

WEST VALLEY

INDUSTRIAL PARK

PLANNING COMMISSION RESOLUTION

NC

ORDINANCE NO. 302

AN ORDINANCE OF THE CITY OF CUPERTINO AMENDING SECTION 1 OF ORDINANCE NO. 2 BY RECLASSIFYING A CERTAIN PORTION OF THE CITY OF CUPERTINO FROM MEDIUM DENSITY MULTIPLE RESIDENTIAL (R3-2.7\*ma) ZONE TO LIGHT INDUSTRIAL (ML-rc) ZONE.

THE CITY COUNCIL OF THE CITY OF CUPERTINO DOES ORDAIN AS FOLLOWS:

WHEREAS, on February 9, 1967, an application (4-Z-67) was filed by John Rodrigues, Jr., for the rezoning of property from Medium Density Multiple Residential (R3-2.7\*ma) to Light Industrial (ML-rc) Zone:

WHEREAS, upon due notice and after one public hearing, the Planning Commission recommended to the City Council that a reclassification be granted to Light Industrial Zone; (ML-rc; regulated by the M-1 section of Ordinance NS-1200 of the County of Santa Clara, 1955 edition).

WHEREAS, the property to be rezoned is presently R3-2.7\*ma Zone:

WHEREAS, a map of the subject property is attached hereto as Exhibit "A" as a proposed amendment to the Master Zoning Map of the City of Cupertino;

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

Section 1. That the following described property be, and hereby is rezoned to Light Industrial (ML-rc) subject to the conditions set forth in Planning Commission Resolution No. 406 (hereby amended by changing the wording of Condition 13 to read: "Any proposed use shall conform with the list attached hereto as Exhibit "C", or shall be approved by minute order by the Planning Commission and the City Council"). Attached hereto as Exhibit "B", and Exhibit "A" and "C" attached hereto is made part of the Master Zoning Map of the City of Cupertino.

All that certain real property situated in the City of Cupertino, County of Santa Clara, State of California, described as follows:

\* \* \* \* \*

SECTION 2. This Ordinance shall take effect and be in force thirty (30) days after its passage, and before the expiration of fifteen (15) days after its passage, this Ordinance shall be published once with the names of the members voting for or against the same in the Cupertino Courier, a newspaper published in said County of Santa Clara.

INTRODUCED at a regular meeting of the City Council of the City of Cupertino on the 1st day of May, 1967, PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino on the 15th day of May, 1967, by the following vote:

AYES: Councilmen - Dempster, Noel, Stokes, Fitzgerald

NOES: Councilmen - Johnson

ABSENT: Councilmen - None

APPROVED:

ATTEST:

\_\_\_\_\_  
Mayor, City of Cupertino

  
\_\_\_\_\_  
City Clerk

80,000.6  
4-2-67

RESOLUTION NO. 406 (as amended by Resolution No. 409)  
OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO  
RECOMMENDING THE GRANTING OF A ZONE CHANGE from Medium Density  
Multiple Residential (R3-2.7\*ma) to Light Industrial (ML-rc) zone.

APPLICANT: John Rodrigues, Jr.  
ADDRESS: 20430 Town Center Lane, Cupertino  
SUBMITTED: February 9, 1967  
LOCATION: West of proposed West Valley Freeway,  
East of Peninsular (Southern Pacific) Railroad,  
South of Stevens Creek Boulevard, and North of  
McClellan Road

AREA: 32 acres

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CONDITIONS:

- 1-12 Standard Conditions, as listed on Page 1.
- 13 (As amended by Resolution No. 409):  
Any proposed use shall either conform with a list of uses approved by the Planning Commission, or be submitted to the Planning Commission for approval prior to Architectural and Site approval.
- 14 Copy of Deed Restrictions restricting uses to be filed with the City; no amendments to them may be made without the written consent of the City.
- 15 Bubb Road shall be extended through the area to Stevens Creek Boulevard with a ninety feet (90') wide right-of-way; except that a less wide cross-section may be approved as a part of the tentative map procedure, provided that the cross-section includes four moving lanes with satisfactory capacity and safety standards.
- 16 There shall be no direct access from lots to Stevens Creek Boulevard and McClellan Road, and no street connection with McClellan Road between Stevens Freeway and SPRR; except that a temporary connection will be permitted until a crossing between the railroad and Bubb Road has been completed.
- 17 Industrial activities in the open, including loading, unloading and parking of delivery vehicles, shall be located in the rear of the lot. Back yard and front yard shall be separated by the main building or a wall extending over the entire width of the lot, except for driveways or gateways of necessary width.
- 18 Front yards shall be landscaped to the satisfaction of the Architectural and Site Control Committee. Back yards along the planned Stevens Freeway shall be landscaped to provide adequate screening, to the satisfaction of the Architectural and Site Control Committee.

RESOLUTION NO. 406 (continued)

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CONDITIONS (continued)

- 19 A color reproduction of the presented rendering to be made a part of this application and filed with the Architectural and Site Control Committee for their use and guidance.
- 20 The designation of the zone shall be ML-rc, and it shall be so indicated on the Zoning Map. Appendix A to Ordinance 220(f) of the City of Cupertino shall be amended by adding: "rc = All conditions and findings in Resolution No. 406 of the Planning Commission of the City of Cupertino shall apply."

PASSED AND ADOPTED this 27th day of March, 1967, at a regular meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: Commissioners Bryson, Frolich, Horgan, Buthenuth  
NAYS: None  
ABSENT: Commissioner Hirshon

AMENDMENT UNANIMOUSLY PASSED AND ADOPTED this 11th day of April, 1967, at an adjourned meeting of the Planning Commission of the City of Cupertino, State of California.

APPROVED:

/s/ John W. Buthenuth  
Vice Chairman  
Planning Commission

ATTEST:

*Adde Laurin*  

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Adde Laurin  
Director of Planning

80,000.6  
9-TM-69

RESOLUTION NO. 669  
OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO  
RECOMMENDING THE APPROVAL OF A REVISED TENTATIVE MAP

APPLICANT: James F. Koch  
ADDRESS: 939 Terra Bella Avenue, Mountain View, California  
SUBMITTED: July 3, 1969  
LOCATION: South portion of West Valley Industrial Park,  
between West Valley Freeway and Southern Pacific Railroad  
ZONING: ML-rc AREA: 15.85 acres

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CONDITIONS AND FURTHER FINDINGS:

All conditions to the approval of the original Tentative Map 9-TM-69, as listed in Planning Commission Resolution No. 644, shall apply.

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PASSED AND ADOPTED this 14th day of July, 1969, at a regular meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: Commissioners Buthenuth, Frolich, Irwin, Puetz, Hirshon  
NAYS: None

APPROVED:

ATTEST:

*Adde Laurin*

Adde Laurin  
Senior Planner

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Jack T. Hirshon, Chairman  
Planning Commission

80,000.6  
9-111-69 ✓

RESOLUTION NO. 645 (MINUTE ORDER)  
OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO  
requesting the City staff to proceed in order to get  
approval from the Public Utilities Commission for a  
grade crossing between Bubb Road and the Southern  
Pacific Railroad.

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PASSED AND ADOPTED unanimously (Commissioner Irwin absent) this 12th day of  
May, 1969, at a regular meeting of the Planning Commission of the City of  
Cupertino, State of California.

APPROVED:

Donald A. Frolich, Chairman  
Planning Commission

ATTEST:

Adde Laurin  
Adde Laurin  
Senior Planner

RESOLUTION NO. 644  
OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO  
RECOMMENDING THE APPROVAL OF A TENTATIVE MAP

APPLICANT: James F. Koch  
ADDRESS: 939 Terra Bella Avenue, Mountain View, California  
SUBMITTED: April 25, 1969  
LOCATION: South portion of West Valley Industrial Park, north  
of McClellan Road, between West Valley Freeway and  
Southern Pacific Railroad  
ZONE: ML-rc AREA: 15.85 acres

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CONDITIONS AND FURTHER FINDINGS:

- 1-12 Standard Conditions (listed on Page 1)
- 13 The right-of-way of Bubb Road shall be seventy four (74) feet, as shown on the approved Tentative Map. It is understood that there will be no objection to "No Stopping or Parking" regulations.
- 14 Boulevard trees shall be planted and maintained within lot boundaries, in conformance with the City's tree planting program.
- 15 Front yards shall accommodate all short-time parking and all stops by such vehicles as taxis and mail trucks.
- 16 Enough space shall be left in front of garage doors or gates to accommodate the largest trucks (including trailers) that normally serve a lot, without blocking any part of the public right-of-way.
- 17 The area adjacent to McClellan Road shall be disposed as follows, counted from the present center line of the road: Twenty (20) feet existing right-of-way; plus ten (10) feet to be dedicated as a public road and improved to the satisfaction of the Director of Public Works; plus fifteen (15) feet to be maintained as an easement for possible future public use; plus ten (10) feet to be kept clear of buildings and industrial structures. A masonry wall six (6) feet high, or another physical and visual barrier approved by the Architectural and Site Control Committee shall separate the industrial area from McClellan Road. Lot area visible from McClellan Road shall be landscaped to the satisfaction of the Architectural and Site Control Committee.
- 18 Provisions shall be made, to the satisfaction of the Director of Public Works and the City Planner, to secure a permanent extension of Bubb Road east of the railroad track to McClellan Road, to safeguard against the possibility that the City might be unable to obtain permission from the Public Utilities Commission to let Bubb Road cross the track.



CONDITIONS AND FURTHER FINDINGS (continued)

- 19 Until Bubb Road is connected with McClellan Road, there shall be an easement east of the railroad track connecting Bubb Court or Bubb Road with McClellan Road, accessible for all traffic, located and paved to the satisfaction of the Director of Public Works.

PASSED AND ADOPTED this 12th day of May, 1969, at a regular meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: Commissioners Buthenuth, Frolich, Puetz, Hirshon  
NAYS: None  
ABSENT: Commissioner Irwin

APPROVED:

Jack T. Hirshon, Chairman  
Planning Commission

ATTEST:

Adde Laurin

Adde Laurin  
Senior Planner

RESOLUTION NO. 476  
OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO  
RECOMMENDING THE APPROVAL OF A TENTATIVE MAP

APPLICANT: John Rodrigues, Jr.  
ADDRESS: 20430 Town Center Lane, Cupertino, California  
SUBMITTED: November 13, 1967  
LOCATION: West of proposed West Valley Freeway, East of  
Southern Pacific Railroad, South of Stevens  
Creek Boulevard  
ZONE: ML-rc AREA: 32 acres

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CONDITIONS:

- 1-12 Standard Conditions
- 13 The right-of-way of Bubb Road shall be seventy four (74) feet; as shown on the approved Tentative Map. It is understood that there will be no objection to "No Stopping or Parking" regulations.
- 14 Boulevard trees shall be planted and maintained within lot boundaries, in conformance with the City's tree planting program.
- 15 Front yards shall accommodate all short-time parking and all stops by such vehicles as taxis and mail trucks.
- 16 Enough space shall be left in front of garage doors or gates to accommodate the largest trucks (including trailers) that normally serve a lot, without blocking any part of the public right-of-way.
- 17 The area adjacent to McClellan Road shall be disposed as follows, counted from the present center line of the road: Twenty (20) feet existing right-of-way; plus ten (10) feet to be dedicated as a public road and improved to the satisfaction of the City Engineer; plus fifteen (15) feet to be maintained as an easement for possible future public use; Plus ten (10) feet to be kept clear of buildings and industrial structures. A masonry wall six (6) feet high, or another physical and visual barrier approved by the Architectural and Site Control Committee shall separate the industrial area from McClellan Road. Lot area visible from McClellan Road shall be landscaped to the satisfaction of the Architectural and Site Control Committee.
- 18 The Final Map for Unit 2, as marked on the Tentative Map, shall not be approved unless and until the Public Utili-

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CONDITIONS (continued)

18 ties Commission has approved the proposed crossing between c'd Bubb Road and the Southern Pacific Railroad

19 The approved revised Tentative Map for Unit 1 is that map labelled "TRACT NO. 4398", dated September, 1967, and stamped November 13, 1967. The approved Tentative Map for Unit 2 is that map labelled "TENTATIVE MAP, LANDS OF GAGLIASSO, et al", dated February, 1967, and stamped April 13, 1967.

PASSED AND ADOPTED this 27th day of November, 1967, at a regular meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: Commissioners Bryson, Frolich, Horgan, Buthenuth  
NAYS: None  
ABSENT: Commissioner Hirshon

APPROVED:

John W. Buthenuth  
Chairman  
Planning Commission

ATTEST:

Adde Laurin  
Adde Laurin  
Director of Planning

80,000.6  
4-2-67

RESOLUTION NO. 409 (MINUTE ORDER)  
OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO  
AMENDING RESOLUTION NO. 406

Condition No. 13 of Resolution No. 406 of the Planning Commission reading "Any proposed use shall be submitted to the Planning Commission prior to issuance of a Building Permit" is hereby amended to read as follows: "Any proposed use shall either conform with a list of uses approved by the Planning Commission, or be submitted to the Planning Commission for approval prior to Architectural and Site approval."

UNANIMOUSLY PASSED AND ADOPTED this 11th day of April, 1967,  
at an adjourned meeting of the Planning Commission of the  
City of Cupertino, State of California.

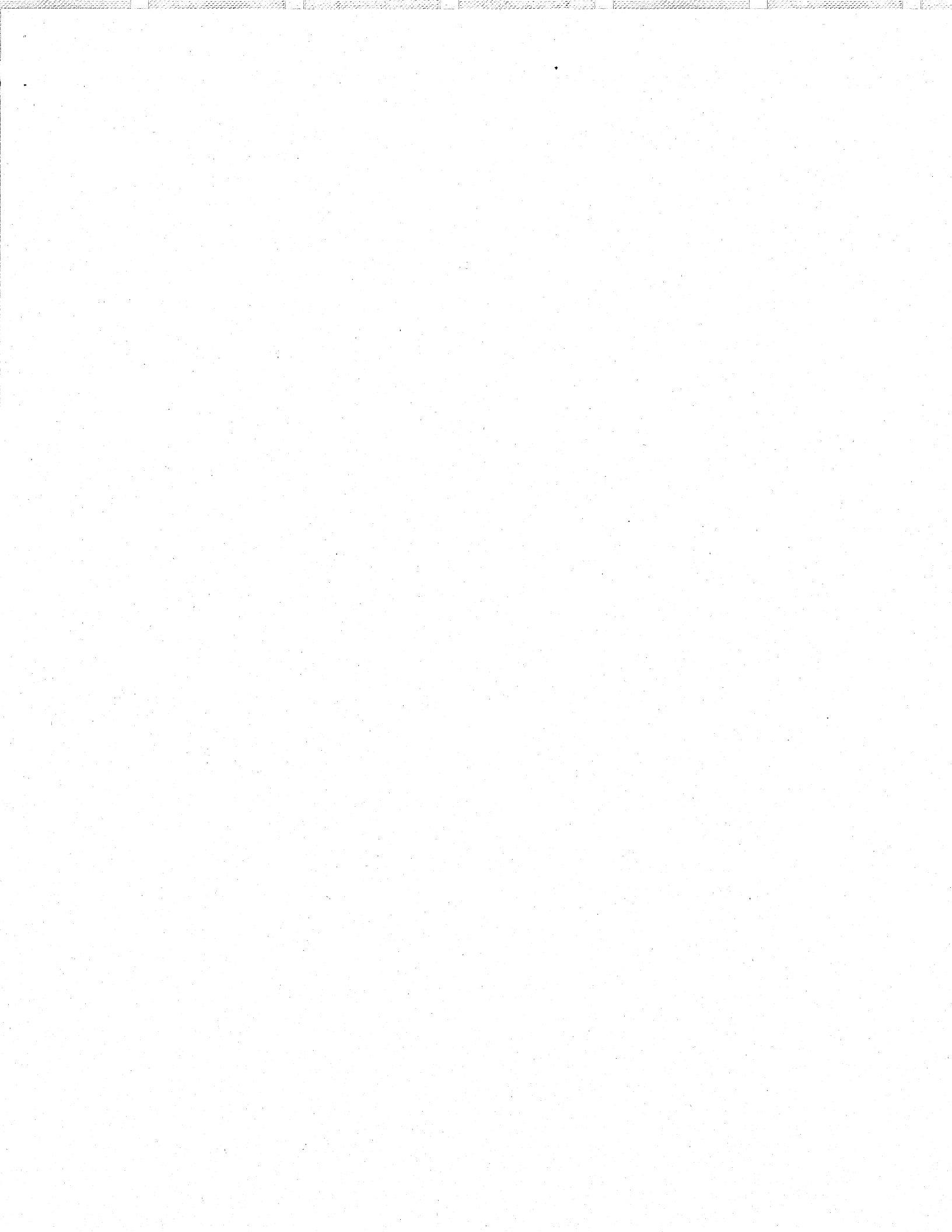
APPROVED:

/s/ Jack T. Hirshon  
Chairman  
Planning Commission

ATTEST:

*Adde Laurin*

Adde Laurin  
Director of Planning



RESOLUTION NO. 407  
OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO  
RECOMMENDING THE APPROVAL OF A TENTATIVE MAP

APPLICANT: John Rodrigues, Jr.  
ADDRESS: 20430 Town Center Lane, Cupertino  
SUBMITTED: February 9, 1967  
LOCATION: West of proposed West Valley Freeway,  
East of Peninsular (Southern Pacific) Railroad  
South of Stevens Creek Boulevard, and North of  
McClellan Road  
PRESENT ZONING: R3-2.7\*ma  
PROPOSED ZONING: ML-rc AREA: 32 acres

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CONDITIONS:

- 1-12 Standard Conditions
- 13 The right-of-way of Bubb Road shall be seventy four feet (74'), as shown on the approved Tentative Map. It is understood that there will be no objection to "No Stopping or Parking" regulations.
- 14 Boulevard trees shall be planted and maintained within lot boundaries, in conformance with the City's tree planting program.
- 15 Front yards shall accommodate all short-time parking and all stops by such vehicles as taxis and mail trucks.
- 16 Enough space shall be left in front of garage doors or gates to accommodate the largest trucks (including trailers) that normally serve a lot, without blocking any part of the public right-of-way.
- 17 The area adjacent to McClellan Road shall be disposed as follows, counted from the present centerline of the road: Twenty feet (20') existing right-of-way; plus ten feet (10') to be dedicated as a public road and improved to the satisfaction of the City Engineer; plus fifteen feet (15') to be maintained as an easement for possible future public use; plus ten feet (10') to be kept clear of buildings and industrial structures. A masonry wall six feet (6') high, or another physical and visual barrier approved by the Architectural and Site Control Committee shall separate the industrial area from McClellan Road. Lot area visible from McClellan Road shall be landscaped to the satisfaction of the Architectural and Site Control Committee.
- 18 The Final Map for Unit 2, as marked on the Tentative Map, shall not be approved unless and until the Public Utilities Commission has approved the proposed crossing between Bubb Road and Southern Pacific Railroad.
- 19 The approved Tentative Map is a composite of the map submitted February 6, 1967 (without revision date) and of "Revised Portion of Tentative Map" submitted April 6, 1967; a complete revised edition to be certified by the City

80,000.6  
1-TM-67

RESOLUTION NO. 407 (continued)

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PASSED AND ADOPTED this 11th day of April, 1967, at an adjourned meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: Commissioners Bryson, Frolich, Hirshon  
NAYS: Commissioners Buthenuth, Horgan

APPROVED:

/s/ Jack T. Hirshon  
Chairman  
Planning Commission

ATTEST:

*Adde Laurin*

Adde Laurin  
Director of Planning

EXHIBIT "C"

(Ordinance No. 360)

4-2-67

1. PROFESSIONAL OR ADMINISTRATIVE OFFICES
2. LABORATORIES
3. WHOLESALER SHOWROOMS
4. RESEARCH AND EVALUATION FIRMS
5. ELECTRONIC COMPONENTS AND ASSEMBLY
6. PRINTING & PUBLISHING
7. TESTING LABORATORIES
8. OPTICAL INDUSTRIES
9. SPORTING & ATHLETIC GOODS - WHOLESALE
10. ENCLOSED WAREHOUSING
11. CONTRACTORS OFFICES
12. COLD STORAGE FACILITIES & FROZEN FOOD LOCKERS
13. TELEVISION, RADIO & MOTION PICTURE STUDIOS
14. STENOGRAPHIC AND DUPLICATING SERVICES
15. DELIVERY SERVICES & DISTRIBUTION
16. WHOLESALE AND STORAGE WITHIN COMPLETELY ENCLOSED BUILDINGS, EXCLUDING PETROLEUM PRODUCTS
17. PUBLIC UTILITIES OFFICES
18. DRY CLEANING ESTABLISHMENTS
19. COMMERCIAL PHOTOGRAPHY
20. WHOLESALE IMPORTERS
21. PRECISION INSTRUMENTS MANUFACTURE
22. AUDIO-VISUAL AID EQUIPMENT MANUFACTURE
23. COMPUTER SERVICES & DATA PROCESSING
24. FILM PROCESSING
25. OFFICE SUPPLIES & EQUIPMENT SALES & SERVICES
26. LIGHT MACHINERY, TOOLS AND EQUIPMENT SALES & SERVICE
27. GYMNASIUM, HEALTH CLUB
28. MUNICIPAL OR GOVERNMENTAL FACILITES



29. TECHNICAL COLLEGE - with classroom schedules which do not exceed traffic generation rates normally experienced by a Light Industrial/Administrative Office development during the 7 a.m. to 9 a.m., 4 to 6 p.m. and 7 p.m. to 10 p.m. periods. The on-site enrollment shall not exceed two students for each parking space during the day program from 7 to 6 p.m. and the evening program from 7 to 10 p.m.