



CITY OF CUPERTINO

Legislation Details

File #:	18-4399	Version:	1	Name:	
Type:	Public Hearings	Status:		Adopted as Amended	
File created:	9/19/2018	In control:		City Council	
On agenda:	9/19/2018	Final action:		9/19/2018	
Title:	Subject: Vallco Town Center Special Area: Specific Plan and associated amendments to the General Plan, Zoning Map, and Municipal Code, to establish and modify development standards, including heights, density, and residential, commercial, and office development allocations; CEQA environmental review of project impacts and mitigation; Development Agreement.				

The Specific Plan provides for two Tiers of development that include the following development allocations: Tier 1 - up to 2,034 residential units, up to 750,000 sq.ft. of office development, and minimum of 600,000 sq.ft. of commercial development; and Tier 2 - with community benefits, up to 2,923 residential units, up to 1.5 million sq.ft. sq.ft. of office development (with an additional 250,000 sq.ft. of office amenity space) and a minimum of 485,000 sq.ft. of commercial development which includes civic spaces. The Development Agreement provides community benefits, including a new City Hall (warm shell), a Performing Arts Center (warm shell), affordable housing to moderate income households, and financial and in-kind contributions toward local transportation improvements and public schools. Planning Commission recommendations are included in the report, and include a middle tier, between Tier 1 and Tier 2 development, with 2,923 residential units, reduced office allocation and a commensurate reduction in community benefits. (Application Number(s): GPA-2018-02, Z-2018-01, SPA-2017-01, MCA-2018-01, DA-2015-02 (EA-2017-05); Applicant(s): City of Cupertino (Specific Plan, General Plan Amendments, Zoning, Municipal Code Amendments and Environmental Review) and Vallco Property Owner, LLC (Development Agreement); Location: 10101 to 10333 North Wolfe Road; APN: 316-20-080, 316-20-081, 316-20-103, 316-20-107, 316-20-101, 316-20-105, 316-20-106, 316-20-104, 316-20-088, 316-20-092, 316-20-094, 316-20-099, 316-20-100, 316-20-095)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. A - Draft CC Reso No. 18-084 re: EA-2017-05, 3. B - Draft CC Reso No. 18-085 re: GPA-2018-02, 4. C - Draft CC Reso No. 18-086 re: SPA-2017-01, 5. D - Draft CC Ord No. 18-2177 re: MCA-2018-01, 6. E - Draft CC Ord No. 18-2178 re: Z-2018-01, 7. F - Draft CC Ord No. 18-2179 re: DA-2018-02 DA, 8. G - Supplemental Reports, 9. H - ERC Recommendation, 10. I - Draft ERC minutes from its Aug 31 2018 meeting, 11. J - Summary Comments from ERC meeting, 12. K.1 - PC Reso 6860 re: EA-2017-05, 13. K.2 - PC Reso 6861 re: GPA-2018-02, 14. K.3 - PC Reso 6863 re: SPA-2017-01, 15. K.4 - PC Reso 6864 re: MCA-2018-01, 16. K.5 - PC Reso 6862 re: Z-2018-01, 17. K.6 - PC Reso 6865 re: DA-2015-02, 18. L - Draft Planning Commission Minutes, 19. M - Summary comments from Planning Commission meeting, 20. N - Financial Feasibility Report by EPS, 21. O - Vallco Specific Plan DEIR, 22. O.1 - DEIR - App. A - NOP and Responses, 23. O.2- DEIR - App. B - Air Quality and GHG Assessment, 24. O.3 - DEIR - App. C - Arborist Reports, 25. O.4 - DEIR - App. D - Geotechnical Feasibility Investigation, 26. O.5 - DEIR - App. E - Phase I Enviro Site Assessment, 27. O.6 - DEIR - App. F - Noise and Vibration Assessment, 28. O.7 - DEIR - App. G - School Impact Analysis, 29. O.8 - DEIR - App. H - Transportation Impact Analysis, 30. O.9- DEIR - App. I - Utility Studies, sanitary and water, 31. P - Vallco Specific Plan EIR Amendment - 7.2018, 32. P.1 - EIR Amendment - Appendix A - Supplemental AQ and GHG Assessment, 33. P.2 - EIR Amendment - Appendix B - Supplemental Noise and Vibration Assessment, 34. P.3 - EIR Amendment - Appendix C - Supplemental TIA, 35. P.4 - EIR Amendment - Appendix D - Revised WSA, 36. Q - Vallco Specific Plan FEIR - 8.2018, 37. Q.1 - FEIR - Appendix A - Air Quality Modeling Memo, 38. Q.2 - FEIR - Appendix B - Revised Project Traffic Memo, 39. Q.3 - FEIR - Appendix C - Public Comments Section

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Date	Ver.	Action By	Action	Result
9/19/2018	1	City Council	Adopted as amended	