

DRAFT 6/14/22 *RLM*

ORDINANCE NO. _____-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE ADDING CHAPTER 19.36 (EL CAMINO REAL SPECIFIC PLAN DISTRICT) TO TITLE 19 (ZONING) OF THE SUNNYVALE MUNICIPAL CODE, AMENDING THE ZONING DISTRICTS MAP AND REZONING PROPERTY WITHIN THE EL CAMINO REAL SPECIFIC PLAN DISTRICT, ADDING CHAPTERS 3.54 (EL CAMINO REAL SPECIFIC PLAN TRANSPORTATION IMPACT FEE) AND MAKING OTHER AMENDMENTS TO TITLE 19 (ZONING) OF THE SUNNYVALE MUNICIPAL CODE TO IMPLEMENT THE EL CAMINO REAL SPECIFIC PLAN.

THE CITY COUNCIL OF THE CITY OF SUNNYVALE FINDS AND DECLARES AS FOLLOWS:

SECTION 1. CHAPTER 19.36 ADDED. Chapter 19.36 (El Camino Real Specific Plan District) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby added to read as shown in Exhibit “A” attached hereto and incorporated by reference.

SECTION 2. AMENDMENT OF PRECISE ZONING PLAN—EL CAMINO REAL SPECIFIC PLAN DISTRICT. The Precise Zoning Plan, Zoning Districts Map, City of Sunnyvale (Section 19.16.050 of the Sunnyvale Municipal Code) hereby is amended to re-zone certain properties within the El Camino Real Specific Plan District, which properties are currently zoned C2-Highway Business, O-Administrative and Professional Office, PF-Public Facilities, R3-Medium Density Residential, R4-High Density Residential. New zoning designations will be ECR-C, ECR-MU, ECR-O, ECR-PF, ECR-R3, and ECR-R4. The locations of the properties are shown on the scale drawings attached as Exhibit “B” attached hereto and incorporated by reference.

SECTION 3. CHAPTER 19.08 REPEALED. Chapter 19.08 (Grant of Landscape Easements Along El Camino Real and Mathilda Avenue) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby repealed in its entirety.

SECTION 4. SECTION 19.12.030 AMENDED. Section 19.12.030 (“B”) of Chapter 19.12 (Definitions) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.12.030. “B”

(1) – (7) [Text unchanged]

(8) “Build-to lines” are the same as front yard setback lines, except that a minimum of seventy-five percent of the building façade base must be constructed at the street frontage setback line. Applicable build-to lines for the El Camino Real Specific Plan district are identified in SMC 19.36.

(9) – (15) [Text unchanged]

SECTION 5. SECTION 19.12.140 AMENDED. Section 19.12.140 (“M”) of Chapter 19.12 (Definitions) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.12.140. “M”

(1) – (5) [Text unchanged]

(6) “Mixed use” means a development that includes nonresidential and residential uses on the same development site, except that in the El Camino Real Specific Plan District, “Mixed use office” means a development comprised of office and commercial uses and no residential uses.

SECTION 6. SECTION 19.16.020 AMENDED. Section 19.16.020 (Zoning districts—Creation) of Chapter 19.16 (Precise Zoning Plans—Zoning Districts—Zoning Maps) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.16.020. Zoning districts—Creation.

In order to carry out the purposes and provisions of this title, the city of Sunnyvale and the Sunnyvale planning area are divided into zoning districts designated as follows:

Symbol	Zoning District
[Existing text unchanged]	
<u>ECR-C</u>	<u>El Camino Real – Commercial</u>
<u>ECR-MU</u>	<u>El Camino Real – Residential Mixed Use</u>
<u>ECR-O</u>	<u>El Camino Real – Office</u>
<u>ECR-PF</u>	<u>El Camino Real – Public Facilities</u>
<u>ECR-R3</u>	<u>El Camino Real – Medium Density Residential</u>
<u>ECR-R4</u>	<u>El Camino Real – High Density Residential</u>

SECTION 7. SECTIONS 19.26.140 THROUGH 19.26.170 REPEALED. Sections 19.26.140 (Precise plan for El Camino Real (ECR) combining district created—Purpose), 19.26.150 (ECR combining district—Permit required), 19.26.160 (ECR combining district—General development standards for all properties), and 19.26.170 (ECR combining district—General development standards for Node properties) of Title 19 (Zoning) of the Sunnyvale Municipal Code are hereby repealed.

SECTION 8. SECTION 19.34.040 AMENDED. Section 19.34.040 (Front yard—Average and reduction) of Chapter 19.34 (Front, Side, and Rear Yards) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.34.040. Front yard—Average and reduction.

(a) – (b) [Text unchanged]

(c) In the O, C-1, C-2 and C-3 zoning districts, for lots at the corner of streets intersecting at an angle of sixty degrees or more, the minimum front yard on the longer street frontage

may be reduced to fifteen feet, except where said front yard is along El Camino Real. ~~In the case of lots having more than one required front yard, with one such front yard being on El Camino Real, the minimum front yard or yards which do not lie along El Camino Real each may be reduced to fifteen feet.~~

(d) – (f) [Text unchanged]

SECTION 9. SECTION 19.34.060 AMENDED. Section 19.34.040 (Vision Triangles) of Chapter 19.34 (Front, Side, and Rear Yards) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.34.060. Vision triangles.

(a) [Text unchanged]

(b) Applicability. Any structure, vegetation or parking space is subject to corner and driveway vision triangle requirements unless specifically stated otherwise in this section. New structures, including signs, are subject to extended vision triangle requirements when located on lots with more than one hundred parking spaces.

(1) [Text unchanged]

(2) ~~Precise Plan for~~ El Camino Real ~~Combining Specific Plan~~ District. Intersections and driveways controlled with a traffic light or four-way stop in the ~~Precise Plan for~~ El Camino Real Specific Plan District are exempt from vision triangle requirements.

(3) [Text unchanged]

(c) – (e) [Text unchanged]

SECTION 10. SECTION 19.44.040 AMENDED. Section 19.44.040 (Definitions) of Chapter 19.44 (Sign Code) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.44.040. Definitions.

(1) - (4) [Text unchanged]

(5) Commercial and office districts. Commercial and office zoning districts are P-F, C-1, C-2, C-3, C-4, ~~and~~ O, ECR-O, and DSP Blocks 1, 2, 3, 20 and 21.

(6) - (42) [Text unchanged]

(43) Regional retail. Any property zoned ~~C-2/ECR~~ ECR-C, commercial tenant spaces in ECR-MU, or in DSP Block 1a, 18 or 22.

(44) Residential districts. Residential districts are R-0, R-1, R-1.5, R-1.7/PD, R-2, R-3, ECR-R3, R-4, ECR-R4, R-5, R-MH, residential uses in ECR-MU, and DSP blocks 4, 5, 6, 7, 8a, 8b, 9, 9a, 10, 11, 12, 13, 14, 15, 16, 17 and 23.

SECTION 11. SECTION 19.44.160 AMENDED. Section 19.44.210 (Permanent signs in nonresidential zoning districts) of Chapter 19.44 (Sign Code) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.44.160. Permanent signs in nonresidential zoning districts.

(a) – (b) [Text unchanged]

(c) Specialized Sign Requirements.

(1) Electronic Message Centers. Electronic message centers may be substituted for a wall sign or a ground sign in the ~~C-2/ECR~~ ECR-C Zoning District and in Block 18 of the Downtown Specific Plan. See Section 19.44.200 (Electronic message centers) for requirements. In all other locations, electronic message centers are prohibited.

(2) – (4) [Text unchanged]

Tables 19.44.160(a)-(b) [Text unchanged]

SECTION 12. SECTION 19.44.210 AMENDED. Section 19.44.210 (Automobile sales decorative banner program) of Chapter 19.44 (Sign Code) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.44.210. Automobile sales decorative banner program.

(a) Purpose. The purpose of allowing decorative banners for automobile retail establishments located in the ~~C-2/ECR~~ ECR-C zoning district along El Camino Real is to recognize the distinctive requirements of this form of retail and to foster a unified image of a Sunnyvale “auto row.” Uniform decorative banners strengthen the collective impact of display and advertising for auto retail along El Camino Real, in a manner that is attractive, compatible, and safe, and enhances the streetscape and the economic well-being of the city.

(b) – (f) [Text unchanged]

SECTION 13. SECTION 19.46.100 AMENDED. Section 19.46.100 (General requirements for nonresidential and mixed-use parking) of Chapter 19.46 (Parking) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.46.100. General requirements for nonresidential and mixed-use parking.

(a) – (c) [Text unchanged]

~~(d) — Review of Shared Parking. Shared parking may be considered as part of any discretionary permit review. If a discretionary permit is not otherwise required, a miscellaneous plan permit shall be submitted to request consideration of shared parking.~~

~~(e)(d) Incentives. The total number of parking spaces may be reduced by up to three percent of the total spaces if the development includes the installation of employee showers and locker rooms ~~may reduce required parking up to three percent of the total spaces.~~ Calculations justifying the parking reduction shall be submitted with the planning application.~~

~~(f)(e) Shared Parking. Shared parking between developments may be approved as part of a Use Permit or Special Development Permit and is not subject to the requirements for Multiple Uses on a Property in subsection (f) of this section.~~

(f) Multiple Uses on a Property. For multi-tenant properties, the ~~director or~~ approving body may use a combination of appropriate requirements to determine the required parking. Shopping center uses are regulated separately in Section 19.46.110(i) (Shopping centers).

(1) Mixed Uses Including Residential. “Mixed use” means a development that includes nonresidential uses and residential uses on the same development site. ~~The director or approving body may determine parking ratios.~~ Required parking shall be based on accepted guidelines such as ITE or ULI. Parking management plans ~~and bicycle parking~~ are required for mixed use development. Bicycle parking required by Chapter 19.36 (El Camino Real Specific Plan District) shall not be reduced.

(2) [Text unchanged]

(g) [Text unchanged]

(h) [Text unchanged]

Tables 19.46.100(a) – (c) [Text unchanged]

SECTION 14. SECTION 19.54.080 (Telecommunication facilities permits) of Chapter 19.54 (Wireless Telecommunications Facilities) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.54.080. Telecommunication facilities permits.

The type of permit required for telecommunication facilities, and any applicable exemptions, are set forth in Table 19.54.080.

**Table 19.54.080
Telecommunications Facilities Permits**

Zoning Districts	Exemptions	Miscellaneous Plan Permits	Minor Use Permits	Major Use Permits
Residential, Public Facilities, Commercial and Office R-0, R-1, R-1.5, R-1.7, R-2, R-3, R-4, R-5, RMH, C-1, C-2, C-3, C-4, O, PF, DSP, LSP, PPSP, MXD-I, MXD-I/S, MXD-II, MXD-III, MXD-IV, O-R, <u>ECR-C, ECR-MU, ECR-O, ECR-PF, ECR-R3, ECR-R4</u>	[Text unchanged]	[Text unchanged]	[Text unchanged]	[Text unchanged]
[Text unchanged]	[Text unchanged]	[Text unchanged]	[Text unchanged]	[Text unchanged]

SECTION 15. SECTION 19.56.020 (Solar energy systems—Impairment of solar access by structures.) of Chapter 19.56 (Alternative Energy Systems) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.56.020. Solar energy systems—Impairment of solar access by structures.

(a) – (b) [Text unchanged]

(c) Exemptions

(1) The provisions of this chapter shall not apply to shading of structures or uses within the ECRSP zoning districts. Applications for construction within an ECRSP zoning district shall comply with this section with respect to adjacent properties located outside of the ECRSP zoning districts.

~~(e)~~ (2) The provisions of this chapter shall not apply to structures or uses within the DSP and LSAP zoning districts.

SECTION 16. SECTION 19.56.090 (Wind energy systems—Permits) of Chapter 19.56 (Alternative Energy Systems) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.56.090. Wind energy systems—Permits.

The provisions of this chapter identify and prescribe specific procedures and requirements for the filing, processing and consideration of the installation of wind energy systems. These provisions shall be used in conjunction with the general requirements and procedures identified in Chapter 19.98 including requirements and procedures for applications, fees, notification, appeals, conditions of approval, modifications, expiration, extensions and revocations.

The type of permit required for wind energy systems, and any applicable exemptions, are set forth in Table 19.56.090.

Table 19.56.090
Permits Required For Wind Energy Systems

Wind Energy Systems Permits Zoning Districts	Exemptions	Miscellaneous Plan Permits	Minor Use Permits	Major Use Permits
Residential R-0, R-1, R1.5, R1.7, R-2, R-3, R-4, R-5, RMH, DSP (residential blocks) MXD-I, MXD-I/S, MXD-II, MXD-III, MXD-IV, ECR-MU , ECR-R3 , ECR-R4	[Text unchanged]	[Text unchanged]	[Text unchanged]	[Text unchanged]
Commercial and Office C-1, C-2, C-3, C-4, O, DSP (office and mixed use blocks) MXD-I, MXD-I/S, MXD-II, MXD-III, MXD-IV, M-S/LSAP, M-S/LSAP 60%, M-S/LSAP 120%, ECR-C , ECR-O	[Text unchanged]	[Text unchanged]	[Text unchanged]	[Text unchanged]

Industrial M-S, M-3, MP-I, MP-TOD, MP-C MXD-I, MXD-I/S, MXD-II, MXD-III, MXD-IV, M-S/LSAP, M-S/LSAP 60%, M-S/LSAP 120% Public Facilities PF MXD-I, MXD-I/S, MXD-II, MXD-III, MXD-IV, M-S/LSAP, M-S/LSAP 60%, M-S/LSAP 120% <u>ECR-PF</u>	[Text unchanged]	[Text unchanged]	[Text unchanged]	[Text unchanged]
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SECTION 17. SECTION 19.90.010 AMENDED. Section 19.90.010 (Purpose) of Chapter 19.90 (Special Development Permits) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.90.010. Purpose.

A special development permit is required to implement the provisions of certain zoning and combining districts for any development or use where the ~~underlying~~-zoning district ~~is combined with the:~~ includes:

- (1) PD planned development combining district;
- (2) ~~ECR precise plan for El Camino Real;~~ ECRSP El Camino Real specific plan zoning districts;
- (3) DSP downtown specific plan zoning districts;
- (4) HH heritage housing combining district;
- (5) LSAP Lawrence Station area specific plan districts; ~~or~~
- (6) ITR industrial to residential combining districts.

When a use has been approved by a special development permit, no separate use permit is required. The provisions of this chapter identify and prescribe specific procedures and requirements for the filing, processing and consideration of a special development permit application. These provisions shall be used in conjunction with the general requirements and procedures identified in Chapter 19.98 including requirements and procedures for applications, fees, notification, appeals, conditions of approval, modifications, expiration, extensions, revocation and infractions.

SECTION 18. CHAPTER 3.52 ADDED. Chapter 3.52 (El Camino Real Specific Plan Transportation Impact Fee) of Title 3 (Revenue and Finance) of the Sunnyvale Municipal Code is hereby added to read as follows:

CHAPTER 3.54. EL CAMINO REAL SPECIFIC PLAN TRANSPORTATION IMPACT FEE.

3.54.010. Findings and Purpose

3.54.020. Definitions

3.54.030. Application

3.54.040. Transportation Impact Fee calculation and payment.

3.54.010. Findings and Purpose.

On June 28, 2022, the city council adopted the El Camino Real Specific Plan in order to increase the development capacity of the El Camino Real Specific Plan District. It is the intent and purpose of the city council in adopting this chapter to provide in part for the major traffic improvements that will be necessary as a result of development within the El Camino Real Specific Plan District through the adoption of a fee to be charged to development in the manner specified by the El Camino Real Specific Plan Nexus Study that was accepted by the city council on June 28, 2022. Based on the El Camino Real Specific Plan Nexus Study, the city council finds that there is an essential nexus and reasonable relationship between development within the El Camino Real Specific Plan District and the need for the specified transportation improvements.

3.54.020. Definitions.

- (a) “El Camino Real Specific Plan District” means the project area within the limits of the City of Sunnyvale as specified and depicted in the El Camino Real Specific Plan adopted by the city council on June 28, 2022.
- (b) “ECRSP” means the El Camino Real Specific Plan.

3.54.030. Application.

This chapter establishes the requirements for the ECRSP transportation impact fee for development approved on or after September 12, 2022. The ECRSP transportation impact fee is limited to providing funding in the amounts and for those improvements specified in the ECRSP Transportation Impact Fee Nexus Study. Nothing in this chapter shall restrict the ability of the city to require dedication of land, payment of fees or construction of

improvements for needs other than, or in addition to, the improvements specified in the ECRSP Transportation Impact Fee Nexus Study.

3.54.040. Transportation impact fee calculation and payment.

- a. Commencing September 12, 2022, the ECRSP transportation impact fee is hereby imposed on development within the ECRSP district.
- b. The amount of the fee shall be established by resolution of the city council and shall be increased by the Engineering News-Record (ENR) Construction Cost Index for San Francisco urban area, published by the McGraw Hill, on July 1 of every year. In addition, the amount of the fee may be periodically adjusted by the city council to reflect the current status and cost of improvements identified in the ECRSP Transportation Impact Fee Nexus Study.
- c. The fee shall be calculated at the time of complete building permit application submittal and shall be paid in full to the city before any building permit is issued.
- d. The fee shall be deposited in a fund designated solely for the ECRSP transportation improvements and shall be reviewed annually in order to make any findings required by state law.

SECTION 19. CEQA-ENVIRONMENTAL IMPACT REPORT. The environmental effects of the proposed El Camino Real Specific Plan were analyzed in the program Environmental Impact Report for the El Camino Real Specific Plan (SCH #2017102082) (EIR). The City Council reviewed the EIR and found that it reflects the independent judgment of the City Council and its staff and is an adequate and extensive assessment of the environmental impacts of the proposed amendments. The City Council certified the EIR as having been prepared in compliance with the requirements of the California Environmental Quality Act (“CEQA”), made necessary findings, adopted a statement of overriding considerations, and adopted a Mitigation Monitoring and Reporting Program (Resolution No. _____). The City Council incorporates by this reference the findings contained in the EIR as to the environmental effects of the proposed amendment, together with the additional findings contained in the Resolution.

SECTION 20. EFFECTIVE DATE. This ordinance shall be in full force and effect on September 12, 2022.

SECTION 21. PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in The Sun, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on June 28, 2022, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on July 12, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:
RECUSAL:

ATTEST:

APPROVED:

City Clerk
Date of Attestation: _____

Mayor

(SEAL)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

SUNNYVALE MUNICIPAL CODE CHAPTER 19.36
EL CAMINO REAL SPECIFIC PLAN DISTRICT

- 19.36.10. El Camino Real Specific Plan district established.
- 19.36.20. Incorporation of ECRSP, Purpose, and Findings.
- 19.36.30. Applicability.
- 19.36.40. Definitions.
- 19.36.50. Zoning districts.
- 19.36.60. Permitted development types and uses.
- 19.36.70. Residential density requirements for mixed-use development in ECR-MU zoning districts.
- 19.36.80. Minimum lot size requirements for residential mixed-use development.
- 19.36.90. Minimum ground floor commercial area in mixed-use development.
- 19.36.100. Development requirements.
- 19.36.110. Ground floor active use requirements for mixed-use developments.
- 19.36.120. Parking standards for uses in ECR-C and ECR-MU zoning districts.
- 19.36.130. Landscape and open space standards in ECR-C and ECR-MU zoning districts.
- 19.36.140. Deviations.

19.36.10. El Camino Real Specific Plan district established.

A El Camino Real Specific Plan (ECRSP) district (with associated zoning districts contained in this chapter) is established as shown on the official precise zoning plan, zoning district map, City of Sunnyvale, on file in the office of the city clerk and incorporated by reference.

19.36.20. Incorporation of ECRSP, Purpose, and Findings.

(a) The zoning districts associated with the ECRSP district are established to implement the ECRSP, which is incorporated herein by reference. The ECRSP is a comprehensive, long-term planning document for the area and includes architectural and design guidelines, site development standards, public facility improvement plans, and an environmental mitigation and monitoring program to be implemented through zoning and subdivision regulations, development standards, and public and private improvements.

(b) The purpose of the ECRSP is to support and enhance community-serving retail and provide significant new residential options while advancing sustainability and improving transportation safety and mobility choices.

(c) The council finds that the ECRSP will:

(1) Protect and promote the public health, safety, peace, comfort, and general welfare;

- (2) Establish the procedure for adoption of the orderly physical development of the ECRSP district by defining development procedures and requirements to obtain the objectives of the ECRSP;
- (3) Promote the city's goals of smart growth and sustainable development;
- (4) Diversify and strengthen the commercial and residential opportunities and fiscal health of the city.

19.36.30. Applicability.

- (a) The regulations contained in this chapter shall apply in the ECRSP district, in conjunction with the standards, guidelines, and plans contained in the ECRSP document.
- (b) Whenever this chapter or the ECRSP document does not provide specific standards and/or procedures for the review, approval, and/or administration of development projects within the ECRSP district or for appeals concerning approvals or administration of development projects, the provisions of the Sunnyvale Municipal Code shall apply.
- (c) Development projects in the ECR-O and ECR-PF zoning districts shall conform to the applicable standards for the O and PF zoning districts, respectively, set forth in the Sunnyvale Municipal Code, with the following exceptions:
 - (1) Permitted uses are as identified in Section 19.36.060.
 - (2) Daylight plane standards are as required by Section 19.36.100.
- (d) Development projects in the ECR-R3 and ECR-R4 zoning districts shall conform to the applicable development standards for the R-3 and R-4 zoning districts, respectively, set forth in the Sunnyvale Municipal Code, with the following exception:
 - (1) Daylight plane standards are as required by Section 19.36.100.
- (e) In the event of any conflict between the provisions of this Chapter and the provisions of the Sunnyvale Municipal Code, the provisions of this Chapter shall prevail.
- (f) The owner or occupant of land or buildings used for any purpose in the ECRSP district shall provide the facilities as required by and which conform with the regulations set forth in this chapter; provided however, that buildings, structures, or uses lawfully constructed or established prior to the effective date of this chapter that do not comply with the provisions hereof shall be deemed legally nonconforming in accordance with the provisions of Chapter 19.50 (Nonconforming Buildings and Uses).

19.36.40. Definitions.

- (a) "Build-to line" means the portion of a building frontage in a mixed-use development that is built along the frontage zone setback, as measured from the new right-of-way line.
- (b) "Daylight plane" means a height limitation that makes up a portion of the building envelope within which all new structures or additions must be contained. Daylight plane requirements are intended to provide for light and air, and to limit the impacts of bulk and mass on adjacent properties. Daylight plane is represented by an angle that is measured from the property line.
- (c) "Development" means the construction of a new building or buildings or additions or modifications to buildings.
 - (1) "Commercial Development, Major" means the construction of a new building or buildings totaling more than 10,000 square feet in area, to be occupied by uses as allowed in Table 19.36.060B. Residential uses are not permitted in commercial development.
 - (2) "Commercial Development, Minor" means the construction of a new building or buildings up to but no greater than 10,000 square feet in area, to be occupied by uses as allowed in Table 19.36.060B. Residential uses are not permitted in commercial development.
 - (3) "Office Mixed-Use Development" means a development comprised of office uses with commercial uses as allowed in Table 19.36.060B, developed in line with the development standards and requirements in this Chapter and the ECRSP. Residential uses are not permitted in office mixed-use development.
 - (4) "Residential Mixed-Use Development" means a development comprised of multi-family dwelling units with other uses as allowed in Table 19.36.060B, developed in line with the development standards and requirements in this Chapter and the ECRSP.
- (d) "Ground Floor Finish Level" means the uppermost surface of the ground floor of a building once finishes have been applied.
- (e) "Stepback" means a change in the vertical plane of a multi-story building created by setting the upper story building elevation away from the street beyond the maximum building height allowed at the build-to-zone. The stepback area may be used as terraces or balconies if no building element within the stepback is higher than 42 inches.
- (f) "Use" means the purpose for which land or a building is intended or for which it may be occupied or maintained.

(1) "Active use" means either the standalone land use, or a component, activity, or space within the same land use, which maintains transparency between the street and the interior of the ground floor, and which provides and encourages foot traffic at the street frontage, as noted in SMC 19.36.110.

19.36.50. Zoning districts.

The ECRSP establishes the following zoning districts:

- (a) El Camino Real – Commercial (ECR-C) District. The ECR-C zoning district is reserved for the construction use and occupancy of commercial-only development and does not permit residential development. Office mixed-use development may be considered in this district.
- (b) El Camino Real – Mixed Use (ECR-MU) District. The ECR-MU zoning district is reserved for the construction use and occupancy of residential mixed-use development in the ECRSP Area, primarily located in the nodes. This zoning district comprises five different density classifications, which permit a range of multi-family residential mixed-use development types, per Section 19.36.070.
- (c) El Camino Real – Office (ECR-O) District: The ECR-O zoning district is reserved for the construction, use, and occupancy of administrative, professional and research offices, and other uses compatible with the administrative-professional character of the district and does not permit residential development.
- (d) El Camino Real – Public Facilities (ECR-PF) District: The ECR-PF zoning district is reserved for the construction, use and occupancy of governmental, public utility and educational buildings and facilities, and other uses compatible with the public character of the district and does not permit residential development.
- (e) El Camino Real – Medium Density Residential (ECR-R3) District: The ECR-R3 zoning district is reserved for the construction, use, and occupancy of not more than 24 dwelling units per acre.
- (f) El Camino Real – High Density Residential (ECR-R4) District: The ECR-R4 zoning district is reserved for the construction, use, and occupancy of not more than 36 dwelling units per acre.

19.36.60. Permitted development types and uses.

(a) Development Types and Use Tables. Tables 19.36.060A and 19.36.060B set forth the development types and uses, respectively, that are permitted, conditionally permitted, and prohibited in the ECR-C, ECR-MU, ECR-O, and ECR-PF zoning districts. Permitted uses in the ECR-R3 and ECR-R4 zoning districts are as identified for the R-3 and R-4 zoning districts, respectively, in Chapter 19.18, Residential Zoning Districts.

- (1) Permitted (P).
 - (A) A use shown with "P" in the table is allowed subject to compliance with all applicable provisions of this title.
 - (B) If the proposed use includes no new construction, additions, or changes to the exterior of the building, the use is permitted to occur within existing enclosed buildings.
 - (C) If the proposed use includes minor new construction, changes to the exterior of a building or other site modifications, a miscellaneous plan permit is required in accordance with the provisions of Chapter 19.82, Miscellaneous Plan Permit.
- (2) Miscellaneous Plan Permit (MPP).
 - (A) A use shown with "MPP" in the table requires the approval of a miscellaneous plan permit, in accordance with the provisions of Chapter 19.82, Miscellaneous Plan Permit.
 - (B) If there is an existing valid miscellaneous plan permit for the use, and no new construction or expansion is proposed, then such use may be conducted without requiring another miscellaneous plan permit.
- (3) Design Review (DR).
 - (A) A development type shown with "DR" requires design review approval, in accordance with the provisions of Chapter 19.80, Design Review.
- (4) Special Development Permit (SDP).
 - (A) A use or development type shown with "SDP" requires approval of a special development permit, in accordance with the provisions of Chapter 19.90, Special Development Permit.
 - (B) If there is an existing valid special development permit for the use, and no new construction or expansion is proposed, then such use may be conducted without requiring another special development permit.

(5) Not Permitted (N).

(A) A use or development type shown with “N” in the table is prohibited in that zone district, node, or segment.

(B) Existing legal uses that are now shown with “N” in the table shall remain as legal nonconforming uses and are subject to provisions in Chapter 19.50: Nonconforming Buildings and Uses.

(b) Compliance. It is a violation of this chapter to:

(1) Engage in a use that is conditional without complying with the imposed conditions;

(2) Engage in a prohibited use;

(3) Engage in a use requiring a miscellaneous plan permit or special development permit without obtaining the required permit.

Table 19.36.060A
Conditionally Permitted and Prohibited Development Types
in ECR-C and ECR-MU Zoning Districts

Development Type	ECR-C	ECR-MU
1. MIXED-USE DEVELOPMENT		
A. Residential Mixed-Use Development	N	SDP
B. Office Mixed-Use Development	SDP	N
2. COMMERCIAL DEVELOPMENT		
A. Commercial Development, Minor	DR	DR
B. Commercial Development, Major	SDP	SDP

Table 19.36.060B
Permitted, Conditionally Permitted, and Prohibited Uses in ECRSP Districts

USE	ECR-C	ECR-MU	ECR-O	ECR-PF
1. RETAIL COMMERCIAL				
A. Retail sales business	P	P	MPP	N
B. Retail sales business with drive-through	SDP	N	N	N
C. Outside display of merchandise or products in connection with a retail sales business	MPP	MPP	N	N
D. Donation center for used goods ^[1]	MPP	MPP	N	N
E. Liquor store	MPP	MPP	N	N
2. SERVICE COMMERCIAL				
A. Service commercial	MPP	MPP	MPP	N
B. Retail service	P	MPP	MPP	N
C. Commercial storage	N	N	N	N
D. Open or unenclosed storage ancillary to a permitted use (screened from public view)	P	N	N	N
E. Self-storage "mini warehousing"	N	N	N	N
3. PERSONAL SERVICE				
A. Personal service business	P	P	MPP	N
B. Massage establishment ^[2]	P	P	P	P
C. Childcare center with occupancy of 30 or fewer children	MPP	MPP	MPP	MPP
D. Childcare center with occupancy of 31 or more children	SDP	SDP	SDP	SDP
4. EATING/DRINKING ESTABLISHMENTS				
A. Drive-through restaurant	SDP	N	N	N
B. Take-out only restaurant	P	P	MPP	N
C. Restaurant and fast-food restaurant that may have on sale beer and wine beverage service	MPP	MPP	MPP	N
D. Restaurant and fast-food restaurant that has on sale general alcohol beverage service	SDP	SDP	SDP	N
E. Nightclub or bar	SDP	N	N	N
F. Outdoor dining in conjunction with an approved restaurant use	MPP	MPP	N	N
5. AUTOMOTIVE				
A. Automobile service station ^[3]	SDP	N	N	N
B. Auto sales or rental	SDP	N	N	N
C. Auto broker for 3 or fewer vehicles on site	MPP	N	N	N

D. Sale or rental of utility trailers, heavy equipment, or machinery	N	N	N	N
E. Automobile/vehicle service and repair	SDP	N	N	N
F. Car wash facility	N	N	N	N
6. EDUCATION, RECREATION, AND PLACES OF ASSEMBLY				
A. Education - recreation and enrichment ^[4]	MPP	MPP	N	SDP
B. Education - primary, middle, and high school ^[4]	N	N	N	SDP
C. Education - institution of higher learning ^[4]	SDP	N	SDP	SDP
D. Recreational and athletic facility ^[4]	SDP	SDP	N	SDP
E. Place of assembly - business serving ^[4]	SDP	SDP	SDP	SDP
F. Place of assembly - community serving ^[4]	SDP	SDP	SDP	SDP
G. Cardroom	N	N	N	N
H. Entertainment establishment	SDP	N	N	N
I. Private golf courses	N	N	N	SDP
7. OFFICE				
A. Administrative, professional, and research and development offices	SDP ^[5]	N	P	SDP
B. Medical office	SDP	SDP	P	N
C. Ground floor dependent office less than 1,000 square feet	P	P	P	N
D. Ground floor dependent office greater than 1,000 square feet	MPP	MPP	P	N
E. Financial institution	P	P	SDP	N
F. Financial institution with drive-through	N	N	N	N
G. Medical clinic	MPP	MPP	MPP	SDP
8. PUBLIC FACILITIES				
A. Buildings and facilities used by government agencies for government purposes	N	N	SDP	P
B. Buildings and facilities used by federal, state, or local government agencies (except City of Sunnyvale), for nongovernmental purposes	N	N	SDP	SDP
C. Bus terminal and other public transportation facility	SDP	SDP	N	N
D. Public service buildings and accessory uses	N	N	SDP	SDP
E. Public utility building and service facility	SDP	SDP	SDP	SDP
9. RESIDENTIAL/BOARDING/LODGING				
A. Hotel or motel	SDP	SDP	N	N
B. Single- or two-family dwelling	N	N	N	N

C. Multiple-family dwelling and accessory buildings and uses	N	SDP ^[6]	N	N
D. Mobile home park	N	N	N	N
E. Single-room occupancy (SRO) living unit facility	N	SDP ^[7]	N	N
F. Single-room occupancy (SRO) residential hotel	N	SDP ^[7]	N	N
G. Residential care facility, 6 or fewer residents	N	SDP	N	N
H. Emergency shelter	N	N	N	N
10. OTHER				
A. Accessory structure	MPP ^[8]	MPP ^[8]	MPP ^[8]	MPP ^[8]
B. Adult business establishment	N	N	N	N
C. Animal hospital, clinic, and boarding	SDP	SDP	N	N
D. Any use which is obnoxious, offensive, or creates a nuisance	N	N	N	N
E. Rest home/convalescent hospital	N	SDP ^[7]	SDP	SDP
F. Electric distribution substations	N	N	N	SDP
G. Electric transmission substations	N	N	N	SDP
H. Hospitals	N	N	N	SDP
I. Medical marijuana distribution facility	N	N	N	N
J. Payday lending establishment	MPP ^[9]	N	N	N
K. Recycling center ^[8]	SDP	N	SDP	SDP
L. Salt extraction	N	N	N	SDP
M. Storage or parking of commercial or industrial vehicles	N	N	N	N
N. Storage or parking of public utility vehicles	N	N	N	N
O. Storage of materials, supplies, or equipment for commercial or industrial purposes	N	N	N	N
P. Storage of materials, supplies, or equipment for public utility purposes	N	N	N	N
Q. Storage, warehousing, handling, processing, or assembling merchandise or products	N	N	N	N
R. Stand-alone parking structure and surface lot	N	N	N	N

^[1] Miscellaneous plan permits for donation centers shall be reviewed for compliance with council policy on operations, location and appearance following the procedures in Chapter 19.82 (Miscellaneous Plan Permit).

^[2] Massage establishment uses are subject to the provisions of Chapter 9.41. Massage Establishments and Professionals.

^[3] Automobile service stations with sale of groceries, beer and wine, or both, require findings as set forth in Section 19.98.020(i), as applicable.

^[4] Educational and recreational uses and places of assembly shall not be located in retail centers in a manner that disrupts the flow of pedestrians between retail establishments.

^[5] Only permitted in a mixed-use development with commercial provided.

^[6] Residential-only developments are not permitted. Multiple-family dwelling uses are only permitted in a mixed-use development (as a new residential component over an existing commercial site that already meets development regulations).

^[7] Only permitted in ECR-MU33, 42, and 54.

^[8] Accessory structures are required to comply with setback, height, and lot coverage requirements of underlying zone.

^[9] Payday lending establishment uses are subject to the provisions of Section 19.20.050.

19.36.70. Residential density requirements for mixed-use development in ECR-MU zoning districts.

(a) Allowable Residential Density. Allowable dwelling unit per acre (du/ac) densities for residential mixed-use development in the ECR-MU zoning districts are represented by the “base maximum density,” listed in Table 19.36.070.

Table 19.36.070
Permitted Density in ECR-MU Zoning Districts

Zoning District	Base Maximum Density (du/ac) ^[1] ^[2]	Total ECRSP Community Benefits/ Incentive Program Points Available (du/acre)
ECR-MU24	24	6
ECR-MU28	28	10
ECR-MU33	33	12
ECR-MU42	42	14
ECR-MU54	54	20

^[1] New residential development shall build to at least 85 percent of the zoning district’s base maximum zoning density.

^[2] Additional densities may be achieved above the base maximum density or density obtained through the City’s Green Building Program, the ECRSP Community Benefits/Incentives Program, and by providing affordable housing consistent with State Density Bonus Law. When calculating additional densities above the base maximum density, the following order of operations shall apply: 1) Apply the density bonus percentage achieved through the City’s Green Building Program; 2) Add the inventive points gained through the ECRSP Community Benefits/Incentives Program; 3) Apply the State Density Bonus percentage achieved by the project.

(b) Development in the ECR-R3 and ECR-R4 zoning districts is not eligible for the incentive program. Permitted residential density in the ECR-R3 and ECR-R4 zoning districts are as identified for the R-3 and R-4 zoning districts, respectively, in Chapter 19.18, Residential Zoning Districts and Chapter 19.30, Lot Area and Width.

(c) Residential development is not permitted in the ECR-C, ECR-O, and ECR-PF zoning districts.

(d) City affordable housing requirements in Chapter 19.67 (ownership) and Chapter 19.77 (rental) are based on the total number of units proposed in the project that are obtained by the base maximum density plus the green building bonus and highest density achieved through the ECRSP Community Benefits/Incentives Program, if proposed. Additional units obtained through the state density bonus are not counted towards the affordable housing requirement calculation. If no incentives are proposed, the affordable housing requirement is based on the total number of units proposed in the project, as allowed by the zoning district’s base maximum density.

(e) Growth Monitoring. The ECRSP includes monitoring of net new residential units consistent with the certified ECRSP Environmental Impact Report (EIR) to ensure that long-term development does not exceed the carrying capacity of infrastructure systems and the environment. If this development threshold is reached, subsequent development proposals are required to conduct additional environmental analysis per the California Environmental Quality Act (CEQA).

19.36.80. Minimum lot size requirements for residential mixed-use development.

(a) Minimum lot size requirements for residential mixed-use developments in the ECR-MU zoning districts are listed in Table 19.36.080.

Table 19.36.080
Minimum Lot Size Requirements for Residential Mixed-Use Development

Node or Segment	Minimum Net Lot Area
Bernardo Gateway Node	0.85 acres
West Segment	N/A ^[1]
Civic Center Node	1.5 acres
Orchard District Node	0.7 acres
Center Segment	0.5 acres
Three Points Neighborhood Node	0.85 acres
East Segment	0.7 acres

^[1] Residential mixed-use developments are not permitted in the West Segment.

19.36.90. Minimum ground floor commercial area in mixed-use development.

(a) Each mixed-use development (including both office and residential mixed-use developments) shall be subject to devoting a portion of the ground floor area to a commercial use.

(b) The minimum ground floor commercial area requirements for mixed-use developments are listed in Table 19.36.90.

Table 19.36.90
Minimum Ground Floor Commercial Area Requirements for Mixed-Use Development

Minimum Net Lot Area	Minimum Required Commercial Area, whichever is greater ^[1] ^[2]	
≤ 50,000 sq. ft.	7,000 sq. ft.	
50,001-100,000 sq. ft.	10,000 sq. ft.	75% of El Camino Real frontage length x 50
100,001-150,000 sq. ft.	20,000 sq. ft.	
150,001-200,000 sq. ft.	30,000 sq. ft.	
200,001-300,000 sq. ft.	40,000 sq. ft.	
300,001-400,000 sq. ft.	50,000 sq. ft.	
≥400,000 sq. ft.	60,000 sq. ft.	

^[1] If the floor area values/calculations presented above yield a value that is over 20% of the lot size, a commercial area capped at 20% of the lot size shall also be permitted.

^[2] If a property has no frontage along El Camino Real, a commercial area capped at 10% of the lot size shall also be permitted.

19.36.100. Development requirements.

(a) Development requirements for commercial development are listed in Table 19.36.100.

Table 19.36.100
Development Requirements for Commercial Development

Standard	Requirement
Maximum Building Height	Node Properties: 75 feet Segment Properties: 55 feet
Maximum Lot Coverage	60%
Minimum Front Yard Setback	15 feet

(b) Development requirements for mixed-use development are listed in Table 19.36.110 and depicted in Figures 19.36.100A through 19.36.100C, as identified by the numbered/lettered standards that are associated with the table and figures.

Table 19.36.100
Development Requirements for Mixed-Use Development

Standard	Requirement	
	Node	Segment
1. Through/Furniture Zone Width (New Right-of-Way) ^[1]	El Camino Real Frontages: 13 feet All Other Frontages: 11 feet	
2. Frontage Zone Setback (Build-to Line) ^[2]	15 feet	
3. Minimum Percentage of Building Frontage at Build-to Line	80%	60%
4. Minimum Side/Rear Yard Setback (From Lot Line Shared with Another ECRSP Area Property)	0 feet	
4. Minimum Side/Rear Yard Setback (From Lot Line Shared with a Non-Plan Area Property)	10 feet	
A1. Maximum Building Height	75 feet (Subject to Daylight Plane requirements)	55 feet (Subject to Daylight Plane requirements)
A2. Maximum Building Height (if first floor retail space has a minimum 25-foot ground floor plate height)	85 feet (Subject to Daylight Plane requirements)	65 feet (Subject to Daylight Plane requirements)
B1. Stepback	Applied to 5th story and above	Applied to 4th story and above
B2. Stepback (if first floor retail space has a minimum 25-foot ground floor plate height)	Applied to top 2 stories	Applied to top 1 story
C. Minimum Stepback from Build-to Line	10 feet from face of building, for at least 60 percent of the building frontage length	5 feet from face of building, for at least 60 percent of the building frontage length
D. Minimum Ground Floor Active Use Area ^[3]	Multiply length (linear feet) of ground floor building frontage at build-to line x 20 feet	
E. Maximum Ground Floor Finish Level Above Sidewalk	6 inches (Commercial) 3 feet (Residential)	
F1. Minimum Ground Floor Plate Height (Commercial)	18 feet	16 feet
F2. Minimum Ground Floor Plate Height (Residential)	10 feet	
G1. Minimum Daylight Plane Angle	45 degrees	

(From Lot Line Shared with a Non-Plan Area Property) ^[4]	
G2. Minimum Daylight Plan Angle (From Lot Line Shared with a Non-Plan Area Property in a Non-Residential Zoning District) ^[4]	60 degrees

^[1] The new right-of-way is measured from the face of curb. See Chapter 6 of the El Camino Real Specific Plan for the pedestrian realm cross-section details.

^[2] The frontage zone setback/build-to line is measured from the new right-of-way line. For property frontages along El Camino Real, the front setback area shall allow for a pedestrian realm as identified in ECRSP Chapter 6.

^[3] Subject to requirements outlined in SMC 19.36.110.

^[4] Daylight plane is a component of the allowable building envelope, which is measured from the point at grade along any side or rear yard lot line shared with a non-Plan Area property. The daylight plane requirement applies to all new development in the ECR-C, ECR-MU, ECR-O, ECR-PF, ECR-R3, and ECR-R4 zoning districts, including residential-only or commercial-only developments, on parcels identified in ECRSP Chapter 4.

Figure 19.36.100A
Node Mixed-Use Building Form

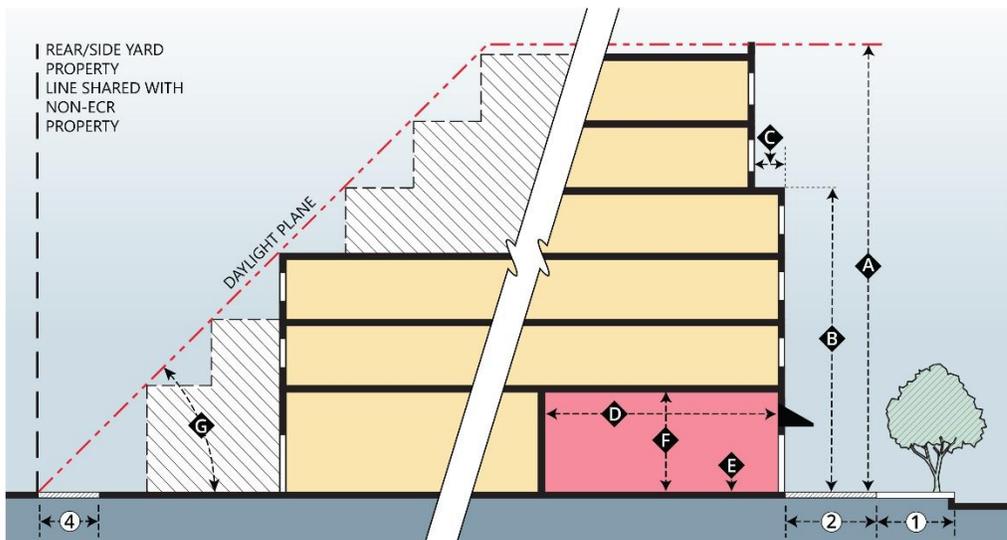


Figure 19.36.100B
Mixed-Use Building Form (Bird's Eye View)

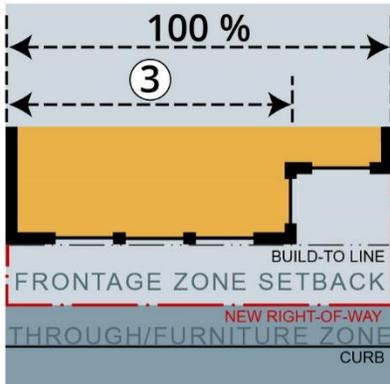
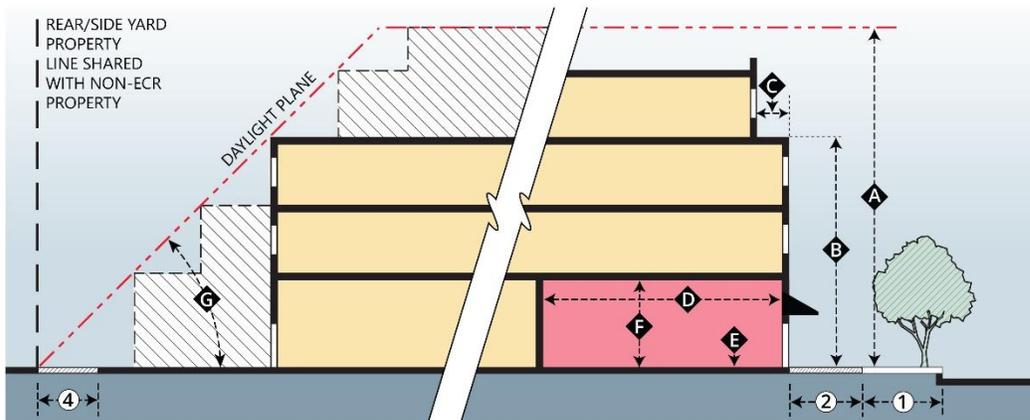


Figure 19.36.100C
Segment Mixed-Use Building Form



19.36.110. Ground floor active use requirements for mixed-use developments.

(a) In all mixed-use developments, a portion of the ground floor area along the building frontage shall be set aside for "active uses," as defined in 19.36.040 and in line with the requirements outlined below.

(b) The minimum required ground floor active use area is as required in Table 19.36.100 (Development Requirements for Mixed-Use Development).

(c) Table 19.36.110 lists the permitted uses that are considered "active uses." Active use areas may include such activities as: retail sales; dining area; open kitchen area visible to patrons; lobby/waiting area; hair/nail salon in an open floor plan; public gym or group exercise area; or, childcare classrooms. Active use areas shall not include such activities as: private

office/patient room; laboratory; area where procedures occur; office (desk/cubicle) area; other classrooms; assembly space; service entries; delivery drop-off/pick-up area; and, trash enclosure areas.

Table 19.36.110
Ground Floor Active Uses

RETAIL COMMERCIAL
Retail sales business
Liquor store
EATING/DRINKING ESTABLISHMENTS
Take-out only restaurant
Restaurant and fast-food restaurant that may have on sale beer and wine alcohol beverage service
Restaurant and fast-food restaurant that has on sale general alcohol beverage service
PERSONAL SERVICE
Personal service business
Childcare center with occupancy of 30 or fewer children
Childcare center with occupancy of 31 or more children
EDUCATION, RECREATION, AND PLACES OF ASSEMBLY
Education - recreation and enrichment
Recreational and athletic facility
Place of assembly - business serving
Place of assembly - community serving
OFFICE
Ground floor dependent office less than 1,000 square feet
Ground floor dependent office greater than 1,000 square feet
Financial institution
Medical clinic
Medical office
OTHER
Animal hospital, clinic, and boarding

(d) Uses not enumerated in Table 19.36.110 may be considered by the director of community development, whose decision shall be final.

19.36.120. Parking standards for uses in ECR-C and ECR-MU zoning districts.

(a) Vehicle Parking Standards. Vehicle parking requirements in the ECRSP zoning districts are as required in Chapter 19.46, Parking, except for residential uses as listed in Table 19.36.120A.

(b) Other Provisions. Refer to Chapter 19.46 for definitions, parking space dimensions and lot design, adjustments to parking requirements, parking management plans and tools, and parking ratios for any uses not listed.

Table 19.36.120A
ECRSP Residential Off-Street Vehicle Parking Space Requirements

Use	Node		Segment	
	Minimum	Maximum	Minimum	Maximum
RESIDENTIAL (Multiple-Family Dwelling)				
Studio and one-bedroom	1	1.5	1	1.5
Two-bedroom	1.25	2	1.5	2.25
Three + bedrooms	1.7	2	2	2.25
Parking requirements for special housing developments are located in Table 19.46.080				

(c) Calculating Required Parking. When calculating required parking, any portion of a parking space shall be rounded up to the next whole number.

(d) Parking Management Plan. New developments require a parking management plan in accordance with Section 19.46.160.

(e) Parking locations, types, and criteria for parking reductions will be determined as part of the project review a case-by-case basis in accordance with the ECRSP plan and implementing regulations.

(f) Shared Parking. Shared parking may be allowed for differing uses on the same property and is encouraged for trip reduction programs such as car sharing and other transportation demand management programs. In accordance with Chapter 19.46, a parking analysis must be provided with the planning application submittal and will be evaluated prior to issuance of a permit. A shared parking agreement or a parking management plan shall also be required.

(g) Loading Spaces. Loading spaces shall conform with the provisions of Chapter 19.46.

(h) Transportation Demand Management. New office development projects must achieve a daily trip reduction of 20 percent and a peak hour trip reduction of 25 percent.

(i) Bicycle Parking.

(1) New developments within the Specific Plan Area shall provide two types of bicycle parking as outlined below:

(A) Short-term bicycle parking (Class II) is designed to provide secure storage for up to two hours. Bicycle racks or corrals, which allow the frame and at least one wheel to be locked to the rack, shall be used. Short-term bicycle parking is most appropriate for serving visitors to retail establishments, libraries, office buildings, and residential buildings.

(B) Long-term bicycle parking (Class I) provides secure storage for more than two hours. Long-term bicycle parking protects the entire bicycle from theft, vandalism, and the weather. Examples of this type of facility include lockers, check-in facilities, monitored parking, restricted access parking, and personal storage. Long-term bicycle parking is most appropriate for residential buildings and places of employment where bicycles will be left all day and potentially overnight.

(2) Residential uses shall provide bicycle parking per requirements in Table 19.36.120B.

(3) Bicycle parking requirements shall comply with the Santa Clara Valley Transportation Authority (VTA) Guidelines, with the exception of bicycle parking ratios.

Table 19.36.120B
Minimum Unassigned Bicycle Parking Ratio Requirements

Land Use	Class I	Class II
Residential		
General/low-income housing/senior housing) ^[1]	1 space per 3 units	1 space per 15 units
Non-Residential		
Commercial/Retail	1 space per 10,000 sq. ft.	1 space per 4,000 sq. ft.
Hotel	1 space per 15 rooms	1 space per 20 rooms
Restaurant (free-standing, no bar or entertainment)	1 space per 3,000 sq. ft.	1 space per 800 sq. ft.
Office	1 space per 4,000 sq. ft.	1 space per 10,000 sq. ft.

^[1] Minimum of 4 unassigned Class I bicycle parking spaces shall be provided for each residential development.

19.36.130. Landscape and open space standards in ECR-C and ECR-MU zoning districts.

Landscape and open space standards apply in connection with new construction, replacement, or expansion in floor area of any structure in the ECRSP area. Refer to Table 19.36.130 for standards specific to ECRSP and Chapter 19.37 of the Municipal Code for additional landscaping, irrigation, and open space requirements not covered by this section. Landscape

and open space requirements for the ECR-O, ECR-PF, ECR-R3, and ECR-R4 zoning districts are as required for the O, PF, R-3, and R-4 zoning districts, respectively, in Chapter 19.37.

Table 19.36.130
ECRSP Landscape and Open Space Standards

Zoning District	Usable Open Space	Other Landscaped Area	Surface Parking Lot Landscaped Area	Total Landscaped Area
ECR-C	N/A	12.5% of floor area		Total minimum landscaped area is the combination of the minimum parking lot landscaped area and other landscaped area. In no case shall this total be less than 20% of the lot area.
ECR-MU54 ECR-MU42	150 sq. ft. /unit	20% of lot area	20% of the parking lot area, including associated drive aisles	
ECR-MU33 ECR-MU28 ECR-MU24	200 sq. ft. /unit			

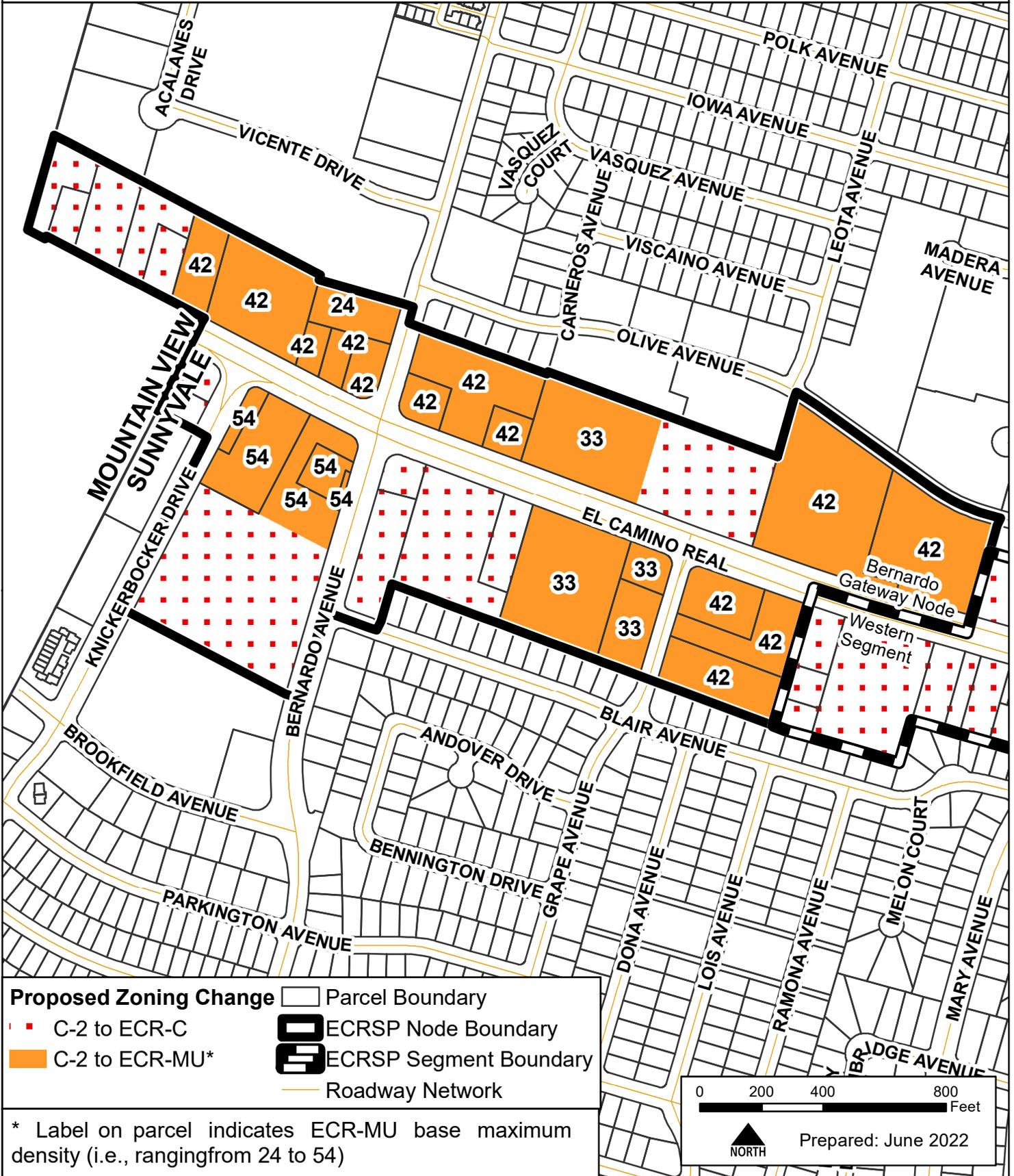
19.36.140. Deviations.

(a) Deviations from the following standards and regulations may be permitted by the approving authority for uses and development required to obtain a Special Development Permit or Design Review approval. If an applicant for a Design Review seeks a deviation from these standards, the applicant must apply for a Special Development Permit. No deviation may be granted through the Design Review permit. In reviewing and considering a proposed development through the Special Development Permit process, the decision-making body may allow deviations from the standards for:

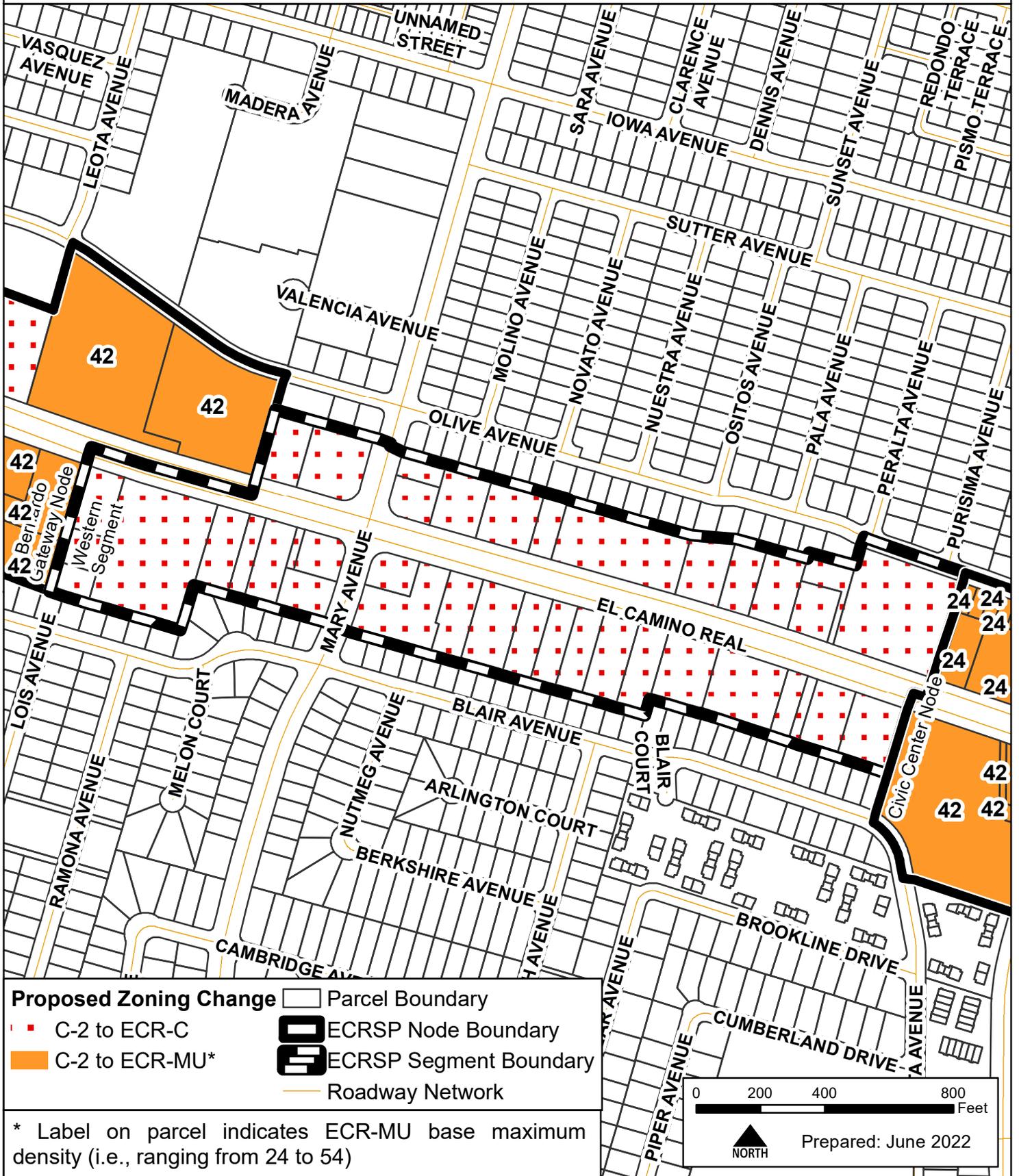
- (1) Lot Area: Only for individual ownership of lots within a larger development that meets minimum lot area.
- (2) Minimum Percentage of Building Frontage at Build-to Line: Only if area is for active uses or is needed to preserve a significant sized tree.
- (3) Landscaping/Open Space: The maximum allowable deviation is 20% of any dimensional requirement. No deviation shall be granted for total landscaping or open space.
- (4) Distance Between Main Buildings

(b) Any deviation not specifically listed shall require a variance.

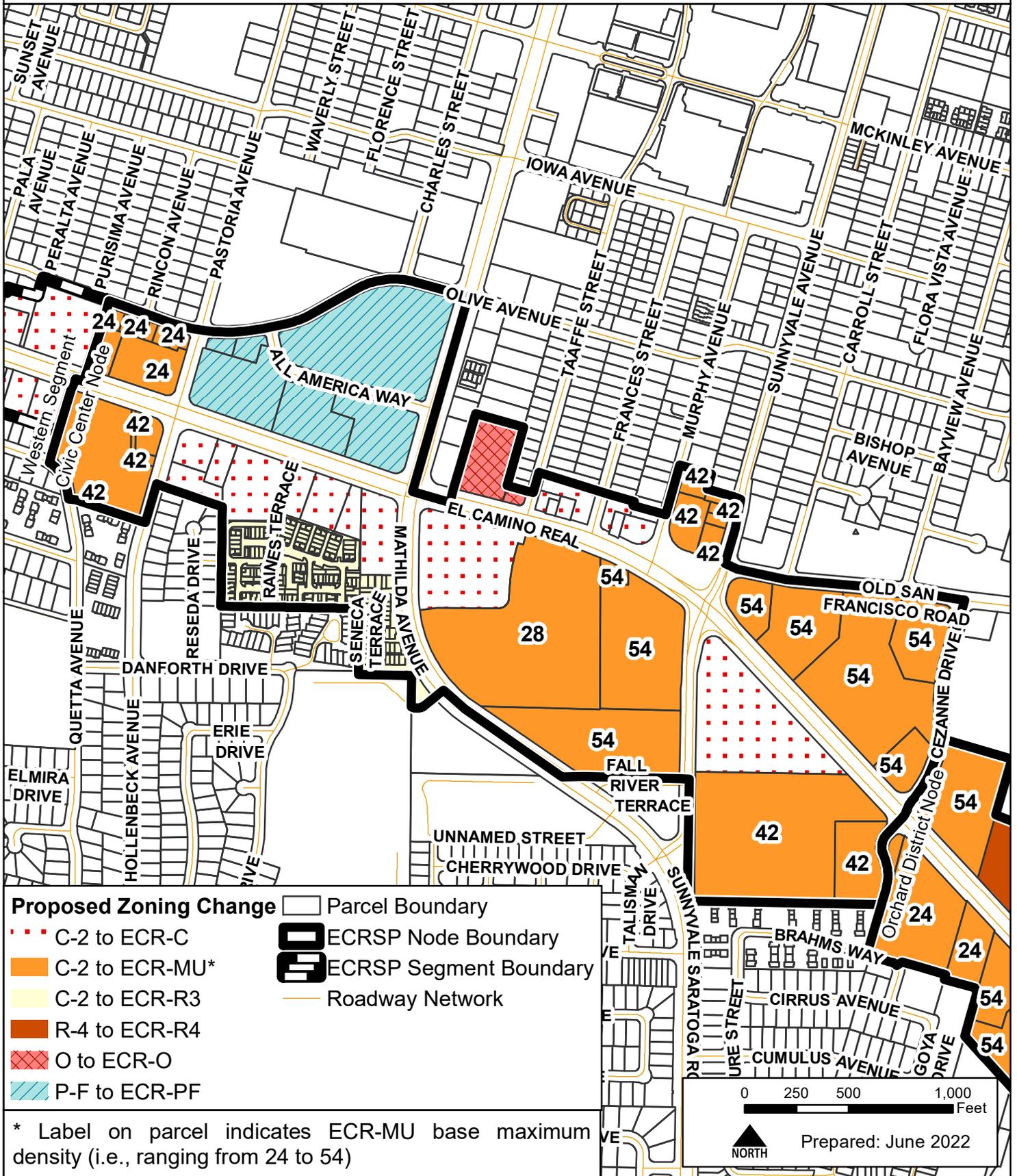
Proposed Zoning Changes El Camino Real Specific Plan (ECRSP) Area Bernardo Gateway Node



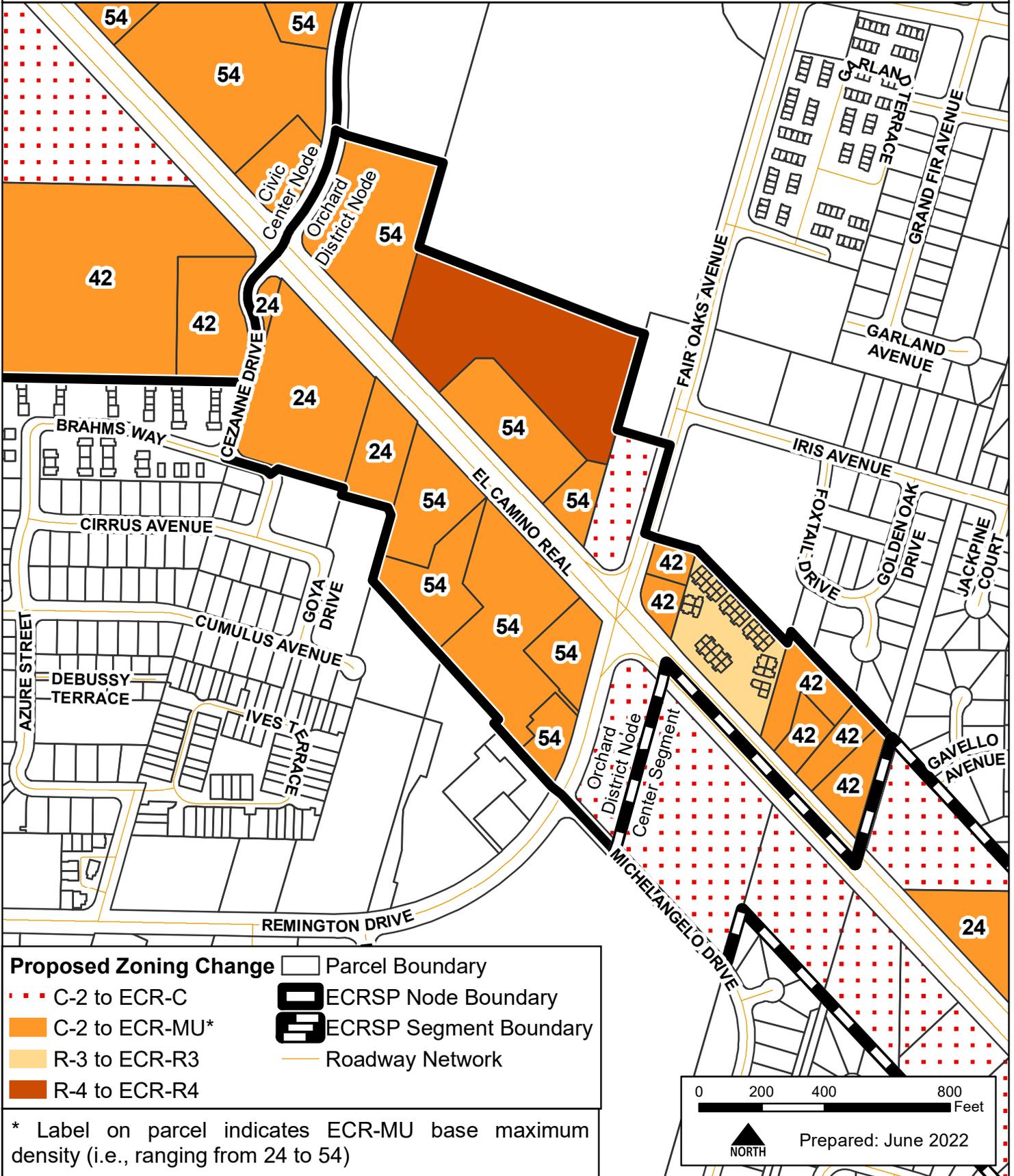
Proposed Zoning Changes El Camino Real Specific Plan (ECRSP) Area Western Segment



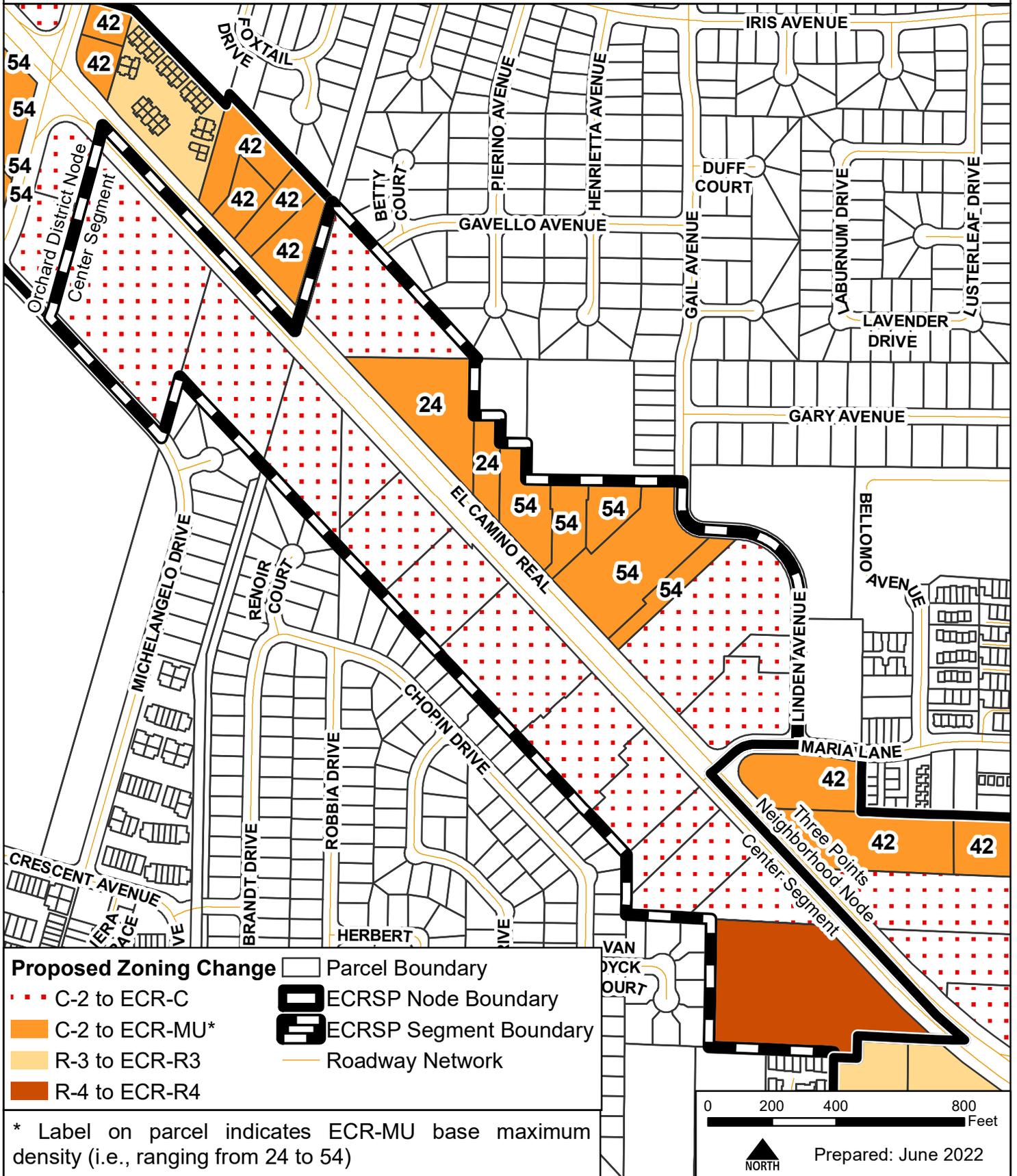
Proposed Zoning Changes El Camino Real Specific Plan (ECRSP) Area Civic Center Node



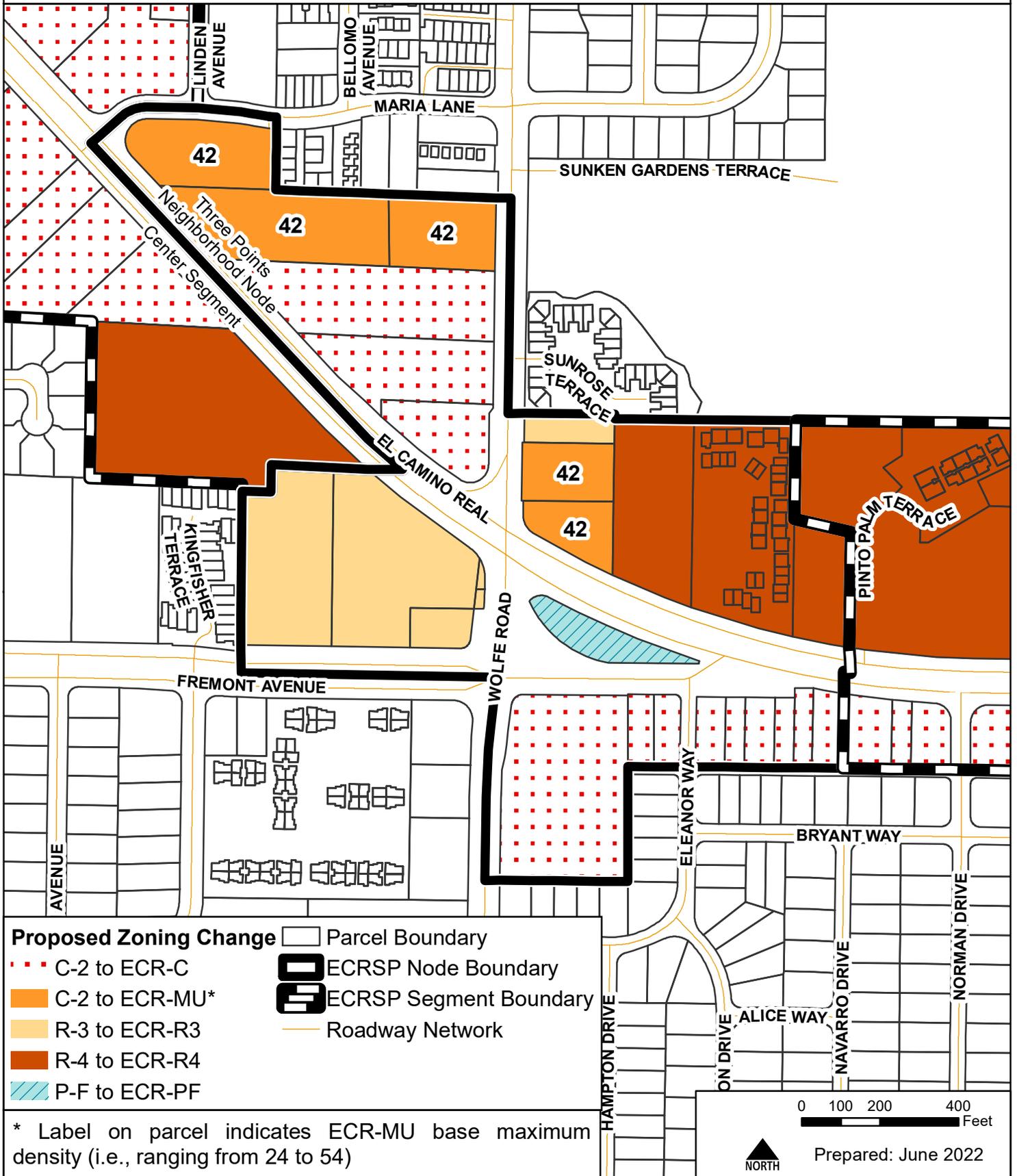
Proposed Zoning Changes El Camino Real Specific Plan (ECRSP) Area Orchard District Node



Proposed Zoning Changes El Camino Real Specific Plan (ECRSP) Area Center Segment



Proposed Zoning Changes El Camino Real Specific Plan (ECRSP) Area Three Points Neighborhood Node



Proposed Zoning Changes El Camino Real Specific Plan (ECRSP) Area Eastern Segment

