

IMMEDIATE COMPLETION

No.	Commenter	Comment	Response
1	CAO/Staff	Figure LU-2: Footnote #1: "Maintain the primary building bulk below a 1:1 slope line drawn from the arterial/boulevard curb line or lines except for the Crossroads Area." This standard applies to sites or portions of sites that adjoin arterials or boulevards (identified in the General Plan's Chapter 5: Mobility to include De Anza Blvd., Homestead Road, Stevens Creek Blvd. (up to Bubba Road), and North Wolfe Road.). Sites or portions of sites that do not adjoin arterial or boulevards are subject to the setbacks and height limits established in the Zoning Code.	Delete "primary" and "bulk" - Define architectural Features - space that does not include habitable space
2	CAO/Staff	Figure LU-2: Footnote #3: "For projects adjacent to residential areas: Heights and setbacks adjacent to residential areas will be determined during project review." This sentence is ambiguous and someone could interpret this to mean that increased heights or reduced setbacks are permitted. For the General Commercial, Administrative and Professional Office, and Light Industrial Park non-residential zones the Zoning Code establishes setbacks from adjoining residential uses and Figure LU-2 sets height limits. For areas of the City where a Specific Plan or an Area Plan has been adopted, there are established setbacks, including those from residential neighborhoods. For example, the Heart of the City Specific Plan and the Saratoga-Sunnyvale Zoning Plan establish setbacks from adjacent residential development, while the South De-Anza and North De-Anza Conceptual Zoning Plans include large landscape setback requirements from adjoining properties. However, if a mixed use project is proposed in a Planned Development zoning district where a Specific Plan or an Area Plan has not been adopted (e.g., North De Anza), while there are minimum landscape setbacks for surface parking lots (Chapter 19.124) that may be applied, there are none for buildings. This could impact the western section of the North Blaney neighborhood (abutting Apple's Infinite Loop and Mariani Campus).	a. Amend to clarify where Specific plan or area plan adopted, there are established maximum heights and minimum setbacks from property lines - Proceed as proposed b. See Housing Element updates/upzoning and associated zoning amendments re: N. De Anza Special Area (east side of N. De Anza Blvd.)
3	CAO/Staff	Figure LU-2 Footnote #4: "For the North and South Vallco Park areas (except for the Vallco Shopping District Special Area): Maintain the primary building bulk below a 1.5:1 (i.e., 1.5 feet of setback for every 1 foot of building height) slope line drawn from the Stevens Creek Blvd. and Homestead Road curb lines and below 1:1 slope line drawn from Wolfe Road and Tantau Avenue curb line." The Vallco Shopping District is not a part of the South Vallco park area. Therefore the default 1:1 slope line from footnote #1 applies.	Clarify definition of "architectural features" to ensure that these may not include habitable space and allow these encroach but delete "primary" and "bulk."
4	CAO/Staff	Heart of the City Special Area text box: "Maximum residential density is "25 or 35 (South Vallco) units per acre"" This sentence is ambiguous. The Heart of the City Land Use Map identifies several sites within the Heart of the City Special Area that have a density of 5-10 du/ac, 10-20 du/ac and 20-35 du/ac.	Add clarifying language to Figure LU-2 to state that the HOC land use map indicates the maximum density.
5	Liang Chao	consistent in LU map to note "up to" a certain number of units per acre rather than a specific number;	Same as #4 above.
6	Plng Comm.	Strategy ES-6.1.1 – Public Participation – Amend language to read "Strongly encourage"	Add the word "strongly" at the beginning of this strategy.

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7	CAO/Staff	Crossroads, East Stevens Creek, West Stevens Creek and Central Stevens Creek Subareas: General Plan Goals LU-14 through -18 state that permitted uses in these areas are described in Figure LU-2. There could be confusion in that these subareas do not appear on Figure LU-2. However, these subareas are described and established in Chapter 2 of the General Plan (Planning Areas) and are existing areas identified in the Heart of the City Specific Plan. Goals LU-14 through 18 are essentially “nested goals” that support Goal LU-13.	Clarify that Goals LU-14 through 18 are “nested goals” that support Goal LU-13.

CURRENT WORK PROGRAM ITEMS

No.	Commenter	Comment	Response
1	Lisa Warren	Add language related to the importance of, and goal for, 'dark sky'.	FY 19/20 Work Program Item - Dark Sky
2	David Fung	Reconsider the design review process: The current process which involves a late stage architectural review is both highly subjective (applicant can't anticipate feedback) and limited in scope (too late in process to address placemaking concerns). A better set of front end guidelines (including Form Based Code) can make this a more effective process.	FY 20/21 Work Program Item to develop Design Guidelines.
3	Kitty Moore	Define "buffers" with dimensions and type: if a boundary wall defines minimum height, setbacks have actual distances, park areas be specifically defined.	FY 20/21 Work Program Item to develop Design Guidelines. Ordinance re: Park Land Dedication updated in 2019
4	David Fung	Adopt Form Based Code standards for all Special Planning Areas: Traditional standards (height, FAR, or setback) insufficiently capture the elements that matter in a design proposal. Some standards like residential density undermine good design goals (density limits encourage larger units). FBC can objectively set standards for building mass and articulation and incorporate placemaking and human-scale elements at the start of the design process. FBC is the best way to express "neighborhood flavor" to preserve or enhance the existing character of an area. FBC adoption is not equal to increased densification! We can impose objective restrictions via FBC - for instance, a Heart of the City FBC can maintain the tree corridor and setback standards today while making for better quality redevelopment in the years ahead	FY 20/21 Work Program Item to develop Design Guidelines
5	Kitty Moore	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	FY 20/21 Work Program Item to develop Design Guidelines
6	Plng. Comm.	Strategy LU 3.3.2 – “ensure the interrelationships of new and old developments complement each other” - add objective standards to implement this.	FY 20/21 Work Program Item to develop Design Guidelines
7	Plng. Comm.	Strategy LU 3.3.3 – “building should be designed to avoid abrupt transitions with existing development” – add further standards	FY 20/21 Work Program Item to develop Design Guidelines
8	Plng. Comm.	Strategy LU 3.3.6 – promote high quality architecture, visual interest – define this by adding setbacks and specifying changes in materials.	FY 20/21 Work Program Item to develop Design Guidelines
9	Plng. Comm.	Strategy LU 3.3.11 – allow construction of multi-story buildings provided that the surrounding buildings will not suffer from privacy intrusion – specify and add further standards for mitigation of privacy intrusion	FY 20/21 Work Program Item to develop Design Guidelines
10	Kitty Moore	Policy for shelters -	FY20/21 Work Program Item related to Homelessness ongoing
11	Kitty Moore	Policy for ELI -	FY20/21 Work Program Item related to construction of ELI housing
12	Liang Chao	Consider requiring projects using density bonus to maintain the average unit size before and after applying density bonus.	FY 20/21 Work Program Item re: Density Bonus

CURRENT WORK PROGRAM ITEMS

No.	Commenter	Comment	Response
13	Liang Chao	Consider limiting the amount of "amenity space" any use can claim. For instance, limiting the amount of amenity space for office or residential use to 20% of total space. Retail use might allow larger amenity space if the amenity space is open to the public.	Possibly consider with FY 20/21 Work Program Item re: Density Bonus
14	Liang Chao	For projects applying density bonus, consider prohibiting exceptions from regulations in the BMR manual, such as percentage of BMR housing units, quality or size of BMR units, or inclusionary requirement.	Consider with FY 20/21 Work Program Item re: Density Bonus
15	Steven Scharf	Look at what other cities have done regarding density of units per acre and square footage	FY 20/21 Work Program Item Density Bonus ordinance update
16	Liang Chao	include Floor Area Ratio (FAR) when consider design guidelines;	Consider with FY 20/21 Work Program Item re: Density Bonus
17	John Willey	What do residents want as far as how much housing in a particular area; want inclusive community and more housing that allows people to own a home and call Cupertino home; facilitate as much housing as can for traffic, community, schools, etc.	FY 20/21 Work Program Item re: Housing Survey
18	David Fung	Adopt sequestration policy: Objective updated standards for city and private plantings and landscaping should be established that encourage plant species that remove carbon dioxide and particulates from the air.	FY 20/21 Work Program Item - CAP update
19	David Fung	Adopt VMT standards: VMT and LOS traffic analysis are often in opposition. With VMT established by the state as the standard for review, the GP and codes should reflect that unambiguously, even while we continue to perform LOS studies.	FY 19/20 Work Program Item re: LOS-to-VMT transition ongoing. Delayed due to COVID-19.
20	Kitty Moore	Level of Service as threshold of significance in CEQA (EIR) process	FY 19/20 Work Program Item re: LOS-to-VMT transition ongoing
21	Kitty Moore	<p>Correct map on PA-7, boundaries of Heart of the City</p> <ul style="list-style-type: none"> - 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. <p>Remove the word "bulk" as in the bulk of the building will be below the 1:1 setback for example.</p> <p>Provide dimensions for how long a building can be without a change in the face plane. Such as, for every 100 feet of building length there shall be a plane-break along the facade comprised of an offset of at least seven feet in depth by 30 feet in length. The offset shall extend from the grade to the highest story.</p> <ul style="list-style-type: none"> - Provide minimum street width to building height requirements to avoid caverns <p>(PC RECOMMENDS CREATING A SEPARATE ITEM FOR THE FOLLOWING)</p> <ul style="list-style-type: none"> - 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 	<p>FY 20/21 Work Program Item re: Heart of the City.</p> <p>Bulk - Define architectural features - allow these to encroach in 1:1 slope line but not any areas with habitable spaces.</p>

CURRENT WORK PROGRAM ITEMS

No.	Commenter	Comment	Response
22	David Fung	Revisit Heart of the City Specific Plan: - Update HoC Specific Plan to reflect its status as a primary transit route - Unify the existing 5 subareas into a single entity - Unify land-use designations across the area - Set appropriate development allocations for the entire area - Eliminate GP LU-1.3.1.3 and LU-1.3.1.4 (residential in mixed-use restrictions) - Change the "75% direct retail frontage" requirement in the HoC SP to reflect resident-facing commercial	FY 20/21 Work Program Item re: Heart of the City

COMPLETED

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1	David Fung	Adopt decarbonization policy: Objective standards for reduction of greenhouse gas through electrification in the building code should be established along with a time line to phase in these requirements on residential and commercial properties.	Completed with adoption of Reach Codes
2	John Willey	Be clear and specific at Vallco that housing is per acre; can't combine acreage and consolidating appropriate density; what do residents want as far as how much housing in a particular area	General Plan Amendments completed in 2019 related to Vallco to identify location of residential uses
3	John Willey	On Vallco Parkway reflect what residents would expect so not surprised	Addressed with 2019 General Plan amendments re: Vallco
4	Darcy Paul	If allocation in danger of turning into entitlement than better not have allocations;	Addressed with 2019 General Plan amendments re: Vallco
5	Liang Chao	Consider requiring applicants to include a document to indicate how the project complies with the strategies in the Bike and Pedestrian Plans and the General Plan.	Planning Application Form updated to require submission of documents to indicate compliance
6	Liang Chao	Consider requiring that the square footage and number of bedrooms of all units be listed in plan sets, in addition to average unit size. BMR units and their sizes should be identified. The average size for BMR units of different types (studio, one-bedroom etc.) should be listed.	Planning Application Form updated to require submission of documents to indicate compliance
7	Kitty Moore	Consider removing community benefits from project approvals or have some more direct connection between the project impact and the benefits provided.	Study Session held in July 2020. Direction provided.
8	CAO/Staff	<p>"Section 19.80.030</p> <p>B. All P districts shall be identified on the zoning map with the letter coding "P" followed by a specific reference to the general type of use allowed in the particular planning development zoning district. For example, a planned development zoning district in which the uses are to be general commercial in nature, would be designated "P(CG)." A planned development zoning district in which the uses are intended to be a mix of general commercial and residential would be designated "P(CG/Res)."</p> <p>C. Permitted uses in a P zoning district shall consist of all uses which are permitted in the zoning district which constitutes the designation following the letter coding "P." For example, the permitted uses in a P(CG) zoning district are the same uses which are permitted in a CG zoning district for sties with a mixed-use residential designation, Section 19.80.030F shall apply.</p> <p>D. Conditional uses in a P zoning district shall consist of all uses which require the issuance of a conditional use permit in the zoning district which constitutes the designation following the letter coding "P." For example, the conditional uses in a P(CG) zoning district are the same uses which require a conditional use permit in CG zoning district. Each conditional use in a P zoning district requires a separate conditional use permit for sites with a mixed-use residential designation, Section 19.80.030F shall apply."</p> <p>The Code does not establish development standards for P zoning districts. It contemplates that standards will be developed as part of the discretionary development permit for the site. The City's practice has been to apply the development standards from the R-3 zones for attached multifamily mixed-use applications, or the R-2 zone standards for small-lot single family/townhome applications, which are then modified during the design review process to develop the standards for each development. For projects subject to new state law that are subject to only objective zoning standards, there are no applicable adopted development standards. Therefore a change to the zoning code is proposed.</p>	Ordinance updated in 2019
9	Kitty Moore	Review in parallel with the coming Quimby Act requirements	Ordinance updated in 2019

COMPLETED

No.	Commenter	Comment	Response
10	Kitty Moore	Define park land -Size and shape requirements - Requirements to developers to dedicate park land acreage as a development	Ordinance updated in 2019
11	David Fung	Review of Park Land Dedication policy: Should include objective definition of "recreational facility" as well as grade-level land requirements and alternatives. The park land requirement should scale with the size of the proposed project	Ordinance updated in 2019
12	Lisa Warren	"Parks" defined in a useful way including the need to be on grade, not falsely elevated. Reinforce language that defines AND enforces requirements for 'real parks' to meet goals of acres per density of any given area of the city, and vicinity to parks.	Ordinance updated in 2019
13	Kitty Moore	Define requirements in park deficient areas - Define park deficient areas - Show on maps	Completed with adoption of Parks Master Plan
14	Liang Chao	Request to schedule a density bonus study session; make sure justification for concessions from applicant are justified and see how other cities are reviewing this.	Two Study Sessions on Density Bonus held in 2019 and 2020, respectively. Density Bonus Ordinance update part of FY 20/21 Work Program.
15	Liang Chao	Clarify what is parkland on phase 1 that it must be on the ground	Parkland Dedication Ordinance updated in 2019
16	Liang Chao	Include more details in P-Zoning so that a streamlined project has sufficient objective standards to follow. For example, set a minimum percentage for retail use and add specific slope line and setback limitations when development abuts single family neighborhoods.	Planned Development Ordinance updated in 2019
17	Liang Chao	Consider prohibiting more than one active development proposal application for any particular property at a time.	Completed as part of SB 35 procedures adopted in 2019.
18	Plng. Comm.	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?	City does not have land use authority over De Anza College. City's RHNA will not be impacted if housing is developed at De Anza College.
19	Darcy Paul	have one proposal for one development at a time and look into to see what other jurisdictions are doing.	Completed as part of SB 35 procedures adopted in 2019.

HOUSING ELEMENT UPDATE/UPZONING AND CONCURRENT ZONING AMENDMENTS - FY 22/23

No.	Commenter	Comment	Response
1	CAO/Staff	Mitigation Measures: Review previously adopted mitigation measures to identify those generally applicable to new development, and develop an objective method for imposing them while avoiding burdening classes of projects to they would not apply, as a practical matter.	Consider with Housing Element update and Environmental Review
2	CAO/Staff	Figure LU-2: Footnote #3: "For projects adjacent to residential areas: Heights and setbacks adjacent to residential areas will be determined during project review." This sentence is ambiguous and someone could interpret this to mean that increased heights or reduced setbacks are permitted. For the General Commercial, Administrative and Professional Office, and Light Industrial Park non-residential zones the Zoning Code establishes setbacks from adjoining residential uses and Figure LU-2 sets height limits. For areas of the City where a Specific Plan or an Area Plan has been adopted, there are established setbacks, including those from residential neighborhoods. For example, the Heart of the City Specific Plan and the Saratoga-Sunnyvale Zoning Plan establish setbacks from adjacent residential development, while the South De-Anza and North De-Anza Conceptual Zoning Plans include large landscape setback requirements from adjoining properties. However, if a mixed use project is proposed in a Planned Development zoning district where a Specific Plan or an Area Plan has not been adopted (e.g., North De Anza), while there are minimum landscape setbacks for surface parking lots (Chapter 19.124) that may be applied, there are none for buildings. This could impact the western section of the North Blaney neighborhood (abutting Apple's Infinite Loop and Mariani Campus).	a. Amend to clarify where Specific plan or area plan adopted, there are established maximum heights and minimum setbacks from property lines - Proceed as proposed b. Develop height and setback standards for parcels in N. De Anza Special Area, east side of N. De Anza Blvd.
3	David Fung	Clarify impact fee exemptions: Current regulations are ambiguous on whether a project owes parkland, BMR, and traffic impact fees. There should be an explicit default for each fee and each class of development that might be assessed, including regular construction, BMR homes, ADUs, and any other categories...	Consider updates to Municipal Code, administrative guidelines etc. with Housing Element update.
4	CAO/Staff	Figure LU-2: Footnote #2: "For the Crossroads area, see the Crossroads Streetscape Plan." No Crossroads Streetscape Plan has been adopted.	Consider with Housing Element upzoning
5	Darcy Paul	clarify density of units per acre;	Consider with Housing Element upzoning
6	David Fung	Consider Heart of the City updates to special areas served by transit (North and South DeAnza, etc.) but not covered by Specific Plan: Move to a unified land-use model/entitlement across the special area	On hold pending Housing Element update/analysis
7	Kitty Moore	Have requirements for all Specific Plan Areas such as height, decrease density to match allocations in Table LU-1, removed expired allocations, create residential specifically zoned areas outside of mixed use clearly defined. PC Recommendation: That clarification be sought for "create residential specifically zoned areas outside of mixed-use clearly defined"	Consider identifying specifically residentially zoned sites in mixed use areas and changes to density as part of Housing Element update.
8	Kitty Moore	Separate non-residential land use designations to remove the commercial/office from mixed use except for specified clearly throughout mixed use areas.	Consider with Housing Element upzoning
9	Darcy Paul	Looking to get rid of neutral area classifications or have some maneuvering room;	Consider with Housing Element upzoning
10	Liang Chao	Clarify original intent of LU2 map when Council approved it that Bubbs Rd. won't be 20 units per acre but only on footprint and not meant to apply everywhere regarding how many acres; also understand what is currently build-out on Bubbs Rd	Consider with Housing Element upzoning
11	Kitty Moore	Consider a BMR citywide dispersal requirement. Define dispersal, both within a BMR project and citywide.	Consider with Housing Element update

HOUSING ELEMENT UPDATE/UPZONING AND CONCURRENT ZONING AMENDMENTS - FY 22/23

No.	Commenter	Comment	Response
12	Kitty Moore	Provide for senior retirement living for active seniors wanting proximity to shopping dining and entertainment areas.	Consider with Housing Element update
13	David Fung	Market rate ADUs should NOT count as Moderate BMR production: Today all ADUs would be counted toward the city's Moderate RHNA production, even though many have no BMR obligations or restrictions. This is an oversight that should be fixed.	Consider with Housing Element upzoning
14	Kitty Moore	Policy such as Housing Element sites with no housing after two years forfeit the designation to have it redistributed.	Consider with Housing Element update
15	David Fung	Standards that vary by project scale: Small and large projects have intrinsically different requirements which should be reflected in the GP and building code. For example, including residential parking in the FAR calculation effectively controls mass in a SFH area, but the same rule is not meaningful for a 200-unit multi-story apartment building. New objective standards should be appropriate for the scale of a project, which might require dividing R-3 regulations to reflect small, medium, and large projects. <u>This affects FAR calculation, setbacks, parking requirements, and more.</u>	Consider with Housing Element upzoning
16	Lisa Warren	Require that all housing units (not only single family homes) define 'size by square foot' not only 'number of units'.	Consider with Housing Element upzoning
17	Kitty Moore	Figure LU-2: Footnote #1: "Maintain the primary building bulk below a 1:1 slope line drawn from the arterial/boulevard curb line or lines except for the Crossroads Area." This standard applies to sites or portions of sites that adjoin arterials or boulevards (identified in the General Plan's Chapter 5: Mobility to include De Anza Blvd., Homestead Road, Stevens Creek Blvd. (up to Bubb Road), and North Wolfe Road.). Sites or portions of sites that do not adjoin arterial or boulevards are subject to the setbacks and height limits established in the Zoning Code.	(1) Add "avenues" and "major connectors" after "arterial/boulevard" - Consider change with Housing Element upzoning (2) Clarify slope line is drawn from curb line of any frontage road abutting property - Consider change with Housing Element upzoning (4) Delete "except for the Crossroads Area."
18	Plng. Comm.	Policy LU 14.1 – West Stevens Creek Area – Reiterated addition of 1:1 slope line on Avenues (major collectors) which include Bubb Rd, N. Stelling Road, Stevens Creek Boulevard west of Highway 85, N. Foothill Boulevard, Bollinger Road, Miller Avenue, and N. Tantau Avenue.	- May be considered in conjunction with Housing Element upzoning
19	Plng. Comm.	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).	
20	Plng. Comm.	Policy M-8.4 – Transportation Demand Management (TDM) Programs – Amend language to state "Require large employers to develop and maintain TDM programs to reduce vehicle trips....." and "Strong encourage colleges and schools to also implement TDM programs."	
21	CAO/Staff	Figure LU-2: Footnote #3: "For projects adjacent to residential areas: Heights and setbacks adjacent to residential areas will be determined during project review." This sentence is ambiguous and someone could interpret this to mean that increased heights or reduced setbacks are permitted.	State that reduced heights or increased setbacks adjacent to single family residential areas may be required, which could only be determined during project review - May be considered in conjunction with Housing Element upzoning
22	Kitty Moore	Eliminate in lieu of fees where they are addressing a need in an area not meeting standards.	- Parkland Dedication Ordinance updated - Consider clarifying policies with Housing Element Update

POSSIBLE FUTURE WORK PROGRAM ITEMS

No.	Commenter	Comment	Response
1	Kitty Moore	Include community garden space in park land requirements for all new residential developments. Define requirement.	
2	Kitty Moore	Bicycle Level of Service	Bike/Ped Commission item?
3	Liang Chao	Look at objective standard on retail and what consider retail frontage	
4	Plng Comm.	Strategy LU 1.3.1 – Define retail and define “substantial” in Strategy LU-1.3.1. Consider restricting educational uses in retail areas.	
5	David Fung	Codify "resident-facing commercial uses" in the GP: Today's GP does not recognize a difference between commercial activities that serve the community (retail, consumer services, dentist) and those that do not (a corporate office with no local interaction) while they have very different effects on the community. We should recognize that difference and set separate land-use allocation limits in projects and city-wide.	
6	Steven Scharf	Agrees with Chao to study what is considered retail; if developer can't lease retail in mixed-use housing development than should reduce lease until retail is leased; would like more housing only and less mixed-use and have retail separate; hesitant to require certain amount of retail; have staff explore retail options;	
7	Plng Comm.	Policy LU – 5.1 neighborhood centers – Recommend preserving existing shopping centers/retail even in new developments.	
8	Lisa Warren	'Replacement' trees that are required for development approval should spell out clearly that any replacement tree(s) must be at grade/in similar public areas as the trees that are being replaced.	
9	David Fung	Adopt Vision Zero Standards: ...Consideration of the multi-national Vision Zero program goals would help identify best practices around non-auto mobility.	
10	Lisa Warren	Find language to use that will protect solar 'rights' in a variety of situation. There is a California Solar Rights Act – originally from 1978	
11	Kitty Moore	Solar Access Policy. In consideration of health and wellness, especially gardeners and urban farmers, provide a quantified requirement for allowable changes in solar access.	
12	Plng Comm.	Policy LU 1.6 – Jobs to Housing balance – Consider establishing a jobs-housing ratio for Cupertino	
13	Plng Comm.	Policy LU 8.2 – Prioritize developing ways to generate city revenue and retain retail space.	
14	Plng Comm.	Strategy LU 8.3.4 – Consider including a Costco at the Vallco Shopping District	
15	Plng Comm.	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	
16	Plng Comm.	Policy ES-6.1 – Mineral Resource Areas – Replace word “consider” with a stronger word	
17	Kitty Moore	Specify a shadow policy based on Berkeley's	

ON HOLD

No.	Commenter	Comment	Response
1	Liang Chao	Require have to lower rent in retail if vacant until leased; important that Heart of City (HOC) have requirement of 70% frontage but how specify that so can have viable retail; phase 1 have minimum retail space identified;	Frontage requirements implemented as Conditions of Approval and with Business License and T.I. approval. - Standards for minimum retail space already in HOC.
2	Kitty Moore	Define "gateway" on a bordering jurisdiction (are 95' hotels acceptable on a city boundary adjacent to single-4 story properties?)	Consider with next comprehensive General Plan update.
3	David Fung	Adopt parking lot shading standard: Objective standards that aim for mature tree coverage of some percentage of the grade-level footprint of parking lots/structures to reduce heat island effect should be considered. In Mountain View, this is currently 40% coverage	Standards already in place in Municipal Code.
4	Liang Chao	Consider requiring residential parking that is counted for residential FAR to be open to tenants for free in multi-family buildings, and prohibit selling the parking separately.	
5	David Fung	Reconsider the landscape review process: Identifying a more comprehensive set of requirements [for landscape plan approval] at the outset makes for a better and more objective approval.	
6	John Willey	Make very specific standards in conservative respect (footnote that developer could always ask for a General Plan Amendment (GPA) for density but not entitlement to exceed 35 foot);	Objective standards for heights already exist in General Plan.
7	David Fung	Eliminate citywide major allocation table: - Allow applications and entitlement by special area or land-use category rather than limited by citywide allocation table. - Impose developmental limits by special area or citywide limits established with GP rather than on a site basis - We should encourage redevelopment on sites as owners want to do it rather than handing out "golden tickets" during the GP update process.	For next comprehensive General Plan update.
8	David Fung	Don't require parcel consolidation: The city's requirement for parcel consolidation at Vallco was intended to facilitate complete redevelopment, but has greater impact to the community because of the size of the resultant project. This would not prohibit consolidation, but we shouldn't make this a necessity.	Future comprehensive General Plan update.
9	Kitty Moore	Define recreation area (is it an aquatic center, gym, basketball court, badminton facility) - Show on maps - Show population density expected to use	Future comprehensive General Plan update.
10	Liang Chao	Include objective standards for noise and air quality and emergency response time.	Emergency services determines response times and participate in project reviews.
11	Liang Chao	Identify and plan paths for pedestrians/bicyclists from the pedestrian sidewalks/bike paths to reach store fronts, the entrances of buildings, or bike parking spaces. Consider strengthening General Plan Policy 3.6, which requires parking lots to include clearly defined paths for pedestrians to provide a safe path to building entrances.	Building Code already addresses safe path of travel from sidewalk to building entrances.
12	Kitty Moore	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.	
13	Kitty Moore	PA-3, define "more pedestrian, bicycle and transit facilities"	

ON HOLD

No.	Commenter	Comment	Response
14	Lisa Warren	Heart of the City ‘boundary’ should revert back to before Dec 4, 2014 and include the ‘Vallco’ site.	
15	Kitty Moore	Future population policies to maintain park land ratios	
16	Plng. Comm.	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.	
17	Plng. Comm.	Policy LU-27.1 – Neighborhoods – Add standards to ensure protection of neighborhoods from pending state legislation (e.g. SB 50)	
18	Plng. Comm.	Policy LU-27.9 – Amenities and Services – Define equitable. Take advantage of opportunities as they arise	
19	Plng. Comm.	Policy M-2.2.4 – Suburban Road Improvement Standards – Add language regarding “ground water retention basin and pollinator pathways”	
20	Kitty Moore	PC RECOMMENDS REMOVAL - TOO FAR IN FUTURE 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	
21	Liang Chao	PC RECOMMENDS REMOVAL Adopt objective standards that projects must implement the mitigation measures already identified in a certain list. Partial list of mitigation measures: MM TRN-1.2: Impact at De Anza/McClellan intersection MM TRN-2.4: Impact at Stevens Creek Blvd/Tantau MM TRN-7.2: Stevens Creek Blvd/SR 85 Northbound ramps MM TRN-7.3: De Anza Blvd (between I-280 and Homestead Road)	Already part of TIF.
22	Liang Chao	PC RECOMMENDS REMOVAL MM TRN-1.3 addresses the cost sharing of freeway segments and freeway interchange. It could be included as an objective standard on cost sharing so that such cost sharing is NOT treated as voluntary contribution be the developer.	
23	Liang Chao	PC RECOMMENDS REMOVAL Adopt objective standards that projects must implement the mitigation measures already identified in a certain list. These include: MM TRN-2.1: TDM Program MM TRN-2.3: Wolfe Rd/Vallco Pkwy MM TRN-7.1: TDM Program	

ON HOLD

No.	Commenter	Comment	Response
24	Liang Chao	<p>PC RECOMMENDS REMOVAL</p> <p>Search for "mitigation incorporated" in Vallco EIR document. If an impact could be mitigated in some measure, the City should consider adding objective standards in either General Plan or Municipal Code so that the proposed mitigation in the EIR is required for any project, especially streamlined projects.</p> <p>Whatever measure the EIR uses to determine that mitigation measures are needed, the City should consider using those measures as objective standards for any future projects, especially streamlined projects within proximity of existing residential neighborhoods.</p> <p>Some examples:</p> <p>MM AQ-2.1- BAAQMD's Basic and Enhanced Measures</p> <p>MM AQ-3.1: Use low VOC paint and no hearths of fireplaces (including gas-powered) in development</p> <p>MM AQ-7.1: Implement MM AQ-2.1</p> <p>MM CR-2.1: Archealogical Resource protection</p> <p>MM GHG-1.1: Prepare and implement a GHG Reduction Plan</p> <p>MM NOI-1.1: Construction noise requirements</p> <p>MM NOI-1.2: Construction noise control plan</p> <p>MM NOI-1.3: Acoustical consultant to review mechanical noise</p>	
25	Liang Chao	<p>PC RECOMMENDS REMOVAL</p> <p>Include objective standard for infrastructure. Apparently, the sewage system under Wolfe Road is at capacity. Adding a few thousand residents and a few thousand workers at Vallco will likely affect the aging sewage system in the area. Could we include objective standard in the General Plan to ensure the infrastructure of the City is not overloaded?</p> <p>Whose responsibility is it to pay for the expansion of the sewage system under Wolfe? The City, I suppose.</p>	