

Planning Commission Comments on General Plan Amendments (as of Jan. 14, 2020):

1. **Strategy LU 1.3.1** – Define retail and define “substantial” in Strategy LU-1.3.1. Consider restricting educational uses in retail areas.
2. **Policy LU 1.6 – Jobs to Housing balance** – Consider establishing a jobs to housing ratio for Cupertino.
3. **Strategy LU 3.3.2 – “ensure the interrelationships of new and old developments complement each other”** - add objective standards to implement this.
4. **Strategy LU 3.3.3 – “building should be designed to avoid abrupt transitions with existing development”** – add objective standards to implement this.
5. **Strategy LU 3.3.6 – promote high quality architecture, visual interest** – define this by adding setbacks and specifying changes in materials.
6. **Strategy LU 3.3.11 – allow construction of multi-story buildings provided that the surrounding buildings will not suffer from privacy intrusion** – add objective standards to implement mitigation of privacy intrusion
7. **Policy LU 4.2 – develop uniform planting plans consistent with vision for planning area** – Consider changing language to strike the word “uniform”. Consider changing the word “formal” to “varied”. Modernize landscape plan for more native and naturalistic. Integrate and implement pollinator pathways (as discussed in the Parks and Recreation Master Plan). Amend the Heart of the City Specific Plan to conform to this.
8. **Policy LU – 5.1 neighborhood centers** – Recommend preserving existing shopping centers/retail even in new developments.
9. **Policy LU 8.2** – Prioritize developing ways to generate city revenue and retain retail space.
10. **Strategy LU 8.3.4** – Consider including a Costco at the Vallco Shopping District.
11. **Policy LU 11.2 – “allow land uses not traditionally considered to be part of college to be built at De Anza”** – Determine whether the City has land use authority over community colleges. How would the City’s RHNA be impacted if De Anza College were to develop housing on the site?
12. **Strategy LU 13.7.4** – traffic calming – Improve Traffic signal sync, bike lanes. Request that red light cameras be implemented to ensure compliance. Request that this be sent to the Traffic Division.
13. **Policy LU 14.1 – West Stevens Creek Area** – Reiterated recommendation to add a 1:1 slope line on Avenues (major collectors) which include Bubba Rd, N. Stelling Road, Stevens Creek Boulevard west of Highway 85, N. Foothill Boulevard, Bollinger Road, Miller Avenue, and N. Tantau Avenue.
14. **Policy LU-27.1 – Neighborhoods** – Add objective standards to ensure protection of neighborhoods from pending state legislation (e.g. SB 50)
15. **Policy LU-27.9 – Amenities and Services** – Define equitable for clarity since currently it is very vague. Take advantage of opportunities as they arise
16. **Policy LU-30.1 – Fairgrove Neighborhood** – Verify whether design guidelines can be applied to streamlined projects allowed by pending state legislation (e.g. SB 50).

Planning Commission Comments on Other Items (as of Jan. 14, 2020):

1. Conduct a Study Session regarding Density Bonus law to understand the implementation of incentives/concessions and waivers.
2. Develop a procedure for placing constraints around density bonus applications by defining bonuses, waivers, incentives and concessions.