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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

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