

From: Jon_Willey@amat.com
To: [Piu Ghosh](mailto:Piu_Ghosh)
Subject: RE: Questions On The Vallco Specific Plan And The SB35
Date: Wednesday, July 11, 2018 8:56:13 AM

Hello Piu,

Thank you for the reply and the answers. And while a few of my questions seem to be answered, I still have a few questions. And so as to not keep you tied up with too many additional questions, I will take a couple days to better define my remaining questions.

Thank you,
Jon

-----Original Message-----

From: Piu Ghosh [<mailto:PiuG@cupertino.org>]
Sent: Tuesday, July 10, 2018 7:32 PM
To: Jon Willey <Jon_Willey@amat.com>
Subject: [External] Re: Questions On The Vallco Specific Plan And The SB35

Hello! Mr. Willey

Apologies for the delay. We're developing FAQ's for the Vallco SB 35 project. They may help with some of your questions. In general:

1. A. Specific Plan development - the GP does not solely require that the specific plan be developed by a developer for the Council's consideration.
1. B. The City Council can adopt, either a developer prepared, or city prepared specific plan.
1. C. Rezoning for the site is subject to state law requirements and subject to direction and approval by the Council. Do note that the entire Vallco Shopping District is considered a Housing Priority Site.
2. When the SB 35 project was submitted the only applicable GP standards were the allocations for non-residential development (note that a Density Bonus concession has been requested for a reduction in the retail allocation) and residential density (35 du/acre, in addition to which a 35% Density Bonus has been requested.)
4. In the case of the Marina development, the hotel parcel was a separate parcel and not considered a Housing Element site. For the Vallco development, the entire site 58 acres is considered a Housing Element site; however currently ~56 acres is developable. The other +/-2 acres is under construction with the Hyatt Hotel.

Hope this helps.

Regards
Piu

Sent from my iPhone

On Jul 10, 2018, at 6:11 PM, "Jon_Willey@amat.com<mailto:Jon_Willey@amat.com>" <Jon_Willey@amat.com<mailto:Jon_Willey@amat.com>> wrote:

Hello Piu,

I'm checking to see that you received my e-mail with questions.

Could you let me know if you received it.

Thank you,
Jon Willey

From: Jon Willey
Sent: Friday, July 06, 2018 4:30 PM
To: Piu Ghosh <PiuG@cupertino.org<<mailto:PiuG@cupertino.org>>>
Subject: Questions On The Vallco Specific Plan And The SB35

Hello Piu,

From the city website, it indicates that you are the principle planner for the Vallco Specific Plan and I have a few questions. I read a couple weeks ago in the Q&A in the Cupertino Scene about the Vallco SB35 and it left me with more questions than it answered. Would you answer my following questions, and if it helps, I will gladly come to the Planning Department.

1. The rules for Vallco are specified in the General Plan – clarify/confirm

- The General Plan says Vallco requirements are per a developer Specific Plan that is to be reviewed and either approved or rejected by the City Council - clarify/confirm

- The Specific Plan is to detail the building heights, building mass, building locations, public spaces, and uses, and so the City Council can accept or reject the Specific Plan - clarify/confirm

- For there to be Residential and Office at Vallco, the site must be rezoned which is to be approved by the City Council . . . but Vallco consists of about 7 parcels, so does the City have to rezone all the parcels or can the City Council rezone just specific parcels to add Residential and rezone just specific parcels for Office, and leave some parcels as Retail only?

2. In the Cupertino Scene article and from what I have read for the SB35 law, it appears that the developers project must meet the General Plan requirements . . . which would then indicate that the City Council does have the authority to reject building heights, site density, and amounts of Residential Units and Office space . . . is that correct?

3. For Marina, the site is ~8 acres and about ½ was designated for the hotel and about ½ was designated for the residential. Then for the residential half, the four acres at 35 units per acre

and with the added bonus for low income, the allowed RU's was then 188 units. But for Vallco to come up with 2400 Residential Units, I think it would require the full 50 acres to be used in the calculation. This seems to indicate that the Vallco developer is being treated very differently than Marina . . . please clarify.

Thank you for your assistance,

Jon Willey

The content of this message is APPLIED MATERIALS CONFIDENTIAL. If you are not the intended recipient, please notify me, delete this email and do not use or distribute this email.

Total Control Panel

[Login](#)

To: piug@cupertino.org [Remove](#) this sender from my allow list

From: jon_willey@amat.com

You received this message because the sender is on your allow list.