

August 20, 2018

VIA MAIL AND E-MAIL

City of Cupertino, Community Development Department  
Attention: Piu Ghosh, Principal Planner  
10300 Torre Avenue  
Cupertino, CA 95014  
[piug@cupertino.org](mailto:piug@cupertino.org)

**RE: City of San José's Comment Letter on the Vallco Special Area Specific Plan  
Amendment DEIR**

Dear Piu Ghosh,

Thank you for the opportunity to review and comment on the Vallco Special Area Specific Plan Amendment EIR. The City's comments are outlined below.

**PROJECT UNDERSTANDING**

The City understands that the Vallco Specific Plan Draft Environmental Impact Report was circulated earlier from May 24, 2018 to July 9, 2018. The Draft EIR evaluated the proposed Vallco Special Area Specific Plan for future redevelopment of the Vallco site, which would facilitate the development of up to 600,000 square feet of commercial uses, 2.0 million square feet of office uses, 339 hotel rooms, and 800 residential units, all consistent with the City of Cupertino's adopted General Plan.

However, the Draft EIR was amended to evaluate the Housing-Rich Alternative under the California Environmental Quality Act (CEQA). The Housing-Rich Alternative proposes up to 3,250 residential units, 1.5 million square feet of office uses, and 600,000 square feet of commercial uses, 65,000 square feet of civic uses with a 50,000 square-foot City Hall and 15,000 square feet of adult education space and a 30-acre green roof, supported by 13,880 parking spaces.

**CITY'S COMMENTS**

As stated in the City's letter dated March 12, 2018, at the NOP stage, we support infill development on an underutilized site in proximity to major employment centers, residential neighborhoods, retail and transit. This land use planning approach is similar to the Envision San José 2040 General Plan strategy for Urban Villages to accommodate future growth while preserving existing single-family neighborhoods and minimizing greenfield development.

The City is encouraged that the Housing Rich Alternative increases the number of dwelling units at the Vallco site. In addition to providing much needed housing options, balanced and diverse land uses are highly correlated with reductions in regional vehicle-miles traveled (VMT). This is due to an increase in opportunities for employees to live in Cupertino and walk or bike to their jobs, schools, and entertainment.

### **Housing-Rich Alternative**

As explained in the City's letter to the NOP, we are encouraging the City of Cupertino to adopt the Housing-Rich Alternative, contributing to the much needed housing supply while redeveloping a site with civic, office and commercial uses. This is an opportunity to develop an important site in Cupertino with contemporary mixed uses supported with the proposed transit-transfer center. Overall, this Alternative provides more balance between land uses and could improve regional vehicle-miles traveled and traffic congestion on I-280 and SR-85 as compared to the proposed project.

### **Traffic and Circulation**

The City of San José Departments of Public Works and of Transportation will send comments on Traffic and Circulation in a separate letter. Please contact the City of San José's Traffic Manager, Karen Mack for project information. Ms. Mack can be reached at [karen.mack@sanjoseca.gov](mailto:karen.mack@sanjoseca.gov).

### **CONCLUSION**

Thank you for the opportunity to comment on the Vallco Special Area Specific Plan Amendment to the Draft EIR. The City of San José looks forward to continued collaboration, communication, and implementation of the project. If you have questions, please contact Meenaxi R. Panakkal, Supervising Environmental Planner at [meenaxi.panakkal@sanjoseca.gov](mailto:meenaxi.panakkal@sanjoseca.gov) or (408) 535-7895.

Sincerely,

/s/  
Rosalynn Hughey, Director  
Planning, Building and Code Enforcement

cc: Department of Public Works