

From: Kitty Moore [REDACTED]
Sent: Monday, August 20, 2018 7:40 AM
To: City of Cupertino Planning Dept. <planning@cupertino.org>
Cc: Esq. Bern Steves <[b\[REDACTED\]@cupertino.org](mailto:b[REDACTED]@cupertino.org)>; Cupertino City Manager's Office <manager@cupertino.org>
Subject: Vallco DEIR Amendment Comments

Greetings,

The housing scenarios in the DEIR are not consistent with the General Plan requirement that affordable housing be provided at 15%. The requirement that the Density Bonus of 35% be met means that there would be a minimum 18.33% affordable housing which is inconsistent with the General Plan. Therefore the DEIR is not studying alternatives to project which are feasible.

The DEIR fails to consider alternative locations to Proposed Project which would include the Scenario B sites. The DEIR does not give an explanation for why these locations are not considered:

Table 5.5: Summary of Priority Housing Sites - SCENARIO B						
Site	Special Area/ Neighborhood	General Plan/Zoning	Max Density (DUA)	Acres	Realistic Capacity (units)	Affordability Level
Site B1 (Hamptons)	North Vallco Park	High Density P(Res)	99(a)	12.44	750	Very Low/Low
Site B2 (The Oaks Shopping Center)	Heart of the City	C/R P(CG, Res)	35 (b)	7.9	235	Very Low/Low
Site B3 (Marina Plaza)	Heart of the City	C/O/R P(CG, Res)	35	6.86	200	Very Low/Low
Site B4 (Barry Swenson)	Heart of the City	C/O/R P(CG, Res)	25	0.55	11	Very Low/Low
Site B5 (Glenbrook Apartments)	Heart of the City	Medium Density R3(10-20)	20	31.3	58	Very Low/Low
Site B6 (Homestead Lanes and Adjacency)	Homestead	C/R (c) P(CG, Res) (c)	35 (c)	5.1	132	Very Low/Low
Total				64.24	1,386	
Site B6 (Carl Berg property)	North De Anza	O/I/C/R P(CG, ML, Res)	25	7.98	169	Very Low/Low
Total				87.31	1318	

The city proposes covering 30 acres of the site with a roof and does not study the impacts of trapping the air pollution under the roof adjacent to I-280.

The city is considering support of the I-280/Wolfe freeway cap which will further trap pollutants and further limit sunlight. Is the city really considering covering and irrigating over 33 acres of land with no study if the environment below it is safe for people to breathe?



Sincerely,
Kitty Moore