

Ideas for Objective Standards  
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Planning Commission  
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- Park land
  - Define requirements in park deficient areas
    - Define park deficient areas
    - show on maps
  - Define recreation area (is it an aquatic center, gym, basketball court, badminton facility)
    - Show on maps
    - Show population density expected to use
  - Define park land
    - Size and shape requirements
    - Requirements to developers to dedicate park land acreage as a development criteria
  - Future population policies to maintain park land ratios
  - Review in parallel with the coming Quimby Act requirements
  - Include community garden space in park land requirements for all new residential developments. Define requirement.
- Traffic
  - Level of Service as threshold of significance in CEQA (EIR) process
  - Bicycle Level of Service
  - Potential autonomous vehicle requirements for a future city fleet concept
    - For instance, residents are allowed access to autonomous vehicles remaining in some mapped area.
    - Parking area policy
    - Charging area determinations

#### Cupertino General Plan

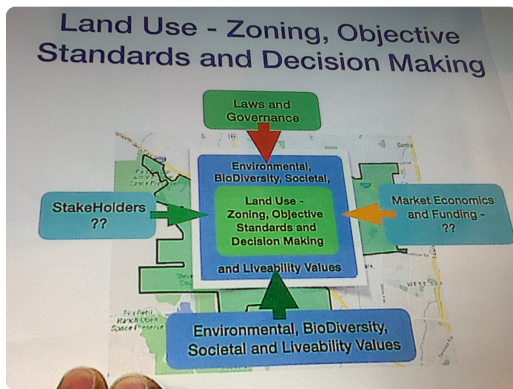
- Introduction
  - Consider the Vision Statement:
    - "...vibrant, mixed-use "Heart of the City.""
    - Correct inconsistencies in maps of "Heart of the City"
    - Create objective standards to maintain the vision
- Ch. 2 Planning Areas
  - PA-3, define "more pedestrian, bicycle and transit facilities"
  - Define 'gateway' on a bordering jurisdiction (are 95' hotels acceptable on a city boundary adjacent to single-4 story properties?)
  - Correct map on PA-7, boundaries of Heart of the City
    - Define boundaries of the 'tree lined boulevard'
    - Define how commerce centers will be configured
    - Define frontages, breaks in architectural features, distance between park areas, shade canopy, pollinator pathways, dark skies, roof policy, sustainability (green building), fire safety in surface materials
    - Define roof setback requirements precisely and show precisely the requirements for maintaining the building mass below the setback line. Remove the word 'bulk' as in the bulk of the building will be below the 1:1 setback for example.
    - Provide dimensions for how long a building can be without a change in the face plane. Such as, for ever 100 feet of building length there shall be a plane-break along the facade comprised of an offset of a least 7 feet in depth by 30 feet in length. The off set shall extend from the grade to the highest story.
    - Provide minimum street width to building height requirements to avoid caverns
    - Address the move to electric heating and cooling
    - Roof policy defining requirements for white, green, and solar
    - Solar retrofitting city property policy
    - Sidewalk shading policy. Distances between unshaded areas at noon for example.
  - Inclusionary Housing
    - Policy for shelters
    - Policy for ELI
    - Require the city to post on the website what the RHNA numbers are, how many applications have been approved and associated benefits in the developer agreements associated with the approvals.
    - Policy such as Housing Element sites with no housing after two years forfeit the designation to have it redistributed.
    - Define 'buffers' with dimensions and type: if a boundary wall define minimum height, setbacks have actual distances, park areas be specifically defined
    - Have requirements for all Specific Plan Areas such as height, decrease density to match allocations in Table LU-1, remove expired allocations, create residential specifically zoned areas outside of mixed use clearly defined.

- Separate non-residential land use designations to remove the commercial/office from mixed use except for specified clearly though out mixed use areas.
- Consider removing community benefits from project approvals or have some more direct connection between the project impact and the benefits provided.
- Eliminate in lieu of fees where they are addressing a need in a area not meeting standards.
- Consider a BMR city wide dispersal requirement. Define dispersal, both within a BMR project and city-wide.
- Provide for senior retirement living for active seniors wanting proximity to shopping dining and entertainment areas.
- Solar Access policy. In consideration of health and wellness, especially gardeners and urban farmers, provide a quantified requirement for allowable changes in solar access.
- Specify a shadow policy based on Berkeley's

Zoning - height density FAR  
lot width

Sp. Areas - max height  
res. density  
bulk

Govind: urban growth - who  
open space  
mixed use  
land use - what values being  
promoted?  
definitions



Bern - General Plan - "fictitious" GP on website -  
never reviewed by CCC --- vs. authentic GPs  
American Eagle Publishing -

Rosgy G. - retail - define it - retail - how much, open  
to public? what hours? cash purchase policy -  
define Planned Development -

no permits issued before covenants by record  
-redlining-

Lisa W - retail @ Main St - Apple has ground floor  
Public/Employee prior list -

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Restaurant percentages -  
95% new retail -

25% Cupertino Village