

## **City of Cupertino FAQs: Vallco Specific Plan Repealed**

### **What did the Cupertino City Council decide at its May 7<sup>th</sup> meeting regarding the Vallco Town Center Specific Plan Project?**

At its May 7<sup>th</sup> meeting, the Cupertino City Council repealed the Vallco General Plan Amendment, Specific Plan, and Development Agreement that had been [adopted by the City Council on September 18, 2018](#). The City Council took this action in response to three separate [voter referenda petitions challenging these approvals](#). This action means that this version of the Specific Plan will not move forward.

### **Can the City Council reverse course on the previously approved Specific Plan without voter approval?**

Yes. Under California law, voters have the right to challenge any legislative action taken by a city council, including approvals of Specific Plans. That right includes asking city councils to take a second look at such approvals. When presented with certified voter referenda petitions, city councils have only two choices. They must either place the matters on the ballot for consideration by the voters, or repeal the matters addressed in the petitions.

### **Does the City Council's vote on May 7<sup>th</sup> affect the SB 35 version of the Vallco Town Center project that has already been approved by City staff?**

No. [The SB 35 version of the Vallco project](#) was approved directly by the City Manager as required by state law. The SB 35 project is independent of the Specific Plan project that was the subject of the voter referenda. Although the SB 35 project is currently facing a legal challenge, the property owners continue to move forward with this version of the project while the legal challenge moves forward.

### **How will the City of Cupertino meet its state-mandated housing goals if the Vallco Specific Plan is scaled down?**

The City of Cupertino is committed to meeting [its Regional Housing Needs Assessment](#) (RHNA) targets as required by the state. Already in this RHNA cycle, a number of housing projects in Cupertino have been built or are under construction, and several other projects are moving through the approval process. (See below.) The City will continue to review housing projects in the pipeline and will pursue additional housing opportunities as needed to ensure it meets or exceeds its target, with or without the construction of any housing units on the Vallco site.

### **What will happen to the office allocation at the Vallco site?**

The City's General Plan Land Use and Community Design Element (Table LU-1) provides that if a Vallco Specific Plan is not adopted, the City will consider the removal of the Office and Residential allocations for Vallco Shopping District.

### **What other housing projects does Cupertino have in the works to meet the current demand for housing?**

Cupertino has a variety of projects in the development pipeline – from the early stages of planning to ribbon cutting – that will increase the City's stock of housing at all income levels:

- [The Veranda](#), a 19-unit low income senior housing project, is scheduled to open in summer 2019. This project is the first in Santa Clara County to provide permanent supportive housing through the Measure A affordable housing bond. In addition to the use of Measure A funds, the City contributed \$3.672 million directly and another \$1 million through the Housing Trust Silicon Valley. The City's participation in the County HOME Consortium also helped the project secure an additional \$500,000.
- [The Westport Cupertino](#) development, which would redevelop the existing Oaks Shopping Center, is expected to soon have a complete application in place in order to begin the public review process. If approved as proposed, this mixed-use development would include 242 housing units including 39 below market rate senior housing units.
- At [The Forum](#), construction is underway on 23 new independent living units to benefit Cupertino's seniors with new independent living facilities.
- [The Marina Plaza](#) project, approved in 2016, will provide 188 units with 16 very low income and 2 moderate income units.
- [The Hamptons Redevelopment Project](#) has been approved to provide a total of 942 units (600 new units and 342 replacement units) including 18 very low income, 23 low income, 30 moderate income units.
- [Foothill Apartments](#) is a 15-unit development approved in 2015 that is currently under construction.
- [Foothill Live-work development](#), a replacement of an existing gas station with 6 residential units, was approved in 2014 and completed in 2016.
- The City granted \$400,000 toward the Greenwood Court project over the last three fiscal years, resulting in four new below market rate units in the City's portfolio for extremely low and very low income households.