

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>GOAL A:</b> A cohesive, connected community with a distinctive center and an identifiable edge</p>	<p><b>GOAL LU-1:</b> Create a balanced community with a mix of land uses that supports thriving businesses, all modes of transportation, complete neighborhoods and a healthy community</p> <p><b>GOAL LU-2:</b> Ensure that buildings, sidewalks, streets and public spaces are coordinated to enhance community identity and character</p>	<p>Edited, split and merged into Goal LU-2 as listed below; Added balanced, healthy, complete neighborhood and community identity.</p> <p>Goal LU-2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Goal A</li> <li>• Policy 2-8</li> <li>• Policy 2-8 Strategies 1 thru 3</li> </ul>
<p><b>Policy 2-1: <u>Concentrated Development in Urban Centers.</u></b> Concentrate development in urban nodes and selectively include housing with office and commercial uses where appropriate in designated centers.</p>	<p><b>Policy LU-1.1: <u>Land Use and Transportation.</u></b> Focus higher land use intensities and densities within a half-mile of public transit service, and along major corridors.</p>	<p>Moved from Circulation Element (2005 GP)</p> <p>Policy LU-1.1 merges the following policies and strategies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-1</li> <li>• Policy 2-19</li> <li>• Policy 4-1 Strategy 2</li> <li>• Policy 4-1 Strategy 7</li> </ul>
<p><b>Strategy: <u>Mixed use.</u></b> Consider mixed-use development in the selectively designated urban centers.</p>	<p><b>Strategy LU-1.4.1: <u>Commercial and Residential Uses.</u></b> Review the placement of commercial and residential uses based on the following criteria:</p> <ol style="list-style-type: none"> <li>1. All mixed-use areas with commercial zoning will require retail as a substantial component. The North De Anza Special Area is an exception.</li> <li>2. All mixed-use residential projects should be designed on the “mixed-use village” concept discussed earlier in this Element.</li> <li>3. On sites with a mixed-use residential designation, residential is a permitted use only on Housing Element sites and in the Monta Vista Village Special Area.</li> <li>4. Conditional use permits will be required on mixed-use Housing Element sites that propose units above the allocation in the Housing Element, and on non-Housing Element mixed-use sites.</li> </ol>	<p>Edited</p>

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<p><b>Policy 2-2:</b> <u>Connections Between Centers and the Community.</u> Provide strong connections between the employment and commercial centers to the surrounding community.</p> <p><b>Strategy 1:</b> <u>Neighborhood connections.</u> Enhance pedestrian and bicycle connections to surrounding neighborhoods in new development.</p> <p><b>Strategy 2:</b> <u>Public access.</u> Provide pedestrian and bicycle paths through new projects to enhance public access to and through the development.</p>	<p><b>Policy LU-5.3:</b> <u>Enhance Connections.</u> Look for opportunities to enhance publicly-accessible pedestrian and bicycle connections with new development or redevelopment.</p>	<p>Edited and merged into Policy LU-5.3 as listed below</p> <p>Policy LU-5.3 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-2</li> <li>• Policy 2-2 Strategy 1</li> <li>• Policy 2-2 Strategy 2</li> <li>• Policy 2-57</li> </ul>
<p><b>Policy 2.3:</b> <u>Crossroads Area Streetscape Plan.</u> Create a vibrant shopping village in the Crossroads area, where commercial and roadway design encourage pedestrian activity.</p> <p><b>Strategy 1:</b> <u>Conformance to Plan.</u> Require development along Stevens Creek Boulevard between approximately Stelling Road and De Anza Boulevard to conform to the Crossroads Area Streetscape Plan.</p>	<p><b>Policy LU-15.1:</b> <u>Crossroads Streetscape Plan.</u> Create a streetscape plan for the Crossroads Subarea that provides design standards and guidelines for an attractive, walkable, vibrant shopping village, where commercial and roadway design encourage pedestrian activity. The plan will include the following elements:</p> <ol style="list-style-type: none"> <li>1. Land use plan specifying the type, intensity and arrangement of land uses to promote pedestrian and business activity.</li> <li>2. Streetscape plan that provides for an attractive pedestrian streetscape.</li> <li>3. Design guidelines that foster pedestrian activity and a sense of place.</li> </ol>	<p>Edited and merged into Policy LU-15.1 as listed below</p> <p>Policy LU-15.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-3</li> <li>• Policy 2-3 Strategy 1</li> <li>• Policy 2-28 Strategy 1</li> <li>• Policy 2-29</li> </ul>
<p><b>Strategy 2:</b> <u>De Anza Boulevard/Stevens Creek Boulevard Landmark.</u> Secure landscape easements from properties at the intersection of De Anza Boulevard and Stevens Creek Boulevard for construction of a future landmark, which may include open space, landscaping and other design elements at the corners. Reserve a permanent landscape easement as a condition of development at all four corners of the intersection to allow the construction of a future landmark, excluding the southeast corner of the Stevens Creek/De Anza Boulevard intersection. Land at the southeast corner will be an open space area and gathering place.</p>	<p><b>Strategy LU-15.1.5:</b> <u>De Anza Boulevard/Stevens Creek Boulevard landmark.</u> Secure landscape easements from properties at the intersection of De Anza Stevens Creek Boulevards for construction of a future landmark. The landmark may include open space, landscaping and other design elements at the corners. Land at the southeast corner will remain a publicly accessible park.</p>	<p>Edited and merged into Strategy LU-15.1.5 as listed below</p> <p>Strategy LU-15.1.5 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-3 Strategy 2</li> <li>• Policy 2-28</li> </ul>

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<p><b>Policy 2-4: <u>Active Spaces</u>.</b> Encourage active, publicly oriented land uses to locate in the urban centers.</p> <p><b>Strategy 1: <u>Active Commercial Uses</u>.</b> Recruit active commercial uses such as restaurants, cafes, bookstores, commercial entertainment uses and movie theaters to locate within the Vallco or Crossroads planning areas.</p>	<p><b>Strategy LU-3.3.7: <u>Street Interface</u>.</b> Ensure development enhances pedestrian activity by providing active uses along a majority of the building frontage facing the street. Mixed-use development should include retail, restaurant, outdoor dining, main entries, etc. Residential development should include main entrances, lobbies, front stoops and porches, open space and other similar features.</p>	<p>Edited and merged into Strategy LU-3.3.7 as listed below; Also incorporated in individual Special Areas</p> <p>Strategy LU-3.3.7 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-4</li> <li>• Policy 2-4 Strategy 1</li> <li>• Policy 2-17 Strategy 1</li> </ul>
<p><b>Strategy 2: <u>Zoning Incentives</u>.</b> Provide zoning incentives such as greater flexibility on the allowable floor area ratio and setbacks for these preferred commercial uses.</p>	<p><b>Policy LU-8.3: <u>Incentives for Reinvestment</u>.</b> Provide incentives for reinvestment in existing, older commercial area</p>	<p>Edited and merged into Policy LU-8.3 as listed below</p> <p>Policy LU-8.3 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-4 Strategy 2</li> <li>• Policy 2-46</li> </ul>
<p><b>Strategy 3: <u>“Sense of Place”</u>.</b> In order to create a “sense of place,” require development plans to incorporate elements that are oriented toward pedestrian-scaled outdoor uses along major boulevards, including parks, plazas, seating areas, outdoor dining and public art.</p>	<p><b>Policy LU-2.2: <u>Pedestrian-Oriented Public Spaces</u>.</b> Require developments to incorporate pedestrian-scaled elements along the street and within the development such as parks, plazas, active uses along the street, active uses, entries, outdoor dining and public art.</p>	<p>Edited and merged into Policy LU-2.2 as listed below, and changes from Strategy to Policy; Also incorporated in Crossroads and Vallco Special Areas</p> <p>Policy LU-2.2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-4 Strategy 3</li> <li>• Policy 2-17 Strategy 1</li> </ul>
<p><b>Strategy 4: <u>Public Areas</u>.</b> Ensure that public areas are attractive and designed to meet the open space and recreational needs of surrounding areas.</p>	<p><b>Policy RPC-2.5: <u>Range of Park Amenities</u>.</b> Provide parks and recreational facilities for a variety of recreational activities.</p> <p><b>Policy RPC-4.1: <u>Recreational Intensity</u>.</b> Design parks appropriately to address the facility and recreational programming required by each special area and neighborhood based on current and future plans for the areas.</p>	<p>Edited, split, merged as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Policy RPC-2.5 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-4 Strategy 4</li> <li>• Policy 2-76</li> </ul> <p>Policy RPC-4.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-4 Strategy 4</li> <li>• Policy 2-77</li> </ul>

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<p><b>Policy 2-5:</b> <u>Distinct Neighborhoods</u>. Plan for neighborhoods that have distinctive edges, an identifiable center and safe pedestrian and bicycle access to surrounding uses.</p>	<p><b>Policy LU-5.1:</b> <u>Neighborhood Centers</u>. Retain and enhance local neighborhood shopping centers and improve pedestrian and bicycle access to neighborhoods to improve access to goods and services</p> <p><b>GOAL LU-27:</b> Preserve neighborhood character and enhance connectivity to nearby services to create complete neighborhoods</p> <p><b>Policy LU-27.2:</b> <u>Relationship to the Street</u>. Ensure that new development in and adjacent to neighborhoods improve the walkability of neighborhoods by providing inviting entries, stoops and porches along the street frontage, compatible building design and reducing visual impacts of garages.</p>	<p>Edited and split</p>
<p><b>Policy 2-6:</b> <u>Neighborhood Protection</u>. Protect residential neighborhoods from noise, traffic, light and visually intrusive effects from more intense developments with adequate buffering setbacks, landscaping, walls, activity, limitations, site design and other appropriate measures.</p>	<p><b>Policy LU-27.7:</b> <u>Protection</u>. Protect residential neighborhoods from noise, traffic, light and visually intrusive effects from more intense development with landscape buffers, site design, setbacks and other appropriate measures.</p>	<p>Edited</p> <p><u>Note:</u> Need to correct Policy number; should be Policy LU-27.8</p>
<p><b>Strategy:</b> Create zoning or specific plans that reduce incompatibilities between new development and existing residential neighborhoods: daylight planes, minimum setback standards, landscape screening, acoustical analysis, location and orientation of service areas away from residential uses and limitations on hours of operation.</p>	<p><b>Strategy LU-27.1.1:</b> <u>Regulations</u>. Maintain and update design regulations and guidelines for single-family development that address neighborhood compatibility and visual and privacy impacts.</p>	<p>Edited and merged into Strategy LU-27.1.1 as listed below. Partially complete since these requirements are already incorporated into Municipal Code.</p> <p>Strategy LU-27.1.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-6 Strategy</li> <li>• Policy 2-16 Strategy 1</li> <li>• Other Areas (no policy number)</li> </ul>

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<p><b>Policy 2-7: <u>Defined and Balanced Circulation System.</u></b> Define the circulation system as a hierarchy of street widths from urban to rural areas. Balance the roadway system between automobile and pedestrian/bicycle needs.</p>	<p><b>GOAL M-2:</b> Promote improvements to city streets that safely accommodate all transportation modes and persons of all abilities.</p> <p><b>Policy LU-27.5: <u>Streets.</u></b> Determine appropriate street widths, bike lane, sidewalk and streetlight design to define the unique character of neighborhoods, where appropriate.</p> <p><b>Policy M-2.2: <u>Adjacent Land Use.</u></b> Design roadway alignments, lane widths, medians, parking and bicycle lanes, and sidewalks to complement adjacent land uses to keep with the aesthetic vision of the Planning Area. Improvement standards shall also consider the urban, suburban and rural environments found within the city.</p> <p><b>Strategy M-2.2.1: <u>Rural Road Improvement Standards.</u></b> Consider candidate rural roads and develop specific street improvement standards that preserve the rural character of these streets. Rural roads would typically feature natural landscaping, no sidewalks and narrow unpaved shoulders.</p> <p><b>Strategy M-2.2.2: <u>Semi-Rural Road Improvement Standards.</u></b> Consider candidate semi-rural roads where curb and gutter improvements, and no sidewalks, are appropriate.</p> <p><b>Strategy M-2.2.3: <u>Urban Road Improvement Standards.</u></b> Develop urban improvement standards for arterials such as Stevens Creek and De Anza Boulevards. In these areas, standards may include wide sidewalks, tree wells, seating, bike racks and appropriate street furniture.</p> <p><b>Strategy M-9.3.2: <u>Streetscape Design.</u></b> When reviewing the widening of an existing street, consider the aesthetic vision of the Planning Area and incorporate to the extent feasible appropriate landscaping and pedestrian/bicycle amenities.</p>	<p>Moved to Mobility Element</p>

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<p><b>Policy 2-8: <u>Distinctive Community Gateways.</u></b> Provide distinctive community gateways at major entry points that create a unique community identity for Cupertino.</p> <p><b>Strategy 1: <u>Gateway Plan.</u></b> Develop a gateway plan for the City's entry points. Identify locations and design guidelines for the gateway features.</p> <p><b>Strategy 2: <u>Landscaping Treatment.</u></b> Accentuate the edges with landscaping and road patterns that announce entry into a different space.</p> <p><b>Strategy 3: <u>New Development.</u></b> Review properties next to community entry points when they are developed or redeveloped for opportunities to reflect the gateway concept.</p>	<p><b>GOAL LU-2:</b> Ensure that buildings, sidewalks, streets and public spaces are coordinated to enhance community identity and character</p> <p><b>Policy LU-2.1: <u>Gateways.</u></b> Implement a gateway plan for the city's entry points (Figure LU-2) and identify locations and design guidelines for gateway features. Look for opportunities to reflect the gateway concept when properties adjacent to defined gateways are redeveloped.</p>	<p>Edited and merged into Goal LU-2 and Policy LU-2.1 as listed below</p> <p>Goal LU-2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Goal A</li> <li>• Policy 2-8</li> <li>• Policy 2-8 Strategies 1 thru 3</li> </ul> <p>Policy LU-2.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-8</li> <li>• Policy 2-8 Strategies 1 thru 3</li> </ul>
<p><b>GOAL B:</b> A compact community boundary that allows efficient delivery of municipal services</p>		<p>Complete; Annexations and policies completed</p>
<p><b>Policy 2-9: <u>Long Term Growth Boundary.</u></b> Allow modifications of the long-term growth boundary only in conjunction with a comprehensive review of the city's General Plan.</p>		<p>Complete; See above</p>
<p><b>Policy 2-10: <u>Urban Areas.</u></b> Focus City resources in urbanized areas where the City has previously agreed to provide services.</p>		<p>Complete; See above</p>
<p><b>Policy 2-11: <u>Urban Service Area Expansion.</u></b> Work with Los Altos, San Jose and Sunnyvale, as appropriate, to create boundaries that define logical municipal service areas.</p>	<p><b>Policy LU-10.4: <u>Urban Service Area.</u></b> Work with neighboring jurisdictions to create boundaries that are defined by logical municipal service areas.</p>	<p>Grammatical edits</p>
<p><b>Strategy: <u>Tax-Sharing Agreements.</u></b> Consider entering into tax-sharing agreements with adjacent jurisdictions in order to facilitate desired boundary realignments.</p>	<p><b>Strategy LU-10.4.1: <u>Tax-sharing agreements.</u></b> Consider entering into tax-sharing agreements with adjacent jurisdictions in order to facilitate desired boundary realignments.</p>	<p>No change</p>



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<p><b>Policy 2-12: <u>Annexation of Small, Unincorporated Islands.</u></b> Actively pursue the annexation of unincorporated properties within the City’s urban service area, including the Creston neighborhoods, which will be annexed on a parcel-by-parcel basis with new development. Other remaining small, unincorporated islands will be annexed as determined by the City Council.</p>	<p><b>Policy LU-10.5: <u>Annexation.</u></b> Actively pursue the annexation of unincorporated properties within the City’s urban service area, including the Creston neighborhoods, which will be annexed on a parcel-by-parcel basis with new development. Other remaining unincorporated islands will be annexed as determined by the City Council.</p>	<p>Grammatical edits</p>
<p><b>GOAL C:</b> A high sense of identity and connectivity</p>	<p><b>GOAL LU-3:</b> Ensure that project site planning and building design enhance the public realm and integrate with adjacent neighborhoods</p>	<p>Edited</p>
<p><b>Policy 2-13: <u>Urban Building Forms.</u></b> Concentrate urban building forms in Valco Park, City Center and Crossroads/Heart of the City planning areas.</p>	<p><b>Policy LU-13.6: <u>Building Form.</u></b> Buildings should be high-quality, with pedestrian-oriented and active uses along the street.</p> <p><b>Strategy LU-15.1.3: <u>Building form.</u></b> Buildings should be moderately-scaled with high-quality, pedestrian-oriented scaled, active uses along the street. Buildings in the North Crossroads node may have taller heights per the Community Form Diagram (Figure LU-1).</p> <p><b>Strategy LU-16.1.3: <u>Building form.</u></b> Buildings should be moderately-scaled to transition from existing taller buildings to the scale of the surrounding area. Additional heights may be approved in specific areas by the City Council as part of the Community Benefits Program and per heights allowed in the Community Form Diagram (Figure LU-1). Taller buildings should provide appropriate transitions to fit into the surrounding area.</p> <p><b>Strategy LU-19.1.9: <u>Building form.</u></b> Buildings should have high-quality architecture, and an emphasis on aesthetics, human scale, and create a sense of place. Additional heights may be approved in specific areas by the City Council as part of the Community Benefits Program and per heights allowed in the Community Form Diagram (Figure LU-1). Taller buildings should provide appropriate transitions to fit into the surrounding area.</p>	<p>Edited and split into individual Special Areas</p> <p><u>Note:</u> Strategy LU-15.1.3 could be amended to clarify that additional heights are not allowed in the North Crossroads node. Strategy LU-16.1.3 and Strategy LU-19.1.9 may be amended to delete reference to a Community Benefits Program as it is no longer proposed</p>

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<p><b>Strategy 1: <u>Maximum Building Heights and Setback Ratios.</u></b> The maximum height and setback ratios for new buildings in various planning areas are specified in Figure 2-D. Cupertino’s taller buildings are allowed in the commercial, office and industrial areas. The height at the edges of these areas is reduced when adjacent to residential or other low-intensity uses. Setback ratios are established to assure that the desired relationship of buildings to the street is achieved.</p>	<p><b>Policy LU-3.2: <u>Building Heights and Setback Ratios.</u></b> Maximum heights and setback ratios are specified in Figure LU-1. As indicated in the figure, taller heights are focused on major corridors, gateways and nodes. Setback ratios are established to ensure that the desired relationship of buildings to the street is achieved. Where additional heights above the base height are allowed, the Community Benefits Program provides direction on requirements and the process of how additional height may be allocated.</p> <p><b>Strategy LU-3.3.3: <u>Transitions.</u></b> Buildings should be designed to avoid abrupt transitions with existing development, whether they are adjacent or across the street. Consider reduced heights, buffers and/or landscaping to transition to residential and/or low-intensity uses in order to reduce visual and privacy impacts.</p>	<p>Edited, split and merged into Strategy LU-3.3.3 as listed below</p> <p>Strategy LU-3.3.3 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-13 Strategy 1</li> <li>• Policy 2-13 Strategy 4</li> </ul> <p><u>Note:</u> Policy LU-3.2 may be amended to delete reference to a Community Benefits Program as it is no longer proposed</p>
<p><b>Strategy 2: <u>Multiple-Story Buildings and Residential Districts.</u></b> Allow construction of multiple-story buildings in Vallco Park, North De Anza Boulevard, City Center, Crossroads and the Heart of the City if it is found that nearby residential districts will not suffer from privacy intrusion or be overwhelmed by the scale of a building or group of buildings.</p> <p><b>Strategy 3: <u>Cohesiveness of Buildings.</u></b> Ensure that the scale and interrelationships of new and old development complement each other. If the project has many buildings, they should be grouped to create a feeling of spatial unity.</p>	<p><b>Strategy LU-3.3.2: <u>Mass and Scale.</u></b> Ensure that the scale and interrelationships of new and old development complement each other. Buildings should be grouped to create a feeling of spatial unity.</p>	<p>Edited and merged into Strategy LU-3.3.2</p>
<p><b>Strategy 4: <u>Changes in Building Scale.</u></b> Avoid abrupt changes in building scale. A gradual transition between low-rise to mid-rise buildings should be achieved by using the low-rise buildings at the edge of the project site. Consider the relationship of building scale on both sides of a street.</p>	<p><b>Strategy LU-3.3.3: <u>Transitions.</u></b> Buildings should be designed to avoid abrupt transitions with existing development, whether they are adjacent or across the street. Consider reduced heights, buffers and/or landscaping to transition to residential and/or low-intensity uses in order to reduce visual and privacy impacts.</p>	<p>Edited and merged into Strategy LU-3.3.3 as listed below</p> <p>Strategy LU-3.3.3 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-13 Strategy 1</li> <li>• Policy 2-13 Strategy 4</li> </ul>



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<p><b>Strategy 5:</b> <u>Multi-Family Residential Floor Area Ratios</u>. Ensure that the floor area ratios of multi-family residential developments are compatible with similar buildings in the surrounding area. Include a mix of unit types and sizes, and avoid a preponderance of excessively large units.</p>	<p><b>Strategy LU-3.3.4:</b> <u>Compatibility</u>. Ensure that the floor area ratios of multi-family residential developments are compatible with buildings in the surrounding area. Include a mix of unit types and avoid excessively large units.</p>	<p>Edited</p>
<p><b>Strategy 6:</b> <u>Ordinance Revision</u>. Revise the Planned Development and R-3 ordinances to reflect the intent of Strategy 5.</p>	<p><b>Strategy LU-27.6.2:</b> <u>Ordinance Updates</u>. Update the Planned Development (residential) and R-3 ordinances to achieve the policies and strategies applicable to multi-family development in neighborhoods.</p>	<p>Grammatical edits</p>
<p><b>Policy 2-14:</b> <u>Attractive Building and Site Design</u>. Emphasize attractive building and site design during the development review process by giving careful attention to building scale, mass and placement, architecture, materials, landscaping, screening of equipment and loading areas, and related design considerations.</p>	<p><b>Strategy LU-3.3.1:</b> <u>Attractive Design</u>. Emphasize attractive building and site design by paying careful attention to building scale, mass, placement, architecture, materials, landscaping, screening of equipment, loading areas, signage and other design considerations.</p>	<p>Edited</p>
<p><b>Strategy 1:</b> <u>Sensitive Design and Site Planning</u>. Encourage sensitive design and site planning that avoids monotonous and monolithic buildings through the City's development review process. Design and site planning techniques should include articulation and segmentation of the wall and roof planes, pedestrian-scaled building details, visual openings in the wall plane, smaller building footprints, appropriate building and story setbacks and hierarchical landscaping.</p> <p><b>Strategy 2:</b> <u>High Quality Architecture and Materials</u>. Set high standards for architectural quality by requiring use of natural materials, particularly as accents, and authentic architectural detailing, such as real balconies and window trim.</p>	<p><b>Strategy LU-3.3.6:</b> <u>Architecture and Articulation</u>. Promote high-quality architecture, appropriate building articulation and use of special materials and architectural detailing to enhance visual interest.</p>	<p>Edited and merged into Strategy LU-3.3.6; Also added guidance in planning areas.</p>

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<p><b>Strategy 3: <u>Parking Placement in New Development.</u></b> Place parking out of sight, behind or underneath buildings. Review the design of the below-level parking facilities with the City's police agency to minimize crime potential.</p>	<p><b>Policy LU-3.4: <u>Parking.</u></b> In surface lots, parking arrangements should be based on the successful operation of buildings; however, parking to the side or rear of buildings is desirable. No visible garages shall be permitted along the street frontage. Above grade structures shall not be located along street frontages and shall be lined with active uses on the ground floor on internal street frontages. Subsurface/deck parking is allowed provided it is adequately screened from the street and/or adjacent residential development.</p>	<p>Edited and merged into Policy LU-3.4 as listed below</p> <p>Policy LU-3.4 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-14 Strategy 3</li> <li>• Policy 2-28 Strategy 2</li> </ul>
<p><b>Strategy 4: <u>Development Review.</u></b> In the City's development review process for major projects, require computer simulated modeling and photo montage of development proposals and architectural review by City staff or a consulting architect.</p>		<p>Complete; Municipal Code Section 19.12 contains requirements. Section 19.12.80 includes Design Review requirements including modeling and photosimulations.</p>
<p><b>Strategy 5: <u>Design Guidelines.</u></b> Utilize existing design guidelines, such as Heart of the City and Monta Vista, in reviewing development projects. Update the guidelines or create guidelines for additional areas if needed to achieve a cohesive design concept. Cupertino's residential stock is largely single family; 70% in the year 2000. Even so, the number of multi-family units increased by over 1,500 units between 1990 and 2000, with three notable new apartment complexes comprising most of those units. Seventy-five percent of the residential units allowed under build-out of the General Plan are multi-family, due to the emphasis on infill, mixed-use development. Clearly attractive multi-family design is critical to maintaining a high-quality living environment.</p>	<p><b>Strategy LU-3.3.9: <u>Specific and Conceptual Plans.</u></b> Maintain and update Specific/Conceptual plans and design guidelines for Special Areas such as Heart of the City, Crossroads, Homestead Corridor, Vallco Shopping District, North and South De Anza corridors and Monta Vista Village.</p>	<p>Edited</p>

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<p><b>Strategy 6: <u>View Preservation</u>.</b> Devise and implement a policy to encourage developers to limit building heights in order to preserve hillside views throughout the City.</p>	<p><b>Policy LU-12.4: <u>Hillside Views</u>.</b> The Montebello foothills at the south and west boundary of the valley floor provide a scenic backdrop, adding to the City's scale and variety. While it is not possible to guarantee an unobstructed view of the hills from every vantage point, an attempt should be made to allow views of the foothills from public gathering places.</p> <p><b>Strategy LU-12.4.1: <u>Views from Public Facilities</u>.</b> Design public facilities, particularly open spaces, so they include views of the foothills or other nearby natural features, and plan hillside developments to minimize visual and other impacts on adjacent public open space.</p>	<p>Edited; Eliminated repetition and merged into Policy LU-12.4 and Strategy LU-12.4.1 as listed below</p> <p>Policy LU-12.4 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-14 Strategy 6</li> <li>• Policy 2-52 Strategy 2</li> </ul> <p>Strategy LU-12.4.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-14 Strategy 6</li> <li>• Policy 2-53</li> </ul>
<p><b>Policy 2-15: <u>Multi-Family Residential Design</u>.</b> Maintain a superior living environment for multi-family dwellings.</p>	<p><b>Policy LU-27.6: <u>Multi-family Residential Design</u>.</b> Maintain an attractive, livable environment for multi-family dwellings.</p>	<p>Grammatical edits</p>
<p><b>Strategy 1: <u>Relationship to Street</u>.</b> Relate building entrances to the street, utilizing porches or stoops.</p>	<p><b>Strategy LU-3.3.10: <u>Entrances</u>.</b> In multi-family projects where residential uses may front on streets, require pedestrian-scaled elements such as entries, stoops and porches along the street.</p>	<p>Edited;</p>
<p><b>Strategy 2: <u>Provision of Outdoor Areas</u>.</b> Provide outdoor areas, both passive and active, and generous landscaping to enhance the surroundings for multifamily residents. Allow public access to the common outdoor areas whenever possible.</p>	<p><b>Strategy LU-27.6.1: <u>Provide Active and Passive Outdoor Areas in Multi-Family Residential Development</u>.</b> Allow public access to the common outdoor areas wherever possible.</p>	<p>Edited</p>
<p><b>Policy 2-16: <u>Single-Family Residential Design</u>.</b> Preserve the character of residential neighborhoods by requiring new development to be compatible with the existing neighborhood.</p>	<p><b>Policy LU-27.1: <u>Compatibility</u>.</b> Ensure that new development within and adjacent to residential neighborhoods is compatible with neighborhood character.</p>	<p>Grammatical edits and merged into Policy LU-27.1 as listed below</p> <p>Policy LU-27.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-16</li> <li>• Other Areas (no policy number)</li> </ul>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Strategy 1: <u>Design Regulations and Guidelines</u>.</b> Ensure that design regulations and guidelines address the size, style, materials of new construction and the relationship of the proposed changes to the existing neighborhood, including privacy impacts. Consider amendments to the regulations and guidelines if additional measures are needed to ensure attractive and compatible designs.</p>	<p><b>Strategy LU-27.1.1: <u>Regulations</u>.</b> Maintain and update design regulations and guidelines for single-family development that address neighborhood compatibility and visual and privacy impacts.</p>	<p>Edited and merged into Strategy LU-27-1.1 as listed below</p> <p>Strategy LU-27.1.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-6 Strategy</li> <li>• Policy 2-16 Strategy 1</li> <li>• Other Areas (no policy number)</li> </ul>
<p><b>Strategy 2: <u>Design Review Committee</u>.</b> Maintain the Design Review Committee to review larger proposed homes and homes requiring exceptions to the regulations.</p>		<p>Complete; Design Review Committee requirements codified in Chapter 2.90 of Municipal Code</p>
<p><b>Strategy 3: <u>Transition Neighborhoods</u>.</b> Recognize that some neighborhoods are in transition, and added flexibility for new residences will be considered.</p>	<p><b>Strategy LU-27.1.3: <u>Flexibility</u>.</b> When neighborhoods are in transition, add flexibility for requirements for new development that acknowledge the transition while continuing to respect the existing neighborhood.</p>	<p>Grammatical edits</p>
<p><b>Policy 2-17: <u>Streetscape Design</u>.</b> Consider unique streetscape choices for different parts of Cupertino.</p>	<p><b>Policy LU-4.1: <u>Street and Sidewalks</u>.</b> Ensure that the design of streets, sidewalks and pedestrian and bicycle amenities are consistent with the vision for each Planning Area and Complete Streets policies.</p>	<p>Edited and merged into Policy LU-4.1 as listed below; Additional guidance in planning areas also provided</p> <p>Policy LU-4.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-17</li> <li>• Policy 2-17 Strategy 2</li> </ul>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Strategy 1: <u>Street-oriented Building Design.</u></b> Orient commercial buildings to the street by placing them toward the front of properties. Orient residential buildings to the street by providing entries and stoops fronting the street.</p>	<p><b>Policy LU-2.2: <u>Pedestrian-Oriented Public Spaces.</u></b> Require developments to incorporate pedestrian-scaled elements along the street and within the development such as parks, plazas, active uses along the street, active uses, entries, outdoor dining and public art.</p> <p><b>Strategy LU-3.3.5: <u>Building Location.</u></b> Encourage building location and entries closer to the street while meeting appropriate landscaping and setback requirements.</p> <p><b>Strategy LU-3.3.7: <u>Street Interface.</u></b> Ensure development enhances pedestrian activity by providing active uses along a majority of the building frontage facing the street. Mixed- use development should include retail, restaurant, outdoor dining, main entries, etc. Residential development should include main entrances, lobbies, front stoops and porches, open space and other similar features.</p>	<p>Edited, split, and merged into Policy LU-2.2 and Strategy LU-3.3.7 as listed below</p> <p>Policy LU-2.2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-4 Strategy 3</li> <li>• Policy 2-17 Strategy 1</li> </ul> <p>Strategy LU-3.3.7 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-4</li> <li>• Policy 2-4 Strategy 1</li> <li>• Policy 2-17 Strategy 1</li> </ul>
<p><b>Strategy 2: <u>Sidewalk Locations and Widths.</u></b> Determine appropriate sidewalk locations and widths. In the Crossroads area, sidewalks should be located next to the curb, and should be wide enough to accommodate a concentration of pedestrians. In the neighborhoods, sidewalks should be separated by a landscape strip from the curb, in most cases, and be of standard width.</p>	<p><b>Policy LU-4.1: <u>Street and Sidewalks.</u></b> Ensure that the design of streets, sidewalks and pedestrian and bicycle amenities are consistent with the vision for each Planning Area and Complete Streets policies.</p>	<p>Edited, split and merged into Policy LU-4.1 as listed below, and changed from Strategy to Policy; Additional guidance in planning areas</p> <p>Policy LU-4.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-17</li> <li>• Policy 2-17 Strategy 2</li> </ul>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Strategy 3: <u>Medians</u>.</b> Enhance major streets with landscaped medians to beautify the streets and serve as traffic calming devices.</p> <p><b>Strategy 4: <u>Street Trees</u>.</b> Maximize tree landscaping along arterial street frontages between buildings and/or parking lots and their adjacent street curb lines consistent with land use visibility requirements.</p> <p><b>Strategy 5: <u>Intersection Landscaping</u>.</b> Provide substantial landscaping at all arterial intersection corners.</p> <p><b>Strategy 6: <u>Neighborhood Trees</u>.</b> Develop uniform tree planting selections for neighborhoods.</p>	<p><b>Policy LU-4.2: <u>Street Trees and Landscaping</u>.</b> Ensure that tree planting and landscaping along streets visually enhances the streetscape and is consistent for the vision for each Planning Area (Special Areas and Neighborhoods):</p> <ol style="list-style-type: none"> <li>1. Maximize street tree planting along arterial street frontages between buildings and/or parking lots.</li> <li>2. Provide enhanced landscaping at the corners of all arterial intersections.</li> <li>3. Enhance major arterials and connectors with landscaped medians to enhance their visual character and serve as traffic calming devices.</li> <li>4. Develop uniform tree planting plans for arterials, connectors and neighborhood streets consistent with the vision for the Planning Area.</li> <li>5. Landscape urban areas with formal planting arrangements.</li> <li>6. Provide a transition to rural and semi-rural areas in the city, generally west of Highway 85, with informal planting.</li> </ol>	<p>Edited and merged into Policy LU-4.2 as listed below</p> <p>Policy LU-4.2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-17 Strategy 3</li> <li>• Policy 2-17 Strategy 4</li> <li>• Policy 2-17 Strategy 5</li> <li>• Policy 2-17 Strategy 6</li> <li>• Policy 2-18</li> <li>• Policy 2-18 Strategy 1</li> <li>• Policy 2-18 Strategy 2</li> <li>• Policy 2-22 Strategy 3</li> </ul>
<p><b>Strategy 7: <u>Street Signs</u>.</b> When replacement is required, install new street signs at major intersections that promote Cupertino community identity, such as using the morion logo on the sign. Retain the standard font size of the street name to ensure readability.</p>		<p>Not applicable; City adheres to state requirements for signage.</p>



2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-18: <u>Context of Streetscape Landscaping.</u></b> In public and private landscaping projects subject to City review, select landscaping designs that reflect the development context.</p> <p><b>Strategy 1: <u>Urban Landscape.</u></b> Landscape urbanized areas with formal arrangements of ornamental plants.</p> <p><b>Strategy 2: <u>Rural Landscape.</u></b> Provide a transition to a more rural landscape on Homestead Road west of Highway 85, Stevens Creek Boulevard west of Highway 85 and De Anza Boulevard south of Highway 85. Landscape rural and semi-rural areas informally with native plantings.</p>	<p><b>Policy LU-4.2: <u>Street Trees and Landscaping.</u></b> Ensure that tree planting and landscaping along streets visually enhances the streetscape and is consistent for the vision for each Planning Area (Special Areas and Neighborhoods):</p> <ol style="list-style-type: none"> <li>1. Maximize street tree planting along arterial street front-ages between buildings and/or parking lots.</li> <li>2. Provide enhanced landscaping at the corners of all arterial intersections.</li> <li>3. Enhance major arterials and connectors with landscaped medians to enhance their visual character and serve as traffic calming devices.</li> <li>4. Develop uniform tree planting plans for arterials, connectors and neighborhood streets consistent with the vision for the Planning Area.</li> <li>5. Landscape urban areas with formal planting arrangements.</li> <li>6. Provide a transition to rural and semi-rural areas in the city, generally west of Highway 85, with informal planting.</li> </ol>	<p>Edited and merged into Policy LU-4.2 as listed below</p> <p>Policy LU-4.2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-17 Strategy 3</li> <li>• Policy 2-17 Strategy 4</li> <li>• Policy 2-17 Strategy 5</li> <li>• Policy 2-17 Strategy 6</li> <li>• Policy 2-18</li> <li>• Policy 2-18 Strategy 1</li> <li>• Policy 2-18 Strategy 2</li> <li>• Policy 2-22 Strategy 3</li> </ul>
<p><b>GOAL D:</b> Thriving, balanced community</p>	<p><b>Goal LU-9</b> Promote a strong local economy that attracts and retains a variety of businesses</p>	
<p><b>Policy 2-19: <u>Jobs/Housing Balance.</u></b> Strive for a more balanced ratio of jobs and housing units.</p>	<p><b>Policy LU-1.1: <u>Land Use and Transportation.</u></b> Focus higher land use intensities and densities within a half-mile of public transit service, and along major corridors.</p>	<p>Regional Housing Needs Allocation (RHNA) requirements addressed in Housing Element to be consistent with state law. Policy LU-1.1 incorporated per SB375 to address jobs/housing mix.</p> <p>Policy LU-1.1 merges the following policies and strategies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-1</li> <li>• Policy 2-19</li> <li>• Policy 4-1 Strategy 2</li> <li>• Policy 4-1 Strategy 7</li> </ul>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Strategy 1: <u>Housing and Mixed Use</u>.</b> Allocate housing or mixed-use development on certain commercial, office and industrial sites, consistent with long-term City revenue projections (See Policy 2-38 Economic Development Plan).</p>	<p><b>Policy LU-1.4: <u>Land Use in all Citywide Mixed-Use Districts</u>.</b> Encourage land uses that support the activity and character of mixed-use districts and economic goals.</p> <p><b>Strategy LU-8.2.1: <u>Fiscal Impacts</u>.</b> Evaluate fiscal impacts of converting office/commercial uses residential use, while ensuring that the city meets regional housing requirements.</p>	<p>Edited and merged into Strategy LU-8.2.1 as listed below. Repetitive and unclear; Revised to consider fiscal impacts when converting office/commercial uses to residential use.</p> <p>Strategy LU-8.2.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-19 Strategy 1</li> <li>• Policy 2-38</li> <li>• Policy 2-43</li> <li>• Policy 2-44</li> </ul> <p><u>Note:</u> Correction needed; add the word “to” in between ‘commercial uses’ and ‘residential use’.</p>
<p><b>Strategy 2: <u>Housing Impact</u>.</b> Since the quality of Cupertino schools (elementary and high school) is a primary asset of the City, care shall be taken to ensure any new housing will not adversely impact these systems.</p>		<p>Not applicable; Not legal per state law SB 50</p>
<p><b>Policy 2-20: <u>Diversity of Land Use</u>.</b> Maintain a city structure of Neighborhoods, Commercial areas, Employment areas and Education/ Cultural areas. Provide sufficient development opportunities for these areas in order to enhance their distinct character and functions, while maintaining the desired transportation levels of service.</p>	<p><b>Policy LU-1.2: <u>Development Allocation</u>.</b> Maintain and update the development allocation table (Table LU-1) to ensure that the allocations for various land uses adequately meet city goals.</p> <p><b>GOAL LU-4:</b> Promote the unique character of planning areas and the goals for community character, connectivity and complete streets in streetscape design</p> <p><b>Policy M-8.2: <u>Land Use</u>.</b> Support development and transportation improvements that help reduce greenhouse gas emissions by reducing per capita Vehicle Miles Traveled (VMT).</p>	<p>Edited, split and merged into Policy LU-1.2 as listed below; Removed reference to transportation impacts since they are addressed in the Mobility Element</p> <p>Policy LU-1.2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-20</li> <li>• Policy 2-20 Strategy 5</li> </ul>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Strategy 1: <u>Citywide Development Allocation.</u></b> Allocate new development citywide in accordance with Table 2-A Development Allocation.</p>	<p><b>Strategy LU-1.2.1: <u>Planning Area Allocations.</u></b> Development allocations are assigned for various Planning Areas. However, some flexibility may be allowed for transferring allocations among Planning Areas provided no significant environmental impacts are identified beyond those already studied in the Environmental Impact Report (EIR) for Community Vision 2040.</p>	<p>Edited and merged into Strategy LU-1.2.1 as listed below</p> <p>Strategy LU-1.2.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-20 Strategy 1</li> <li>• Policy 2-20 Strategy 4</li> </ul>
<p><b>Strategy 2: <u>Neighborhood Allocation.</u></b> Allocate neighborhood residential units through the building permit process unless subdivision or planned unit development applications are required.</p>	<p><b>Strategy LU-1.2.4: <u>Neighborhood Allocation.</u></b> Allocate residential units in neighborhoods through the building permit process unless subdivision or development applications are required.</p>	<p>Grammatical edits</p>
<p><b>Strategy 3: <u>Major Companies.</u></b> Prioritize expansion of office space for existing major companies in Cupertino. Retain a pool of 150,000 square feet to be drawn down by companies with Cupertino sales offices and corporate headquarters. New office development must demonstrate that the development positively contributes to the fiscal well being of the City.</p>	<p><b>Strategy LU-1.2.2: <u>Major Employers.</u></b> Reserve a development allocation for major companies with sales office and corporate headquarters in Cupertino. Prioritize expansion of office space for existing major companies. New office development must demonstrate that the development positively contributes to the fiscal well-being of the city.</p>	<p>Edited; Removed reference to number of square feet and since it is already in the Development Allocation table.</p>
<p><b>Strategy 4: <u>Flexible Allocations.</u></b> Allow flexibility among the allocations assigned to each geographical area. Allocations may be redistributed from one geographical area to another if necessary and if no significant environmental impacts, particularly traffic, are identified.</p>	<p><b>Strategy LU-1.2.1: <u>Planning Area Allocations.</u></b> Development allocations are assigned for various Planning Areas. However, some flexibility may be allowed for transferring allocations among Planning Areas provided no significant environmental impacts are identified beyond those already studied in the Environmental Impact Report (EIR) for Community Vision 2040.</p>	<p>Edited and merged into Strategy LU-1.2.1 as listed below</p> <p>Strategy LU-1.2.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-20 Strategy 1</li> <li>• Policy 2-20 Strategy 4</li> </ul>
<p><b>Strategy 5: <u>Allocation Review.</u></b> Review allocations of the development priorities periodically to ensure that the development priorities meet City needs and goals.</p>	<p><b>Policy LU-1.2: <u>Development Allocation.</u></b> Maintain and update the development allocation table (Table LU-1) to ensure that the allocations for various land uses adequately meet city goals.</p>	<p>Edited and merged into Policy LU-1.2 as listed below</p> <p>Policy LU-1.2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-20</li> <li>• Policy 2-20 Strategy 5</li> </ul>

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<p><b>Strategy 6: <u>Development Agreements.</u></b> Unused development potential committed in development agreements may be reallocated following the expiration of each development agreement, after a public hearing.</p>	<p><b>Strategy LU-1.2.3: <u>Unused Development Allocation.</u></b> Unused development allocations may be re-assigned to the city wide allocation table per Planning Area, when development agreements and development permits expire.</p>	Grammatical edits
<p><b>Policy 2-21: <u>Unique Neighborhood Character.</u></b> Identify neighborhoods that have an architectural style, historical background or location that contribute to a unique neighborhood, and develop plans that preserve and enhance their unique qualities.</p> <p><b>Strategy 1: <u>Neighborhood Plans.</u></b> Initiate or respond to requests to create Council approval for any budgeting needed to prepare the plans.</p> <p><b>Strategy 2: <u>Neighborhood Zoning.</u></b> Respond to requests from neighborhood groups to develop zoning regulations to address their interest in preserving neighborhood character, such as single story homes or distinctive architecture.</p>	<p><b>Strategy LU-27.1.2: <u>Neighborhood Guidelines.</u></b> Identify neighborhoods that have a unique architectural style, historical background or location and develop plans that preserve and enhance their character. Support special zoning or design guidelines (e.g., the Fairgrove Eichler neighborhood) and single-story overlay zones in neighborhoods, where there is strong neighborhood support.</p>	Edited and merged into Strategy LU-27.1.2
<p><b>Strategy 3: <u>Merriman-Santa Lucia Neighborhood.</u></b> Allow legally constructed duplexes to remain in the area bounded by Santa Lucia Road, Alcalde Road and Foothill Boulevard.</p>	<p><b>Policy LU-28.2: <u>Merriman-Santa Lucia Neighborhood.</u></b> Allow legal, non-conforming duplexes to remain in the area bounded by Santa Lucia Road, Alcalde Road and Foothill Boulevard.</p>	Grammatical edits and changed from Strategy to Policy

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<p><b>Policy 2-22: <u>Neighborhood Street Planning.</u></b> Develop pedestrian-friendly street environments in each neighborhood that help create neighborhood identity, improve safety, increase opportunities for social interaction and connections to shopping, schools, recreation and other destinations.</p> <p><b>Strategy 1: <u>Circulation Patterns.</u></b> Evaluate neighborhood circulation patterns and eliminate pedestrian barriers.</p> <p><b>Strategy 2: <u>Public Facilities.</u></b> Evaluate existing and planned public facilities, such as schools and parks, to improve pedestrian access.</p>	<p><b>Policy LU-3.1: <u>Site Planning.</u></b> Ensure that project sites are planned appropriately to create a network of connected internal streets that improve pedestrian and bicycle access, provide public open space and building layouts that support city goals related to streetscape character for various Planning Areas and corridors.</p> <p><b>Policy LU-27.4: <u>Connections.</u></b> Support pedestrian and bicycling improvements that improve access with neighborhoods to parks, schools and local retail, and between neighborhoods. Support traffic calming measures rather than blocking the street to reduce traffic impacts on neighborhoods.</p> <p><b>Policy M-2.3: <u>Connectivity.</u></b> Promote pedestrian and bicycle improvements that improve connectivity between planning areas, neighborhoods and services, and foster a sense of community.</p> <p><b>Strategy RPC-2.4.1: <u>Pedestrian and Bike Planning.</u></b> Implement recommendations in the Bicycle and Pedestrian Plans to link employment and special areas, and neighborhood to services including parks, schools and neighborhood shopping.</p>	<p>Edited, split and merged into Policies LU-3.1 and LU-27.4; Portions moved to Mobility Element and Recreation, Parks and Community Services Element</p>

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<p><b>Strategy 3:</b> <u>Street Trees</u>. Develop uniform street tree planting plans for each neighborhood.</p>	<p><b>Policy LU-4.2:</b> <u>Street Trees and Landscaping</u>. Ensure that tree planting and landscaping along streets visually enhances the streetscape and is consistent for the vision for each Planning Area (Special Areas and Neighborhoods):</p> <ol style="list-style-type: none"> <li>1. Maximize street tree planting along arterial street front-ages between buildings and/or parking lots.</li> <li>2. Provide enhanced landscaping at the corners of all arterial intersections.</li> <li>3. Enhance major arterials and connectors with landscaped medians to enhance their visual character and serve as traffic calming devices.</li> <li>4. Develop uniform tree planting plans for arterials, connectors and neighborhood streets consistent with the vision for the Planning Area.</li> <li>5. Landscape urban areas with formal planting arrangements.</li> <li>6. Provide a transition to rural and semi-rural areas in the city, generally west of Highway 85, with informal planting.</li> </ol>	<p>Edited and merged into Policy LU-4.2 as listed below</p> <p>Policy LU-4.2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-17 Strategy 3</li> <li>• Policy 2-17 Strategy 4</li> <li>• Policy 2-17 Strategy 5</li> <li>• Policy 2-17 Strategy 6</li> <li>• Policy 2-18</li> <li>• Policy 2-18 Strategy 1</li> <li>• Policy 2-18 Strategy 2</li> <li>• Policy 2-22 Strategy 3</li> </ul>
<p><b>Strategy 4:</b> <u>Neighborhood Entries</u>. Define neighborhood entries through architecture, landscaping or land forms appropriate to the formal or rural character of the neighborhood. Vehicular electronic gates should generally be discouraged, because they isolate developments from the community.</p>	<p><b>Policy LU-27.3:</b> <u>Entries</u>. Define neighborhood entries through architecture, or landscaping appropriate to the character of the neighborhood. Gates are discouraged because they isolate developments from the community.</p>	<p>Grammatical edits</p>
<p><b>Strategy 5:</b> <u>Street Requirements</u>. Determine if special street widths, sidewalk requirements or light fixtures are desirable for any neighborhoods.</p>	<p><b>Policy LU-27.5:</b> <u>Streets</u>. Determine appropriate street widths, bike lane, sidewalk and streetlight design to define the unique character of neighborhoods, where appropriate.</p>	<p>Edited</p>
<p><b>Policy 2-23:</b> <u>Compatibility of Lot Sizes</u>. Ensure that zoning, subdivision and lot line adjustment requests related to lot size or lot design consider the need to preserve neighborhood lot patterns.</p>	<p><b>Policy LU-27.6:</b> <u>Compatibility of Lots</u>. Ensure that zoning, subdivision and lot-line adjustment requests related to lot size or lot design consider the need to preserve neighborhood lot patterns.</p>	<p>No Change</p> <p><u>Note:</u> Need to correct Policy number; should be Policy LU-27.7</p>



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<p><b>Strategy 1:</b> <u>Minimum Lot Size</u>. Increase the minimum lot size if the proposed new lot size is smaller than and not compatible with the surrounding neighborhood.</p>	<p><b>Strategy LU-27.6.1:</b> <u>Lot Size</u>. Ensure that subdivision and lot-line adjustment requests respect the neighborhood lot size patterns. Consider revisions to lot size requirements if the neighborhood lot pattern is different from the zoning requirements.</p>	<p>Edited  <u>Note:</u> Need to correct Strategy number; should be Strategy LU-27.7.1</p>
<p><b>Strategy 2:</b> <u>Flag Lots</u>. Create flag lots in proposed subdivisions when they are the only reasonable alternative that integrates with the lot pattern in the neighborhood.</p>	<p><b>Strategy LU-27.6.2:</b> <u>Flag Lots</u>. Allow flag lots only in cases where they are the sole alternative to integrate subdivisions with the surrounding neighborhood.</p>	<p>Edited  <u>Note:</u> Need to correct Strategy number; should be Strategy LU-27.7.2</p>
<p><b>Policy 2-24:</b> <u>Monta Vista</u>. Retain and enhance Monta Vista as a residential, commercial and industrial node, with adequate pedestrian and bicycle access. The commercial district should serve as a neighborhood commercial center for Monta Vista and its adjoining neighborhoods. Mixed-use with residential is encouraged. The industrial area should be retained to provide small-scale light industrial and service industrial opportunities, while remaining compatible with the surrounding residential and commercial uses.</p> <p><b>Development Intensity.</b> Development intensity shall be determined in conjunction with specific development review.</p>	<p><b>GOAL LU-25:</b> Retain and enhance Monta Vista Village's small town character as a pedestrian-oriented, small scale, mixed-use residential neighborhood commercial and industrial area</p> <p><b>Policy LU-25.2:</b> <u>Land Use</u>. Encourage the commercial district to serve as a neighborhood commercial center for Monta Vista Village and its adjoining neighborhoods. Mixed-use with residential is encouraged. The industrial area should be retained to provide small-scale light industrial and service industrial opportunities, while remaining compatible with the surrounding residential and commercial uses. See Figure LU-1 for residential densities and criteria.</p>	<p>Edited and split  Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition</p>

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<p><b>Policy 2-24 (cont'd)</b></p> <p><b>Residential:</b> Up to 12 units per acre.</p> <p><b>Commercial (sq. ft.)</b> 2010 Built 92,387 Buildout 99,698</p> <p><b>Office (sq. ft.)</b> 2010 Built 431,153 Buildout 456,210</p> <p><b>Hotel (rooms)</b> 2010 Built - Buildout 2010 -</p> <p><b>Residential (DU)</b> 2010 Built 828 Buildout 902</p> <p><b>Design Elements:</b></p> <ol style="list-style-type: none"> <li>1. Inter connected Access. Individual properties shall have interconnected pedestrian and vehicle access and shared parking.</li> <li>2. Parking. Commercial properties or commercial portions of properties may rely on public parking on Pasadena and Imperial Avenues to meet their off-street parking needs within the area bounded by Granada Avenue, Stevens Creek Boulevard, Orange Avenue and the Union Pacific right of way (see figure at left).</li> <li>3. Storefront Appearance. Commercial and office buildings shall include a storefront appearance to the public street, and shall not be separated from the public sidewalk by extensive landscaping or changes in elevation. Office building buildings shall be designed to accommodate future entrances from the sidewalk for future retail uses.</li> </ol>	<p><b>Policy LU-25.3: Building and Site Design.</b> Encourage buildings be designed in a way that promotes the small-scale, older and mixed-use character of the area. Buildings should be located along the street with pedestrian-scale architecture and retail and active uses on the ground floor. Parking should be located to the rear.</p> <p><b>Policy LU-25.4: Street Design and Connectivity.</b> Maintain Monta Vista Village as a walkable, bikeable mixed-use neighborhood with sidewalks, street trees and roadway improvements for bike lanes and sidewalks with routes to the tri-school area. Automobile, pedestrian and bicycle improvements are envisioned along other streets in this area to create an interconnected grid and with new development to remove street blockages and promote a network of streets. On-street parking is encouraged. Roadway and sidewalk improvements will also improve school routes from the northern neighborhoods to the tri-school area.</p> <p><b>Strategy LU-25.4.1: Interconnected access.</b> Individual properties shall have interconnected pedestrian and vehicle access and shared parking.</p> <p><b>Strategy LU-25.3.2: Parking.</b> Commercial properties or commercial portions of properties may rely on public parking on Pasadena and Imperial Avenues to meet their off-site parking needs within the area bounded by Granada Avenue, Stevens Creek Boulevard, Orange Avenue and the Union Pacific right-of-way (see diagram to the right).</p> <p><b>Strategy LU-25.3.1: Storefront appearance.</b> Commercial and office buildings shall include a storefront appearance to the public street, and shall not be separated from the public sidewalk by extensive landscaping or changes in elevation. Office buildings shall be designed to accommodate future entrances from the sidewalk for future retail uses.</p>	<p>Changed from Design Element of the Policy to Strategy</p> <p>Edited Design Element 5</p>

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<p><b>Policy 2-24 (cont'd)</b></p> <p>4. Residential Streets. Residential street improvements shall maintain a semi-rural appearance, except that Safe Routes to School streets, or any others so designated by the City Council, shall have sidewalks.</p> <p>5. Monta Vista Design Guidelines. Evaluate the Monta Vista Design Guidelines to determine if revisions are needed to the architectural and circulation specifications.</p> <p><b>Building Heights.</b> Maximum height of 30 feet</p>	<p><b>Strategy LU-25.4.2: Residential streets.</b> Residential street improvements may have a semi-rural appearance based on the Municipal Code requirements. Safe routes to school streets, or any others designated by the City Council shall be required to have sidewalks and street trees.</p> <p><b>Policy LU-25.1: Conceptual Plan.</b> Continue to govern Monta Vista's commercial area through the Monta Vista Design Guidelines. The guidelines provide direction for architecture, landscaping and public improvements. Create a Monta Vista Village Conceptual Plan to with a cohesive set of updated regulations and guidelines for this area.</p>	
<p><b>Policy 2-25: Oak Valley.</b> Retain and enhance Oak Valley as a unique neighborhood surrounded by natural hillside areas and private and public open space.</p> <p><b>Development Intensity.</b> Development intensity is governed by a development agreement that includes the use permit and other approvals. These approvals describe development areas, intensity and styles of development, public park dedication, tree protection, access and historic preservation. The theme of the approvals is to balance development with environmental protection by clustering development, setting it back from sensitive environmental areas and preserving large areas in permanent open space.</p> <p><b>Residential (DU)</b> 2010 Built 178 Buildout 178</p> <p><b>Design Elements.</b> Residences are required to reflect traditional architectural styles and use of natural materials.</p>	<p><b>Goal LU-29:</b> Retain and enhance the Oak Valley as a unique neighborhood surrounded by natural hillside areas and private and public space</p> <p><b>Policy LU-29.1: Development Intensity.</b> Require development intensity for the single-family Oak Valley neighborhood to be consistent with the development agreement that includes the use permit and other approvals. The development agreement describes development areas, intensity and styles of development, public park dedication, tree protection, access and historic preservation. The theme of the approvals is to balance development with environmental protection by clustering development, setting it back from sensitive environmental areas and pre-serving large areas as permanent open space.</p> <p><b>Policy LU-29.2: Design Elements.</b> Require buildings to reflect the natural hillside setting as required in residential hillside zones with traditional architectural styles and natural materials and colors. Larger building elements should be scaled to respect the existing development in the surrounding area.</p>	<p>Edited and split</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition</p>

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<p><b>Policy 2-26: Fairgrove.</b> Preserve the unique character of the Eichler homes in the Fairgrove neighborhood.</p> <p><b>Development Intensity:</b> Require all new construction to conform to the R1e zoning (Eichler Development Regulations)</p> <p style="padding-left: 40px;"><b>Residential (DU)</b> 2010 Built 220 Buildout 220</p> <p><b>Design Guidelines.</b> Encourage residents to incorporate the design guidelines illustrated in the Eichler Design Guidelines prepared for the Fairgrove neighborhood.</p>	<p><b>Goal LU-30:</b> Preserve the unique character of the Eichler homes in the Fairgrove neighborhood</p> <p><b>Policy LU-30.1: Development Standards.</b> Require all new construction to conform to the R1-e zoning (Single-Family Residential–Eichler).</p> <p><b>Policy LU-30.2: Design Guidelines.</b> Encourage residents to incorporate the design guidelines illustrated in the Eichler Design Guidelines.</p>	<p>Edited and split</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition</p>
<p><b>Other Areas (no policy number):</b> The remaining neighborhoods are areas that are not planned as unique neighborhoods at this time and are not mixed-use zoning areas. Development intensity is determined by existing zoning and land use designations.</p> <p style="padding-left: 40px;"><b>Residential (DU)</b> 2010 Built 17,620 Buildout 17,776</p>	<p><b>Policy LU-27.1: Compatibility.</b> Ensure that new development within and adjacent to residential neighborhoods is compatible with neighborhood character.</p> <p><b>Strategy LU-27.1.1: Regulations.</b> Maintain and update design regulations and guidelines for single-family development that address neighborhood compatibility and visual and privacy impacts.</p>	<p>Edited, split and merged into Policy LU-27.1 and Strategy LU-27.1.1 as listed below</p> <p>Policy LU-27.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-16</li> <li>• Other Areas (no policy number)</li> </ul> <p>Strategy LU-27.1.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-6 Strategy</li> <li>• Policy 2-16 Strategy 1</li> <li>• Other Areas (no policy number)</li> </ul> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition</p>

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<p><b>Policy 2-27: <u>Heart of the City</u>.</b> Create a positive and memorable image along Stevens Creek Boulevard of mixed use development, enhanced activity nodes, and safe and efficient circulation and access for all modes of transportation.</p> <p><b>Development Activities:</b> A majority of the commercial development allocation should be devoted to enhancing activity in the major activity centers. Mixed commercial and residential development may be allowed if the residential units provide an incentive to develop retail use, if the development is well designed, financially beneficial to Cupertino, provides community amenities and is pedestrian-oriented. Land uses between the activity centers should help focus and support activity in the centers. See Policy 2-29 for development activities in these areas.</p> <p><b>Development Intensity:</b> Below is the development allocation for the entire Heart of the City area. See Policies 2-28 and 2-29 for development intensity in the Heart of the City sub-areas.</p> <p>Residential Buildout: Table 2A</p> <p><b>Commercial (sq. ft.)</b> 2010 Built 1,408,093 Buildout 1,476,115</p> <p><b>Office (sq. ft.)</b> 2010 Built 510,531 Buildout 521,987</p> <p><b>Hotel (rooms)</b> 2010 Built 122 Buildout 2010 -</p> <p><b>Residential (DU)</b> 2010 Built 262 Buildout 570</p>	<p><b>GOAL LU-13:</b> Ensure a cohesive, landscaped boulevard that supports all modes of transportation, links its distinct and active commercial and mixed-use sub-areas and nodes, and creates a high-quality, distinct community image and a vibrant heart for Cupertino</p> <p><b>Policy LU-13.1: <u>Heart of the City Specific Plan</u>.</b> The Heart of the City Specific Plan provides design standards and guidelines for this area, which promote a cohesive, landscaped boulevard that links its distinct sub-areas and is accessible to all modes of transportation</p> <p><b>Policy LU-13.2: <u>Redevelopment</u>.</b> Encourage older properties along the boulevard to be redeveloped and enhanced. Allow more intense development only in nodes and gateways as indicated in the Community Form Diagram (Figure LU-1).</p> <p><b>Policy LU-13.3: <u>Parcel Assembly</u>.</b> Encourage the assembly of parcels to foster new development projects that can provide high-quality development with adequate buffers for neighborhoods.</p> <p><b>Policy LU-13.4: <u>Neighborhood Centers and Activity Areas</u>.</b> A majority of the commercial development allocation should be devoted to rehabilitating neighborhood centers and major activity centers with a focus on creating pedestrian-oriented, walkable and bikeable areas with inviting community gathering places. Land uses between the activity centers should help focus and support activity in the centers. Neighborhood centers should be retrofitted and redeveloped using the “neighborhood concept” discussed earlier in this Element.</p> <p><b>Policy LU-13.5: <u>Land Use</u>.</b> The Heart of the City area allows a mix of retail, commercial, office and residential uses. Specific uses are provided in the Heart of the City Specific Plan. See Figure LU-1 for residential densities and criteria.</p>	<p>Edited and split</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-27 (cont'd)</b></p> <p><b>Design Elements:</b> The Heart of the City Specific Plan shall provide design standards and guidelines for this area. They promote a cohesive, landscaped streetscape that links the major activity centers.</p> <p><b>Building Heights:</b> See sub-areas.</p>	<p><b>Policy LU-13.6: <u>Building Form</u>.</b> Buildings should be high-quality, with pedestrian-oriented and active uses along the street.</p> <p><b>Policy LU-13.7: <u>Streetscape and Connectivity</u>.</b> Create a walkable and bikeable boulevard with active uses and a distinct image for each subarea.</p> <p><b>Strategy LU-13.7.1: <u>Streetscape</u>.</b> Provide active uses along the street frontage, bike lanes, sidewalks that support pedestrian-oriented activity, improved pedestrian crossings at street intersections, and attractive transit facilities (e.g., bus stops, benches, etc.).</p> <p><b>Strategy LU-13.7.2: <u>Street trees and landscaping</u>.</b> Create a cohesive visual image with street tree plantings along the corridor, but with distinct tree types for each sub-area to support its distinct character and function.</p> <p><b>Strategy LU-13.7.3: <u>Connectivity</u>.</b> Properties with a block should be inter-connected with shared access drives. Provide pedestrian paths to enhance public access to and through the development. New development, particularly on corner lots, should provide pedestrian and bicycle improvements along side streets to enhance connections to surrounding neighborhoods.</p> <p><b>Policy LU-13.7: <u>Neighborhood buffers</u>.</b> Consider buffers such as setbacks, landscaping and/or building transitions to buffer abutting single-family residential areas from visual and noise impacts.</p>	<p><u>Note:</u> Renumbering needed for “Policy LU-13.7: Neighborhood buffers”; should be Strategy LU-13.7.5</p>
<p><b>Strategy 1: <u>Traffic Calming</u>.</b> Evaluate options on Stevens Creek Boulevard to improve the pedestrian environment by proactively managing speed limits, their manual and automated enforcement, and traffic signal synchrony.</p>	<p><b>Strategy LU-13.7.4: <u>Traffic calming</u>.</b> Evaluate options on Stevens Creek Boulevard to improve the pedestrian environment by proactively managing speed limits, enforcement, and traffic signal synchronization.</p>	<p>Edited</p>



2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-28: <u>Crossroads Area</u>.</b> Create an active, pedestrian-oriented shopping district along Stevens Creek Boulevard, between De Anza Boulevard and Stelling Road.</p> <p><b>Development Activities:</b> Development along Stevens Creek Boulevard shall have retail uses with storefronts on the ground level. Commercial office uses may be allowed on the second level. Limited residential uses are allowed.</p> <p><b>Development Intensity:</b> Development intensity shall be determined in conjunction with specific development review.</p> <p><b>Residential buildout:</b> Up to 25 units per acre.</p> <p><b>Design Elements:</b> Primary ground-floor entrances shall face the street. The streetscape shall consist of wide pedestrian sidewalks with inviting street furniture, street trees, pedestrian-scaled lights with banners, small plazas, art/water features, pedestrian crosswalks with special paving, and other elements identified in the Crossroads Area Streetscape Plan. Designs should include entry features at the Stelling Road/Stevens Creek Boulevard and De Anza/Stevens Creek Boulevard intersections to mark the Crossroads area. A landmark feature shall be provided at City Center Park at the Stevens Creek and De Anza Boulevard intersection to mark the center of the city.</p> <p><b>Building Heights:</b> Maximum of 45 feet.</p>	<p><b>Crossroads Subarea</b>  <b>GOAL LU-15:</b> Create an active, pedestrian-oriented shopping district with vibrant retail uses and entries along the street, outdoor dining and plazas or public gathering spaces</p> <p><b>Strategy LU-15.1.1: <u>Uses</u>.</b> Include in this subarea primary uses such as retail, office and commercial. Ground floor uses shall have active retail uses with storefronts. Commercial office and office uses may be allowed on upper levels. In the case of deep lots, buildings along the street should provide retail and buildings in the back may be developed with allowed uses. See Figure LU-1 for residential densities and criteria.</p> <p><b>Strategy LU-15.1.2: <u>Streetscape</u>.</b> Primary ground-floor entrances shall face the street. The streetscape shall consist of wide pedestrian sidewalks with inviting street furniture, street trees, pedestrian-scaled lighting with banners, small plazas, art/water features, pedestrian crosswalks with special paving, and other elements identified in the Crossroads Streetscape Plan.</p> <p><b>Strategy LU-15.1.3: <u>Building form</u>.</b> Buildings should be moderately-scaled with high-quality, pedestrian-oriented scaled, active uses along the street. Buildings in the North Crossroads node may have taller heights per the Community Form Diagram (Figure LU-1).</p> <p><b>Strategy LU-15.1.5: <u>De Anza Boulevard/Stevens Creek Boulevard landmark</u>.</b> Secure landscape easements from properties at the intersection of De Anza Stevens Creek Boulevards for construction of a future landmark. The landmark may include open space, landscaping and other design elements at the corners. Land at the southeast corner will remain a publicly accessible park.</p>	<p>Edited and split</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition</p>

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<p><b>Strategy 1: <u>Crossroads Area Streetscape Plan.</u></b> Prepare a specific plan for Stevens Creek Boulevard between De Anza Boulevard and Stelling Road, with the objective of creating a unique streetscape and shopping district. The Crossroads area presents a unique pedestrian-oriented activity center, which will be a positive and memorable gathering place for Cupertino citizens and visitors. The plan shall include the following elements:</p> <ul style="list-style-type: none"> <li>• A land use plan specifying the type, intensity and arrangement of land uses to promote pedestrian and business activity.</li> <li>• A design plan that provides for an attractive pedestrian streetscape.</li> </ul> <p>The design plan shall contain guidelines that foster pedestrian activity and create a sense of arrival.</p>	<p><b>Policy LU-15.1: <u>Crossroads Streetscape Plan.</u></b> Create a streetscape plan for the Crossroads Subarea that provides design standards and guidelines for an attractive, walkable, vibrant shopping village, where commercial and roadway design encourage pedestrian activity. The plan will include the following elements:</p> <ol style="list-style-type: none"> <li>1. Land use plan specifying the type, intensity and arrangement of land uses to promote pedestrian and business activity.</li> <li>2. Streetscape plan that provides for an attractive pedestrian streetscape.</li> <li>3. Design guidelines that foster pedestrian activity and a sense of place.</li> </ol>	<p>Edited, merged into Policy LU-15.1 as listed below, and changed from Strategy to Policy</p> <p>Policy LU-15.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-3</li> <li>• Policy 2-3 Strategy 1</li> <li>• Policy 2-28 Strategy 1</li> <li>• Policy 2-29</li> </ul>
<p><b>Strategy 2: <u>Shared Parking.</u></b> Require shared parking agreements throughout the area, with overall parking standards reduced to reflect shared parking. In surface lots, parking arrangements should be based on the successful operation of buildings; however, parking to the side or rear of buildings is desirable. No visible garages shall be permitted along Stevens Creek Boulevard. Above grade structures shall not be located along street frontages and shall be lined with active uses on the ground floor. Subsurface/deck parking is allowed provided it is adequately screened from Stevens Creek Boulevard or adjacent residential developments.</p>	<p><b>Strategy LU-15.1.4: <u>Shared parking.</u></b> Require shared parking and access arrangements throughout the area, with overall parking standards reflecting the shared parking.</p> <p><b>Policy LU-3.4: <u>Parking.</u></b> In surface lots, parking arrangements should be based on the successful operation of buildings; however, parking to the side or rear of buildings is desirable. No visible garages shall be permitted along the street frontage. Above grade structures shall not be located along street frontages and shall be lined with active uses on the ground floor on internal street frontages. Subsurface/deck parking is allowed provided it is adequately screened from the street and/or adjacent residential development.</p>	<p>Edited, split and merged into Strategy LU-15.1.4 and Policy LU-3.4 as listed below</p> <p>Strategy LU-15.1.4 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-28 Strategy 2</li> <li>• Policy 2-29</li> </ul> <p>Policy LU-3.4 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-14 Strategy 3</li> <li>• Policy 2-28 Strategy 2</li> </ul>
<p><b>Strategy 3: <u>Commercial-office Uses.</u></b> Allow commercial-office uses above ground level retail to be drawn from the commercial allocation for the area.</p>		<p>Repetitive; Refer to Development Allocation Table LU-1</p>

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<p><b>Policy 2-29: Stevens Creek Boulevard.</b> Retain and enhance Stevens Creek Boulevard as a mixed commercial, office and residential corridor connecting De Anza College, Crossroads, City Center and Vallco Fashion Mall. This corridor extends from Highway 85 to the eastern city limits and is split into three segments: “West,” “Central” and “East.” The Crossroads Planning Area is between the Western and Central sections of the Stevens Creek Boulevard Planning Area.</p> <p><b>Development Activities:</b> The Stevens Creek Planning area includes the “Heart of the City” development standards and guidelines. Residential or office developments shall be considered in mid-block parcels. Parcels on or near intersections shall have a neighborhood commercial component. Project-specific development allocations will be determined on a case-by-case basis.</p> <ol style="list-style-type: none"> <li>1. West Stevens Creek Boulevard (from Highway 85 to Stelling Road): This area includes the Oaks Shopping Center and the De Anza Community College campus. New development in this area should incorporate mixed commercial/residential uses.</li> <li>2. Central Stevens Creek Boulevard (from De Anza Boulevard east to Portal Avenue): New development shall consist of commercial/commercial office uses on the first floor. Office uses are permitted on the second floor. Residential and residential mixed uses are allowed.</li> <li>3. East Stevens Creek Boulevard (from Portal Avenue to eastern City limits): New development shall consist of commercial/commercial offices uses on the first floor. Office uses are permitted on the second floor. Residential and residential mixed uses are allowed.</li> </ol>	<p><b>West Stevens Creek Boulevard Subarea</b>  <b>GOAL LU-14:</b> Create a public and civic gateway supported by mixed- commercial and residential uses</p> <p><b>Policy LU-14.1: Land Use.</b> Primary land uses include quasi-public/public facilities, with supporting mixed commercial/residential uses.</p> <p><b>Policy LU-14.2: Streetscape.</b> Street tree planting that supports an active, pedestrian-oriented environment. Street tree planting should provide a connection with the adjacent foothills with trees such as oaks.</p> <p><b>Policy LU-14.3: Gateway Concept.</b> Buildings should be high-quality in keeping with the gateway character of the area. Projects should provide or contribute towards gateway signs and landscaping.</p> <p><b>Policy LU-14.4: De Anza College Node.</b> Buildings should be designed to fit into the surroundings with pedestrian-orientation. Externalizing activities by providing cafeterias, bookstores and plazas along the street and near corners is encouraged.</p> <p><b>Policy LU-14.5: Oaks Gateway Node.</b> This is a gateway retail and shopping node. New residential and office uses, if allowed, should be designed on the “mixed-use village” concept discussed earlier in this Element.</p> <p><b>Policy LU-14.6: Community Recreation Node.</b> Contribute to the high-quality streetscape with trees, sidewalks, building and site design, and active uses such as main entries, lobbies or similar features along the street to reinforce pedestrian orientation.</p>	<p>Edited and split</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition.</p> <p>Edits per Council direction on specific projects re: midblock projects. Repetitive language removed</p>

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<p><b>Policy 2-29 (cont'd)</b></p> <p><b>Development Intensity:</b> Development intensity shall be determined in conjunction with specific development review. Mixed commercial and residential development may be allowed if the residential units provide an incentive to develop retail use, if the development is well designed, financially beneficial to Cupertino, provides community amenities and is pedestrian-oriented.</p> <p><b>Residential:</b> Up to 25 dwelling units per acre.</p> <p><b>Design Elements:</b> Buildings shall have a front setback of 35 feet as defined in the Heart of the City Specific Plan. In surface lots, parking arrangements should be based on the successful operation of buildings; however, parking to the side or rear of buildings is desirable. No visible garages shall be permitted along Stevens Creek Boulevard. Subsurface/deck parking is allowed provided it is adequately screened from Stevens Creek Boulevard or adjacent residential developments.</p> <p><b>Building Heights:</b> Maximum height of 45 feet.</p>	<p><b>GOAL LU-15:</b> Create an active, pedestrian-oriented shopping district with vibrant retail uses and entries along the street, outdoor dining and plazas or public gathering spaces</p> <p><b>Policy LU-15.1: <u>Crossroads Streetscape Plan.</u></b> Create a streetscape plan for the Crossroads Subarea that provides design standards and guidelines for an attractive, walkable, vibrant shopping village, where commercial and roadway design encourage pedestrian activity. The plan will include the following elements:</p> <ol style="list-style-type: none"> <li>1. Land use plan specifying the type, intensity and arrangement of land uses to promote pedestrian and business activity.</li> <li>2. Streetscape plan that provides for an attractive pedestrian streetscape.</li> <li>3. Design guidelines that foster pedestrian activity and a sense of place.</li> </ol> <p><b>Strategy LU-15.1.1: <u>Uses.</u></b> Include in this subarea primary uses such as retail, office and commercial. Ground floor uses shall have active retail uses with storefronts. Commercial office and office uses may be allowed on upper levels. In the case of deep lots, buildings along the street should provide retail and buildings in the back may be developed with allowed uses. See Figure LU-1 for residential densities and criteria.</p> <p><b>Strategy LU-15.1.2: <u>Streetscape.</u></b> Primary ground-floor entrances shall face the street. The streetscape shall consist of wide pedestrian sidewalks with inviting street furniture, street trees, pedestrian-scaled lighting with banners, small plazas, art/water features, pedestrian crosswalks with special paving, and other elements identified in the Crossroads Streetscape Plan.</p>	<p>Edit, split and merged as listed below</p> <p>Policy LU-15.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-3</li> <li>• Policy 2-3 Strategy 1</li> <li>• Policy 2-28 Strategy 1</li> <li>• Policy 2-29</li> </ul> <p>Strategy LU-15.1.4 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-28 Strategy 2</li> <li>• Policy 2-29</li> </ul> <p>Repetitive language removed; Crossroads and City Center areas separated.</p>

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Policy 2-29 (cont'd)	<p><b>Strategy LU-15.1.3: <u>Building form</u>.</b> Buildings should be moderately-scaled with high-quality, pedestrian-oriented scaled, active uses along the street. Buildings in the North Crossroads node may have taller heights per the Community Form Diagram (Figure LU-1).</p> <p><b>Strategy LU-15.1.4: <u>Shared parking</u>.</b> Require shared parking and access arrangements throughout the area, with overall parking standards reflecting the shared parking.</p> <p><b>City Center Subarea</b>  <b>GOAL LU-16:</b> Maintain a mixed-use and civic district that will enhance community identity and activity, and support the crossroads subarea</p> <p><b>Policy LU-16.1: <u>City Center Node</u>.</b> Establish the City Center Node as a moderately-scaled, medium-density mixed-use office, hotel, retail and residential area, with an integrated network of streets and open space.</p> <p><b>Strategy LU-16.1.1: <u>Uses</u>.</b> A mix of uses including, office, hotel, retail, residential and civic uses. The ground floor of buildings along the street should be activated with pedestrian-oriented, active uses including retail, restaurants, and entries. See Figure LU-1 for residential densities and criteria.</p> <p><b>Strategy LU-16.1.2: <u>Connectivity</u>.</b> New development should improve the connectivity within the block and with surrounding streets, including connections to the Crossroads Subarea.</p> <p><b>Strategy LU-16.1.3: <u>Building form</u>.</b> Buildings should be moderately-scaled to transition from existing taller buildings to the scale of the surrounding area. Additional heights may be approved in specific areas by the City Council as part of the Community Benefits Program and per heights allowed in the Community Form Diagram (Figure LU-1). Taller buildings should provide appropriate transitions to fit into the surrounding area.</p>	<p><u>Note:</u> Strategy LU-16.1.3 may be amended to delete reference to a Community Benefits Program as it is no longer proposed</p>

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Policy 2-29 (cont'd)	<p><b>Strategy LU-16.1.4: Gateway concept.</b> Buildings should be designed with high-quality architecture and landscaping befitting the gateway character of the site.</p> <p><b>Strategy LU-16.1.5: Open space.</b> A publicly-accessible park shall be retained at the southeast corner of Stevens Creek and De Anza Boulevard and shall include public art, seating areas and plazas for retail and restaurant uses along the ground floor of adjacent buildings.</p> <p><b>Central Stevens Creek Boulevard Subarea</b>  <b>GOAL LU-17:</b> Retain and enhance as a walkable, bikeable, commercial mixed-use boulevard with neighborhood centers, office and limited residential uses</p> <p><b>Policy LU-17.1: Land Use.</b> Allow a mix of uses including commercial, retail, commercial office and limited residential uses. The ground floor of buildings along the street should be activated with pedestrian-oriented, active uses including retail, restaurants, entries, etc. Neighborhood centers shall be remodeled or redeveloped using the “neighborhood center” format described earlier in this Element. See Figure LU-1 for residential densities and criteria.</p> <p><b>East Stevens Creek Boulevard Subarea</b>  <b>GOAL LU-18:</b> Create a walkable, bikeable mixed-use boulevard with pedestrian-oriented regional and neighborhood commercial, retail, hotel and office uses</p> <p><b>Policy LU-18.1: Land Use.</b> Allow regional commercial with retail, commercial, office and hotels as the primary uses, with residential mixed-use as a supporting use. Retail, restaurant and other active uses are highly encouraged on the ground floor facing the street. In case of office complexes, active uses such as entries, lobbies or plazas should be provided on the ground floor along the street. Neighborhood centers shall be remodeled or redeveloped using the “neighborhood center” format described earlier in this Element. See Figure LU-1 for residential densities and criteria.</p>	Repetitive language removed



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<p><b>Policy 2-30: <u>Vallco Park South</u>.</b> Retain and enhance Vallco Park South as a large-scale commercial area that is a regional commercial (including hotel), office and entertainment center with supporting residential development.</p> <p><b>Strategy 1: <u>Vallco Parkway</u>.</b> Continue the Vallco Parkway streetscape, which was approved as part of the Vallco Rosebowl mixed-use development, along the entire Parkway.</p> <p><b>Development Activities:</b> A regional shopping mall and office and industrial buildings are the main features of this area. Hotels are also allowed in the Vallco Park area. Daytime and nighttime regional entertainment activities, such as a movie theatre complex, are highly encouraged in the mall area. As part of the development agreement, office and industrial uses are also allowed. The precise mix of land uses shall be determined via a master plan and an approved use permit. The City has formed a redevelopment project area encompassing the regional mall properties. The redevelopment area allows for most of the funds derived from the “tax increment financing” to go to the redevelopment area. “Tax increment” refers to the amount of the property tax value increase above the property tax value at the time of the redevelopment area approval. The regional mall site has a development agreement with the City to allow an additional 535,000 sq. ft. of commercial area above the 1,110,700 sq. ft. of space, which existed on July 1, 1991. The development agreement expires in 2006. This area can be used as additional commercial, office, industrial and/or hotel building space. The development agreement ties many of the mall’s future development activities to the regulations and policies in effect at the time of its adoption.</p>	<p><b>Policy LU-18.2: <u>South Vallco</u>.</b> Retain and enhance the South Vallco area as a mixed-use retail, office and residential district with a pedestrian-oriented, downtown atmosphere.</p> <p><b>Strategy LU-18.2.1: <u>Uses</u>.</b> Encourage a mix of retail, commercial, office, residential and hotel uses. Provide active retail uses on the ground floor facing the street or outdoor pedestrian corridor with connections to adjacent development. Office sites to the north of Vallco Parkway are encouraged to provide retail uses. However, if retail is not provided, office sites should provide entries and active uses along the street frontage.</p> <p><b>Strategy LU-18.2.2: <u>Vallco Parkway</u>.</b> Vallco Parkway is envisioned as a parkway with bike lanes, wide sidewalks, street-trees and on-street parking. The street will connect to a future street grid in the Vallco Shopping District.</p> <p><b>Vallco Shopping District Special Area</b>  <b>GOAL LU-19:</b> Create a distinct and memorable mixed-use “town center” that is a regional destination and a focal point for the community</p> <p><b>Policy LU-19.1: <u>Specific Plan</u>.</b> Create a Vallco Shopping District Specific Plan prior to any development on the site that lays out the land uses, design standards and guidelines, and infrastructure improvements required. The Specific Plan will be based on the following strategies:</p> <p><b>Strategy LU-19.1.1: <u>Master Developer</u>.</b> Redevelopment will require a master developer in order to remove the obstacles to the development of a cohesive district with the highest levels of urban design.</p> <p><b>Strategy LU-19.1.2: <u>Parcel assembly</u>.</b> Parcel assembly and a plan for complete redevelopment of the site is required prior to adding residential and office uses. Parcelization is highly discouraged in order to preserve the site for redevelopment in the future.</p>	<p>Edited and Split</p> <p>Removed language related to redevelopment area and expired development agreement.</p>

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<p><b>Policy 2-30 (cont'd)</b></p> <p><b>Development Intensity:</b> Development intensity shall be determined in conjunction with specific development review. Mixed commercial and residential development may be allowed if the residential units provide an incentive to develop retail use, if the development is well designed, financially beneficial to Cupertino, provides community amenities and is pedestrian-oriented.</p> <p><b>Residential:</b> Up to 35 units per acre.</p> <p><b>Commercial (sq. ft.)</b> 2010 Built 1,507,189 Buildout 1,902,546</p> <p><b>Office (sq. ft.)</b> 2010 Built 708,057 Buildout 708,057</p> <p><b>Hotel (rooms)</b> 2010 Built 250 Buildout 2010 764</p> <p><b>Residential (DU)</b> 2010 Built 471 Buildout 711</p> <p><b>Design Elements:</b> To better integrate the shopping mall with the surrounding community, encourage any new retail development to provide outdoor shopping experiences in continuity with the present indoor shopping. New office development should also be pedestrian-oriented. To achieve this, proposed projects should:</p> <p>1. Parking Services: Avoid parking structures along the Stevens Creek Boulevard frontage, and minimize the height and bulk of parking structures visible from public streets.</p>	<p><b>Strategy LU-19.1.3: Complete Redevelopment.</b> The “town center” plan should be based on complete redevelopment of the site in order to ensure that the site can be planned to carry out the community vision.</p> <p><b>Strategy LU-19.1.4: Land use.</b> The following uses are allowed on the site (see Figure LU-1 for residential densities and criteria):</p> <ol style="list-style-type: none"> <li>1. Retail: High-performing retail, restaurant and entertainment uses. Maintain a minimum of 600,000 square feet of retail that provide a good source of sales tax for the City. Entertainment uses may be included but shall consist of no more than 30 percent of retail uses.</li> <li>2. Hotel: Encourage a business class hotel with conference center and active uses including main entrances, lobbies, retail and restaurants on the ground floor.</li> <li>3. Residential: Allow residential on upper floors with retail and active uses on the ground floor. Encourage a mix of units for young professionals, couples and/or active seniors who like to live in an active “town center” environment.</li> <li>4. Office: Encourage high-quality office space arranged in a pedestrian-oriented street grid with active uses on the ground floor, publicly-accessible streets and plazas/ green space.</li> </ol> <p><b>Strategy LU-19.1.5: “Town Center” layout.</b> Create streets and blocks laid out using “transect planning” (appropriate street and building types for each area), which includes a discernible center and edges, public space at center, high quality public realm, and land uses appropriate to the street and building typology.</p>	

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<p><b>Policy 2-30 (cont'd)</b></p> <ol style="list-style-type: none"> <li>2. Linkages: Develop pedestrian linkages between the industrial park and the regional mall.</li> <li>3. Active Retail: Provide active retail uses facing the street or outdoor pedestrian corridor with connections to the interior mall area, residences and industrial park.</li> <li>4. Barrier-free Parking: Design parking areas relatively free of pedestrian barriers and shopping islands.</li> <li>5. Street Presence: Site buildings to create a strong street presence. Buildings facing the street shall be designed in consideration of the scale of the buildings across the street.</li> <li>6. Development Next to Residential: Reduce heights and increase setbacks for new development proposed adjacent to residential areas.</li> <li>7. Pedestrian Amenities: Include pedestrian amenities: landscaping, furniture, lighting, fountains, canopies, special paving materials and other features to enhance pedestrian activity.</li> <li>8. Trees: Retain the trees along the I-280 frontage, Wolfe Road and Stevens Creek Boulevard as much as possible when new development is proposed.</li> </ol> <p><b>Building Heights:</b> Maximum of 60 feet if there is a retail component and 45 feet if not.</p>	<p><b>Strategy LU-19.1.6: <u>Connectivity</u>.</b> Provide a newly configured complete street grid hierarchy of streets, boulevards and alleys that is pedestrian-oriented, connects to existing streets, and creates walkable urban blocks for buildings and open space. It should also incorporate transit facilities, provide connections to other transit nodes and coordinate with the potential expansion of Wolfe Road bridge over Interstate 280 to continue the walkable, bikeable boulevard concept along Wolfe Road. The project should also contribute towards a study and improvements to a potential Interstate 280 trail along the drainage channel south of the freeway and provide pedestrian and bicycle connections from the project sites to the trail.</p> <p><b>Strategy LU-19.1.7: <u>Existing streets</u>.</b> Improve Stevens Creek Boulevard and Wolfe Road to become more bike and pedestrian-friendly with bike lanes, wide sidewalks, street trees, improved pedestrian intersections to accommodate the connections to Rosebowl and Main Street.</p> <p><b>Strategy LU-19.1.8: <u>Open space</u>.</b> Open space in the form of a central town square on the west and east sides of the district interspersed with plazas and “greens” that create community gathering spaces, locations for public art, and event space for community events.</p> <p><b>Strategy LU-19.1.9: <u>Building form</u>.</b> Buildings should have high-quality architecture, and an emphasis on aesthetics, human scale, and create a sense of place. Additional heights may be approved in specific areas by the City Council as part of the Community Benefits Program and per heights allowed in the Community Form Diagram (Figure LU-1). Taller buildings should provide appropriate transitions to fit into the surrounding area.</p>	<p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition.</p> <p><u>Note:</u> Strategy LU-19.1.9 may be amended to delete reference to a Community Benefits Program as it is no longer proposed</p>

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Policy 2-30 (cont'd)	<p><b>Strategy LU-19.1.10: <u>Gateway character.</u></b> High-quality buildings with architecture and materials befitting the gateway character of the site. The project should provide gateway signage and treatment.</p> <p><b>Strategy LU-19.1.11: <u>Phasing plan.</u></b> A phasing plan that lays out the timing of infrastructure, open space and land use improvements that ensures that elements desired by the community are included in early phases.</p> <p><b>Strategy LU-19.1.12: <u>Parking.</u></b> Parking in surface lots shall be located to the side or rear of buildings. Underground parking beneath buildings is preferred. Above grade structures shall not be located along major street frontages. In cases, where above-grade structures are allowed along internal street frontages, they shall be lined with retail, entries and active uses on the ground floor. All parking structures should be designed to be architecturally compatible with a high-quality "town center" environment.</p> <p><b>Strategy LU-19.1.13: <u>Trees.</u></b> Retain trees along the Interstate 280, Wolfe Road and Stevens Creek Boulevard to the extent feasible, when new development are proposed.</p> <p><b>Strategy LU-19.1.14: <u>Neighborhood buffers.</u></b> Consider buffers such as setbacks, landscaping and/or building transitions to buffer abutting single-family residential areas from visual and noise impacts.</p>	

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<p><b>Policy 2-31: <u>Homestead Road.</u></b> Create an integrated, mixed-use commercial and housing village along Homestead Road, consisting of three integrated areas. Each area will be master planned, with special attention to the interconnectivity of these areas.</p> <p><b>Development Activities:</b> A commercial area will be located at the southeast corner of Homestead Road and Stelling Road. Residential uses are encouraged along with the commercial component. A medium-density residential area will be located in the mid-block area between the two commercial areas. The residential area will include a new public park.</p> <p><b>Development Intensity:</b> Development intensity shall be determined in conjunction with specific development review. Mixed commercial and residential development may be allowed if the residential units provide an incentive to develop retail use, if the development is well designed, financially beneficial to Cupertino, provides community amenities and is pedestrian-oriented.</p> <p><b>Commercial (sq. ft.)</b> 2010 Built 193,678 Buildout 193,678</p> <p><b>Office (sq. ft.)</b> 2010 Built 69,550 Buildout 69,550</p> <p><b>Hotel (rooms)</b> 2010 Built 126 Buildout 2010 126</p> <p><b>Residential (DU)</b> 2010 Built 600 Buildout 784</p>	<p><b>GOAL LU-23:</b> Retain a commercial and residential boulevard that forms a gateway into Cupertino with neighborhood centers, commercial office and residential uses that provide services and gathering spaces for the community in a walkable and bikeable environment</p> <p><b>Policy LU-23.2: <u>Land Use.</u></b> Primarily retail, commercial and residential uses, with some limited quasi-public use. Redevelopment of neighborhood centers should be based on the “neighborhood center” concept discussed earlier in this element. See Figure LU-1 for residential densities and criteria.</p> <p><b>Policy LU-23.3: <u>Connectivity.</u></b> Homestead Road is envisioned to become a boulevard with bike and pedestrian improvements and new bicycle and pedestrian crossings at De Anza Boulevard, Blaney Avenue, Wolfe Road, and Tantau Avenue. This will provide better access for people moving east/west through the city north of Interstate 280, linking neighborhoods in the western part of the city with Homestead High School, Homestead Square Shopping Center and Apple Campus 2 to the east.</p> <p><b>Policy LU-23.4: <u>Building Design.</u></b> Buildings will be located closer to the street with parking mostly to the side and rear. In the case of larger sites, large buildings may be placed behind parking; however a substantial portion of the front of the site should be lined with active uses such as retail/restaurant pads, and plazas. Buildings should include pedestrian-oriented elements with entries, retail, lobbies, and active uses along the street. Parking areas along the street will be screened with street trees. Residential buildings will provide stoops and porches along the street and side streets. Additional heights may be approved in specific areas by the City Council as part of the Community Benefits Program and per heights allowed in the Community Form Diagram (Figure LU-1). Taller buildings should provide appropriate transitions to fit into the surrounding area.</p>	<p>Edited and split</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition</p>

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<p><b>Policy 2-31 (cont'd)</b></p> <p><b>Design Elements:</b> Buildings facing the street shall consider the scale of the buildings across the street.</p> <p><b>Building Heights:</b> Maximum height of 45 feet</p>	<p><b>Policy LU-23.5: <u>Gateway Concept</u>.</b> Building and landscape design should be of high quality and reflect the fact that this area is a gateway into the northern part of Cupertino.</p> <p><b>Policy LU-23.6: <u>Neighborhood Buffer</u>.</b> Provide building transitions, setbacks and/or landscaping to buffer development from adjoining single-family residential uses.</p>	<p><u>Note:</u> Policy LU-23.4 may be amended to delete reference to a Community Benefits Program as it is no longer proposed</p>
<p><b>Strategy:</b> Develop a conceptual plan for the Homestead Road Planning Area.</p>	<p><b>Policy LU-23.1: <u>Conceptual Plan</u>.</b> Create a conceptual plan for the Homestead corridor Special Area with a cohesive set of land use and streetscape regulations and guidelines for the South De Anza area.</p>	<p>Edited</p> <p><u>Note:</u> Correction needed – sentence should end after ‘guidelines’.</p>
<p><b>Policy 2-32: <u>Remainder of Neighborhood Commercial Areas</u>.</b> Retain and enhance neighborhood commercial areas, which provide goods and services to neighborhood residents and visitors. These areas include:</p> <ul style="list-style-type: none"> <li>• South De Anza Boulevard.</li> <li>• West side of Stevens Canyon Road across from McClellan Road.</li> <li>• Intersection of Foothill Boulevard and Stevens Creek Boulevard.</li> <li>• Homestead Road near Foothill Boulevard.</li> <li>• Northwest corner of Bollinger Road and Blaney Avenue.</li> <li>• Southeast corner of Homestead Road and Blaney Avenue.</li> <li>• North side of Stevens Creek Boulevard between Highway 85 and Mary Avenue.</li> <li>• All other non-residential properties not referenced in an identified commercial area.</li> </ul>	<p><b>GOAL LU-22:</b> Maintain a commercial boulevard with neighborhood centers, commercial office and residential uses that provide services and gathering spaces for the community in a walkable and bikeable environment</p> <p><b>Policy LU-22.1: <u>Conceptual Plan</u>.</b> Create a conceptual plan that combines the existing South De Anza and Sunnyvale-Saratoga Conceptual Plans to create a cohesive set of land use and streetscape regulations and guidelines for the South De Anza area.</p> <p><b>Policy LU-22.2: <u>Land Use</u>.</b> General commercial and retail uses with limited commercial office, office and residential uses. Neighborhood centers should be redeveloped in the “neighborhood center” format discussed in this Element. See Figure LU-1 for residential densities and criteria.</p> <p><b>Policy LU-22.3: <u>Parcel Assembly</u>.</b> Highly encourage assembly of parcels to resolve the fragmented and narrow lot pattern and encourage high-quality development with adequate buffers for neighborhoods.</p>	<p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition.</p>



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<p><b>Policy 2-32 (cont'd)</b></p> <p><b>Development Activities:</b> Developments are encouraged to include a neighborhood commercial presence along the street. Developments may be occupied solely by neighborhood commercial or residential uses, but not solely by office, commercial-office or general commercial uses. Buildings may be one or two stories in height, to be determined on a case-by-case basis. Ground-level uses near the street must be neighborhood commercial uses with a traditional storefront appearance. Second-level areas may be commercial office or residential. Residential uses should be used as a buffer between commercial uses and neighboring low-density residential properties. Landscaping may be used as a buffer in smaller developments.</p> <p><b>Development Intensity:</b> Development intensity shall be determined in conjunction with specific development review. Mixed commercial and residential development may be allowed if the residential units provide an incentive to develop retail use, if the development is well designed, financially beneficial to Cupertino, provides community amenities and is pedestrian-oriented.</p> <p><b>Residential:</b> Residential density is dependent on the neighborhood context, with a maximum density of 15 dwelling units per gross acre.</p>	<p><b>Policy LU-22.4: Streetscape and Connectivity.</b> South De Anza is envisioned as a walkable, bikeable boulevard with sidewalks, street trees and roadway improvements for bike lanes and pedestrian crossings. Side streets are also envisioned with pedestrian and bicycle improvements to ensure walkable connections from adjacent neighborhoods.</p> <p><b>Policy LU-22.5: Shared Access.</b> Since South De Anza is a heavily traveled route, properties in the same block should be connected with auto and pedestrian access through shared access easements to reduce impacts on the corridor.</p> <p><b>Policy LU-22.6: Building Design.</b> Located buildings and commercial pads along the street with parking areas to the side and rear. Provide pedestrian-scaled elements and active uses including retail, restaurants, and entries along the street. Outdoor plaza and activity areas can be located along the street with sidewalk and street trees to buffer them from through traffic.</p> <p><b>Policy LU-22.7: Gateway Concept.</b> Building and landscape design should be of high quality and reflect the fact that this area has gateways from Highway 85 and at the southern and eastern borders of Cupertino.</p> <p><b>Policy LU-22.8: Neighborhood Buffer.</b> Provide building transitions, setbacks and/or landscaping to buffer development from adjoining single-family residential uses.</p>	

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<p><b>Policy 2-32 (cont'd)</b></p> <p><b>Commercial (sq. ft.)</b> 2010 Built 497,247 Buildout 495,415</p> <p><b>Office (sq. ft.)</b> 2010 Built 268,735 Buildout 250,604</p> <p><b>Hotel (rooms)</b> 2010 Built - Buildout 2010 -</p> <p><b>Residential (DU)</b> 2010 Built 6 Buildout 306</p>	<p><b>GOAL LU-26:</b> Retain commercial areas adjacent to neighborhoods and retrofit or encourage redevelopment as neighborhood centers in a pedestrian-oriented and bike-friendly environment</p> <p><b>Policy LU-26.1: <u>Land Use.</u></b> Retrofit or redevelop neighborhood centers using the “neighborhood center” concept discussed earlier in this Element. Areas that are not designated as “neighborhood centers” are encouraged to provide commercial uses with active uses such as entries, lobbies, seating areas or retail along the street. See Figure LU-1 for residential densities and criteria.</p> <p><b>Policy LU-26.2: <u>Building and Site Design.</u></b> Encourage buildings to be designed in a pedestrian-oriented format. Buildings should be located along the street with pedestrian-scale architecture and retail and active uses on the ground floor. Parking should be located to the sides or rear. Buildings may be one to two stories in height. In some instances where taller heights are allowed, buildings may be three stories in height.</p> <p><b>Policy LU-26.3: <u>Street Design and Connectivity.</u></b> Create neighborhood centers that are walkable, bikeable areas with sidewalks, street trees and roadway improvements for bike lanes and sidewalks to provide connections to the neighborhoods that they serve.</p> <p><b>Policy LU-26.4: <u>Neighborhood Buffers.</u></b> Encourage projects to include building transitions, setbacks and landscaping to provide a buffer for adjoining low-intensity residential uses.</p>	
<p><b>Strategy: <u>Neighborhood Commercial Zoning.</u></b> Develop a Neighborhood Commercial Zoning Ordinance that defines the uses and development regulations for this zone. Rezone appropriate areas to this zoning district.</p>		<p>Not applicable; Neighborhood Commercial zoning only applies in Monta Vista Village Special Area</p>

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<p><b>Policy 2-33: <u>North De Anza Boulevard</u>.</b> Maintain and enhance North De Anza Boulevard as a regional employment center with supporting commercial and residential land uses.</p> <p><b>Development Activities:</b> Office, industrial, research and development with supporting commercial and residential uses.</p> <p><b>Development Intensity:</b> Development intensity shall be determined in conjunction with specific development review. Mixed commercial and residential development may be allowed if the residential units provide an incentive to develop retail use, if the development is well designed, financially beneficial to Cupertino, provides community amenities and is pedestrian-oriented. The Apple Computer campus shall not have a residential component.</p> <p>Residential Buildout: Table 2A</p> <p><b>Residential:</b> Up to 25 dwelling units per gross acre.</p> <p><b>Commercial (sq. ft.)</b> 2010 Built 36,657 Buildout 51,372</p> <p><b>Office (sq. ft.)</b> 2010 Built 2,181,021 Buildout 2,266,206</p> <p><b>Hotel (rooms)</b> 2010 Built 138 Buildout 2010 -</p> <p><b>Residential (DU)</b> 2010 Built 49 Buildout 146</p>	<p><b>GOAL LU-21:</b> Maintain an employment node served by a mix of pedestrian-oriented retail, commercial and hotel uses in a walkable and bikeable environment</p> <p><b>Policy LU-21.1: <u>Conceptual Plan</u>.</b> Amend the North De Anza Conceptual Plan to create a cohesive set of land use and streetscape regulations and guidelines for the North De Anza area.</p> <p><b>Policy LU-21.2: <u>Land Use</u>.</b> Primarily office, and research and development uses supplemented with limited commercial and residential uses. See Figure LU-1 for residential densities and criteria.</p> <p><b>Policy LU-21.3: <u>Streetscape and Connectivity</u>.</b> North De Anza is envisioned as a walkable, bikeable boulevard with wide sidewalks with street trees and roadway improvements for bike lanes and pedestrian crossings. Pedestrian and bike improvements and enhanced pedestrian crossings are also envisioned along other streets in this area to create an interconnected grid. Such improvements will also improve school routes from the Garden Gate neighborhood to Lawson school to the east and provide access to transit routes.</p> <p><b>Policy LU-21.4: <u>Building Design</u>.</b> Locate buildings along the street with parking areas to the rear. Break up massing of large office buildings along the street with pedestrian scaled elements and locate building entries and active uses along the street frontage to improve the pedestrian character of the area. Mixed-use buildings should include entries, active uses and gathering spaces along the street.</p> <p><b>Policy LU-21.5: <u>Gateway Concept</u>.</b> Building and landscape design should be of high quality and reflect the fact that this area is a gateway into Cupertino from Interstate 280 and points north.</p>	<p>Edited and split</p> <p>Implemented portion for North De Anza Conceptual Plan</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition.</p> <p>Discussion of specific setbacks implemented in North De Anza Conceptual Plan.</p>

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<p><b>Policy 2-33 (cont'd)</b></p> <p><b>Design Elements:</b> An extensive landscape setback next to De Anza Boulevard is required from Alves Drive to Route 280. The landscape area shall be complemented by landscaped medians and generous private landscaped areas. The 50-foot landscaped setback may be reduced according to project frontage size, scale and development type. Driveways and streets onto De Anza Boulevard shall be discouraged to avoid disrupting the continuity of landscaping and the flow of traffic. To strengthen the visual effect of this landscaped corridor, new buildings should be sited to frame the street and landscaping. Pedestrian features, such as company stores, outdoor seating and front entries are encouraged.</p> <p><b>Building Heights:</b> Maximum height of 45 feet.</p>	<p><b>Policy LU-21.6: <u>Neighborhood Buffer</u>.</b> Provide building transitions, setbacks and/or landscaping to buffer development from adjoining single-family residential uses.</p>	
<p><b>Policy 2-34: <u>City Center</u>.</b> Maintain and enhance City Center as a moderate-scale, medium density, mixed use district that will provide community identity and activity and will support retail uses in the Crossroads Area.</p> <p><b>Development Activities:</b> Office, housing, hotel, public facilities, stores, restaurants and mixed uses.</p> <p><b>Development Intensity:</b> Development intensity shall be determined in conjunction with specific development review. Mixed commercial and residential development may be allowed if the residential units provide an incentive to develop retail use, if the development is well designed, financially beneficial to Cupertino, provides community amenities and is pedestrian-oriented.</p>	<p><b>GOAL LU-16:</b> Maintain a mixed-use and civic district that will enhance community identity and activity, and support the crossroads subarea</p> <p><b>Policy LU-16.1: <u>City Center Node</u>.</b> Establish the City Center Node as a moderately-scaled, medium-density mixed-use office, hotel, retail and residential area, with an integrated network of streets and open space.</p> <p><b>Strategy LU-16.1.1: <u>Uses</u>.</b> A mix of uses including, office, hotel, retail, residential and civic uses. The ground floor of buildings along the street should be activated with pedestrian-oriented, active uses including retail, restaurants, and entries. See Figure LU-1 for residential densities and criteria.</p>	<p>Edited and split</p> <p>Moved to appropriate sections per planning area.</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition.</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-34 (cont'd)</b></p> <p><b>Commercial (sq. ft.)</b> 2010 Built 64,144 Buildout 79,011</p> <p><b>Office (sq. ft.)</b> 2010 Built 1,050,227 Buildout 1,050,227</p> <p><b>Hotel (rooms)</b> 2010 Built 224 Buildout 2010 224</p> <p><b>Residential (DU)</b> 2010 Built 556 Buildout 656</p> <p><b>Design Elements:</b> Buildings are of varied form and height. A public park is located at the southeast corner of Stevens Creek and De Anza Boulevards, combining open space, landscaping, public art and retail uses that front the plaza. It will serve as a focal point for community identity and will include pedestrian connections to the Crossroads area.</p> <p><b>Building Heights:</b> Maximum height of 45 feet. Height exceptions have been granted to create a high activity node in this area. No further exceptions shall be granted.</p>	<p><b>Strategy LU-16.1.2: <u>Connectivity</u>.</b> New development should improve the connectivity within the block and with surrounding streets, including connections to the Crossroads Subarea.</p> <p><b>Strategy LU-16.1.3: <u>Building form</u>.</b> Buildings should be moderately-scaled to transition from existing taller buildings to the scale of the surrounding area. Additional heights may be approved in specific areas by the City Council as part of the Community Benefits Program and per heights allowed in the Community Form Diagram (Figure LU-1). Taller buildings should provide appropriate transitions to fit into the surrounding area.</p> <p><b>Strategy LU-16.1.4: <u>Gateway concept</u>.</b> Buildings should be designed with high-quality architecture and landscaping befitting the gateway character of the site.</p> <p><b>Strategy LU-16.1.5: <u>Open space</u>.</b> A publicly-accessible park shall be retained at the southeast corner of Stevens Creek and De Anza Boulevard and shall include public art, seating areas and plazas for retail and restaurant uses along the ground floor of adjacent buildings.</p> <p><b>Policy LU-16.2: <u>Civic Center Node</u>.</b> Create a civic heart for Cupertino that enables community building by providing community facilities, meeting and gathering spaces, public art, and space for recreation and community events.</p>	<p><u>Note:</u> Policy LU-23.4 may be amended to delete reference to a Community Benefits Program as it is no longer proposed</p>

<p align="center"><b>2005 General Plan Land Use / Community Design Element</b></p>	<p align="center"><b>Community Vision 2040 Land Use and Community Design Element</b></p>	<p align="center"><b>Comments</b></p>
<p><b>Policy 2-35: <u>Vallco Park North</u>.</b> Retain Vallco Park North as an employment area of predominately office and light industrial activities, with neighborhood commercial uses.</p> <p><b>Development Activities:</b> Allowed uses consists of those described in the Industrial Park Zone. Future retail uses are a potential for this area. Retail and residential uses are allowed. Residential uses are allowed in selected areas. Development Intensity: For properties in this area, the development intensity shall be determined in conjunction with specific development review.</p> <p><b>Residential:</b> Up to 25 dwelling units per gross acre.</p> <p><b>Commercial (sq. ft.)</b>  2010 Built 133,147  Buildout 133,147</p> <p><b>Office (sq. ft.)</b>  2010 Built 2,981,930  Buildout 3,069,676</p> <p><b>Hotel (rooms)</b>  2010 Built 315  Buildout 2010 315</p> <p><b>Residential (DU)</b>  2010 Built 554  Buildout 851</p> <p><b>Building Heights:</b> Maximum height of 60 feet.</p>	<p><b>GOAL LU-20:</b> Support a sustainable campus environment that is served by a mix of pedestrian-oriented retail and commercial uses in a walkable and bikeable environment</p> <p><b>Policy LU-20.1: <u>Land Use</u>.</b> This area is a major employment node with office, and research and development uses. Retail and hotel uses are allowed on the west side of Wolfe Road. Redevelopment of the retail site at the corner of Wolfe and Homestead Roads should be based on the neighborhood center concept. Retail uses are not required on the Hamptons site. See Figure LU-1 for residential densities and criteria.</p> <p><b>Policy LU-20.2: <u>Streetscape and Connectivity</u>.</b> Future roadway improvements on Wolfe Road, Homestead Road and Tantau Avenue should be coordinated with planned improvements to improve pedestrian, bike and transit connections. Streetscape improvements will enhance the pedestrian environment with street trees, attractive bus shelters and street furniture. The campus site should provide an attractive landscaped edge along the street. Future improvements to the Wolfe Road bridge should be coordinated to preserve the vision for this area.</p> <p><b>Policy LU-20.3: <u>Building Form</u>.</b> Buildings in the retail and hotel area should provide active, pedestrian-oriented uses along the street. Buildings should transition to fit the scale of the surrounding area. Additional heights may be approved in specific areas by the City Council as part of the Community Benefits Program and per heights allowed in the Community Form Diagram (Figure LU-1). Taller buildings should provide appropriate transitions to fit into the surrounding area. In addition to the height limits established in the Community Form Diagram, buildings abutting the campus shall incorporate appropriate setbacks, landscaped buffering, and building height transitions to minimize privacy and security impacts.</p>	<p>Edited and split</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition.</p> <p><u>Note:</u> Policy LU-20.3 may be amended to delete reference to a Community Benefits Program as it is no longer proposed</p>



2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-35 (cont'd)</b></p>	<p><b>Policy LU-20.4: <u>Community Amenities</u>.</b> Pedestrian-oriented retail and hotel development will support a diverse population of workers and residents in the area. Trail routes, and alternate trail routes to address security and privacy concerns of major employers, shall be developed to provide pedestrian and bicycle connections to other destinations.</p> <p><b>Policy LU-20.5: <u>Gateway Concept</u>.</b> Building and landscape design should be of high quality and reflect the fact that this area is a gateway into Cupertino from Interstate 280 and points north. The project should provide gateway signage and treatment.</p> <p><b>Policy LU-20.6: <u>Neighborhood Buffers</u>.</b> Provide building transitions, setbacks and/or landscaping to buffer development from adjoining single-family residential uses.</p>	
<p><b>Policy 2-36: <u>Bubb Road</u>.</b> Retain the Bubb Road area primarily as a low-rise industrial and research and development area.</p> <p><b>Development Activities:</b> Allowed uses consist of those described in the West Valley Industrial Park ordinance. In addition, neighborhood commercial and residential uses are allowed. Compatibility of non-industrial uses with industrial uses must be considered when reviewing new development.</p> <p><b>Development Intensity:</b> Development intensity shall be determined in conjunction with specific development review.</p> <p><b>Residential:</b> Up to 20 dwelling units per gross acre.</p>	<p><b>GOAL LU-24:</b> Maintain an employment area with light-industrial, and research and development uses in a walkable and bikeable environment that connects to surrounding nodes and services</p> <p><b>Policy LU-24.1: <u>Land Use</u>.</b> Allowed uses in the Bubb Road Special Area will consist of those described in the ML-RC ordinance with limited commercial and residential uses.</p> <p><b>Policy LU-24.2: <u>Streetscape and Connectivity</u>.</b> Bubb Road is envisioned as a walkable, bikeable corridor with sidewalks, street trees and roadway improvements for bike lanes and pedestrian crossings. Pedestrian and bike improvements and enhanced pedestrian crossings are also envisioned along other streets in this area to create an interconnected grid. Such improvements will also improve routes from the northern and eastern neighborhood to the tri-school area, parks and services and reduce impacts caused by to school and employment traffic.</p>	<p>Edited, split and partially completed</p> <p>Development allocation discussed in Policy LU-1.2 and building heights discussed in Figure LU-1 to avoid repetition.</p> <p>West Valley Industrial Park Ordinance codified in Municipal Code in 2011 as Chapter 19.72</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-36 (cont'd)</b></p> <p><b>Commercial (sq. ft.)</b> 2010 Built - Buildout -</p> <p><b>Office (sq. ft.)</b> 2010 Built 428,645 Buildout 444,435</p> <p><b>Hotel (rooms)</b> 2010 Built - Buildout 2010 -</p> <p><b>Residential (DU)</b> 2010 Built - Buildout 94</p> <p><b>Design Elements:</b> Local serving commercial is encouraged along the street frontage to provide services closer to employment centers and to encourage pedestrian activity.</p> <p><b>Building Heights:</b> Maximum height of 45 feet</p>	<p><b>Policy LU-24.3: <u>Building and Site Design.</u></b> Locate buildings along the street with parking areas to the rear. Break up massing of large office buildings along the street with pedestrian-scaled elements and locate building entries and active uses along the street frontage to improve the pedestrian character of the area.</p> <p><b>Policy LU-24.4: <u>Compatibility of Use.</u></b> The compatibility of non-industrial uses with industrial uses must be considered when reviewing new development.</p> <p><b>Policy LU-24.5: <u>Neighborhood Buffers.</u></b> New industrial uses should provide building transitions, setbacks and landscaping to provide a buffer for adjoining low-intensity residential uses.</p>	
<p><b>Policy 2-37: <u>De Anza College.</u></b> Support De Anza College in its role as a valuable community resource, and seek opportunities to integrate future activities into the community.</p> <p><b>Development Activities:</b> Small commercial activities and housing are encouraged in addition to traditional college functions.</p> <p><b>Design Elements:</b> Building locations should minimize visual impacts on surrounding residential neighborhoods. Commercial activities should be considered along the street front as part of the Crossroads planning area. Circulation patterns should be designed to direct traffic away from residential neighborhoods.</p>	<p><b>GOAL LU-11:</b> Maintain and enhance community access to library and school services provided by other agencies</p> <p><b>Policy LU-11.2: <u>De Anza College.</u></b> Allow land uses not traditionally considered part of a college to be built at De Anza College, provided such uses integrate the campus into the community, provide facilities and services not offered in the City and/or alleviate impacts created by the college.</p> <p><b>Policy LU-14.4: <u>De Anza College Node.</u></b> Buildings should be designed to fit into the surroundings with pedestrian-orientation. Externalizing activities by providing cafeterias, bookstores and plazas along the street and near corners is encouraged.</p>	<p>Edited and split; Moved to appropriate sections per planning area. Revised to include all facilities</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-38:</b> <u>Economic Development Plan</u>. Use an annual, 5-year revenue projection, forecast by revenue area, to correspond to Cupertino's current revenue analysis. Include a fiscal analysis of development applications comparing the development proposal with the annual economic development plan, including the fiscal impacts of the development on the city's projected 5-year revenue stream. Develop a proactive economic development strategy that links residential development to provision of revenue generating uses such as sales tax offices and retail uses. Create an economic development staff and budget.</p>	<p><b>Strategy LU-9.1.1:</b> <u>Economic Development Strategy Plan</u>. Create and periodically update an Economic Development Strategy Plan in order to ensure the City's long-term fiscal health and stability and to make Cupertino an attractive place to live, work and play.</p> <p><b>Strategy LU-8.2.1:</b> <u>Fiscal Impacts</u>. Evaluate fiscal impacts of converting office/commercial uses residential use, while ensuring that the city meets regional housing requirements.</p>	<p>Edited, split, merged into Strategy LU-8.2.1 as listed below, and changed to Strategy</p> <p>Strategy LU-8.2.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-19 Strategy 1</li> <li>• Policy 2-38</li> <li>• Policy 2-43</li> <li>• Policy 2-44</li> </ul> <p><u>Note:</u> Correction needed; add the word "to" in between 'commercial uses' and 'residential use'.</p>
<p><b>Policy 2-39:</b> <u>Partnerships</u>. Encourage the private sector to participate in partnerships with nonprofit or public agencies to provide community benefits and services.</p>	<p><b>Strategy LU-9.1.2:</b> <u>Partnerships</u>. Create partnerships between the City and other public and private organizations to promote the development of innovative technology and businesses in the community and facilitate growth and infrastructure improvements that benefits residents and businesses.</p>	<p>Edited</p>
<p><b>Policy 2-40:</b> <u>New Businesses and Business Retention</u>. Encourage new businesses and retain existing businesses that provide needed local services and municipal revenues, contribute to economic vitality and enhance the City's physical environment.</p>	<p><b>Strategy LU-9.1.3:</b> <u>Economic Development and Business Retention</u>. Encourage new businesses and retain existing businesses that provide local shopping and services, add to municipal revenues, contribute to economic vitality and enhance the City's physical environment.</p>	<p>Edited</p>
<p><b>Strategy:</b> <u>Collaboration with Business Community</u>. Collaborate with the business community to facilitate growth, development and infrastructure improvements that benefit residents and businesses through the City's Economic Development Committee and other resources.</p>	<p><b>Policy LU-9.1:</b> <u>Cooperation with Business</u>. Establish and maintain a cooperative relationship with the business community to support innovation and take advantage of economic development opportunities.</p>	<p>Edited</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-41:</b> <u>Maintain Streamlined Development Review and Building Permit Processes</u>. Provide efficient and timely review of development proposals, while maintaining quality standards in accordance with city codes. Look for solutions to problems, be responsive to community concerns, promote positive communications at all levels of review and provide analysis and advice to decision-makers to help them make informed decisions.</p>	<p><b>Strategy LU-9.1.6:</b> <u>Development Review</u>. Provide efficient and timely review of development proposals, while maintaining quality standards in accordance with city codes. Look for a solution-based approach to problems while being responsive to community concerns and promote positive communication among parties.</p>	<p>Edited</p>
<p><b>Policy 2-42:</b> <u>Revenue Analysis of Office Developments</u>. In reviewing office development proposals, encourage office uses and activities that generate significant revenues to the City, such as local sales offices, capturing point of sale internet transactions and business to business tax revenues. New office development exceeding 50,000 square feet shall be approved only if one of these or similar benefits are provided.</p>	<p><b>Policy LU-8.2:</b> <u>Land Use</u>. Encourage land uses that generate City revenue.</p>	<p>Edited to remove sections that cannot be implemented legally if projects comply with zoning.</p>
<p><b>Policy 2-43:</b> <u>Conversion of Office/Industrial Uses to Residential</u>. Evaluate the economic impacts of converting office/industrial uses to residential uses.</p>	<p><b>Strategy LU-8.2.1:</b> <u>Fiscal Impacts</u>. Evaluate fiscal impacts of converting office/commercial uses residential use, while ensuring that the city meets regional housing requirements.</p>	<p>Edited, split, merged into Strategy LU-8.2.1 as listed below, and changed to Strategy</p> <p>Strategy LU-8.2.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-19 Strategy 1</li> <li>• Policy 2-38</li> <li>• Policy 2-43</li> <li>• Policy 2-44</li> </ul> <p><u>Note:</u> Correction needed; add the word "to" in between 'commercial uses' and 'residential use'.</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-44: <u>Maintaining Cohesive Commercial Centers and Office Parks.</u></b> Cohesive commercial centers and office parks are necessary to maintain a healthy sales tax base for the city and to retain opportunities for existing businesses to expand in response to changing business trends. Cupertino's major retail commercial centers are located at Vallco Fashion Park, The Marketplace and Portal Plaza centers, Cupertino Village, the Oaks and the Crossroads Commercial District; the office parks are located at Vallco (North of Highway 280), North De Anza Boulevard and Bubb Road.</p> <p>Projects with residential or quasi-public components proposed to replace some or all of the existing industrial, office and commercial uses on a site in these areas will be evaluated on a case by case basis to determine if they are complementary to the overall business park or shopping center, or otherwise meet the criteria below. Two-thirds of the commercial/office square footage that is converted to residential uses shall be allocated to major employers (companies with Cupertino sales offices and corporate headquarters). The remainder of the square footage shall be allocated to the commercial or office pool in the subject area.</p>	<p><b>Strategy LU-8.2.1: <u>Fiscal Impacts.</u></b> Evaluate fiscal impacts of converting office/commercial uses residential use, while ensuring that the city meets regional housing requirements.</p> <p><b>Strategy LU-8.3.3: <u>Infrastructure and Streetscape Improvements.</u></b> Consider infrastructure and streetscape improvements in areas, such as the Crossroads or South Vallco area to encourage redevelopment as a pedestrian-oriented area that meets community design goals.</p> <p><b>Strategy LU-8.3.4: <u>High Sales-Tax Producing Retail Uses.</u></b> Consider locations for high sales-tax producing retail uses (such as life-style and hybrid commodity-specialty centers) provided the development is compatible with the surrounding area in terms of building scale and traffic.</p> <p><b>Strategy LU-9.1.4: <u>Regulations.</u></b> Periodically review and update land use and zoning requirements for retail, commercial and office development in order to attract high-quality sales-tax producing businesses and services, while adapting to the fast-changing retail, commercial and office environment.</p>	<p>Edited, split and merged into Strategy LU-8.2.1 as listed below</p> <p>Strategy LU-8.2.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-19 Strategy 1</li> <li>• Policy 2-38</li> <li>• Policy 2-43</li> <li>• Policy 2-44</li> </ul> <p>Portions repetitive or not applicable; Edited to remove sections that cannot be implemented legally if projects comply with zoning.</p> <p>Infrastructure requirements for projects are subject to environmental review and state law. Removed repetitive building and site design discussions already provided in other policies.</p> <p>Discussion on square footage referred back to Development Allocation Table LU-1 to avoid repetition.</p> <p><u>Note:</u> Correction needed; add the word "to" in between 'commercial uses' and 'residential use'.</p>

<p align="center"><b>2005 General Plan Land Use / Community Design Element</b></p>	<p align="center"><b>Community Vision 2040 Land Use and Community Design Element</b></p>	<p align="center"><b>Comments</b></p>
<p><b>Policy 2-44 (cont' d)</b></p> <ol style="list-style-type: none"> <li>1. Integrate into the existing land use pattern by: <ul style="list-style-type: none"> <li>• Continuing established land use patterns (e.g. commercial next to commercial or residential adjacent to residential)</li> <li>• Continuing patterns of building massing, setbacks and height</li> <li>• Establishing logical development patterns bounded by visible natural or man-made features such as a public or private road, creek, freeways etc.</li> </ul> </li> <li>2. Provide visible pedestrian/bicycle connections to and from existing uses.</li> <li>3. Provide a visible and publicly accessible park/plaza or open space area.</li> <li>4. Orient active building spaces to the public or private rights of way.</li> <li>5. Provide superior building design with high quality natural materials and building architecture.</li> <li>6. Demonstrate there are sufficient existing or supplemental local revenues to support municipal and school services needed to serve the development.</li> <li>7. Show that the building is functionally obsolete in a market sense and cannot be reasonably redeveloped or marketed into a compatible use within the surrounding area, or show the existing building/use is no longer complementary to the larger commercial center or office park.</li> <li>8. Show that the development can reasonably stand alone as a self-sufficient land use that is otherwise complementary to existing buildings and uses</li> <li>9. Show that the residential or quasi-public use provides an incentive to incorporate a significant component of commercial or office uses on the site.</li> </ol>		



2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-45:</b> <u>Vallco Redevelopment Area</u>. Facilitate redevelopment in the Vallco Redevelopment Area as a distinctive, regional shopping, residential and entertainment center, with hotel uses.</p> <p><b>Strategy:</b> <u>Master Developer</u>. Facilitate development by working with the property owner or a Master Developer.</p>	<p><b>GOAL LU-19:</b> Create a distinct and memorable mixed-use “town center” that is a regional destination and a focal point for the community</p>	<p>Merged with Vallco Shopping District planning area.</p>
<p><b>Policy 2-46:</b> <u>Incentives for Reinvestment</u>. Provide incentives for reinvestment in the existing commercial areas.</p> <p><b>Strategy 1:</b> <u>Mixed-use</u>. Consider mixed-use (office, commercial, residential) in certain commercial areas to provide more community identity, pedestrian activity and housing opportunities without marginalizing tax-revenue producing businesses.</p>	<p><b>Policy LU-8.3:</b> <u>Incentives for Reinvestment</u>. Provide incentives for reinvestment in existing, older commercial area</p> <p><b>Strategy LU-8.3.1:</b> <u>Mixed-use</u>. Consider mixed-use (office, commercial, residential) in certain commercial areas to encourage reinvestment and revitalization of sales-tax producing uses, when reviewing sites for regional housing requirements.</p>	<p>Edited and merged into Policy LU-8.3 as listed below</p> <p>Policy LU-8.3 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-4 Strategy 2</li> <li>• Policy 2-46</li> </ul>
<p><b>Strategy 2:</b> <u>Shared or Reduced Parking</u>. Consider shared parking or reduced parking requirements as incentives to construct new commercial development without constructing unnecessary amounts of parking.</p>	<p><b>Strategy LU-8.3.2:</b> <u>Shared or Reduced Parking</u>. Consider shared or reduced parking, where appropriate as incentives to construct new commercial and mixed-use development, while increasing opportunities for other modes of transportation.</p>	<p>Edited</p>
<p><b>Strategy 3:</b> <u>Streetscape Improvements</u>. Consider streetscape improvements to such areas as the Crossroads area to encourage redevelopment of the area as a pedestrian-oriented, mixed-use village and to contribute to housing or community design goals.</p>	<p><b>Strategy LU-8.3.3:</b> <u>Infrastructure and Streetscape Improvements</u>. Consider infrastructure and streetscape improvements in areas, such as the Crossroads or South Vallco area to encourage redevelopment as a pedestrian-oriented area that meets community design goals.</p>	<p>Edited</p>
<p><b>Policy 2-47:</b> <u>Big Box Development</u>. Consider approving big box development if it is compatible with the surrounding area in terms of building mass and traffic.</p>	<p><b>Strategy LU-8.3.4:</b> <u>High Sales-Tax Producing Retail Uses</u>. Consider locations for high sales-tax producing retail uses (such as life-style and hybrid commodity-specialty centers) provided the development is compatible with the surrounding area in terms of building scale and traffic.</p>	<p>Edited</p>
<p><b>GOAL F:</b> Hillside Protection</p>	<p><b>GOAL LU-12:</b> Preserve and protect the city’s hillside natural habitat and aesthetic values</p>	<p>Edited</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-48: <u>Hillside Development Standards.</u></b> Establish building and development standards for the hillsides that ensure hillside protection.</p>	<p><b>Policy LU-12.1: <u>Land Use Regulations.</u></b> Establish and maintain building and development standards for hillsides that ensure hillside protection.</p>	Grammatical edits
<p><b>Strategy 1: <u>Ordinance Regulations and Development Approvals.</u></b> Apply ordinance regulations and development approvals that limit development on ridgelines, hazardous geological areas and steep slopes. Control colors and materials, and minimize the illumination of outdoor lighting. Reduce visible building mass through such means as stepping structures down the hillside, following the natural contours, and limiting the height and mass of the wall plane facing the valley floor.</p>	<p><b>Strategy LU-12.1.1: <u>Ordinance and development review.</u></b> Through building regulations and development review, limit development on ridgelines, hazardous geological areas and steep slopes. Control colors and materials and minimize the illumination of outdoor lighting. Reduce visible building mass with measures including, stepping structures down the hillside, following natural contours, and limiting the height and mass of the wall plane facing the valley floor.</p>	Grammatical edits
<p><b>Strategy 2: <u>Slope-density Formula.</u></b> Apply a slope-density formula to very low intensity residential development in the hillsides. Density shall be calculated based on the foothill modified, foothill modified 1/2 acre and the 5-20 acre slope density formulae. Actual lot sizes and development areas will be determined through zoning ordinances, clustering and identification of significant natural features and geological constraints.</p>	<p><b>Strategy LU-12.1.2: <u>Slope-density formula.</u></b> Apply a slope-density formula to very low intensity residential development in the hillsides. Density shall be calculated based on the foothill modified, foothill modified 1/2 acre and the 5-20 acre slope density formula. Actual lot sizes and development areas will be determined through zoning ordinances, clustering and identification of significant natural features and geological constraints.</p>	Grammatical edits
<p><b>Policy 2-49: <u>Previously Designated Very Low Density: Semi-Rural 5-Acre.</u></b> Allow certain hillside properties to develop using a previous General Plan Designation.</p> <p><b>Strategy: <u>Properties Designated in 1976 General Plan.</u></b> Properties previously designated Very Low-Density Residential: Semi-Rural 5-Acre Slope Density Formula as described in the amendment to the 1976 General Plan concerning the land use element for the hillside area may be subdivided utilizing that formula. Properties previously subdivided in conformance with the Very Low-Density Residential: Semi-Rural 5-Acre Slope Density Formula have no further subdivision potential for residential purposes.</p>	<p><b>Strategy LU-12.1.3: <u>1976 General Plan-Previously designated Very Low Density: Semi-Rural 5-acre.</u></b> Properties previously designated Very Low-Density Residential: Semi-Rural 5-acre per the 1976 General Plan may be subdivided utilizing that formula. Properties that have already been since subdivided in conformance with the above designation have no further subdivision potential for residential purposes.</p>	Partially complete. Edited and merged into Strategy LU-12.1.3

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-50:</b> <u>Existing Legal Lots in Foothill Modified and Foothill Modified 1/2-acre Slope Density Designations</u>. Require discretionary review of hillside or R1 properties if development is proposed on substandard parcels, on slopes greater than 30% or on any other areas where studies have determined the presence of health and safety problems.</p> <p><b>Strategy:</b> <u>Exception Process</u>. Review these development proposals through the exception process.</p>	<p><b>Strategy LU-12.1.4:</b> <u>Existing lots in Foothill Modified and Foothill Modified 1/2-acre Slope density designations</u>. Require discretionary review with a hillside exception for hillside or R1 properties if development is proposed on substandard parcels on slopes per the R1 and RHS zoning.</p>	<p>Edited and merged into Strategy LU-12.1.4</p>
<p><b>Policy 2-51:</b> <u>Clustering Development in Subdivisions</u>. Cluster lots in major subdivisions in the 5-20-acre slope density designation, and encourage clustering in minor subdivisions in the 5-20-acre slope density designation.</p> <p><b>Strategy:</b> Reserve 90% of the land in private open space to protect the unique characteristics of the hillsides from adverse environmental impacts. Keep the open space area contiguous as much as possible.</p>	<p><b>Policy LU-12.2:</b> <u>Clustering Subdivisions</u>. Cluster lots in major subdivisions and encourage clustering in minor subdivisions, for projects in the 5-20-acre slope density designation. Reserve 90 percent of the land in private open space to protect the unique characteristics of the hillsides from adverse environmental impacts. Keep the open space areas contiguous as much as possible.</p>	<p>Edited and merged into Policy LU-12.2</p>
<p><b>Policy 2-52:</b> <u>Rural Improvement Standards in Hillside Areas</u>. Require rural improvement standards in hillside areas to</p>	<p><b>Policy LU-12.3:</b> <u>Rural Improvement Standards in Hillside Areas</u>. Require rural improvement standards in hillside areas to preserve the rural character of the hillsides. Improvement standards should balance the need to furnish adequate utility and emergency services against the</p>	<p>Edited</p> <p><u>Note:</u> Last sentence needs to be corrected to read, "Improvement standards should balance the need to furnish adequate utility and emergency services against the <u>need to protect the hillside, vegetation and animals.</u>"</p>
<p><b>Strategy 1:</b> <u>Mass Grading in New Construction</u>. Follow natural land contour and avoid mass grading in new construction, especially in flood hazard or hillside areas. Grading large, flat areas shall be avoided.</p>	<p><b>Strategy LU-12.3.1:</b> <u>Grading</u>. Follow natural land contours and avoid mass of grading of sites during construction, especially in flood hazard or geologically sensitive areas. Grading hillside sites into large, flat areas shall be avoided.</p>	<p>Grammatical edits</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Strategy 2: <u>Retaining Significant Trees.</u></b> Retain significant specimen trees, especially when they grow in groves or clusters, and integrate them into the developed site. The Montebello foothills at the south and west boundaries of the valley floor are a scenic backdrop to the City, adding to its sense of scale and variety of color. It's impossible to guarantee an unobstructed view of the hills from any vantage point, but people should be able to see the foothills from public gathering places.</p>	<p><b>Strategy LU-12.3.3: <u>Trees.</u></b> Retain significant specimen trees, especially when they grow in groves or clusters and integrate them into the developed site.</p> <p><b>Policy LU-12.4: <u>Hillside Views.</u></b> The Montebello foothills at the south and west boundary of the valley floor provide a scenic backdrop, adding to the City's scale and variety. While it is not possible to guarantee an unobstructed view of the hills from every vantage point, an attempt should be made to allow views of the foothills from public gathering places.</p>	<p>Edited, split and merged into Policy LU-12.4 as listed below</p> <p>Policy LU-12.4 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-14 Strategy 6</li> <li>• Policy 2-52 Strategy 2</li> </ul>
<p><b>Policy 2-53: <u>Views for Public Facilities.</u></b> Design and layout public facilities, particularly public open spaces, so they include views of the foothills or other nearby natural features, and plan hillside developments to minimize visual and other impacts on adjacent public open space.</p>	<p><b>Strategy LU-12.4.1: <u>Views from Public Facilities.</u></b> Design public facilities, particularly open spaces, so they include views of the foothills or other nearby natural features, and plan hillside developments to minimize visual and other impacts on adjacent public open space.</p>	<p>Grammatical edits and merged into Strategy LU-12.4.1 as listed below</p> <p>Strategy LU-12.4.1 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-14 Strategy 6</li> <li>• Policy 2-53</li> </ul>
<p><b>Strategy: <u>Development Near Public Open Space.</u></b> Remove private driveways and building sites as far as possible from property boundaries located next to public open space preserves and parks to enhance the natural open space character and protect plants and animals.</p>	<p><b>Strategy LU-12.4.2: <u>Developments near Public Space.</u></b> Located private driveways and building sites as far as possible from property boundaries adjoining public open space preserves and parks to enhance the natural open space character and protect plant and animal habitat.</p>	<p>Grammatical edits</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-54:</b> <u>Santa Clara County General Plan</u>. Hillside policies found in the Santa Clara County General Plan adopted in 1994 are included in the Cupertino General Plan by reference and are applicable to the unincorporated hillside area. These policies are incorporated because they are consistent with hillside protection goals. If changes are proposed in the County plan that are inconsistent with the City's hillside protection goals, then the City should protest those changes as well as not incorporate them into the City's General Plan.</p> <p><b>Policy 2-55:</b> <u>County Development</u>. County development, particularly if located near Cupertino's urban fringe area, should consider Cupertino's General Plan.</p>	<p><b>Policy LU-12.5:</b> <u>Development in the County Jurisdiction</u>. Development in the County, particularly if located near Cupertino's hillsides and urban fringe area, should consider the goals and policies in Community Vision 2040.</p> <p><b>Strategy LU-12.5.1:</b> <u>County Development</u>. Development in these areas should be compatible with Cupertino's hillside policies of low-intensity residential, agricultural or open space uses. Preservation of the natural environment, clustering sites to minimize impact and dedication of open space are encouraged. Visual impacts, access, traffic and other impacts, and service demands should be assessed in consultation with Cupertino's goals and policies.</p>	<p>Edited</p>
<p><b>Policy 2-56:</b> <u>Planning for Schools</u>. Recognize the financial impact of increased development on the school districts' ability to provide staff and facilities. Work with the districts to assure that the continued excellence of school services can be provided prior to granting approval for new development.</p>	<p><b>Strategy RPC-8.1.3:</b> <u>School Facility Needs</u>. Collaborate with schools on their facility needs through sharing of development information and partnerships through major development projects.</p>	<p>Edited and moved to Recreation, Parks and Community Services Element</p>
<p><b>Policy 2-57:</b> <u>Pedestrian Access</u>. Create pedestrian access between new subdivisions and school sites. Review existing neighborhood circulation plans to improve safety and access for pedestrians and bicyclists to school sites.</p>	<p><b>Policy LU-5.3:</b> <u>Enhance Connections</u>. Look for opportunities to enhance publicly-accessible pedestrian and bicycle connections with new development or redevelopment.</p> <p><b>Policy LU-11.1:</b> <u>Connectivity</u>. Create pedestrian and bicycle access between new developments and community facilities. Review existing neighborhood circulation to improve safety and access for students to walk and bike to schools, parks, and community facilities such as the library.</p> <p><b>Policy M-5.1:</b> <u>Safe Routes to Schools</u>. Promote Safe Routes to Schools programs for all schools serving the city.</p>	<p>Edited, split and merged into Policy LU-5.3 as listed below</p> <p>Policy LU-5.3 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-2</li> <li>• Policy 2-2 Strategy 1</li> <li>• Policy 2-2 Strategy 2</li> <li>• Policy 2-57</li> </ul> <p>Incorporated for all facilities per Complete Streets. Portions moved to Mobility Element and Recreation, Parks and Community Services Element</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<b>Policy 2-57 (cont'd)</b>	<p><b>Policy M-5.3: <u>Connections to Trails</u>.</b> Connect schools to the citywide trail system.</p> <p><b>Policy RPC-5.2: <u>Pedestrian and Bicycle Paths</u>.</b> Develop a citywide network of pedestrian and bicycle pathways to connect employment centers, shopping areas and neighborhoods to services including parks, schools and neighborhood centers.</p>	
<b>Policy 2-58: <u>De Anza College</u>.</b> Allow land uses not traditionally considered part of a college to be built at De Anza College. Such land uses should further integrate the campus into the community, provide facilities and services not offered in the city or alleviate impacts created by the college.	<b>Policy LU-11.2: <u>De Anza College</u>.</b> Allow land uses not traditionally considered part of a college to be built at De Anza College, provided such uses integrate the campus into the community, provide facilities and services not offered in the City and/or alleviate impacts created by the college.	Edited
<b>Policy 2-59: <u>Library Service Level</u>.</b> Recognize that if the community desires a higher level of library service, cooperation between the County of Santa Clara and City of Cupertino in expanding library services and facilities is required.	<b>Policy RPC-6.2: <u>Partnerships</u>.</b> Enhance the city's recreational programs through partnerships with other agencies and non-profit organizations.	<p>Edited, merged into Policy RPC-6.2 as listed below, and moved to Recreation, Parks and Community Services Element; Partnerships for all agencies included.</p> <p>Policy RPC-6.2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-59</li> <li>• Policy 2-61</li> </ul>
<b>Policy 2-60: <u>Library Planning</u>.</b> Integrate and coordinate any library facility planning into all applicable General Plan policies, such as transportation, pedestrian and bike trails.	<b>Policy RPC-5.2: <u>Pedestrian and Bicycle Paths</u>.</b> Develop a citywide network of pedestrian and bicycle pathways to connect employment centers, shopping areas and neighborhoods to services including parks, schools and neighborhood centers.	Edited and moved to Recreation, Parks and Community Services Element; Incorporated for all facilities per Complete Streets.
<b>Policy 2-61: <u>Improving Library Service</u>.</b> Encourage the library to continue to incorporate new technology to enhance service levels within the library system. Encourage the continued evolution of library collections and services to meet the needs of Cupertino residents of all ages, its richly diverse population and its local businesses.	<p><b>Policy RPC-6.1: <u>Diverse Programs</u>.</b> Ensure that the City continues to offer a wide range of programs to serve diverse populations of all ages and abilities.</p> <p><b>Policy RPC-6.2: <u>Partnerships</u>.</b> Enhance the city's recreational programs through partnerships with other agencies and non-profit organizations.</p>	<p>Edited, split, merged into Policy RPC-6.2 as listed below, and moved to Recreation, Parks and Community Services Element; Partnerships for all agencies included.</p> <p>Policy RPC-6.2 merges the following from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-59</li> <li>• Policy 2-61</li> </ul>



2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>GOAL G:</b> Protection of historically and archaeologically significant structures, sites and artifacts</p>	<p><b>GOAL LU-6:</b> Preserve and protect the city's historic and cultural resources</p>	<p>Edited</p>
<p><b>Policy 2-62A: <u>Historic Sites.</u></b></p> <ul style="list-style-type: none"> <li>Projects on Historic Sites shall meet the Secretary of the Interior's Standards for Treatment of Historic Properties and provide a plaque, reader board and/or other educational tools on the site to explain the historic significance of the resource(s). The plaque shall include the city seal, name of resource, date it was built, a written description and photograph and shall be placed in a location where the public can view the information.</li> <li>For public and quasi-public sites, coordinate with property owner to allow public access of the historical site to foster public awareness and provide educational opportunities. For privately-owned sites, property owners would be encouraged, but in no way required, to provide access to the public.</li> </ul>	<p><b>Policy LU-6.2: <u>Historic Sites.</u></b> Projects on Historic Sites shall meet the Secretary of Interior Standards for Treatment of Historic Properties.</p> <p><b>Policy LU-6.3: <u>Historic Sites, Commemorative Sites and Community Landmarks.</u></b> Projects on Historic Sites, Commemorative Sites and Community Landmarks shall provide a plaque, reader board and/or other educational tools on the site to explain the historic significance of the resource. The plaque shall include the city seal, name of resource, date it was built, a written description and photograph. The plaque shall be placed in a location where the public can view the information.</p> <p><b>Policy LU-6.4: <u>Public Access.</u></b> Coordinate with property owners of public and quasi-public sites to allow public access of Historic and Commemorative Sites to foster public awareness and education. Private property owners will be highly encouraged, but not required, to provide public access to Historic and Commemorative Sites.</p>	<p>Edited and split</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-62B: <u>Commemorative Sites.</u></b></p> <ul style="list-style-type: none"> <li>Projects on Commemorative Sites shall provide a plaque, reader board and/or other educational tool on the site to explain the historic significance of the resource. The plaque shall include the city seal, name of resource, date it was built, a written description and photograph and shall be placed in a location where the public can view the information.</li> <li>For public and quasi-public sites, coordinate with property owner to allow public access to the historical site to foster public awareness and provide educational opportunities. For privately-owned sites, property owners would be encouraged, but not in no way required, to provide access to the public.</li> </ul>	<p><b>Policy LU-6.3: <u>Historic Sites, Commemorative Sites and Community Landmarks.</u></b> Projects on Historic Sites, Commemorative Sites and Community Landmarks shall provide a plaque, reader board and/or other educational tools on the site to explain the historic significance of the resource. The plaque shall include the city seal, name of resource, date it was built, a written description and photograph. The plaque shall be placed in a location where the public can view the information.</p>	<p>Edited</p>
<p><b>Policy 2-62C: <u>Community Landmarks.</u></b> Projects on Landmark Sites shall provide a plaque, reader board and/or other educational tools on the site to explain the historic significance of the resource. The plaque shall include the city seal, name of resource, date it was built, a written description and photograph and shall be placed in a location where the public can view the information.</p>	<p><b>Policy LU-6.3: <u>Historic Sites, Commemorative Sites and Community Landmarks.</u></b> Projects on Historic Sites, Commemorative Sites and Community Landmarks shall provide a plaque, reader board and/or other educational tools on the site to explain the historic significance of the resource. The plaque shall include the city seal, name of resource, date it was built, a written description and photograph. The plaque shall be placed in a location where the public can view the information.</p>	<p>Edited</p>
<p><b>Policy 2-62D: <u>Historic Mention/Interest Sites.</u></b> Encourage agencies that have jurisdiction over the historical resource to encourage rehabilitation of the resource and provide public access to foster public awareness and provide educational opportunities. These are sites outside the City's jurisdictions, but have contributed to the City's historic past.</p>	<p><b>Policy LU-6.5: <u>Historic Mention Sites.</u></b> These are sites outside the City's jurisdiction that have contributed to the City's history. Work with agencies that have jurisdiction over the historical resource to encourage adaptive reuse and rehabilitation and provide public access and plaques to foster public awareness and education.</p>	<p>Edited</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-62E:</b> <u>Incentives for Preservation of Historical Resources</u>. The City should utilize a variety of techniques to serve as incentives toward fostering the preservation and rehabilitation of Historic Sites including:</p> <ol style="list-style-type: none"> <li>1. Allowing flexible interpretation of zoning ordinance not essential to public health and safety. This could include flexibility as to use, parking requirements and/or setback requirements.</li> <li>2. Using the California Historical Building Code for rehabilitation of historic structures;</li> <li>3. Tax rebates (Mills Act or Local tax rebates);</li> <li>4. Financial incentives such as grants/ loans to assist rehabilitation efforts.</li> </ol>	<p><b>Policy LU-6.6:</b> <u>Incentives for Preservation of Historic Resources</u>. Utilize a variety of techniques to serve as incentives to foster the preservation and rehabilitation of Historic Resources including:</p> <ol style="list-style-type: none"> <li>1. Allow flexible interpretation of the zoning ordinance not essential to public health and safety. This could include land use, parking requirements and/or setback requirements.</li> <li>2. Use the California Historical Building Codes standards for rehabilitation of historic structures.</li> <li>3. Tax rebates (Mills Act or Local tax rebates).</li> <li>4. Financial incentives such as grants/loans to assist rehabilitation efforts.</li> </ol>	Grammatical edits
<p><b>Policy 2-62F:</b> <u>Recognizing Historical Resources</u>. An inventory of historically significant structures should be maintained and periodically updated in order to promote awareness of these community resources.</p>	<p><b>Policy LU-6.1:</b> <u>Historic Preservation</u>. Maintain and update an inventory of historically significant structures and sites in order to protect resources and promote awareness of the city's history in the following four categories: Historic Sites, Commemorative Sites, Community Landmarks and Historic Mention Sites (Figure LU-5).</p> <p><b>Policy LU-6.8:</b> <u>Cultural Resources</u>. Promote education related to the city's history through public art in public and private developments.</p>	Edited
<p><b>Policy 2-63:</b> <u>Archaeologically Sensitive Areas</u>. Protect archaeologically sensitive areas.</p>		Not applicable; Removed because redundant and has specific requirements per California Environmental Quality Act (CEQA)
<p><b>Strategy:</b> <u>Development Investigation</u>. Require an investigation for development proposed in areas likely to be archaeologically sensitive, such as along stream courses and in oak groves, to determine if significant archaeological resources may be affected by the project. Also require appropriate mitigation measures in the project design.</p>		Not applicable; Same as above

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<b>Policy 2-64:</b> <u>Native American Burials</u> . Protect Native American burial sites.		Not applicable; Same as above
<b>Strategy:</b> Upon discovery of such burials during construction, take action prescribed by State law, including stoppage of work in surrounding area, notification of appropriate authorities and reburial of remains in an appropriate manner.		Not applicable; Same as above
<b>Policy 2-65:</b> <u>Heritage Trees</u> . Protect and maintain heritage trees in a healthy state.	<b>Policy LU-6.7:</b> <u>Heritage Trees</u> . Protect and maintain the city's heritage trees in a healthy state.	Grammatical edits
<b>Strategy:</b> <u>Heritage Tree List</u> . Establish and periodically revise a heritage tree list that includes trees of importance to the community.	<b>Strategy LU-6.7.1:</b> <u>Heritage Tree List</u> . Establish and periodically revise a heritage tree list that includes trees of importance to the community.	No change
<b>GOAL H:</b> A civic environment where the arts express an innovative spirit, celebrate a rich cultural diversity and inspire individual and community participation.	<b>Goal LU-7</b> Promote a civic environment where the arts express an innovative spirit, cultural diversity and inspire community participation	Edited
<b>Policy 2-66:</b> <u>Public Arts</u> . Stimulate opportunities for the arts through cooperative relations between local business and the City.	<b>Policy LU-7.1:</b> <u>Public Art</u> . Stimulate opportunities for the arts through development and cooperation with agencies and the business community.	Grammatical edits
<b>Strategy 1:</b> <u>Ordinance</u> . Develop and adopt a One-Percent for Art ordinance, which requires public and private development to set aside .25% of their total project budget for on-site art, with a \$100,000 cap. Apply to projects 50,000 square feet and larger.  <b>Strategy 2:</b> <u>Promote Art</u> . Promote visible artworks in public and private development and gateways to the City.	<b>Strategy LU-7.1.1:</b> <u>Public Art Ordinance</u> . Maintain and update an ordinance requiring public art in public as well as private projects of a certain size.  <b>Strategy LU-7.1.2:</b> <u>Gateways</u> . Promote placement of visible artwork in gateways to the city.	Edited and merged into Strategy LU-7.1.1
<b>Strategy 3:</b> <u>Public Art Guidelines</u> . Follow Public Art guidelines to assure that the proposed public art is appropriately scaled and fits into the context of its surroundings.		Ordinance implemented; Fine Arts Commission reviews projects

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<p><b>Strategy 4: <u>Artist Workspace</u>.</b> Encourage the development of artist workspace, such as live/work units.</p>	<p><b>Strategy LU-7.1.3: <u>Artist Workspace</u>.</b> Encourage the development of artist workspace, such as live/work units, in appropriate location in the city. <i>Note: see the Recreation and Community Services Element for policies related to programming.</i></p>	<p>Edited</p>
<p><b>GOAL I:</b> A full range of park and recreational resources, for linking the community, outdoor recreation, preservation of natural resources and public health and safety.</p>	<p><b>GOAL RPC-1:</b> Create a full range of park and recreational resources and preserve natural resources</p> <p><b>GOAL RPC-2:</b> Distribute parks and open space throughout the community and provide services, and safe and easy access, to all residents and workers</p> <p><b>GOAL RPC-3:</b> Preserve and enhance access to parks that have significant natural resources</p> <p><b>GOAL RPC-4:</b> Integrate parks and public facilities within neighborhoods and areas</p> <p><b>GOAL RPC-5:</b> Create an interconnected system of multi-use trails and provide safe pedestrian and bicycle access through the city and connections to local nodes and destinations</p> <p><b>GOAL RPC-6:</b> Create and maintain a broad range of recreation programs and services that meet the needs of a diverse population</p>	<p>Edited, split and moved to Recreation, Parks and Community Services Element</p> <p>Goals RPC-1, RPC-2, RPC-3, RPC-4, RPC-5 and RPC-6 split Goal I (2005 GP)</p>
<p><b>Policy 2-67: <u>Stevens Creek Park</u>.</b> The Santa Clara County Parks program should pursue the goal of connecting upper and lower Stevens Creek Parks. The County parks budget should pursue acquisition to the extent possible and emphasize passive park development in keeping with the pristine nature of the hillsides. Work to keep the watershed and storage basin properties of Stevens Creek.</p>		<p>Not applicable; Stevens Creek County Park is outside City jurisdiction. Policy RPC-1.1.1 addresses Stevens Creek within city limits.</p>

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<p><b>Policy 2-68:</b> <u>Continuous Open Space</u>. Actively pursue inter-agency cooperation in acquiring properties near the western planning area boundary to complete a continuous open space green belt along the lower foothills and to connect the open space to the trail system and the neighborhoods.</p>	<p><b>Policy RPC-5.1:</b> <u>Open Space and Trail Linkages</u>. Dedicate or acquire open space land along creeks and utility through regional cooperation, grants and private development review.</p>	<p>Edited, merged as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Policy RPC-5.1 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-68</li> <li>• Policy 2-73</li> </ul>
<p><b>Policy 2-69:</b> <u>Future Use of Blackberry Farm</u>. Retain some form of revenue-generating potential at Blackberry Farm (through the life of the municipal bond that financed its purchase) as the uses are transitioned from non-resident to resident use. Increase community park acreage, and consider the financial implications of this transition.</p>	<p><b>Policy RPC-1.1:</b> <u>Parks and Recreation Master Plan</u>. Prepare a citywide Parks and Recreation Master Plan that outlines policies and strategies to plan for the communities open space and recreational needs.</p>	<p>Edited, merged into Policy RPC-1.1 as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Policy RPC-1.1 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-69</li> <li>• Policy 2-82</li> </ul> <p>Added other facilities to the strategy</p>
<p><b>Strategy:</b> <u>Blackberry Farm Master Plan</u>. Prepare a master plan for Blackberry Farm, and solicit broad public participation.</p>	<p><b>Policy RPC-1.1.1:</b> <u>Stevens Creek Corridor Master Plan</u>. Prepare a master plan for the park and open space corridor along Stevens Creek including McClellan Ranch, McClellan Ranch West, Blackberry Farm, the Blackberry Farm golf course, Stockmeir and Blesch properties and the Nathan Hall Tank House area. The plan should address a fiscally sustainable strategy that allows year-round community use of the park system, while preserving the areas natural resources and addressing neighborhood issues including connectivity and buffers.</p>	<p>Moved to Recreation, Parks and Community Services Element</p>
<p><b>Policy 2-70:</b> <u>Recreational Opportunities for Special Needs</u>. Provide more recreational opportunities for special needs groups, such as a Braille or fragrance park for the blind, and wholly accessible trails for the aging and/or disabled.</p>	<p><b>Strategy RPC-2.5.1:</b> <u>Special Needs</u>. Extend recreational opportunities for special needs groups (seniors, disabled, visually-challenged, etc.) by making improvements to existing facilities and trails.</p>	<p>Moved to Recreation, Parks and Community Services Element</p>



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<p><b>Policy 2-71:</b> <u>Private Open Space and Recreational Facilities</u>. Encourage the continued existence and profitability of private open space and recreation facilities through incentives and development controls.</p>	<p><b>Policy RPC-2.2:</b> <u>Private Open Space and Recreation Facilities</u>. Encourage the continued existence and profitability of private open space and recreation facilities through incentives and development controls.</p> <p><b>Strategy RPC-2.2.1:</b> <u>Existing Facilities</u>. Encourage the continued existence of private recreational facilities through land use zoning and incentives.</p>	<p>Edited, split as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Policy 2-71 (2005 GP) was split into the following goal and strategy in Community Vision 2040:</p> <ul style="list-style-type: none"> <li>• Policy RPC-2.2</li> <li>• Strategy RPC-2.2.1</li> </ul>
<p><b>Policy 2-72:</b> <u>Public Use of Private Open Space</u>. Seek cooperation from private landowners for public use of private open space.</p>	<p><b>Strategy RPC-2.2.2:</b> <u>New Facilities</u>. Require major developments to incorporate private open space and recreational facilities, and seek their cooperation in making the spaces publicly-accessible.</p> <ul style="list-style-type: none"> <li>• Where feasible, ensure park space is publicly-accessible (as opposed to private space).</li> <li>• Encourage active areas to serve community needs. However, a combination of active and passive areas can be provided based on the setting.</li> <li>• Integrate park facilities into the surroundings.</li> <li>• If public parkland is not dedicated, require park fees based on a formula that considers the extent to which the publicly-accessible facilities meet community need.</li> </ul>	<p>Edited, merged into Strategy RPC-2.2.2 as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Strategy RPC-2.2.2 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-72</li> <li>• Policy 2-85</li> </ul>
<p><b>Policy 2-73:</b> <u>Open Space and Trail Linkages</u>. Dedicate or acquire open space lands and trail linkages to connect areas and provide for a more walkable community.</p>	<p><b>Policy LU-28.1:</b> <u>Connectivity</u>. Improve bicycle and pedestrian environment along Foothill Boulevard and Stevens Canyon Road to improve neighborhood connectivity to services as well for hikers and bikers accessing natural open space areas in the vicinity.</p> <p><b>Policy RPC-5.1:</b> <u>Open Space and Trail Linkages</u>. Dedicate or acquire open space land along creeks and utility through regional cooperation, grants and private development review.</p>	<p>Edited, merged as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Policy LU-28.1 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-73</li> <li>• Policy 2-75</li> </ul> <p>Policy RPC-5.1 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-68</li> <li>• Policy 2-73</li> </ul>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<b>Strategy 1:</b> <u>Cupertino Pedestrian Transportation Plan</u> . Implement the recommendations of the Cupertino Pedestrian Transportation Plan to develop a City trail/pedestrian linkage between major employment centers, the Heart of the City and major open space areas.	<b>Strategy RPC-5.1.1:</b> <u>Pedestrian and Bike Planning</u> . Implement recommendations in the Bicycle and Pedestrian Plan that link trails and open space to neighborhoods and special areas.	Edited and moved to Recreation, Parks and Community Services Element
<b>Strategy 2:</b> <u>Trail Projects</u> . Implement the trail projects described in this element. Evaluate any safety, security and privacy impacts and mitigations associated with trail development. Work with affected neighborhoods in locating trails.	<b>Strategy RPC-5.1.2:</b> <u>Trail Projects</u> . Implement trail projects described in this Element; evaluate any safety, security and privacy impacts and mitigations associated with trail development; and work with affected neighbors in locating trails to ensure that their concerns are appropriately addressed.	Grammatical edits and moved to Recreation, Parks and Community Services Element
<b>Strategy 3:</b> <u>Dedicated Trails or Easements</u> . Require dedication or easements for trails, as well as their implementation, as part of the development process, where appropriate.	<b>Strategy RPC-5.1.3:</b> <u>Dedicated Trail Easements</u> . Require dedication or easements for trails, as well as their implementation, as part of the development review process, where appropriate.	No change; Moved to Recreation, Parks and Community Services Element
<b>Strategy 4:</b> <u>Joint Use Agreement</u> . Establish a Joint Use Agreement with the Santa Clara Valley Water District that sets standards and implementation measures for creek trails.	<b>Strategy RPC-5.1.4:</b> <u>Joint Use Agreement</u> . Establish a Joint Use Agreement with the Santa Clara Valley Water District that allows cooperation on implementing the trail program with set standards and implementation measures for creek trails.	Edited and moved to Recreation, Parks and Community Services Element
<b>Policy 2-74:</b> <u>Park Acreage</u> . Provide parkland equal to a minimum of three acres for each 1,000 residents.	<b>Policy RPC-1.2:</b> <u>Parkland Standards</u> . Continue to implement a parkland acquisition and implementation program that provides a minimum of three acres per 1,000 residents.	Grammatical edits and moved to Recreation, Parks and Community Services Element

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-75: <u>Park Walking Distance</u>.</b> Ensure that each household is within a half-mile walk of a neighborhood park, or community park with neighborhood facilities, and that the route is reasonably free of physical barriers, including streets with heavy traffic. Wherever possible, provide pedestrian links between parks.</p>	<p><b>Policy LU-27.8: <u>Amenities and Services</u>.</b> Improve equitable distribution of community amenities such as parks and access to shopping within walking and bicycling distance of neighborhoods.</p> <p><b>Policy LU-28.1: <u>Connectivity</u>.</b> Improve bicycle and pedestrian environment along Foothill Boulevard and Stevens Canyon Road to improve neighborhood connectivity to services as well for hikers and bikers accessing natural open space areas in the vicinity.</p> <p><b>Policy RPC-2.4: <u>Connectivity and Access</u>.</b> Ensure that each home is within a half-mile walk of a neighborhood park or community park with neighborhood facilities; ensure that walking and biking routes are reasonably free of physical barriers, including streets with heavy traffic; provide pedestrian links between parks, wherever possible; and provide adequate directional and site signage to identify public parks.</p>	<p>Edited, merged into Policy LU-28.1 as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Policy LU-28.1 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-73</li> <li>• Policy 2-75</li> </ul>
<p><b>Policy 2-76: <u>Park Variety</u>.</b> Plan for park uses that provide for a variety of recreational activities.</p>	<p><b>Policy RPC-2.5: <u>Range of Park Amenities</u>.</b> Provide parks and recreational facilities for a variety of recreational activities.</p>	<p>Edited and moved to Recreation, Parks and Community Services Element</p>
<p><b>Policy 2-77: <u>Recreational Intensity</u>.</b> Recognize the level of recreational intensity appropriate to each neighborhood park, so that future park planning can be based on the desired intensity of use.</p>	<p><b>Policy RPC-4.1: <u>Recreational Intensity</u>.</b> Design parks appropriately to address the facility and recreational programming required by each special area and neighborhood based on current and future plans for the areas.</p> <p><b>Strategy RPC-1.2.1: <u>Park Size</u>.</b> Require target for parks based on function and activity supported as part of the Parks and Recreation Master Plan. While the preferred size for most neighborhood parks is about 3.5 acres for flexibility of use, smaller size parks may be considered based on opportunities and circumstances.</p>	<p>Edited, merged into Strategy RPC-1.2.1 as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Strategy RPC-1.2.1 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-77</li> <li>• Policy 2-78</li> </ul>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-78: <u>Park Minimum Acreage.</u></b> Plan parks to be at least 3.5 acres for flexibility of use. The acquisition and development of parks less than 3.5 acres may be considered according to the following priorities:</p> <p><b>High Priority</b> - Designated neighborhoods that have no park or recreation areas.</p> <p><b>Moderate Priority</b> - Designated neighborhoods that have school grounds and no parkland.</p> <p><b>Low Priority</b> - Designated neighborhoods that have park or recreation areas less than three acres per 1,000 residents.</p> <p>Accessibility of residents to parks should be considered in determining priorities. In addition, consider pocket parks in new and renovated commercial projects and new residential developments for respite and gathering places.</p>	<p><b>Strategy RPC-1.2.1: <u>Park Size.</u></b> Require target for parks based on function and activity supported as part of the Parks and Recreation Master Plan. While the preferred size for most neighborhood parks is about 3.5 acres for flexibility of use, smaller size parks may be considered based on opportunities and circumstances.</p> <p><b>Policy RPC-2.3: <u>Parkland Distribution.</u></b> Strive for an equitable distribution of parks and recreational facilities throughout the city. Park acquisition should be based on the following priority list. Accessibility to parks should be a component of the acquisition plan.</p> <ul style="list-style-type: none"> <li>• High Priority: Parks in neighborhoods or areas that have few or no park and recreational areas.</li> <li>• Medium Priority: Parks in neighborhoods that have other agency facilities such as school fields and district facilities, but no City parks.</li> <li>• Low Priority: Neighborhoods and areas that have park and recreational areas which may be slightly less than the adopted City's parkland standard.</li> <li>• Private Development: Consider pocket parks in new and renovated projects to provide opportunities for publicly-accessible park areas.</li> </ul>	<p>Edited, merged into Strategy RPC-1.2.1 as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Strategy RPC-1.2.1 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-77</li> <li>• Policy 2-78</li> </ul> <p>Added possibility of increasing parkland standard as a new Strategy.</p>
<p><b>Policy 2-79: <u>Park Design.</u></b> Design parks to utilize the natural features and topography of the site and to keep long-term maintenance costs low.</p>	<p><b>Policy RPC-3.1: <u>Preservation of Natural Areas.</u></b> Design parks to utilize natural features and the topography of the site in order to protect natural features and keep maintenance costs low.</p>	<p>Edited and moved to Recreation, Parks and Community Services Element</p>
<p><b>Strategy 1: <u>Native Plants.</u></b> Maximize the use of native plants and minimize water use.</p>	<p><b>Strategy RPC-3.1.1: <u>Native Planting.</u></b> Maximize the use of native plants and drought-tolerant planting.</p>	<p>Grammatical edits and moved to Recreation, Parks and Community Services Element</p>
<p><b>Strategy 2:</b> Where possible, open and restore covered creeks and riparian habitat.</p>	<p><b>Strategy RPC-3.1.2: <u>Natural Habitat.</u></b> Where possible, restore and provide access to creeks and riparian habitat.</p>	<p>Edited and moved to Recreation, Parks and Community Services Element</p>
<p><b>Policy 2-80: <u>Park Access and Visibility.</u></b> Parks shall be designed to enhance public safety by providing visibility to the street and access by public safety responders.</p>	<p><b>Policy RPC-4.2: <u>Park Safety.</u></b> Design parks to enhance public safety by providing visibility to the street and access for public safety responders.</p>	<p>Edited and moved to Recreation, Parks and Community Services Element</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-81: <u>Acquisition of Surplus School Property.</u></b> A portion of developer fees shall be held in reserve for the possible acquisition of surplus school properties if they become available. The City should take advantage of the Naylor Act to purchase surplus school sites.</p>	<p><b>Strategy RPC-2.1.3: <u>Acquisition of Surplus Properties.</u></b> Explore acquisition of surplus school and agency properties for parkland. Take advantage of the Naylor Act to purchase surplus school sites.</p>	<p>Edited, merged into Strategy RPC-2.1.3 as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Strategy RPC-2.1.3 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-81</li> <li>• Policy 2-90</li> </ul>
<p><b>Policy 2-82: <u>Park and Open Space Acquisition Program.</u></b> Develop the City's Park Acquisition Strategy, based upon the proposed parks as outlined in Table 2-C. The Park Acquisition Program is further based upon three broad acquisition objectives:</p> <ol style="list-style-type: none"> <li>1. Complete the Parks Acquisition Program in those areas that are park deficient.</li> <li>2. Maintain an adequate inventory of sports fields.</li> <li>3. Retain creek sites and other natural open space areas.</li> </ol>	<p><b>Policy RPC-1.1: <u>Parks and Recreation Master Plan.</u></b> Prepare a citywide Parks and Recreation Master Plan that outlines policies and strategies to plan for the communities open space and recreational needs.</p> <p><b>Policy RPC-2.1: <u>Parkland Acquisition.</u></b> The City's parkland acquisition strategy should be based upon three broad objectives:</p> <ul style="list-style-type: none"> <li>• Distributing parks equitably throughout the City;</li> <li>• Connecting and providing access by providing paths, improved pedestrian and bike connectivity and signage; and</li> <li>• Retaining and restoring creeks and other natural open space areas.</li> </ul>	<p>Edited, split, merged into Policy RPC-1.1 as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Policy RPC-1.1 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-69</li> <li>• Policy 2-82</li> </ul> <p>Repetitive language removed</p>
<p><b>Policy 2-83: <u>Acquisition or Dedication of Additional Parklands.</u></b> Additional parklands are identified and shall be acquired or dedicated in the Rancho Rinconada area and in the area north of I-280 near Stelling. Require dedication when significant new housing units are identified to meet State requirements.</p>	<p><b>Strategy RPC-2.1.1: <u>Dedication of Parkland.</u></b> New developments, in areas where parkland deficiencies have been identified, should be required to dedicate parkland rather than paying in-lieu fees.</p>	<p>Edited and moved to Recreation, Parks and Community Services Element</p> <p>Added all areas of City that are deficient. Requirement of parkland dedication cannot be legally implemented.</p> <p>Policy RPC-2.3 addresses parkland distribution and acquisition</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-84: <u>School Playing Fields</u>.</b> Preserve school playing fields for school and community recreational uses.</p>	<p><b>Strategy RPC-2.1.2: <u>Public Use of School Sites</u>.</b> Zone all public school sites for public use to allow for the public to use sites, when not in use by schools, through shared arrangements.</p> <p><b>Policy RPC-8.1: <u>School Districts</u>.</b> Partner with school districts to allow community use of their sports fields and facilities.</p>	<p>Edited, merged as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Strategy RPC-2.1.2 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-84</li> <li>• Policy 2-90</li> </ul>
<p><b>Strategy 1: <u>School Expansion</u>.</b> Encourage schools to meet their expansion needs by building upward instead of outward into recreation fields.</p> <p><b>Strategy 2: <u>School Parking Lots</u>.</b> Encourage schools to seek alternate parking or transportation solutions, rather than building new parking lots that infringe on playing fields.</p>	<p><b>Strategy RPC-8.1.2: <u>School Expansion</u>.</b> Encourage schools to meet their expansion needs without reducing the size of their sports fields.</p>	<p>Edited, merged as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Strategy RPC-8.1.2 merges the following strategies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-84 Strategy 1</li> <li>• Policy 2-84 Strategy 2</li> </ul>
<p><b>Policy 2-85: <u>New Residential Development in Urban Core Areas</u>.</b> Provide park and recreational space and facilities for new residential development in the urban core. The need for dedication of public parkland and the provision of private recreational space and facilities shall be determined when a master plan is submitted for the development, based on the following criteria:</p> <p>1. Where feasible, public park space, as opposed to private, should be provided. Active park areas are encouraged that will serve the community need. Passive areas are acceptable, when appropriate to an urban setting. Features could include paths, benches, water features, picnic tables, public art, trees and gardens. They should be oriented toward the street or an activity area where it is easily accessible to the public. Passive areas deemed inaccessible or unlikely to be used by the public should not be credited toward park dedication. Providing public trail connections may be given partial credit toward park dedication.</p>	<p><b>Strategy RPC-2.2.2: <u>New Facilities</u>.</b> Require major developments to incorporate private open space and recreational facilities, and seek their cooperation in making the spaces publicly-accessible.</p> <ul style="list-style-type: none"> <li>• Where feasible, ensure park space is publicly-accessible (as opposed to private space).</li> <li>• Encourage active areas to serve community needs. However, a combination of active and passive areas can be provided based on the setting.</li> <li>• Integrate park facilities into the surroundings.</li> <li>• If public parkland is not dedicated, require park fees based on a formula that considers the extent to which the publicly-accessible facilities meet community need.</li> </ul>	<p>Edited, merged into Strategy RPC-2.2.2 as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Strategy RPC-2.2.2 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-72</li> <li>• Policy 2-85</li> </ul> <p>Park fee requirement implemented in Chapter 13.08 of the Municipal Code</p>



2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-85 (cont' d)</b></p> <p>2. Where feasible, public park and recreational facilities should be provided for those who live and work in Cupertino.</p> <p>3. New residential developments should be encouraged to blend their recreational facilities into the community at large.</p> <p>4. Park fees should be collected based on a formula that considers the extent to which the public and/or private park space and facilities meet the park need.</p>		
<p><b>Policy 2-86: <u>Recreational Facilities</u>.</b> Recognize the public benefits derived from facilities such as gymnasiums, swimming pools and/or tennis courts and work to provide these facilities as the use of school facilities is maximized.</p>	<p><b>Strategy RPC-2.5.2: <u>Recreational Facilities</u>.</b> Explore the possibility of providing additional access to existing facilities such as gymnasiums, swimming pools and tennis courts.</p>	<p>Edited and moved to Recreation, Parks and Community Services Element</p>
<p><b>Policy 2-87: <u>Boundaries Between Land Uses</u>.</b> Base boundaries between land use classifications upon lot lines of established land use activities, public streets, and constructed or natural physical barriers or a combination of any of these. Show the precise boundary on the zoning map.</p>		<p>Complete; Precise boundaries shown on zoning map</p>
<p><b>Policy 2-88: <u>Residential Density Ranges on the Map</u>.</b> Recognize that residential density ranges on the General Plan Map and its legend shows the desired development intensity for a general area. The actual gross dwelling-unit density may be slightly different if the properties reflect the general development character of neighboring properties.</p>		<p>Not applicable; Cannot be legally implemented.</p>

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
<p><b>Policy 2-89: <u>Public and Quasi-Public Activities.</u></b> Allow public and quasi-public activities in commercial or office land use categories with zoning and use permit review based on the following criteria:</p> <ol style="list-style-type: none"> <li>1. The proposed project must have similar building forms, population, traffic, noise and infrastructure impacts as the existing land use categories.</li> <li>2. The proposed project must maintain a commercial interface in commercial designations by offering retail activities, creating a storefront appearance or other design or use options that are similar to commercial activities.</li> </ol>	<p><b>Strategy LU-1.4.2: <u>Public and Quasi-Public Uses.</u></b> Review the placement of public and quasi-public activities in limited areas in mixed-use commercial and office zones when the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. The proposed use is generally in keeping with the goals for the Planning Area, has similar patterns of traffic, population or circulation of uses with the area and does not disrupt the operations of existing uses.</li> <li>2. The building form is similar to buildings in the area (commercial or office forms). In commercial areas, the building should maintain a commercial interface by providing retail activity, storefront appearance or other design considerations in keeping with the goals of the Planning Area.</li> </ol>	<p>Edited</p>
<p><b>Strategy: <u>Commercial ordinance.</u></b> Amend the commercial zoning or ordinance to allow public and quasi-public activities as conditional uses.</p>		<p>Complete. Addressed in Municipal Code</p>
<p><b>Policy 2-90: <u>Closed School Site Use.</u></b> Designate all public school sites for public use. Sites may be used for quasi-public or institutional activities or both, or for housing. The dwelling unit intensity and development pattern shall reflect the character of the surrounding residential districts. The future of unused school sites shall also reflect the City's park acquisition program in the Open Space and Trails section of this element.</p>	<p><b>Strategy RPC-2.1.2: <u>Public Use of School Sites.</u></b> Zone all public school sites for public use to allow for the public to use sites, when not in use by schools, through shared arrangements.</p> <p><b>Strategy RPC-2.1.3: <u>Acquisition of Surplus Properties.</u></b> Explore acquisition of surplus school and agency properties for parkland. Take advantage of the Naylor Act to purchase surplus school sites.</p>	<p>Complete. Edited, split, merged into Strategies RPC-2.1.2 and RPC-2.1.3 as listed below, and moved to Recreation, Parks and Community Services Element</p> <p>Strategy RPC-2.1.2 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-84</li> <li>• Policy 2-90</li> </ul> <p>Strategy RPC-2.1.3 merges the following policies from the 2005 GP:</p> <ul style="list-style-type: none"> <li>• Policy 2-81</li> <li>• Policy 2-90</li> </ul> <p>School sites are under the purview of the school districts. They are all currently zoned for Public Buildings.</p>

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<p><b>Policy 2-91: <u>New Drive-Up Services.</u></b> Permit new drive-up service facilities for commercial, industrial or institutional use only when adequate circulation, parking, noise control, architecture features, and landscaping are compatible with the visual character of the surrounding uses and residential areas are adequately buffered. Prohibit drive-up services in the Crossroads. Further evaluate any proposed drive-up services site for conformance with other goals and policies of the Plan.</p>	<p><b>Strategy LU-3.3.8: <u>Drive-up Services.</u></b> Allow drive-up service facilities only when adequate circulation, parking, noise control, architectural features and landscaping are compatible with the expectations of the Planning Area, and when residential areas are visually buffered. Prohibit drive-up services in areas where pedestrian-oriented activity and design are highly encouraged, such as Heart of the City, North De Anza Boulevard, Monta Vista Village and neighborhood centers.</p>	<p>Edited</p>
<p><b>Policy 2-92: <u>Late-Evening Entertainment Activities.</u></b> Discourage late-evening entertainment activities such as cocktail lounges, recreational facilities and theaters in the relatively narrow depth of Stevens Creek Boulevard and De Anza Boulevard properties where they abut low-density residential properties. Allow late-evening entertainment activities in the Downtown Village and Vallco Park and other large properties that are isolated from residential districts.</p>	<p><b>Strategy LU-27.1.4: <u>Late Night Uses.</u></b> Discourage late-evening entertainment activities such as night-clubs in commercial areas where parcels are especially narrow, abut single-family residential development, and cannot adequately provide visual and noise buffers.</p>	<p>Edited to apply citywide. Moved specific area discussion to planning areas.</p>
<p><b>NEW GOALS, POLICIES AND STRATEGIES</b></p>		
	<p><b>Policy LU-1.3: <u>Community Benefits Program.</u></b> At the discretion of the City Council, additional heights over the base height standard in gateways and nodes may be approved up to the maximum heights as shown in the General Plan Community Form Diagram (Figure LU-1 of the General Plan) in conformance with the Community Benefits Program.</p>	<p>Included as a placeholder per the December 2014 Council action; Community Benefits Program no longer recommended, and therefore, shall be removed or amended per City Council decision</p>
	<p><b>Strategy LU-1.3.1: <u>Amendment.</u></b> Update the General Plan, Zoning Code and applicable Specific and Conceptual Plans to codify the provisions of the Community Benefit Program.</p>	

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	<b>Strategy LU-1.3.2: <u>Retail Component</u>.</b> The retail component in the Community Benefit Program shall be the predominate use along the ground floor street frontage (for public or private streets), and shall be of sufficient depth and height to create a viable retail spaces(s).	
	<b>Strategy LU-1.3.3: <u>Development Agreement</u>.</b> Offers of Community Benefit must be above and beyond project design elements and on-site or off-site contributions required as part of project environmental mitigations or Federal, State or local requirements as part of the standard entitlement process. The details and conditions of the Community Benefit will be achieved through the Community Benefits Program and will be formalized through a Development Agreement.	
	<b>Policy LU-1.5: <u>Parcel Assembly</u>.</b> Encourage parcel assembly and discourage parcelization to ensure that infill development meets City standards and provides adequate buffers to neighborhoods.	Provides direction on parcelization consistent with Council direction; added to individual Special Areas
	<b>Policy LU-1.6: <u>Community Health through Land Use</u>.</b> Promote community health through land use and design.	Addresses AB32 and air quality
	<b>GOAL LU-5</b> Ensure that employment centers and neighborhoods have access to local retail and services within walking or bicycling distance	Provides direction for creating mixed use villages that are active, interconnected and easily accessible for bicycles and pedestrians since many of the Priority Housing Sites are in mixed use zoning districts.
	<b>Policy LU-5.2: <u>Mixed-Use Villages</u>.</b> Where housing is allowed along major corridors or neighborhood commercial areas, development should promote mixed-use villages with active ground-floor uses and public space. The development should help create an inviting pedestrian environment and activity center that can serve adjoining neighborhoods and businesses	
	<b>Goal LU-8</b> Maintain a fiscally sustainable city government that preserves and enhances the quality of life for its residents, workers and visitors	Maintaining fiscal health of the City
	<b>Policy LU-8.1: <u>Fiscal Health</u>.</b> Maintain and improve the City's long-term fiscal health	

2005 General Plan Land Use / Community Design Element	Community Vision 2040 Land Use and Community Design Element	Comments
	<b>Policy LU-8.4: <u>Property Acquisition</u>.</b> Maximize revenue from City-owned land and resources, and ensure that the City's land acquisition strategy is balanced with revenues.	
	<b>Policy LU-8.5: <u>Efficient Operations</u>.</b> Plan land use and design projects to allow the City to maintain efficient operations in the delivery of services including, community centers, parks, roads, and storm drainage, and other infrastructure.	Maintaining service levels to the community
	<b>Strategy LU-9.1.5: <u>Incubator Work Space</u>.</b> Encourage the development of flexible and affordable incubator work space for start-ups and new and emerging technologies.	Supporting smaller businesses and promoting fiscal diversity
	<b>Policy LU-9.2: <u>Work Environment</u>.</b> Encourage the design of projects to take into account the well-being and health of employees and the fast-changing work environment.	Policy and strategies to encourage and support good health of workers
	<b>Strategy LU-9.2.1: <u>Local Amenities</u>.</b> Encourage office development to locate in areas where workers can walk or bike to services such as shopping and restaurants, and to provide walking and bicycling connections to services.	
	<b>Strategy LU-9.2.2: <u>Workplace Policies</u>.</b> Encourage public and private employers to provide workplace policies that enhance and improve the health and well-being of their employees.	
	<b>GOAL LU-10:</b> Promote effective coordination with regional and local agencies on planning issues	
	<b>Policy LU-10.1: <u>Regional Decisions</u>.</b> Coordinate with regional and local agencies on planning, transportation, economic development and sustainability issues to ensure that the decisions improve fiscal health and the quality of life for Cupertino residents and businesses.	Regional cooperation and coordination
	<b>Policy LU-10.2: <u>Regional Planning Coordination</u>.</b> Review regional planning documents prior to making decisions at the local level.	

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	<b>Policy LU-10.3: <u>Neighboring Jurisdictions</u>.</b> Collaborate with neighboring jurisdictions on issues of mutual interest.	
	<b>Strategy LU-12.3.2: <u>Roads</u>.</b> Roads should be narrowed to avoid harming trees and streambeds	Previous direction in text related to hillsides in 2005 General Plan.
	<b>Goal LU-28:</b> Retain Inspiration Heights as a low-intensity residential area in a natural, hillside setting	Planning Area specific direction to allow appropriate incorporation of Policy LU-28.2 which is an existing policy from the 2005 GP