



OFFICE OF COMMUNITY DEVELOPMENT

CITY HALL

10300 TORRE AVENUE • CUPERTINO, CA 95014-3255

(408) 777-3308 • FAX (408) 777-3333 • planning@cupertino.org

PLANNING COMMISSION STAFF REPORT

Agenda Date: March 14, 2017

APPLICATION

Planning Commission work program for Fiscal Year 2017-2018.

RECOMMENDATION

Review and recommend that the City Council adopt the FY2017-2018 work program.

BACKGROUND

The Planning Commission reviews a draft work program each year, which is forwarded to the City Council for consideration. The proposed work program is primarily based on the City Council's adopted goals for FY2017-2018 (Attachment 1). Other projects may consist of development applications that would undergo the development review process.

DISCUSSION

On March 7, 2017, the Council had a study session on the FY2017-2018 work program and authorized projects for the City. Major projects that are anticipated for the Planning Department in FY2017-2018 are listed below. A number of these items will be reviewed by the Planning Commission while others will be reviewed by other bodies such as the Economic Development Committee and the Fine Arts Commissions prior to Council review.

1. Single-Story Overlay.

Develop regulations to allow the establishment of single story overlay zones in R1 zoning districts. Council directed staff to initiate the project in June 2016. Outreach meeting conducted. Draft regulations currently in development.

2. Amendment of Heart of the City Specific Plan.

- a. Review the street tree list to allow alternative trees of a larger canopy and defer the tree type to the city arborist.
- b. Clarification of the minimum street side setback requirement.

3. Parking Incentive.

Explore parking incentives for projects providing more than the required electric vehicle parking, charging stations and alternative transportation methods.

4. Restaurant Outdoor Seating.

Update the General Commercial (CG) Ordinance to remove restriction and/or streamline process for allowing outdoor seating that exceeds 20% of indoor seating.

5. Non-Medical Marijuana.

Establish regulations regarding non-medical marijuana use, distribution, delivery, cultivation and commercial activities. An Urgency Ordinance was adopted in November 2016 to maintain local control of non-medical marijuana regulation to the extent possible. The project is pending preparation of a regional model ordinance and State licensing processes. The City has until Fall 2017 to either adopt a new ordinance or renew the Urgency ordinance for another 10 months.

6. Conceptual Plans.

Convert Conceptual Plans to digital format (North De Anza and South De Anza). Estimated initiation in FY 2017-2018.

7. Vallco.

Vallco Development Project and Vallco Shopping District Specific Plan (Housing Element site). Since this is a Housing Element site, a Specific Plan is required to be approved by May 2018 (three years after the adoption of the Housing Element) per state law. City Council authorized work on a community-centered process on a plan for Vallco.

8. Implementation of the Economic Development Strategic Plan (EDSP).

The EDSP was adopted by City Council in late 2016 (see Attachment 2 for a link to the plan). It identified several policies for forward-looking economic development including:

- a. Consider allowing incubator/co-working uses to replace retail on sites that have underperforming retail and meet specific criteria.
- b. Consider creating office allocation in the General Plan specifically for mid-to-small size companies.
- c. Identify and develop regulations for an Innovation/Arts district in the City (Bubb Road area).
- d. Create a policy to allow mobile uses (including food trucks) in the City. This could include identifying areas where such uses could be allowed.

Some of these items will involve revisions to zoning and conceptual or specific plans and will be reviewed by the Planning Commission.

Other Projects

Any additional comments or projects suggested by the Planning Commission will be reported to the City Council for consideration based on Council priority and the availability of staff time. While not all projects in the Work Program may be commenced in FY2017-2018, projects may be rolled over to the Work Program for FY2018-2019 based on availability of staff time and resources.

Prepared by: Benjamin Fu, Assistant Director of Community Development

Approved by: Aarti Shrivastava, Assistant City Manager/Director of Community Development

Attachments:

Attachment 1 – City Council Work Program FY 2017-18

Attachment 2 – Economic Development Strategic Plan

(<http://cupertino.legistar.com/gateway.aspx?M=F&ID=245b6752-3ac0-4878-b202-7c117d8ebfdb.pdf>)