

CITY OF CUPERTINO
NOTICE OF PUBLIC HEARING ON THE 2014-2022 HOUSING ELEMENT (GPA-2013-02) AND
GENERAL PLAN AMENDMENT (GPA-2013-01)

NOTICE IS HEREBY GIVEN that the Cupertino City Council will hold a public hearing on the matters described below. The public is encouraged to attend and speak. The public hearing will be held on May 19, 2015, at 6:45 p.m. in the Council Chamber of Cupertino Community Hall, 10350 Torre Avenue. The following applications for action by the City Council will be heard:

Application No.(s)	GPA-2013-01 and GPA-2013-02
Applicant:	City of Cupertino
Location:	Citywide

On December 4, 2014, the City Council authorized staff to send the Draft Housing Element for the California Department of Housing and Community Development (HCD) review and adopted an amended General Plan called "Community Vision 2040" (GPA-2013-01), but did not adopt changes to development allocations, heights, building planes,.

The public hearing for:

- A. The Housing Element is to consider adoption of the Final 2014-2022 Housing Element Update in the General Plan as required by State Law; and
 - B. The General Plan Amendment is to consider changes to city-wide development allocations for office, commercial, and hotel uses, building planes, height limits.
- A. Housing Element: The California Department of Housing and Community Development (HCD) has reviewed, recommended some minor amendments and determined that the proposed Housing Element will comply with State housing element law when adopted and submitted to HCD. The Housing Element (GPA-2013-02) anticipates that the following properties will be identified as Priority Housing Sites in the Housing Element: The Hamptons Apartments (located at the south-east corner of the intersection of Pruneridge Avenue and N. Wolfe Road); Vallco Shopping District (generally bounded, on the east side of S. Wolfe Road, by I-280 to the north, Perimeter Road to the east, Vallco Parkway to the south and S. Wolfe Road to the west and, on the west side of S. Wolfe Road, by I-280 to the north, Perimeter Road to the west, Stevens Creek Boulevard to the south and S. Wolfe Road to the east); The Oaks Shopping Center (bounded by Mary Avenue to the north and east, Stevens Creek Boulevard to the south and Highway 85 to the west); Marina Plaza (south-east corner of the intersection of Alves Drive and Bandlely Drive); Barry Swenson site (a vacant property located on the south side of Stevens Creek Boulevard, approximately 300 feet west of the intersection of Stevens Creek Boulevard and S. Tantau Avenue); Glenbrooks Apartments (located on Mary Avenue approximately 200 feet north of the intersection of Mary Avenue and Stevens Creek Boulevard); Homestead Lanes & Adjacency (located at the south east corner of the intersection of N. Stelling Road and Homestead Road).

On February 26, 2015, the Housing Commission at a special meeting conducted a public hearing on the proposed 2014-2022 Housing Element and voted 5-0 to recommend that the City Council approve the proposed General Plan amendments related to the Housing Element (GPA-2013-02) with Resolution No. 2015-01.

On April 14, 2015, the Planning Commission conducted a public hearing on the proposed 2014-2022 Housing Element and voted 5-0 to recommend that the City Council approve the proposed General Plan amendments related to the Housing Element (GPA-2013-02) with Resolution No. 6777.

- B. General Plan Amendment: The policies being considered for the General Plan Amendment (GPA-2013-01) are Citywide, and may include the following areas: Oaks Gateway, Stelling Gateway (east of Stelling Road), North De Anza Gateway, North Vallco Gateway (west of N. Wolfe Road), City Center Node, North Crossroads Node, and the North De Anza Special Area. Building planes will be considered along the north side of Stevens Creek Boulevard between Perimeter Road and the eastern Cupertino city limit line and along the south side of Homestead Road between Linnet/Sunnyvale city limit and Swallow Drive/eastern Cupertino city limit line. The City will also consider options for processing of General Plan Amendments.

For the General Plan Amendment project (GPA-2013-01), prior to the December 4, 2014 Council meeting, on October 14, 2014 the Planning Commission held a public hearing and continued the item to a public hearing on October 20, 2014, at which it voted 4-0 (Takahashi absent) to approve the General Plan Amendment (GPA-2013-01) to establish citywide development allocations for commercial, office, and hotel uses, development parameters for key study areas (including the Vallco Shopping district) and updates to address recent State Law requirements, with amendments, pursuant to Resolution 6761.

Environmental Recommendation: The Final Environment Impact Report (FEIR) (SCH No. 2014032007) was certified by the City Council on December 4, 2014. The FEIR analyzed the proposed changes, and included the actions to be taken at this hearing.

All environmental documents for the described applications are available for public review at the Cupertino Community Development Department, 10300 Torre Avenue, Cupertino, California, 95014 and online at www.cupertinogpa.org. 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.

CITY OF CUPERTINO
/GRACE SCHMIDT/
CITY CLERK
PUBLISH 5/8/15



CITY OF CUPERTINO

CITYWIDE NOTICE OF A PUBLIC HEARING

GENERAL PLAN AMENDMENT AND HOUSING ELEMENT UPDATE

The City Council will consider the following items at a public hearing on **May 19, 2015 at 6:45 p.m.** at the **Cupertino Community Hall**, 10350 Torre Avenue:

- The Housing Element is to consider adoption of the Final 2014-2022 Housing Element Update in the General Plan as required by State Law; and
- The General Plan Amendment is to consider changes to city-wide development allocations for office, commercial, and hotel uses, building planes, height limits.

Any interested person may attend the meeting and provide comments.

The California Department of Housing and Community Development (HCD) has reviewed, recommended some minor amendments and determined that the proposed Housing Element will comply with State housing element law when adopted and submitted to HCD. The Housing Element (GPA-2013-02) anticipates that that the properties shown in Figure 1 will be identified as Priority Housing Sites.

On February 26, 2015, the Housing Commission at a special meeting conducted a public hearing on the proposed 2014-2022 Housing Element and voted 5-0 to recommend that the City Council approve the proposed General Plan amendments related to the Housing Element (GPA-2013-02) with Resolution No. 2015-01.

On April 14, 2015, the Planning Commission conducted a public hearing on the proposed 2014-2022 Housing Element and voted 5-0 to recommend that the City Council approve the proposed General Plan amendments related to the Housing Element (GPA-2013-02) with Resolution No. 6777.

The policies being considered for the General Plan Amendment (GPA-2013-01) are Citywide, and may include the areas indicated in Figure 2 above. The City will also consider options for processing of General Plan Amendments. Prior to the December 4, 2014 Council meeting, at which the City Council considered General Plan Amendments, on October 14, 2014 the Planning Commission held a public hearing and continued the item to a public hearing on October 20, 2014, at which it voted 4-0 (Takahashi absent) to approve the General Plan Amendment (GPA-2013-01) to establish citywide development allocations for commercial, office, and hotel uses, development parameters for key study areas (including the Vallco Shopping district) and updates to address recent State Law requirements, with amendments, pursuant to Resolution 6761.

The Final Environment Impact Report (FEIR) (SCH No. 2014032007) that analyzed the proposed changes, and the actions to be taken at this hearing, was certified by the City Council on December 4, 2014.

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 Housing Element, locations of Housing Element sites, copies of Community Vision 2040 or any environmental documents, you may also visit <http://www.cupertino.org> or scan the QR code with your mobile device.

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.

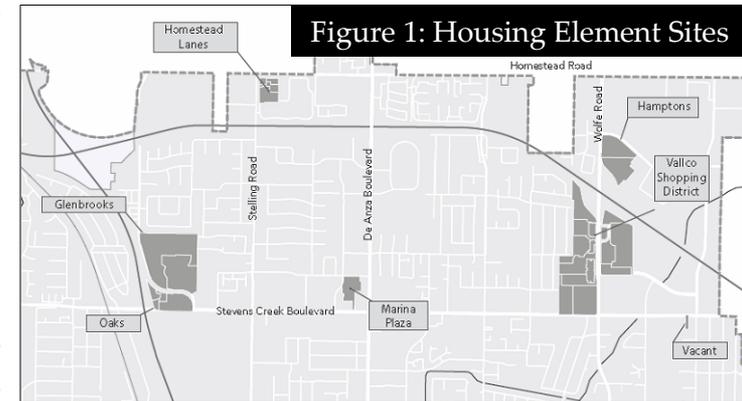


Figure 2: General Plan Amendments.

SAVE THE DATE

City Council

Tuesday, May 19, 2015

6:45 PM

Location

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