



**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

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PLANNING COMMISSION STAFF REPORT

Meeting: February 11, 2020

Subject

Study Session on the General Plan Annual Review/Implementation Plan and to consider General Plan Policies and Strategies that could benefit from clarification.

Recommended Action

That the Planning Commission:

1. Provide additional direction on the format and content of the General Plan Annual Review/Implementation Plan (Attachment 1)
2. Consider General Plan Policies and Strategies that could benefit from clarification (Attachment 2).

Discussion

Background:

State law (Government Code Section 65400) requires that the City provide an annual report, on or before April 1 of each year, to the legislative body (the City Council in the case of Cupertino) regarding the status of the General Plan and progress in its implementation, including meeting its share of regional housing needs, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. The report must also be sent to the Office of Planning and Research and Department of Housing and Community Development¹. See Government Code § 65400(a)(2)(A)-(J).

In addition to the required annual reporting, it should be noted that another purpose of the Implementation Plan is to help the City Council identify Work Plan items to ensure the continued implementation of the General Plan and that appropriate funding is available. The Planning Commission reviewed the item at its September 10, 2019, October 28, 2019, December 10, 2019 and January 14, 2020 meetings and provided direction.

¹ The housing element portion of the annual report must be made using standards, forms, and definitions adopted by HCD. For 2019, this report was presented to the Council on March 19, 2019 and submitted to the HCD by April 1, 2019. Government Code § 65400(a)(2)(B).

The Planning Commission decided to review the policies and strategies by reviewing approximately 20 pages of the report at each meeting. At the December 10, 2019 meeting, the Commission reviewed Policy LU-1.1 to Strategy 18.2.2 and at its January 14, 2020 meeting, it reviewed Policy LU-19.1 to Strategy HE-2.3.2. This item was scheduled for discussion on January 28, 2019 but was postponed by a 5-0 vote of the Commission at that meeting.

Analysis:

The Commission suggested changes to the comments section of the Annual Report for the following items (see red text in Attachment 1):

- Vallco Shopping District Special Area – add current allocation balances.
- N. De Anza Blvd Special Area – add notes re: lack of landscape easements and building setbacks/transition and/or landscape buffers on the east side.
- Homestead Special Area – add note re: lack of building setback/transition and/or landscape buffers for Homestead Square Shopping Center and Homestead Lanes sites.
- Bubb Road Special Area – add note re: Economic Development Strategic Plan and designation of this Special Area as an Innovation District.
- Other Non-Residential/Mixed-Use Special Areas – add note re: possible development at Bateh Brothers site.
- Update the number of building permits issued for Accessory Dwelling Units.

Please note that Attachment 1 is a work in progress and edits to the “comment” column, the time frame column, and the status color will be completed on an ongoing basis.

In addition, the Planning Commission has concurrently been reviewing policies and strategies to suggest that the City Council consider amending or developing policies to objectively implement them. Updates have been made to the list of policies and strategies that the Planning Commission wishes the City Council to consider changing. These have been identified in Attachment 2. #14-16 were added by the Planning Commission at its January 14, 2020 meeting.

Next Steps

Upon receiving comments from the Planning Commission, this item will be brought back for review in February 2020. Upon completion of Planning Commission review, the 2020 General Plan Annual Review and the list of items that the Planning Commission suggested that the City Council update, will be presented to City Council in March 2020.

Prepared by: Piu Ghosh, Planning Manager

Approved for Submission by: Benjamin Fu, Director of Community Development

Attachments:

1. General Plan Annual Review
2. Planning Commission suggestions on General Plan and other amendments