VALLCO PROJECT PATHS

SB 35 PROJECT

Vallco Town Center project pursuant to Senate Bill 35 (state law) submitted in March 2018, with no public input required

Meets objective zoning standards and objective design review standards.
Project approved ministerially (no CEQA or public process allowed) on September 21, 2018

Lawsuit filed

Outcome of pending lawsuit

Favorable to Plaintiff

Legal costs to be paid to Plaintiff

Unfavorable to Plaintiff

Legal costs may be collected from Plaintiff

Specific Plan repealed?

Yes

No

Sand Hill chooses: Approved SB35 or NEW SB35 Project?

Approved SB 35

New SB 35

* Proceed with approved SB 35 project with 1,201 affordable units and no public input
* No Community Benefits

* Submits new SB 35 project with fewer affordable units required
* No Community Benefits

SPECIFIC PLAN

Vallco Town Center Specific Plan and Development Agreement (for Community Benefits) adopted on October 2, 2018 by City Council with extensive public input

Referendum qualifies?

No

Yes

Actions repealed by City Council or matter placed on ballot?

Repealed

Ballot

* No ballot related costs

* City pays cost to place on ballot
* Community Benefits reduced

Referendum passes?

Yes

No

Sand Hill chooses: SB35 or Specific Plan?

SB 35

Specific Plan

Proposes a project under Specific Plan with Community Benefits. (Reduced, if referendum)