



COMMUNITY DEVELOPMENT DEPARTMENT

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CITY COUNCIL STAFF REPORT

Meeting: September 3, 2019

Subject

Second reading of Ordinance Nos. 19-2187 and 19-2188 adopting Zoning Text and Map Amendments related to the Vallco Shopping District Special Area. (Application No(s): MCA-2019-02, Z-2019-01 (EA-2013-03); Applicant(s): City of Cupertino; Location: 10101 to 101333 North Wolfe Road APN#s: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 Actions

Conduct the second reading and enact:

1. Ordinance No. 19-2187 (MCA-2019-01), an ordinance eliminating references in the Municipal Code to the Vallco Town Center Specific Plan and adding language establishing development standards for a new Mixed Use Planned Development with Multifamily (R3) Residential and General Commercial zoning designation (P(R3,CG)) (Attachment A); and
2. Ordinance No. 19-2188 (Z-2019-01), an ordinance amending the zoning map to rezone 13.1 acres within the Vallco Shopping District Special Area to Mixed Use Planned Development with Multifamily (R3) Residential zoning P(R3,CG) and General Commercial uses and the remainder of the Special Area to General Commercial (CG) (Attachment B).

Discussion

On August 20, 2019 the City Council introduced and conducted the first reading of Ordinance Nos. 19-2187 and 19-2188. The motions passed on a 3-0-1 vote (No – Sinks, Recuse – Chao). The City Council motion for Ordinance No. 19-2187 included incorporation of amendments shown on dais materials provided to Council. The Council also identified the portion of the site to be zoned P(R3, CG) (see Attachment C).

Environmental Review

Pursuant to the requirements of the California Environmental Quality Act (CEQA), a Second Addendum to the Final Environmental Impact Report (EIR) for the General Plan Amendment, Housing Element Update, and Associated Rezoning Project (State Clearinghouse No. 2014032007), a program EIR prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15168, was prepared. As demonstrated in the Second Addendum and response to comments, the record includes substantial evidence in support of the conclusion that no subsequent environmental review is required because none of the conditions that would require preparation of a subsequent EIR pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 have occurred.

Fiscal Impact

None

Next Steps

These zoning ordinances will not take effect unless and until General Plan Amendment GPA-2019-02, re-designating the site, becomes effective.

Prepared by: Gian Paolo Martire, Senior Planner

Reviewed by: Piu Ghosh, Planning Manager

Benjamin Fu, Director of Community Development

Approved for Submission by: Deborah Feng, City Manager

ATTACHMENTS:

A – Ordinance No. 19-2187

B – Ordinance No. 19-2188

C – Area to be zoned P(R3, CG)