



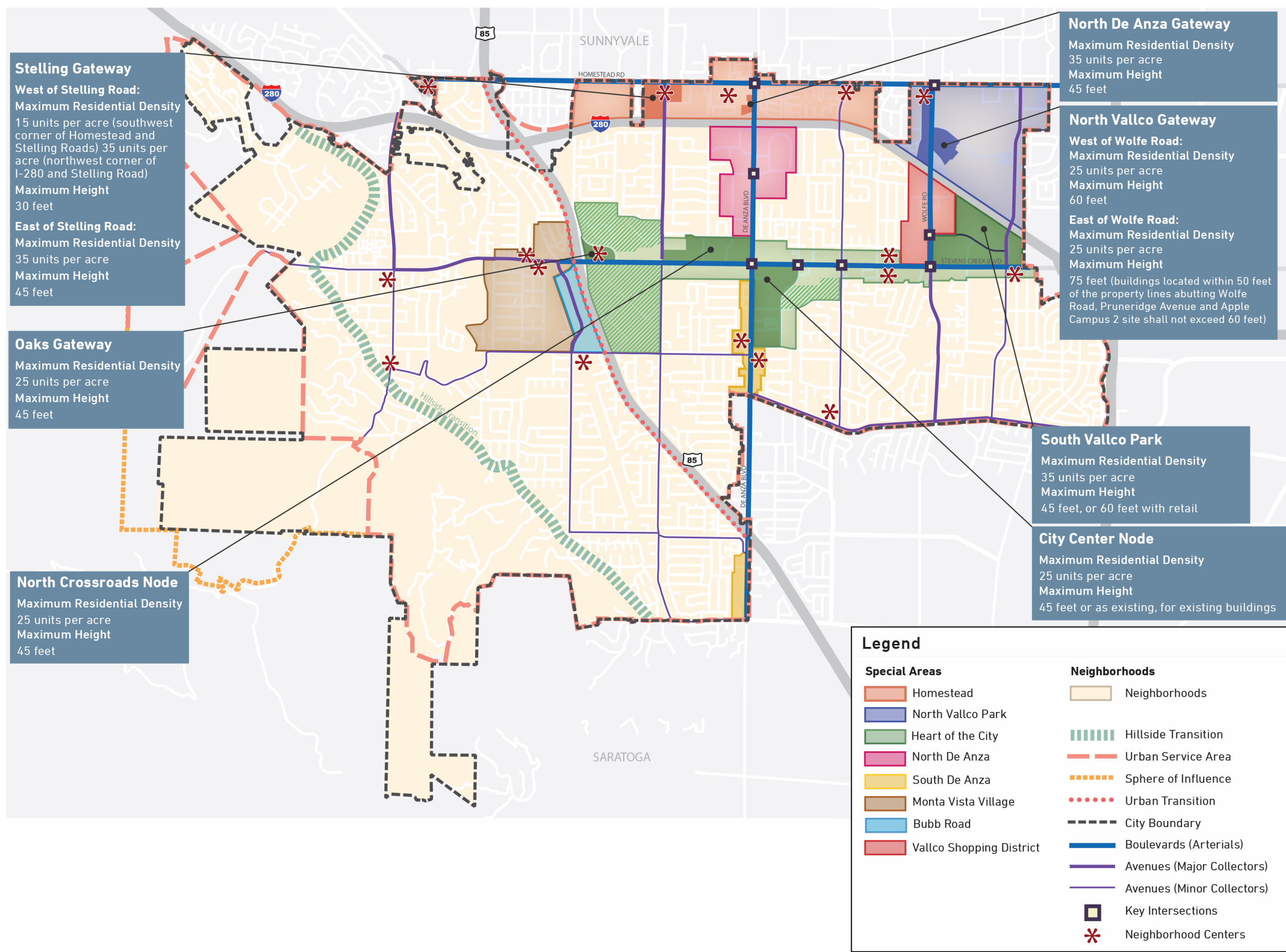
Community Vision 2015-2040

Cupertino aspires to be a **balanced community** with quiet and attractive residential neighborhoods; exemplary parks and schools; accessible open space areas, hillsides and creeks; and a **vibrant, mixed-use “Heart of the City.”** Cupertino will be **safe, friendly, healthy, connected, walkable, bikeable and inclusive** for all residents and workers, with ample places and opportunities for people to interact, recreate, innovate and collaborate.

General Plan Guiding Principles

- 1 Develop Cohesive Neighborhoods
- 2 Improve Public Health and Safety
- 3 Improve Connectivity
- 4 Enhance Mobility
- 5 Ensure a Balanced Community
- 6 Support Vibrant, Mixed-Use Businesses
- 7 Ensure Attractive Community Design
- 8 Embrace Diversity
- 9 Support Education
- 10 Preserve the Environment
- 11 Ensure Fiscal Self Reliance
- 12 Ensure a Responsive Government

Figure LU-2
COMMUNITY FORM DIAGRAM



Homestead Special Area Maximum Residential Density: Up to 35 units per acre per General Plan Land Use Map and 15 units per acre (southeast corner of Homestead Road and Blaney Avenue) Maximum Height: 30 feet, or 45 feet (south side between De Anza and Stelling)
North Vallco Park Special Area Maximum Residential Density: 25 units per acre Maximum Height: 60 feet
Heart of the City Special Area Maximum Residential Density: 25 or 35 (South Vallco) units per acre Maximum Height: 45 feet, or 30 feet where designated by hatched line
North De Anza Special Area Maximum Residential Density: 25 units per acre Maximum Height: 45 feet
South De Anza Special Area Maximum Residential Density: 25 (north of Bellinger) or 5-15 (south of 85) units per acre Maximum Height: 30 feet
Monta Vista Village Special Area Maximum Residential Density: Up to 15 units per acre per General Plan Land Use Map Maximum Height: Up to 30 feet
Bubb Road Special Area Maximum Residential Density: 20 units per acre Maximum Height: 45 feet
Vallco Shopping District Special Area West of Wolfe Rd: Maximum Residential Density 35 units per acre. Maximum Height Per Specific Plan East of Wolfe Rd: Maximum Residential Density 35 units per acre. Maximum Height Per Specific Plan
Neighborhoods Maximum Residential Density: As indicated in the General Plan Land Use Map; 15 units per acre for Neighborhood Commercial Sites Maximum Height: 30 feet

Regional Housing Needs Assessment and Allocation

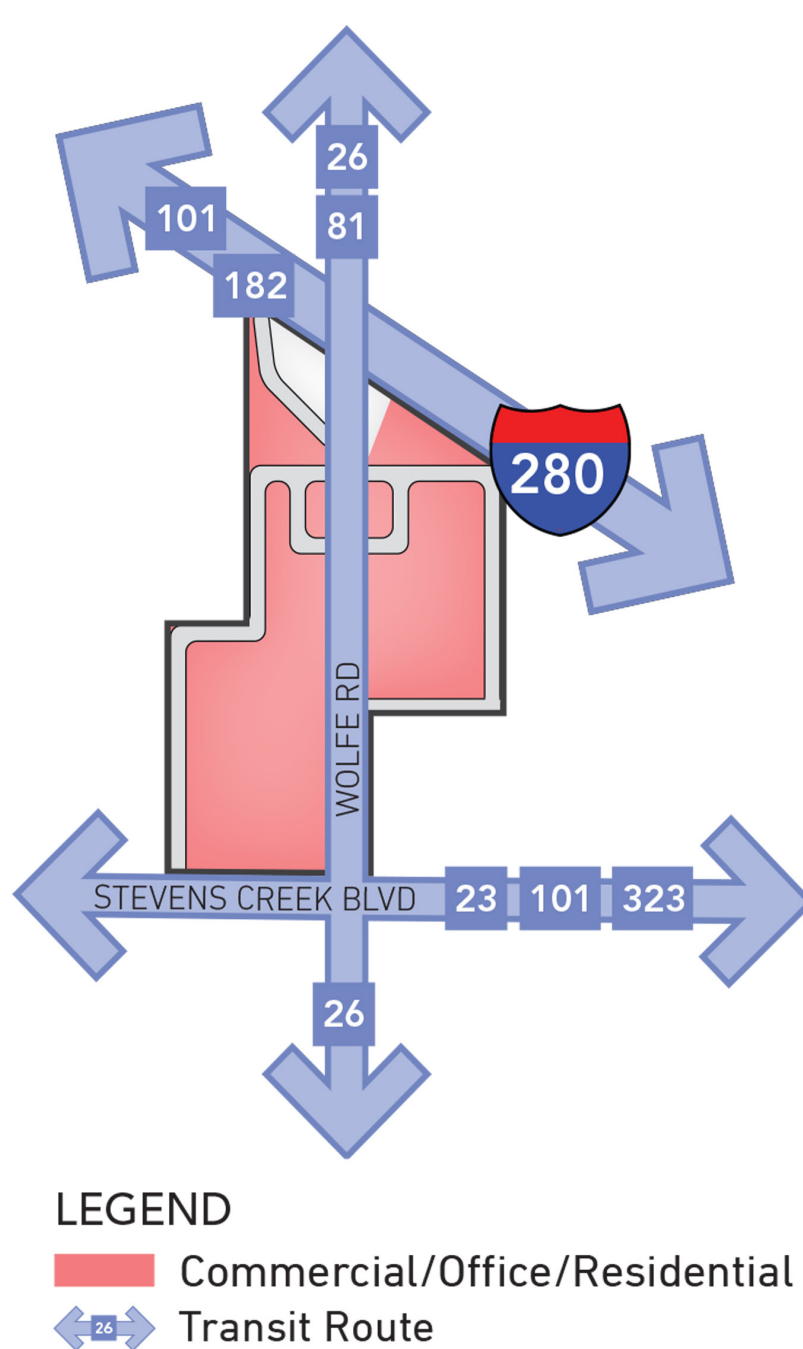
Pursuant to California Government Code Section 65584, the State, regional councils of government (in this case, ABAG), and local governments must collectively determine each locality's share of regional housing need allocation (RHNA). The table on the right shows the current RHNA needs and status for Cupertino.

	Extremely Low/Very Low (0 - 50% of AMI)	Low (51 - 80% of AMI)	Moderate (81 - 120% of AMI)	Above Moderate (over 120% of AMI)	Total Units	
Projected Need (RHNA)	356	207	231	270	1,064	
Building Permits Issued	2015 APR*	-	-	12	164	176
	2016 APR	-	-	15	8	23
	2017 APR	-	-	11	16	27
	2018 APR (as of 03.30.2018)	18	1	-	-	19
	Balance**	338	206	193	82	819
Approved Projects (No Building Permits)	Hamptons	-	7	30	563	600
	Marina	16	-	2	170	188
	Balance**	322	199	161	-	682

* Includes 2014 production
** Balance cannot be negative, i.e. overproduction at any income level does not allow credit at other income levels.

Vallco Shopping District Special Area

- One of **Nine Special Areas** identified in the General Plan.
- One of the **Housing Priority Sites** identified in the General Plan Housing Element.
- General Plan Goal LU-19 : “Create a distinct and memorable mixed-use ‘town center’ that is a regional destination and a focal point for the community.”
- General Plan Policy LU-19.1 requires a **Specific Plan for Vallco** and specifies that it be based on the following strategies:
 - LU-19.1.1: Require Master Developer
 - LU-19.1.2: Require parcel assembly
 - LU-19.1.3: Complete redevelopment of the site
 - LU-19.1.4: Land use as allowed (see table on right)
 - LU-19.1.5: ‘Town Center’ layout with transect planning
 - LU-19.1.6: Connectivity through design of street grid
 - LU-19.1.7: Existing streets to be improved
 - LU-19.1.8: Open Space - squares, plazas and greens
 - LU-19.1.9: Building form - human scale, ‘sense of place’
 - LU-19.1.10: Gateway character
 - LU-19.1.11: Requires Phasing Plan
 - LU-19.1.12: Parking to be carefully designed
 - LU-19.1.13: Trees retained where possible
 - LU-19.1.14: Neighborhood buffers



General Plan Program for Vallco

Use	Allowed Program
Retail (Total)	600,000 sf
Retail (Entertainment)	180,000 sf (30% of total 600,000 sf)
Office	2,000,000 sf
Hotel Rooms	339
Housing Units	800 (includes 389 allowed in Housing Element of the General Plan, remaining 411 units may be transferred from other Special Areas in the City)

Source: Chapter 3: Land Use and Community Design Element, Page LU-13

General Plan Development Standards for Vallco

Development Category	Standards
Zoning (current)	Planned Development [P (Regional Shopping) north of Vallco Parkway, P (General Commercial) south of Vallco Parkway.
Zoning (future)	Zoning for the site would be modified as part of the Specific Plan process to allow residential uses as part of a mixed-use development at a max. density of 35 du/ac (Strategy HE-1.3.1, Housing Element).
Allowed Uses	Commercial, Office, Residential
Minimum Residential Density	20 du/ac
Maximum Residential Density	35 du/ac
Maximum Height	Per Specific Plan
Building Plane (Setback)	1:1 (1 foot of setback for every 1 foot of building height, measured from nearest curb edge of adjacent arterial street.)

