

September 18, 2019, Item #1

Objective Standards Update to General Plan and Zoning

City of Cupertino City Council

September 18, 2019

Agenda Item 1

What is an Objective Standard?

- State legislature defines an objective standard as one that involves "no personal or subjective judgment by a public official and uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal."
- Objective Standards could include: permitted uses, density, height, setbacks, floor area ratio, design guidelines, and any required application materials.

What is not an Objective Standard?

Subjective requirements such as:

- Project must display high quality design and respect private views.
- Project must be consistent with the existing context.
- Project must meet the needs for adequate on-street parking.
- Building design must be with acceptable materials and design features.

Why have Objective Standards?

- State mandated streamlined project approvals;
- Clear general plan & zoning requirements not needing Interpretations;
- Establish expectations for applicants, members of the public, city staff, and civic leaders;

Proposed Objective Standards

- Phase 1: Review of the General Plan and Zoning Ordinance identified areas in which the development standards can be strengthened to add objectivity (Attachment A).
- Items will commence immediately.

Proposed Objective Standards

- Phase 1.5: Items that merit more emphasis and immediate attention than the rest of the items in Phase 2, with the understanding that these still involve comprehensive assessment and would require additional staffing resources.
- Items will likely commence within 6 - 12 months.

Proposed Objective Standards

- Phase 2: More comprehensive developments of new policies that will require additional resources than identified with the current FY 2019/2020 Work Program.
- Items will be incorporated over time into future Work Programs.

Planning Commission Recommendations

- Proceed with the proposed Phase 1 items immediately;
- The creation of a Phase 1.5 with items originally from Phase 2 that merit more emphasis and attention than the rest of Phase 2 items.
- Proceed with Phase 2 items on a longer term basis.

Actions to Consider

- Does the City Council wish to proceed with items listed in Phase 1 (attachment A)?
- Does the City Council wish to proceed with items listed in Phase 1.5 (attachment B)?
- Are there any items in Phase 2 (attachment C) that the City Council wishes to remove or reprioritize?
- Are there items in Attachment D (Other comments) that City Council wishes to be added to any of the three phases?
- Are there items in Phase 2 or Other Comments related to the development of new policy that the City Council wishes to pursue?
- Does the City Council wish to reprioritize the items/phases?

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Recommendations

That the City Council:

Receive staff report, presentation, and public comment,
and provide direction to staff.