

**CITY OF CUPERTINO  
NOTICE OF PUBLIC HEARING  
GPA-2019-01, GPA-2019-02, MCA-2019-02, Z-2019-01 (EA-2013-03)**

NOTICE IS HEREBY GIVEN that at their regular meeting on **Tuesday, August 20, 2019 at 6:45 p.m.**, the City Council of the City of Cupertino will conduct a public hearing to consider adoption of amendments to the Cupertino General Plan and associated Zoning Map and text amendments to Title 19 of the Cupertino Municipal Code, and associated environmental review to eliminate the development allocation for office uses within the Vallco Shopping District Special Area, establish height limits, and enact development standards for residential uses: GPA-2019-01, GPA-2019-02, MCA-2019-02, Z-2019-01 (EA-2013-03); Applicant(s): City of Cupertino; Location: 10101 to 10133 North Wolfe Road APN#s: 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).

The proposed General Plan amendments would reflect that office uses are not permitted within the Vallco Shopping District Special Area and remove the associated office development allocation; set height limits for the area, and make other conforming/clarifying text edits to create density standards to permit up to 457 units with a minimum density of 29.7 units per acre (389 units) and a maximum density of 35 units per acre on parcels totaling 13.1 acres within the Vallco Shopping District Special Area. The proposed Municipal Code Amendment would make Zoning Ordinance text amendments implementing the General Plan amendments, and the Zoning Map amendment would rezone parcels within the Vallco Shopping District Special Area to General Commercial (CG) and Planned Development (P(R3, CG)). Environmental Recommendation: Adoption of proposed Second Addendum to 2014 Final General Plan Amendment, Housing Element Update, and Associated Rezoning EIR (SCH No. 2014032007). All environmental documents for the described application are available for public review at the Cupertino Community Development Department, 10300 Torre Avenue, Cupertino, California, 95014.

At a special meeting of the Planning Commission held on July 30, 2019, the Planning Commission conducted a public hearing and approved Resolution No. 6884 recommending that the City Council adopt a General Plan Amendment establishing height limits within the Vallco Shopping District Special Area, subject to a feasibility study and additional public engagement, instead of adopting the proposed General Plan Amendments or proposed Municipal Code and Zoning Map amendments (Application Nos: GPA-2019-01, GPA-2019-02, MCA-2019-02, Z-2019-01); and recommending that the City Council adopt the Second Addendum to the 2014 General Plan Amendment, Housing Element Update, and Associated Rezoning Project Environmental Impact Report (SCH 2014032007). Ayes: Wang, Saxena, Fung and Takahashi. Abstain: None. Recused: Moore. Absent: None.

If you wish to challenge the City Council's action 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 City Hall, 10300 Torre Avenue, Cupertino, CA 95014 at, or prior to the public hearing. For questions regarding the upcoming City Council public hearing, please contact the Planning Department at [planning@cupertino.org](mailto:planning@cupertino.org) or 408-777-3308. Persons needing special assistance to attend the meeting under the Americans with Disabilities Act

should call at least 48 hours prior to the public meetings to ensure their needs can be appropriately accommodated. **IMPORTANT NOTICE:** 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. Please check the website 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.

/GRACE SCHMIDT/  
CITY CLERK  
CITY OF CUPERTINO  
PUBLISH 8/9/2019



# CITY OF CUPERTINO

## NOTICE OF PUBLIC HEARING

### GPA-2019-01, GPA-2019-02, MCA-2019-02, Z-2019-01(EA-2013-03)

### VALLCO SHOPPING DISTRICT SPECIAL AREA

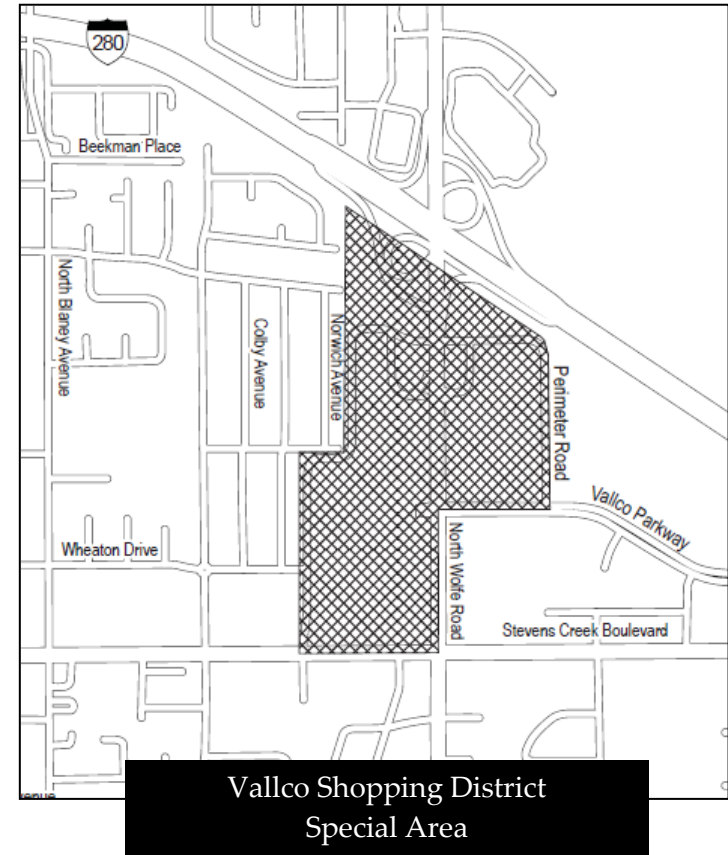
The City Council of the City of Cupertino will conduct a public hearing on **August 20, 2019** to consider proposed General Plan and Municipal Code amendments applicable to the Vallco Shopping District Special Area (generally the properties on which the Vallco Mall is developed) and Second Addendum to the 2014 General Plan Amendment, Housing Element Update, and Associated Rezoning Project Environmental Impact Report. Application No(s): GPA-2019-01, GPA-2019-02, MCA-2019-02, Z-2019-01 (EA-2013-03); Applicant(s): City of Cupertino; Location: 10101 to 10133 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).

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At a special meeting of the Planning Commission held on July 30, 2019, the Planning Commission conducted a public hearing and approved Resolution No. 6884 recommending that the City Council adopt a General Plan Amendment establishing height limits within the Vallco Shopping District Special Area, subject to a feasibility study and additional public engagement, instead of adopting the proposed General Plan Amendments or proposed Municipal Code and Zoning Map amendments and recommending that the City Council adopt the Second Addendum. Ayes: Wang, Saxena, Fung and Takahashi. Abstain: None. Recused: Moore. Absent: None.

Please note that any written comments on this item sent to the City are accessible to the public through the City's website and retained in packet archives. Please do not include personal or private information that you do not wish to make public; doing so, constitutes a waiver of any privacy rights that you have on the information provided. If you have any questions, please contact the Planning Department at (408) 777-3308 or [planning@cupertino.org](mailto:planning@cupertino.org).

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. For additional information or to send written comments, contact [piug@cupertino.org](mailto:piug@cupertino.org) or (408) 777-3277.



### SAVE THE DATE

#### City Council

Tuesday, August 20, 2019

6:45 PM

Location of public hearing:

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