



COMMUNITY DEVELOPMENT DEPARTMENT
CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3308 • www.cupertino.org

PLANNING COMMISSION STAFF REPORT

Meeting: July 28, 2020

Subject

Planning Commission FY 2020-21 Work Program

Recommended Action

Conduct the Hearing; and

1. Recommend that the City Council consider the Planning Commission FY 2020-21 Work Program.

Background

The City Council adopted the City Work Program FY 2020-21 (Amended 6.2.20) on June 2, 2020. Commissions have been directed to review the approved City Work Program and create a Planning Commission FY 2020-21 Work Program with items from the City Work Program that the Commission would like to weigh in on or review.

Discussion

The City Work Program FY 2020-21 indicates items pertaining to a particular commission/committee. The following items have been identified for the Planning Commission FY 2020-21 Work Program.

1. *Development Accountability*

Analyze methods to limit the implementation timeline for entitled/future projects and encourage development. Monitor implementation of development agreements and conditions of approval. Review and establish accountability in the project approval process.

2. *Update General Plan (GP) and Municipal Code*

Evaluate the General Plan and Municipal Code per industry standards for areas where objective standards and zoning/design guidelines can be provided and/or revised. Amend General Plan and Municipal Code and zoning code to provide objective standards. Re-evaluate the Heart of the City Specific Plan for sections of the plan that could be clarified and updated easily with objective standards.

3. *General Plan Authorization Process*
Evaluate the existing City Council authorization process for General Plan Amendment projects.
4. *Sign Ordinance Update*
Update existing provisions, particularly in the temporary sign regulations.
5. *Residential and Mixed-Use Residential Design Standards*
Create objective design standards for residential and mixed-use residential projects, including ensuring adequate buffers from neighboring low-density residential development.
6. *Study session for the impact and requirement for the next RHNA cycle*
Review preliminary RHNA numbers. Look at strategies for RHNA compliance including evaluating sites for potential upzoning, and jobs-housing ratio and statistics.
7. *Establish Preapproved ADU Plans*
Establish procedures and policies on streamlining the ADU review process.
8. *Consider Policies and Related Code Amendments to Regulate Mobile Services Vendors (w/ CMO)*
Develop and adopt policies to regulate mobile services vendors to include a variety of use types, as well as incorporating SB 946.
9. *Study Session on Regulating Diversified Retail Use (w/ CMO)*
Identify ways to encourage retail diversity and vital services. Find creative solutions to re-tenant vacant spaces and attract independent operators. Evaluate pros and cons of Retail Formula Ordinances in other cities.
10. *Comparative studies that compares standards for mixed use developments and high-density residential guidelines with other cities. Specifically, on parkland, green space, and parking space requirements (Carryover from FY 19-20)*
Evaluate existing Cupertino standards for consistency with industry standards and best practices.
11. *Dark Sky/Lights Out Policy and Bird Safe Design Guidelines (Carryover from FY 19-20)*
Create dark sky policy and bird safe design guidelines for the protection of public health and wellbeing and the facilitation of habitat friendly developments. Reevaluate street lighting and other lighting that can benefit residential areas.

Additional Work Program Items

Additional minor items may be added to the Commission Work Program as resources allow. It is important that all items are within the purview of the Commission as defined in the Municipal Code. It is also anticipated that there will be uncertainty and fluctuation with the City's workload this year due to COVID-19.

Next Steps

The Planning Commission FY 2020-21 Work Program will be brought for City Council approval.

Prepared by: Benjamin Fu, Director of Community Development

Attachments:

- 1 - City Work Program FY 2020-21 Amended 6.2.20
- 2 - Guidance on Commission Work Programs FY 2020-21
- 3 - Planning Commission Work Program FY 20-21
- 4 - City of Cupertino Municipal Code Chapter 2.32 Planning Commission