling) Anza Gatewa Maximum Residential Densii 35 units per acre Maximum Height 5 feet North De Anza Gateway 85 SUNNYVALE North Vallco Park Special Area Stelling Gateway Maximum Residential Density Maximum Height Vest of Stelling Road: Jaximum Residential D 45 feet × 25 units per acre 60 feet North Vallco Gateway 5 units per acre (southwe orner of Homestead and telling Roads) 35 units pe cre (northwest corner of 280 and Stelling Road) laximum Height 23 West of Wolfe Road: 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 D feet Ullin Maximum Height Bast of Wolfe Road: Maximum Residential Density 25 units per acre Maximum Height 75 feet louidings located within 50 fe Road, Pruneridge Avenue and Apple Campus 2 aits shall not exceed 60 fee 45 feet, or 30 feet where designated by hatched line East of Stelling Road: Maximum Residential De unni Aaximum 35 units per acre Maximum Height 1 North De Anza Special Area Maximum Residential Density Maximum Height 45 feet 25 units per acre 45 feet HUILINN Oaks Gateway -----* ım Residen Maximum Residential Density 25 units per acre Maximum Height min 25 (north of Bollinger) OF 5-15 (south of 85) Units per acre Maning Ny Halling Maximum Height 45 feet 30 feet _____ South Vallco Park Maximum Residential Density 35 units per acre Maximum Height 45 feet, or 60 feet with retail 85 Monta Vista Village Special Area Maximum Residential Density Maximum Height Up to 15 units per acre per Up to 30 feet THUNNING IN General Plan Land Use Map **City Center Node** Maximum Residential Density 25 units per acre Maximum Height 45 feet or as existing, for existing buildin **Bubb Road Special Area** North Crossroads Node 20. Maximum Residential Density Maximum Height 20 units per acre 45 feet 25 units per acre Maximum Height Legend Vallco Shopping District Special Area Special Areas Neighborhoods Regional Shopping/Residential Regional Shopping Homestead Neighborhoods Maximum Residential Density Maximum Residential Density North Vallco Park 35 units per acre in areas identified in Figure LU-4 N/A - residential is not Heart of the City Hillside Transition Minimum Residential Density a permitted use Maximum Height SARATOGA North De Anza ------ Urban Service Area 29.7 units per acre in areas identified in Figure LU-4 Up to 60 feet South De Anza Sphere of Influence Maximum Height Up to 60 feet Monta Vista Village OPPOPED Urban Transition Bubb Road City Boundary Building Planes: • Mainlain the primary building built below a 1:1 slope line drawn from the arterial/boulevard curb line or lines arcept for the Drassroads area, see the Drassroads Plane. • For the Drassroads area, see the Drassroads Streetscape Plan. • For the Drassroads area, see the Drassroads Streetscape Plan. • For the Drassroads area, see the Drassroads Streetscape Plan. • For projects subtion of the Valids Drapping Dahrid Special Area that are adjuant to residential areas: Heights and 1 megatoshoods Minishin the Valids Drapping training. • For projects within the Valids Drapping Dahrid Special Area that are adjuant to the Valids Drapping training the primary building built below a 2.1 slope line drawn from the adjuant residential property line. • For the North and South Valids Draw areas. Maintain the primary building built below a 1.51 (e. 1.51 (e. 1.51 ecl or setback for every 1 foot of building height blags line drawn from the Stevens Creek. Blud. and Homestead Read curb lines and below 1:1 slope line drawn from Wolfe Road and Tantau Axenue curb line. Roettop Mechanical Equipment: Roottop mechanical equipment and utility shructures may access displacible highl limitations. They are enclosed, centrally located on the Priority Reusing States. Notifishtanding the heights and dentilies shown above, the maximum heights and dentilise for Priority Routing States (self-field in the adopted Housing Element other than the Valics Shopping District Special Area shall be a reflected in the Housing Element. The Valics Shopping District Special Special shore shall be not the Regional Shopping/Residential designation as shown in Figure LU-A. Neighborhoods Vallco Shopping District Boulevards (Arterials) Avenues (Maior Collectors) Maximum Residential Density - Avenues (Minor Collectors)

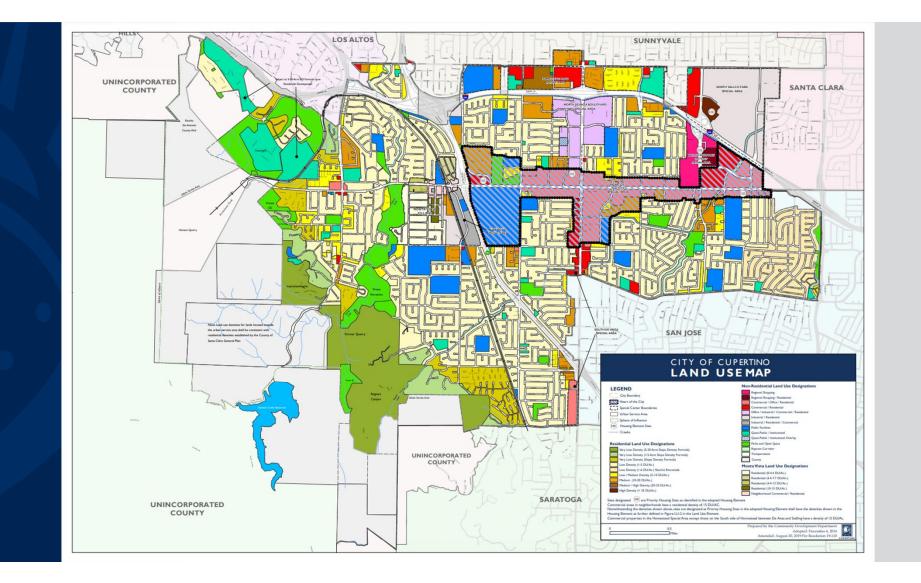
Ac indicated in the General Plan Land Lice Man: 15 units per acre for Neighborhood Commercial Sites Maximum Height

30 feet

*

Key Intersections

Neighborhood Centers





CC 12-03-19 Regular Meeting

Item #8 Park Land Dedication and Fee

Presentations

Park Land Dedications Proposed Ordinance Amendments



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?



12/3/2019

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Item #9 Community Funding Grant

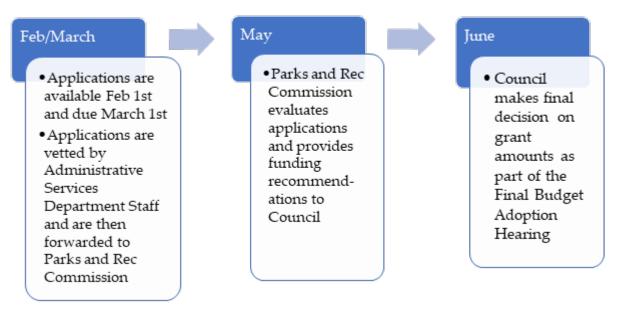
Presentations

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

