



Memorandum

TO: CITY COUNCIL

FROM: Mayor Liccardo

SUBJECT: SEE BELOW

DATE: 8/30/22

APPROVED:

DATE: 8/30/22

PDC20-021, PD20-012/ER21-006, PT21-001 - Planned Development Rezoning, Planned Development Permit, Vesting Tentative Map on Certain Real Property Located at the Southeast Corner of Stevens Creek Boulevard and Lopina Way (4300 Stevens Creek Boulevard) (MPG Stevens Creek Owner LLC., Owner).

RECOMMENDATION

1. Approve Vice Mayor Jones' memorandum, accepting Staff's recommendations.
2. Direct Staff to identify and return to Council with how the City could adjust the land use designations, UV plan process, or requirements to maintain mixed-use and commercial development standards where appropriate for large, high-impact "opportunity" sites even after approval of an Urban Village Plan.
- 3.

BACKGROUND

While this project meets the approved Stevens Creek Urban Village Plan, the proposed project has lost a significant amount of jobs-producing commercial space provided under the prior proposal, due to the SCUVP's approval.

As reflected in the discussion at the Planning Commission, this large site presents something of a missed opportunity for vibrant, mixed-use development. For example, with some densification and design alterations, we could have realized the same amount of housing—including affordable housing—with additional retail and/or office components included within the site. Maintaining our commitment to bring jobs and housing close together through mixed-used development remains essential for the City to achieve our many urban design, climate, economic, and fiscal goals.