



COMMUNITY DEVELOPMENT DEPARTMENT

CITY HALL

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CITY COUNCIL STAFF REPORT

Meeting: December 19, 2017

Subject

Presentation from consultants related to the Vallco Specific Plan

Recommended Action

That the City Council accept the presentation from consultants related to the Vallco Specific Plan.

Background

On November 21, 2017, the City Council on a 5-0 vote authorized the City Manager to enter into contracts with Opticos Design Group (Opticos), David J. Powers and Associates (DJP) and Economic and Planning Systems, Inc. (EPS) to commence preparation of a specific plan and the required environmental review documents for the Vallco Special Area (Vallco). Vallco is envisioned as a vibrant mixed-use “town center” and a Priority Housing Element site in the City’s General Plan.

At the same meeting, the City Council indicated an interest in a presentation from the consultants.

Discussion

Specific Plan:

The general plan requires that a specific plan be prepared for Vallco. A specific plan is a regulatory document that establishes the desired vision for an area through a framework of objective standards and guidelines for land use, site layout, streetscape, open space, buildings, etc.

The urban design firm, Opticos, has identified a robust public engagement process, through which the community can provide input on a vision for the Vallco Special Area. The outreach process will engage the community through a combination of multiple meetings and website tools to develop a range of land use options to be considered in the specific plan. The community will have several opportunities to comment on the vision

for Vallco early in the process, on the draft specific plan and the draft final specific plan. If the specific plan results in changes to the general plan (land use allocations, etc.), the necessary amendments to the general plan, zoning, etc. will be included in the analysis.

The schedule for the Specific Plan is anticipated to occur as follows:

- Public Engagement – Winter 2017/Spring 2018
- Draft Specific Plan – late Spring/Early Summer 2018
- Draft Final Specific Plan – late Summer 2018
- Final Specific Plan – Fall 2018

Environmental Review:

In addition to the preparation of the specific plan, the California Environmental Quality Act (CEQA) requires the preparation of environmental documents for a proposed project. The environmental consultant, DJP (with Fehr and Peers as traffic sub-consultants) will prepare an Environmental Impact Report (EIR).

The EIR is a technical document that will analyze environmental impacts on a range of feasible alternatives including: no project (re-tenanting of the mall), general plan buildout (residential/office/retail), maximum realistic buildout (residential/office/retail) and no office (residential/retail). The EIR document will provide a comprehensive analysis of the alternatives so that environmental impacts and mitigations for each can be fully understood. The technical analysis of the alternatives in the EIR, along with the land use options developed through the specific plan process, will guide the final decision on the mix of uses, standards and guidelines in the specific plan.

The EIR schedule is expected to occur as follows:

- Draft EIR preparation – Winter 2017/Spring 2018
- Draft EIR – late Spring 2018
- Public Comment period – early Summer 2018
- Final EIR – late Summer 2018
- EIR Certification – late Summer/early Fall 2018

Economic Analysis:

Economic feasibility is an important factor in the development of alternatives for the EIR and land use options in the specific plan. EPS will assist in the development of the EIR alternatives and land use options in the specific plan to assess if they are economically feasible and can be practically implemented. Additionally, EPS will identify fiscal impacts of the alternatives and land use options.

Next Steps

Specific Plan:

The consultants will begin researching background information and initiate the EIR and community engagement process.

State-mandated Housing Element Compliance Requirements:

The City's Housing Element identifies the Vallco Special Area as a Priority Housing Element site. Housing Element law statutorily requires completion of rezoning of all Priority Housing Element sites by May 6, 2018. Cities that have non-compliant Housing Elements could be subject to ministerial (non-discretionary) actions for housing applications as well as lawsuits. To be in compliance with state requirements and the mandated timeline, rezoning of the Vallco Special Area, consistent with the general plan, will begin in January 2018.

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Approved by: David Brandt, City Manager

Attachments: None