

City of Cupertino FAQs Vallco Town Center Specific Plan Repealed

What did the Cupertino City Council decide at its May 7th meeting regarding the Vallco Town Center Specific Plan Project?

At its May 7th meeting, the Cupertino City Council repealed the Vallco Town Center General Plan Amendment, Specific Plan, and Development Agreement that had been [adopted by the City Council on September 18, 2018](#).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 7th 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 Town Center 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](#) targets as required by the state. The City's state-approved housing plan, included in Cupertino's General Plan, contemplates 389 housing units at the Vallco site conditioned on development of a Specific Plan. The General Plan includes a contingency plan, referenced as "Scenario B," to revisit the housing and office allocations at the Vallco site in the event a Specific Plan was not adopted by 2018. Due to the City Council's May 7th vote to repeal the Vallco Town Center Specific Plan, the City will now conduct hearings to revisit the office and housing allocations at the Vallco site and accommodate the 389 housing units at other sites throughout Cupertino. Meanwhile, the City will continue to work on an alternative Specific Plan for the Vallco site.

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.
- The Westport Cupertino development, which would redevelop the existing 71,254 square foot 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 204 housing units, 20,000 square feet of retail space, and 31,087 square feet of common open space on an 8-acre parcel. The housing in this project will include 30 Below Market Rate Senior Housing Units, 88 for sale row houses and town houses, and 86 condominiums.
- At The Forum, construction is underway on 23 new independent living units to benefit Cupertino’s seniors with new independent living facilities.
- The City spent \$320,000 toward the Greenwood Court project, which resulted in four new below market rate units in the City’s portfolio for extremely low and very low income households.