

**CITY OF CUPERTINO
NOTICE OF PUBLIC HEARING
GPA-2018-02, Z-2018-01, SPA-2017-01, MCA-2018-01, DA-2015-02 (EA-2017-05)**

LEGAL NOTICE OF SPECIAL PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF CUPERTINO, CALIFORNIA, on **September 18, 2018, at 5:00 p.m.** in the Council Chambers of the Cupertino Community Hall, 10350 Torre Avenue is hereby given. The following application(s) for action by the City Council will be heard:

1. Application No.(s) GPA-2018-02, Z-2018-01, SPA-2017-01, MCA-2018-01, DA-2015-02 (EA-2017-05)
Applicant: City of Cupertino (General Plan Amendments, Zoning Text and Map Amendments, Specific Plan adoption)
Vallco Property Owner, LLC (Development Agreement)
Location: 10101 to 10333 N Wolfe Rd
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

LEGAL NOTICE OF INTENT TO CONSIDER ADOPTION OF A SPECIFIC PLAN FOR THE VALLCO SHOPPING DISTRICT SPECIAL AREA, INCLUDING ASSOCIATED GENERAL PLAN AMENDMENTS, ZONING MAP AND MUNICIPAL CODE TEXT AMENDMENTS, A DEVELOPMENT AGREEMENT, AND ASSOCIATED ENVIRONMENTAL REVIEW

The City Council of the City of Cupertino will hold a public hearing, consider and decide upon the adoption of the Vallco Town Center Specific Plan for the Vallco Shopping District Special Area (“Vallco Special Area,”) which contains the vision and specific development parameters for redevelopment of the current Vallco Shopping District Special Area (the “Vallco Specific Plan”). The proposed specific plan requires amendments to the City’s General Plan (text amendments related to development at the current Vallco Special Area, development allocations for commercial, office, hotel and residential use and development standards for the current Vallco Special Area, including amendments to Table LU-1 and Figure LU-2, and other conforming/clarifying edits), and Zoning map and Municipal Code amendments (related to rezoning of the parcels at the current Vallco Special Area and amendments to Title 19 and Title 20 to allow implementation of the Vallco Town Center Specific Plan), and a proposed Development Agreement between the City and Vallco Property Owner LLC (“Development Agreement”). Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City has prepared the Vallco Special Area Specific Plan Environmental Impact Report (EIR) (SCH No. 2018022021) to evaluate the significant environmental effects of the proposed project, which will be considered by the City Council prior to taking action on the project. The item will be further described in the City Council staff report for the September 18, 2018 meeting which will be available online at: www.cupertino.org/records.

On August 31, 2018, the Environmental Review Committee recommended on a 5-0 vote that the City Council certify the Vallco Special Area Specific Plan, and found that the Final EIR

complies with CEQA. The Environmental Review Committee's determination is available on the project website at: www.cupertino.org/vallco.

On September 4, 2018, the Planning Commission conducted a public hearing and recommended, on a 5-0 vote, that the City Council adopt Resolution No. 6860 certifying the Vallco Special Area Specific Plan EIR, adopting CEQA findings and a Statement of Overriding Considerations, adopting mitigation measures, and adopting a Mitigation, Monitoring and Reporting Program. In addition, the Planning Commission recommended on a 4-1 vote (Liu: no) that the City Council approve the proposed General Plan Amendments (Resolution No. 6861), and adopt the Vallco Town Center Specific Plan (Resolution No. 6863) and the proposed Development Agreement (Resolution No. 6865) with amendments. The Planning Commission also recommended on a 5-0 vote that the City Council adopt the Municipal Code Text Amendments (Resolution No. 6864) and Zoning Map Amendments (Resolution No. 6862). The Planning Commission resolutions are available online at: www.cupertino.org/vallco.

Any interested person may attend the meeting and provide comments.

As applicable, all environmental documents for the described applications are available for public review at the Cupertino Community Development Department, 10300 Torre Avenue, Cupertino, California, 95014. If you challenge the action of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Cupertino at, or prior to, the public hearing. Note that City Council policy is to allow speakers up to three (3) minutes per individual. Please be advised that pursuant to Cupertino Municipal Code 2.08.100 written communications sent to the Cupertino City Council, Commissioners or City staff concerning a matter on the agenda are included as supplemental material to the agenda item. These written communications are accessible to the public through the City's website and kept in packet archives. You are hereby admonished not to include any personal or private information in written communications to the City that you do not wish to make public; doing so shall constitute a waiver of any privacy rights you may have on the information provided to the City.

CITY OF CUPERTINO
/GRACE SCHMIDT/
CITY CLERK
PUBLISH 9/8/18 MERC



CITY OF CUPERTINO

CITYWIDE NOTICE OF A PUBLIC HEARING

CHANGES AT THE VALLCO SPECIAL AREA

The City Council will consider adopting the Vallco Town Center Specific Plan for the Vallco Shopping District Special Area ("Vallco Special Area") (generally the properties on which the Vallco Mall is developed) at a public hearing on September 18, 2018 at 5:00 p.m. at the Cupertino Community Hall, 10350 Torre Avenue which would require:

- Certification of the Vallco Special Area Specific Plan Environmental Impact Report ("EIR") (SCH No. 2018022021), which has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate and present the significant environmental effects of the proposed Vallco Specific Plan, associated changes to the General Plan and Zoning map and Municipal Code amendments, and a proposed Development Agreement;
- Amendments to the City's General Plan (text amendments related to development at the current Vallco Special Area; development allocations for commercial, office, hotel and residential use; and development standards for the current Vallco Special Area, including amendments to Table LU-1 and Figure LU-2, and other conforming/clarifying edits); and
- Zoning map and Municipal Code amendments (related to rezoning of the parcels at the current Vallco Special Area and amendments to Municipal Code Title 19 and Title 20 to allow implementation of the Vallco Specific Plan).

In addition, a proposed Development Agreement between the City and Vallco Property Owner LLC will also be considered.

Any interested person may attend the meeting and provide comments.

On August 31, 2018, the Environmental Review Committee recommended on a 5-0 vote that the City Council certify the Vallco Special Area Specific Plan EIR, and found that the Final EIR complies with CEQA. The Environmental Review Committee's determination is available on the project website at: www.cupertino.org/vallco.

On September 4, 2018, the Planning Commission conducted a public hearing and recommended on a 5-0 vote that the City Council adopt Resolution No. 6860 certifying the Vallco Special Area Specific Plan EIR, adopting CEQA findings and a Statement of Overriding Considerations, adopting mitigation measures, and adopting a Mitigation, Monitoring and Reporting Program. In addition, the Planning Commission recommended on a 4-1 vote (Liu: no) that the City Council approve the proposed General Plan Amendments (Resolution No. 6861), and adopt the Vallco Town Center Specific Plan (Resolution No. 6863) and the proposed Development Agreement (Resolution No. 6865) with amendments. The Planning Commission also recommended on a 5-0 vote that the City Council adopt the Municipal Code Text Amendments (Resolution No. 6864) and Zoning Map Amendments (Resolution No. 6862). The Planning Commission resolutions are available online at: www.cupertino.org/vallco.

For additional information or to send written comments, contact the Planning Department at planning@cupertino.org or (408) 777-3308. For more information, including the Draft Specific Plan, or any environmental documents, you may also visit <http://www.cupertino.org/vallco> or www.envisionvallco.org. Environmental, and other, documents are also available for review at City Hall, 10300 Torre Ave, Cupertino.

Please check the website (<http://www.cupertino.org/agenda>) or call (408) 777-3308 prior to the meeting for updated information in the event of changes to the schedule or for additional information about the project.



Vallco Shopping District Special Area (Vallco Town Center)

SAVE THE DATE

City Council

Tuesday, September 18, 2018

5:00 PM

Location

Cupertino Community Hall
10350 Torre Avenue (next to the library)