



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

CITY HALL  
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255  
TELEPHONE: (408) 777-3308 • FAX: (408) 777-3333  
CUPERTINO.ORG

**9/4/2018 Planning Commission Public Hearing**  
**Speaker Comments – Vallco Town Center Specific Plan**

Speakers commented as follows:

Support for the Specific Plan:

Support of housing exceeding minimum requirements

Support of thorough community outreach process

Support of infrastructure for walking and biking

Support of managing our own success as a community

Support for Costco and gas stations in the retail

Housing mix is good for families, singles, seniors and lower income households

Critiques of the plan:

Air, water and soil pollution

It is too tall and too dense

Consider adopting a plan with the maximum 3250 units studied in the Housing Rich Alternative with a 30% affordable component, 40 extremely low income units and a Measure A project for the homeless

ELI for developmentally disabled should have been included and addressed

Trade Performing Arts Center for more housing

Performing Arts Center would be too close to neighborhood

Require retention of the Ice Rink

Need for big box stores

The cost of Performing Arts Center is a concern and its success questionable given Flint Center has trouble booking their facility.

School enrollment issues, impacts to school

Traffic impacts

Earthquake evacuation concern

Firefighting capacity

Underpark the BMRs

Concern for who will occupy office since more Apple is not a balanced portfolio

Vallco just to become a revolving door community because small units do not serve families

Cupertino must contribute to solving the homeless problem

Phase II soils report and clearance for residential use must be completed and disclosed.

Office creates greater housing need

Does not want wall separating neighborhood from Vallco to be removed/breached

Re-tenanting mall is the best option

Does not appreciate provision in development agreement to return community benefits on basis of litigation or referendum

Too little retail development. People have to shop outside the City of Cupertino

Retain Heart of the City setback and improvements along public frontages

Retain street trees

Too much office space

Timeline on adoption of Specific Plan is unprecedented (publication of public draft to adoption less than one month)

Size of project being dictated by the amount of community benefits desired

Plan includes four times as many jobs as housing. There should be a balance of jobs and housing.

Vallco should become a daytime and a nighttime destination

Housing mix is good for families, singles, seniors and lower income households

Does plan include any community benefits for the community at large to enjoy onsite such as an amphitheater

How much floor area in each of the buildings? How large are the units since larger units would generate more students?

Retain the mall

Concern about allowing credit toward park land dedication requirements for any open space provided on pedestrian bridge over Wolfe Road

Concerns about the cost of interior fit out of the City Hall and the Performing Arts Center.