



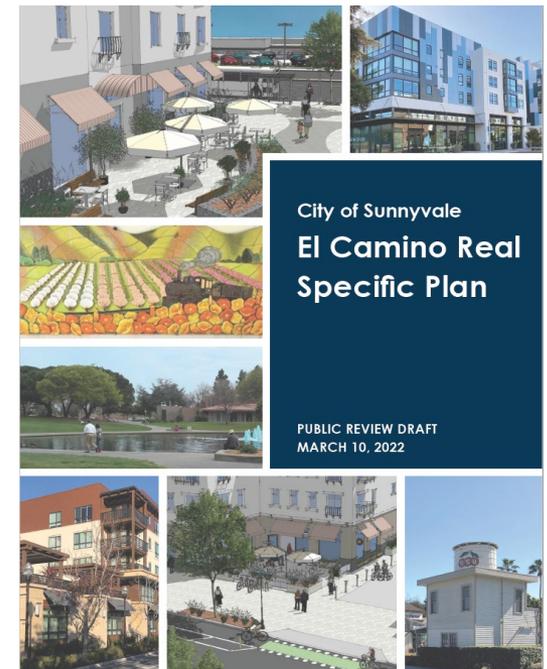
# Draft El Camino Real Specific Plan

## ECR Plan Advisory Committee (ECRPAC)

Jeffrey Cucinotta, Senior Planner  
May 2, 2022

# Purpose of the Meeting

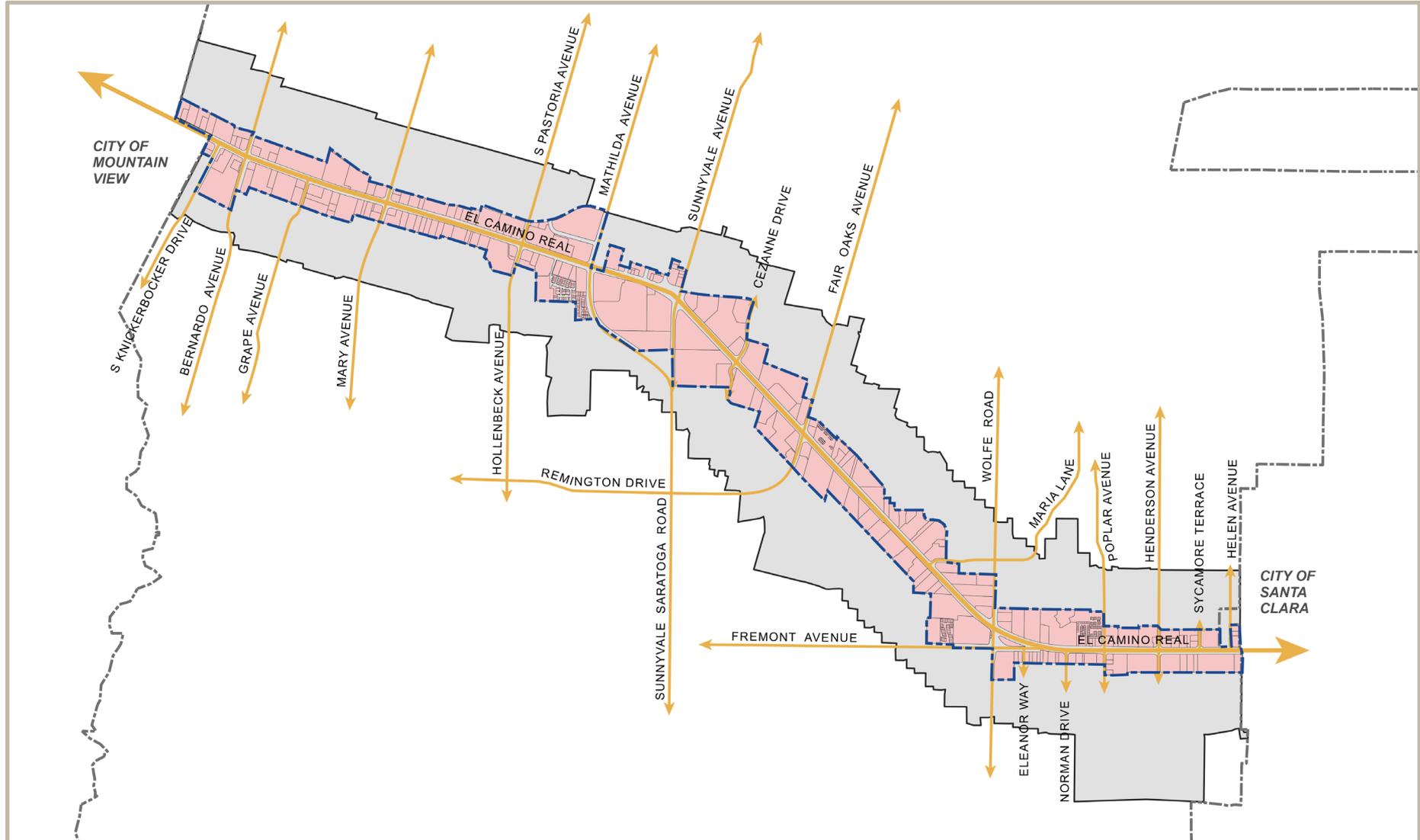
- Background/Existing plan
- Project Timeline To-Date
- El Camino Real Specific Plan (ECRSP) Draft Plan
- Development Examples
- Draft EIR
- Preliminary Feedback
- Alternative Land Use Plans
- Next Steps



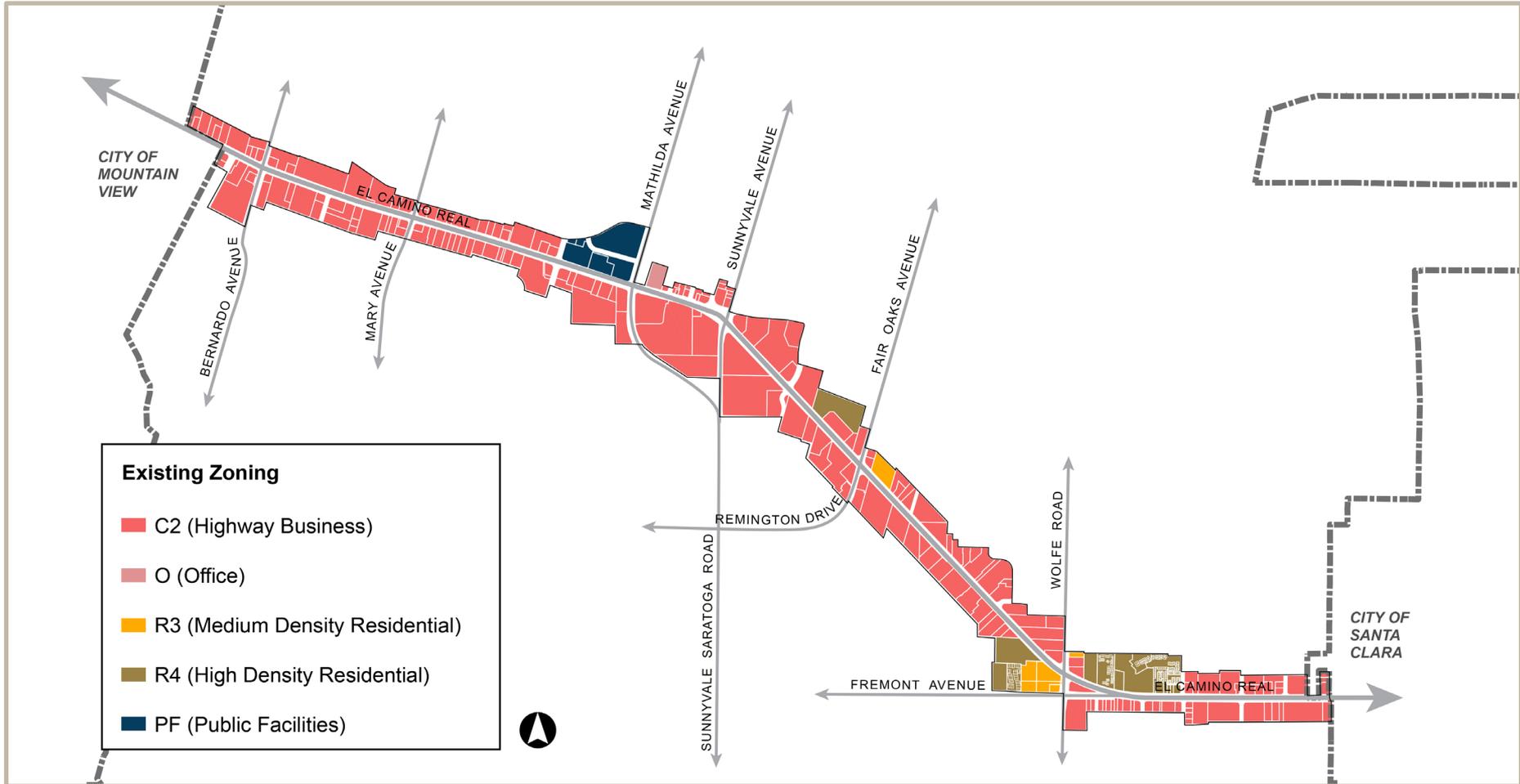


# Background/Existing Plan

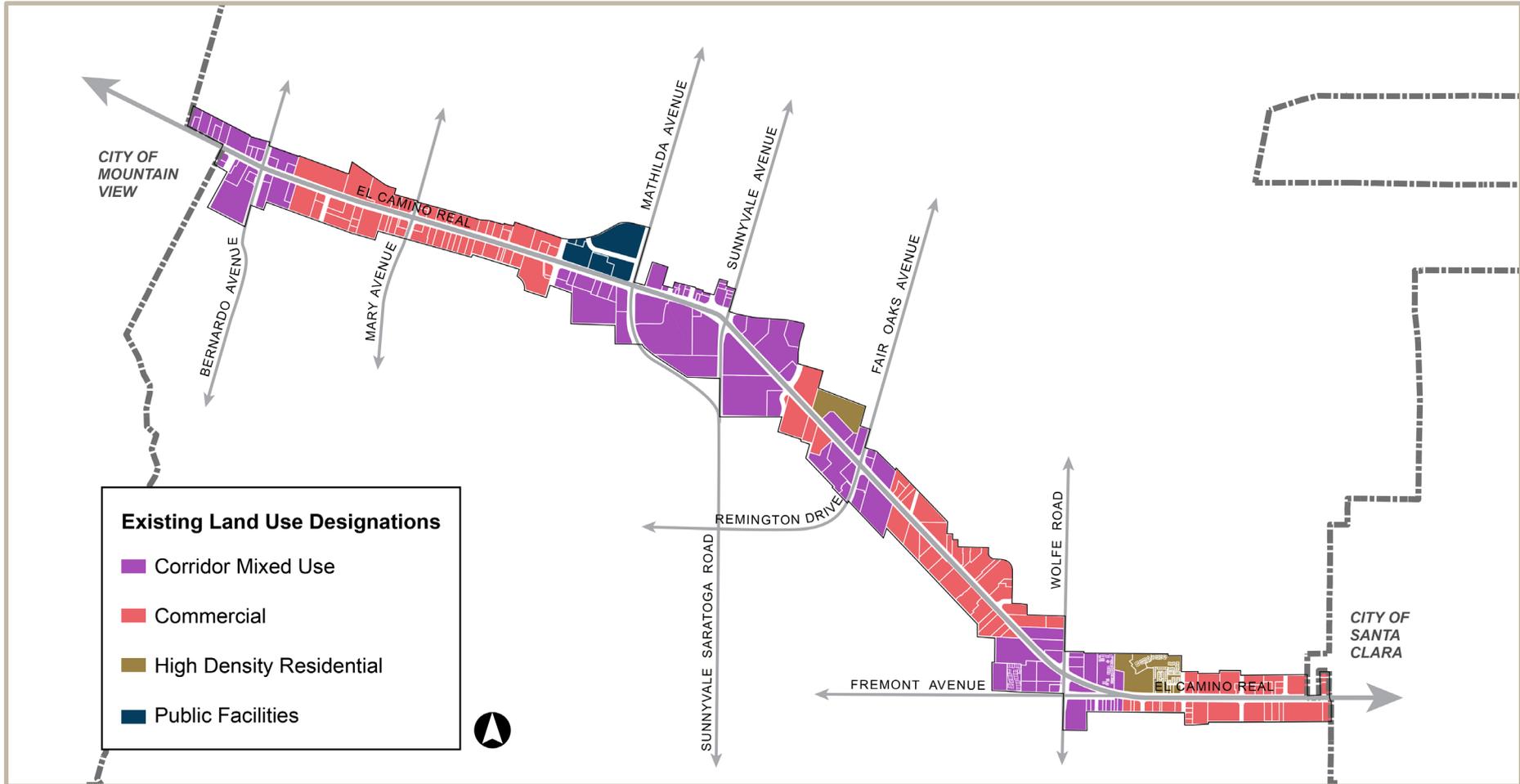
# Plan and Study Area



# Existing Zoning



# Current General Plan Land Use Designations



# Current General Plan Land Use Designations

- Currently, the LUTE says:
  - ◆ Commercial LU designation (C-2): no res. density identified
  - ◆ Corridor Mixed-Use LU designation: typically 24 du/acre

## Commercial

This designation supports retail and retail service uses. Restaurants, entertainment, and small offices may be considered in this designation. Commercial designations are typically located at major intersections or along expressways, major arterials, or freeway frontage roads.

Three zoning districts are consistent with this designation, and each provides for a distinct subset of commercial uses. The C-1 (Neighborhood Business) zoning district allows low-scale neighborhood-serving commercial uses such as grocery stores, retail, personal services, recreational studios, and tutoring. Residential uses may be considered through a General Plan Initiation, or in some cases a rezoning, but only if the site is not isolated and when adequate residential services (e.g., retail, parks, and schools) are available nearby.

The C-2 (Highway Business) zoning district is typically located along regionally significant roads such as El Camino Real, Wolfe Road, or Fair Oaks Avenue. “Big-box” retailers, auto dealers, and hotels are permitted in this zoning district. In this zoning district, residential uses may be considered when found compatible with surrounding uses and when adequate residential services are available nearby. The C-4 zoning district provides for commercial service, including auto repair, other service shops, and self-storage and is typically located near industrial neighborhoods.

## Corridor Mixed-Use

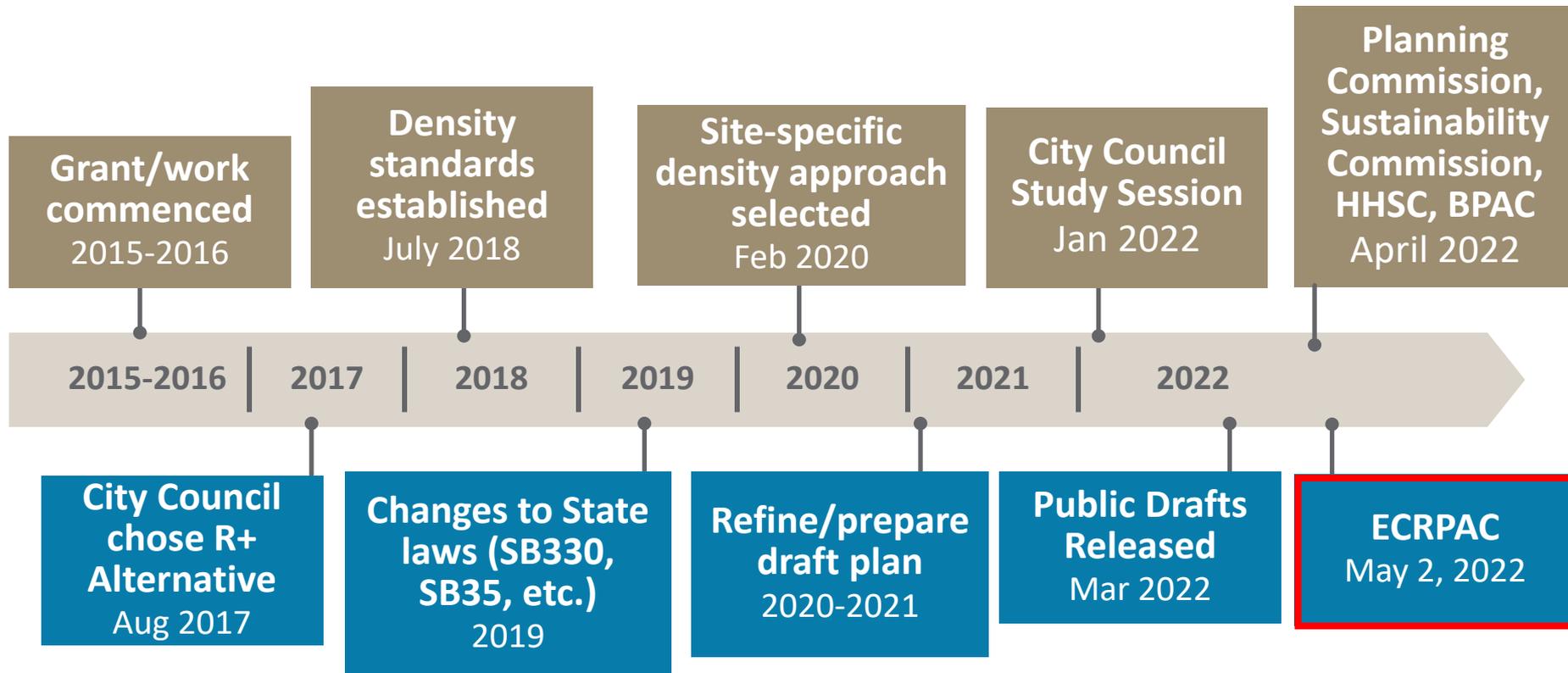
This designation provides for regional, community, or employment-serving retail uses in conjunction with residential uses. Corridor Mixed-Use areas are appropriate along major corridors such as El Camino Real, Mathilda Avenue, or similar roadways. Commercial uses are a crucial component of future development along these corridors. Future mixed uses should include commercial components with a typical floor area ratio (FAR) of 25%. Alternative commercial FARs may be considered based on the location and constraints of the site, and potential benefits to the area and community offered by the project.

Residential densities, averaged over the entire site, are typically 24 dwelling units per acre, with mixed-use areas having a lower number of dwelling units per acre (as the residential units are mixed with other uses) and primarily residential areas having a higher number of dwelling units per acre. The Precise Plan for El Camino Real will further determine development intensities, with the most intensive mixed-use development to occur in El Camino Real Nodes.



# Project Timeline To-Date

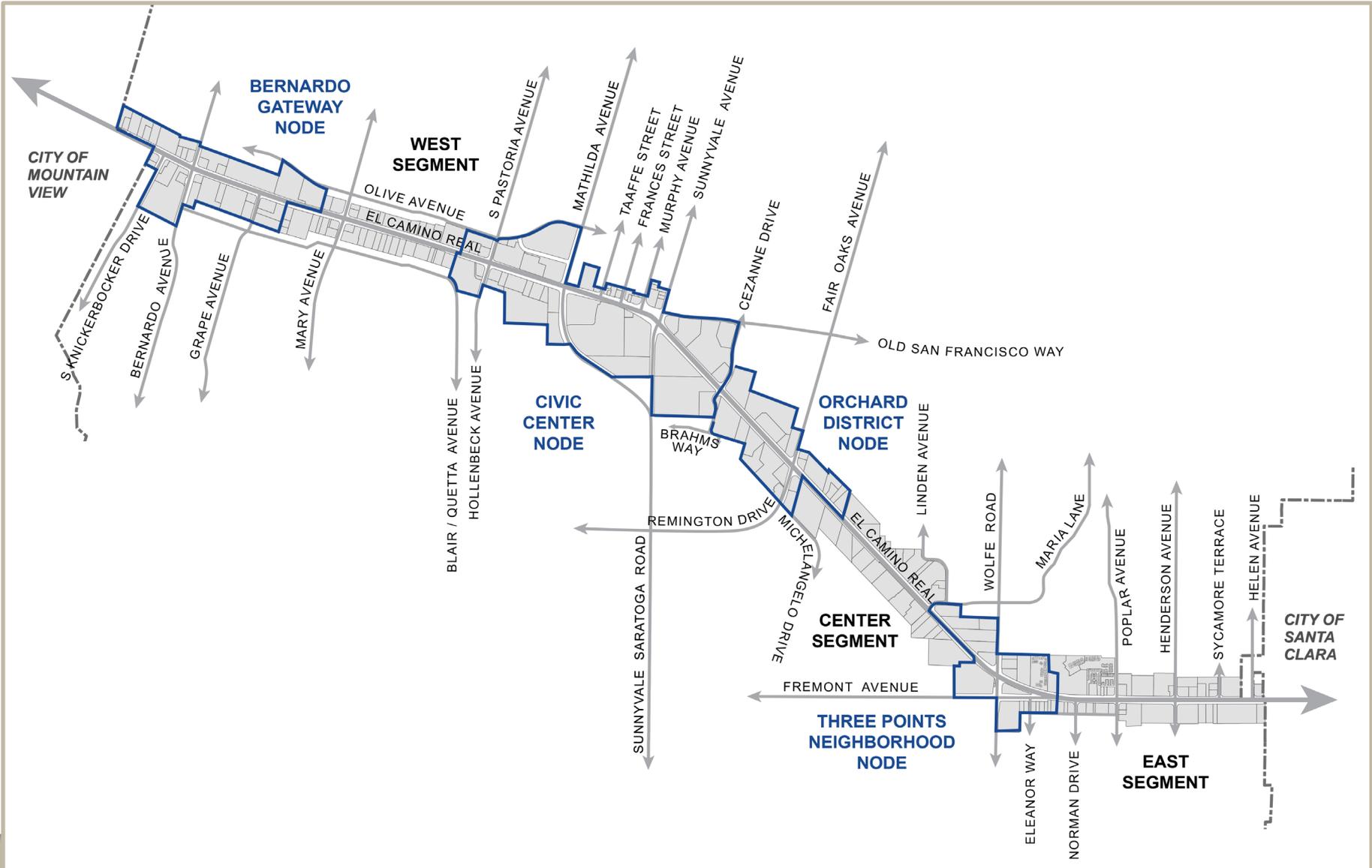
# Project Timeline To-Date





# ECRSP Draft Plan

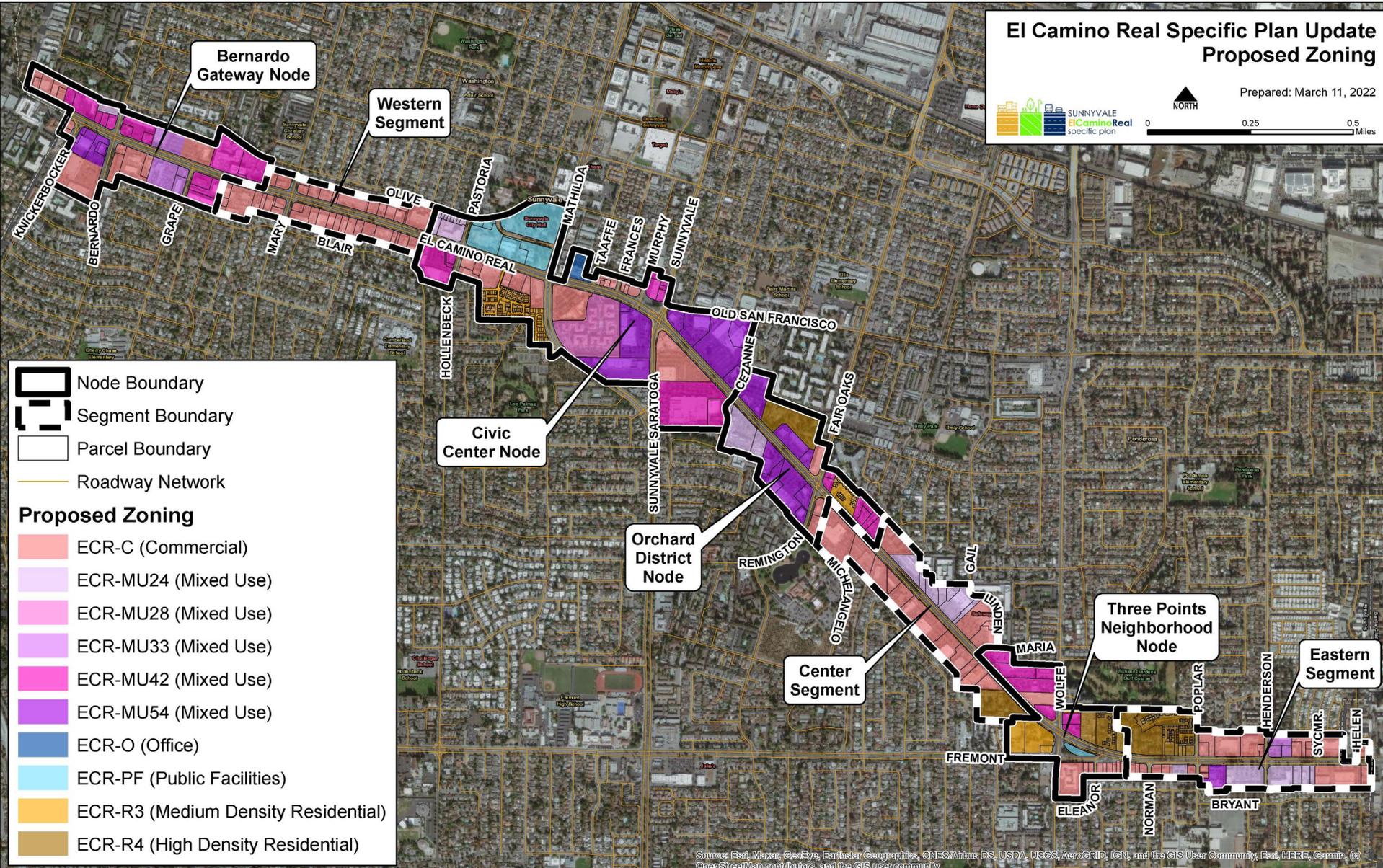
# Proposed Node/Segment Boundaries



# Proposed Zoning

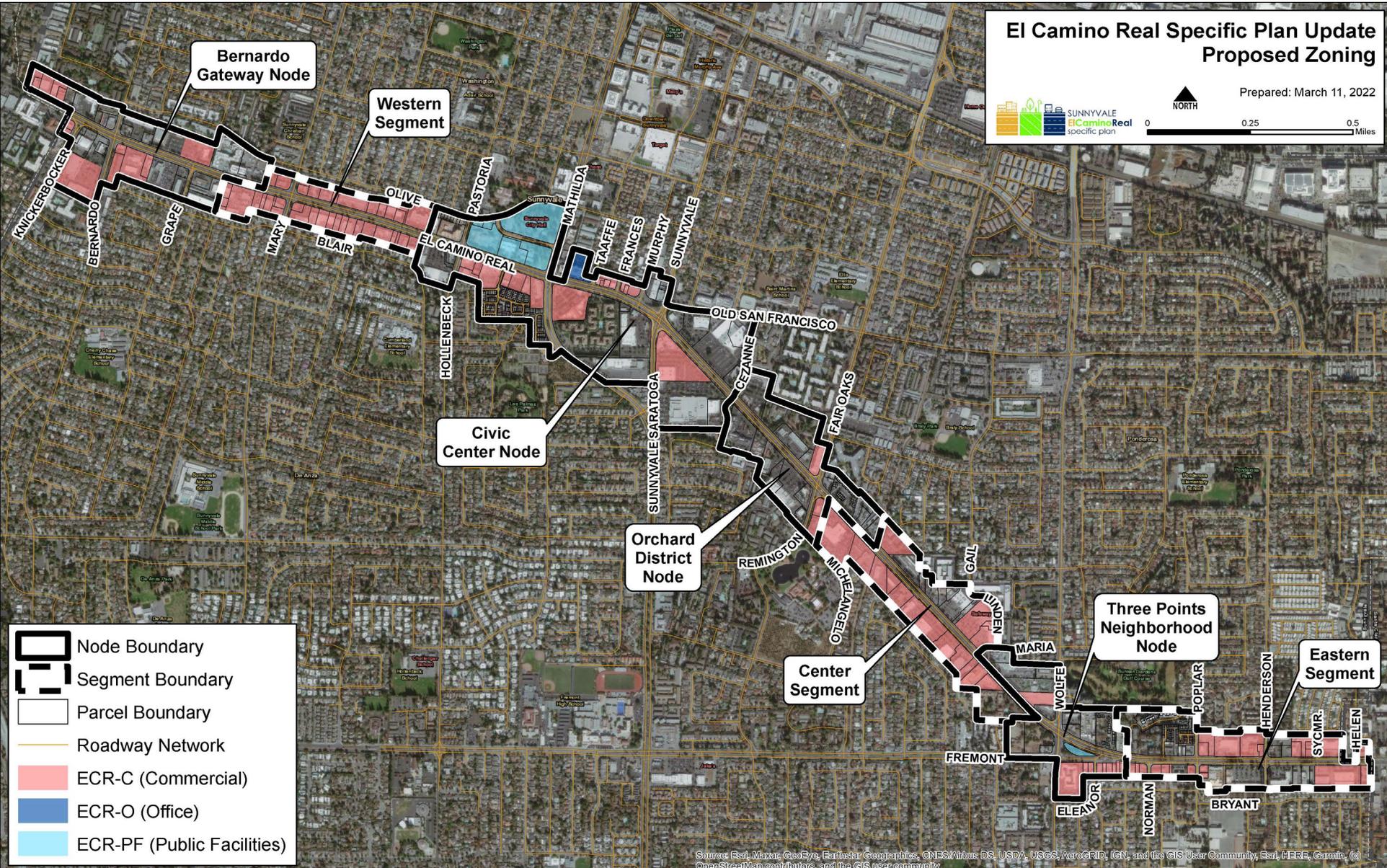
## El Camino Real Specific Plan Update Proposed Zoning

Prepared: March 11, 2022

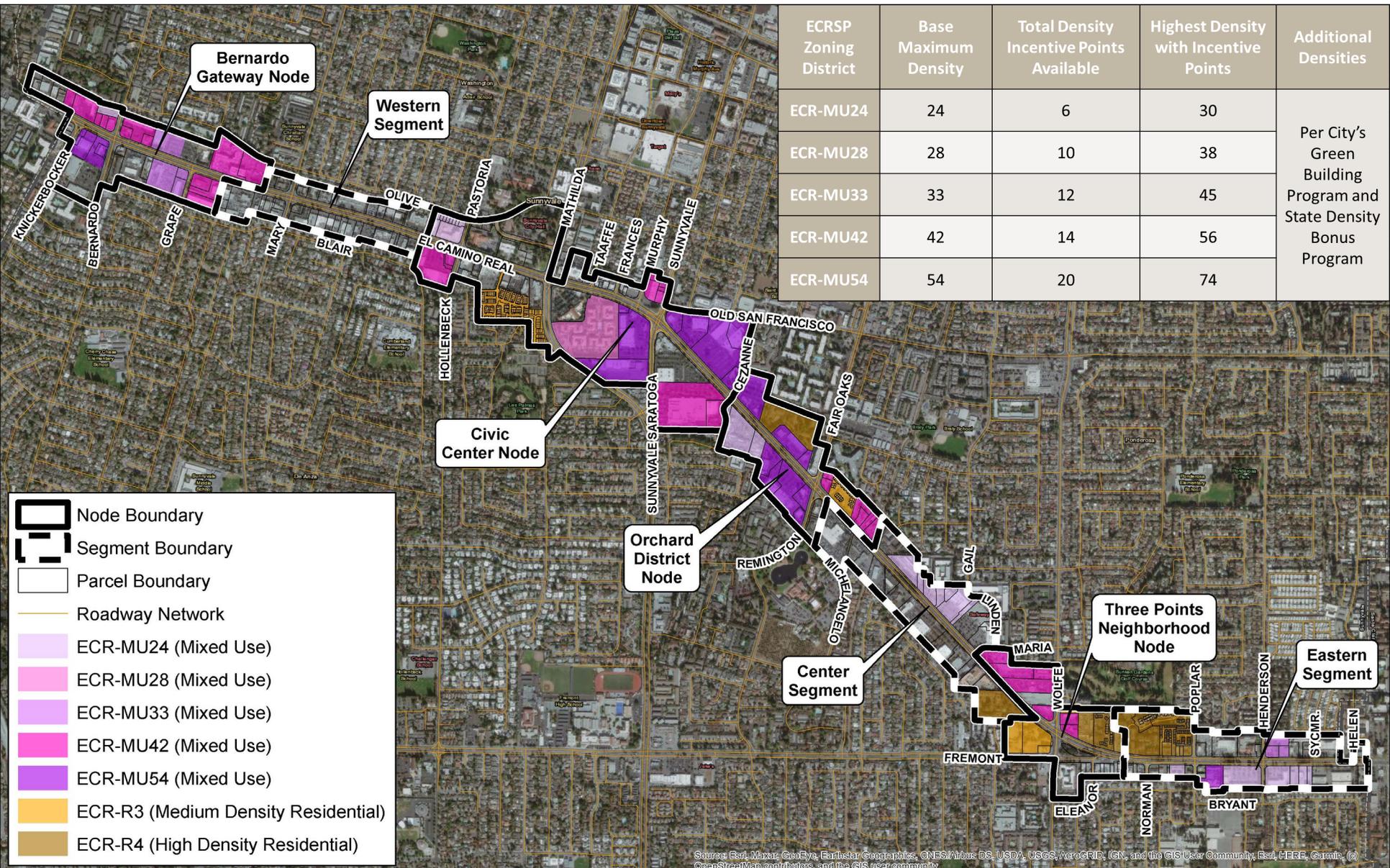


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

# Proposed Commercial – Residential NOT Permitted



# Proposed Mixed Use – Residential Permitted



| ECRSP Zoning District | Base Maximum Density | Total Density Incentive Points Available | Highest Density with Incentive Points | Additional Densities  |
|-----------------------|----------------------|--|---------------------------------------|---|
| ECR-MU24              | 24                   | 6  | 30                                    | Per City's Green Building Program and State Density Bonus Program |
| ECR-MU28              | 28                   | 10                                       | 38                                    |   |
| ECR-MU33              | 33                   | 12                                       | 45                                    |   |
| ECR-MU42              | 42                   | 14                                       | 56                                    |   |
| ECR-MU54              | 54                   | 20                                       | 74                                    |   |

- Node Boundary
- Segment Boundary
- Parcel Boundary
- Roadway Network
- ECR-MU24 (Mixed Use)
- ECR-MU28 (Mixed Use)
- ECR-MU33 (Mixed Use)
- ECR-MU42 (Mixed Use)
- ECR-MU54 (Mixed Use)
- ECR-R3 (Medium Density Residential)
- ECR-R4 (High Density Residential)

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

# Development Incentives (Residential Mixed-Use Development)

- Affordable housing
- Commercial/retail above minimum
- Publicly-accessible open space
- Public bicycle/pedestrian pathways



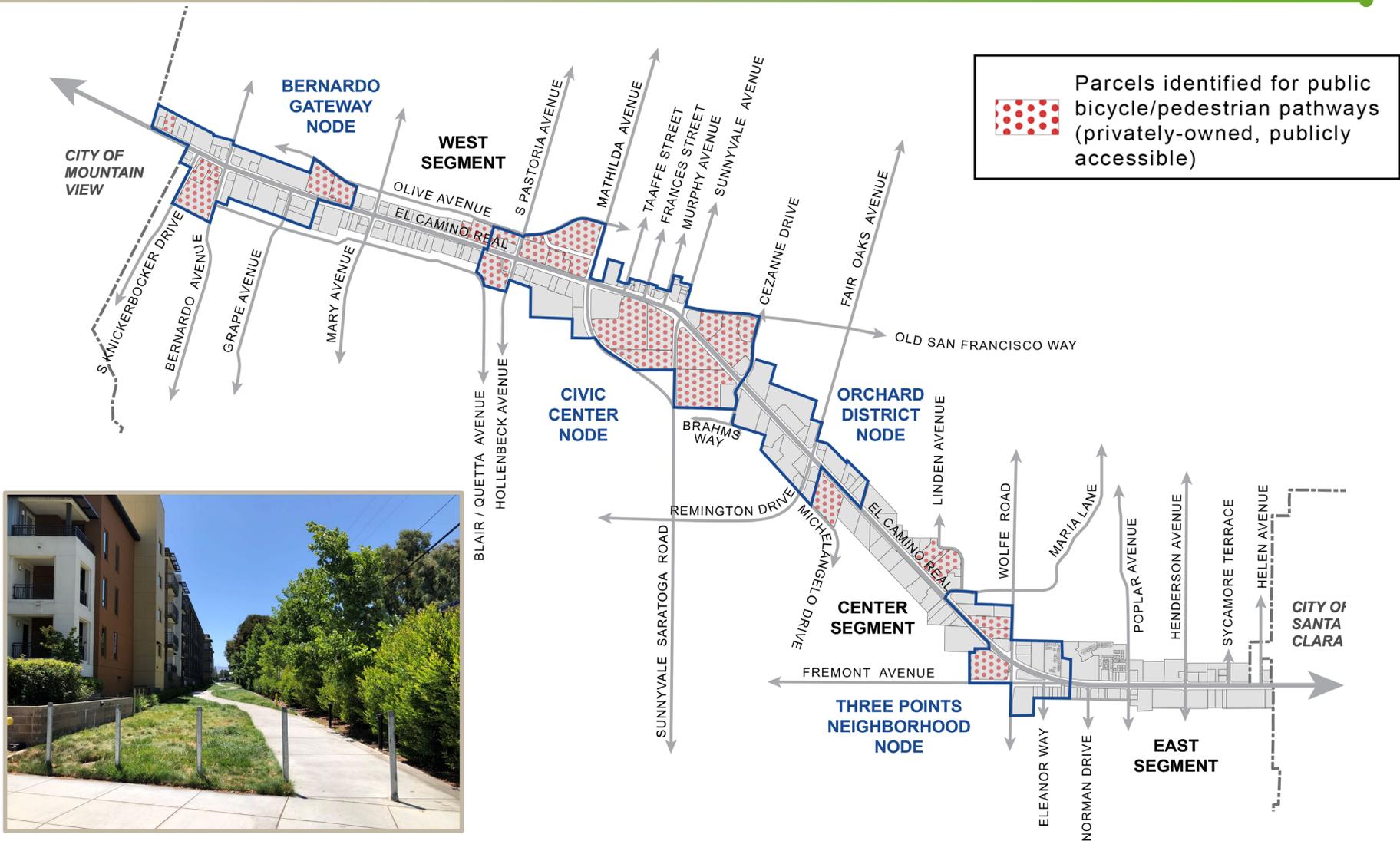
# Incentive Example (ECR-MU42)\*

| Incentive Category  | Provision                           | Max. Bonus**    |
|---|-------------------------------------|-----------------|
| <b>Green Building Program</b>                                     |                                     | <b>2 (5%)</b>   |
| Affordable Housing  | 16% - 20% VLI                       | 10              |
| Commercial/Retail FAR   | 2.5% - 10% in excess of minimum     | 12              |
| Public Open Space   | 0.5 - 1 acre beyond park dedication | 6               |
| Parking   | Additional bike or podium parking   | 7               |
| Public Art  | 1% of valuation or payment          | 1               |
| Sustainable Features  | EV chargers; Zero-carbon buildings  | 6               |
| Transportation  | Bike/ped pathways; transit passes   | 6               |
| <b>Total Community Benefits/Incentive Points Available (MU42)</b> |                                     | <b>14</b>       |
| <b>State Density Bonus</b>  |                                     | <b>21 (50%)</b> |

\*Example 1-acre lot

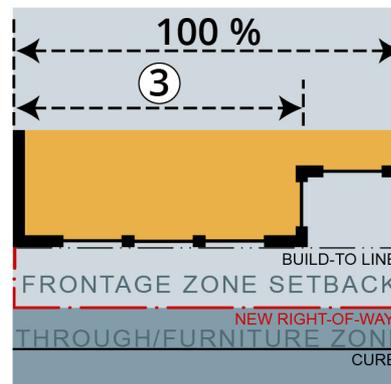
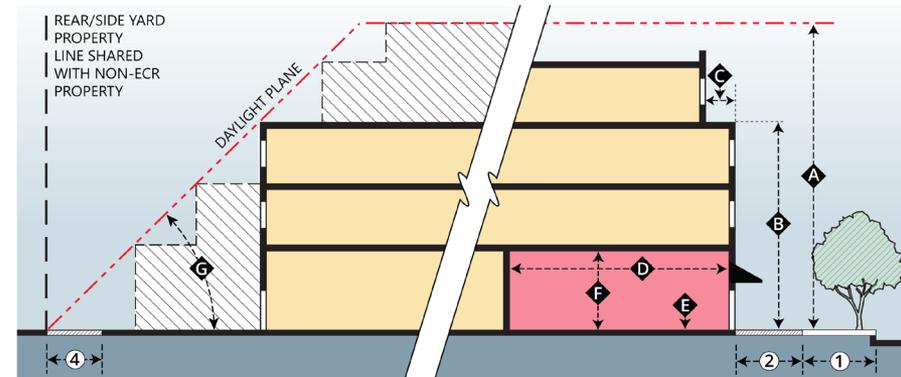
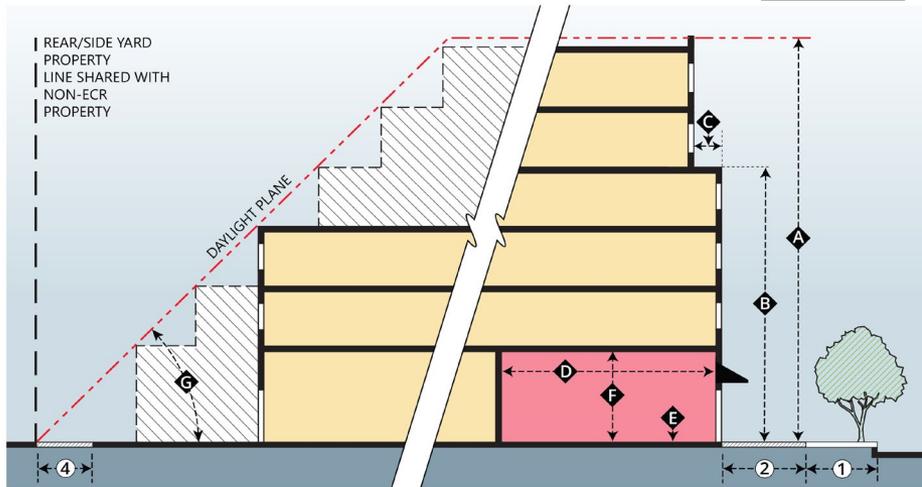
\*\*Dwelling units/acre

# Public Bicycle/Pedestrian Pathways



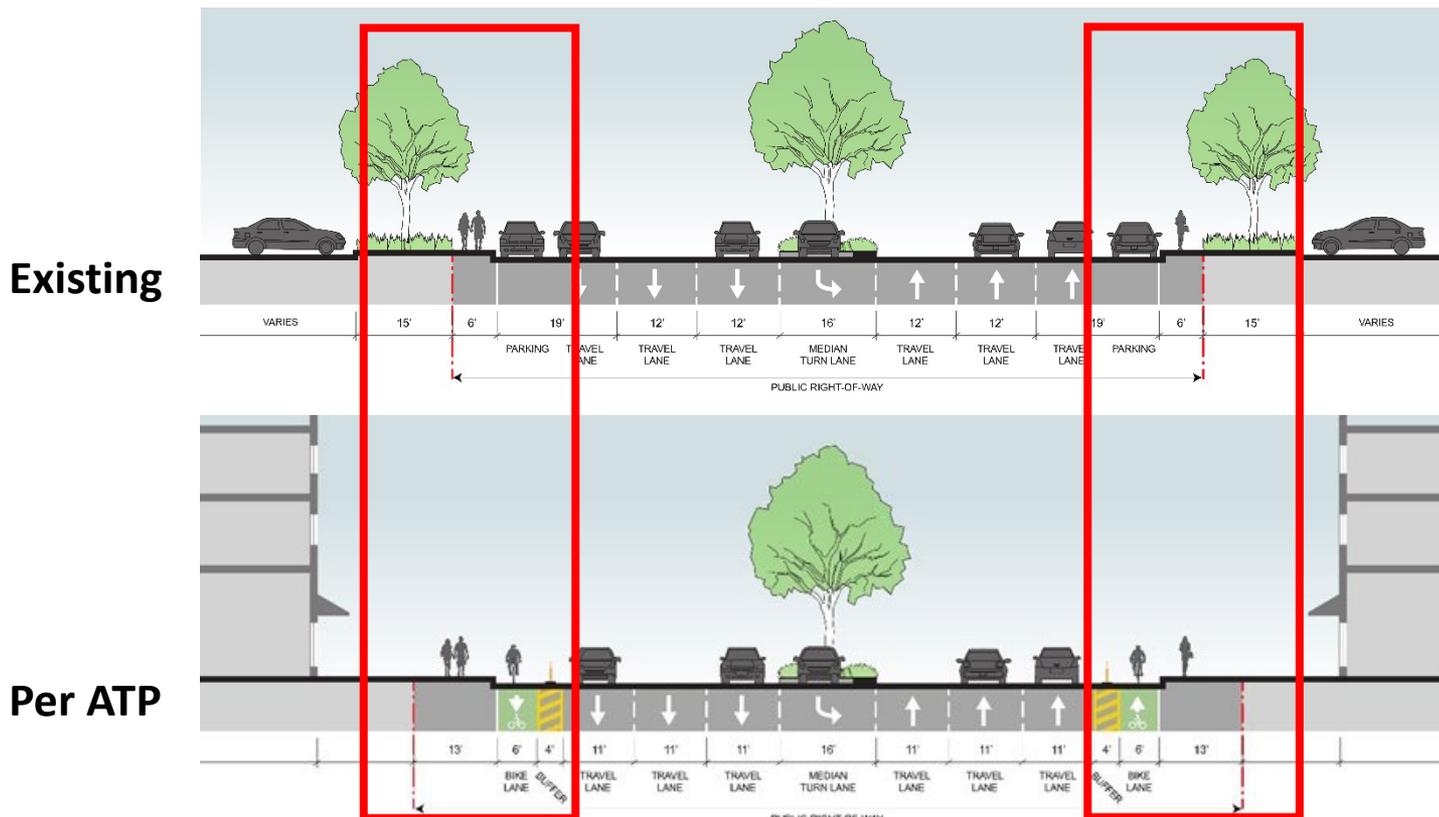
# Additional Development Standards (Mixed-Use Development)

## Node    Segment



# El Camino Real Right of Way Improvements

- Per recommendations from Active Transportation Plan:
  - Replace on-street parking with Class IV bike lane
  - Along Auto-Row: may be phased out over 10 years





# Development Examples (Sunnyvale)

# Savoy (Kifer Rd) – Sunnyvale



- 7.99 Acres
- 520 units (65 du/ac)
- 7,490 sf retail (2% FAR)
- 4 & 5 stories



# 615 Tasman – Sunnyvale

- 6.45 Acres
- 290 units (45 du/ac)
- 51,308 sf retail (18% FAR)
- 5 stories

Night Photo Courtesy of Essex Apartment Homes:  
<https://bit.ly/3vtAmsk>



# Solstice Apartments – Sunnyvale

- 2.754 Acres (*no surface open space*)
- 279 units (101 du/ac)
- 34,575 sf retail (29% FAR)
- 5 Stories

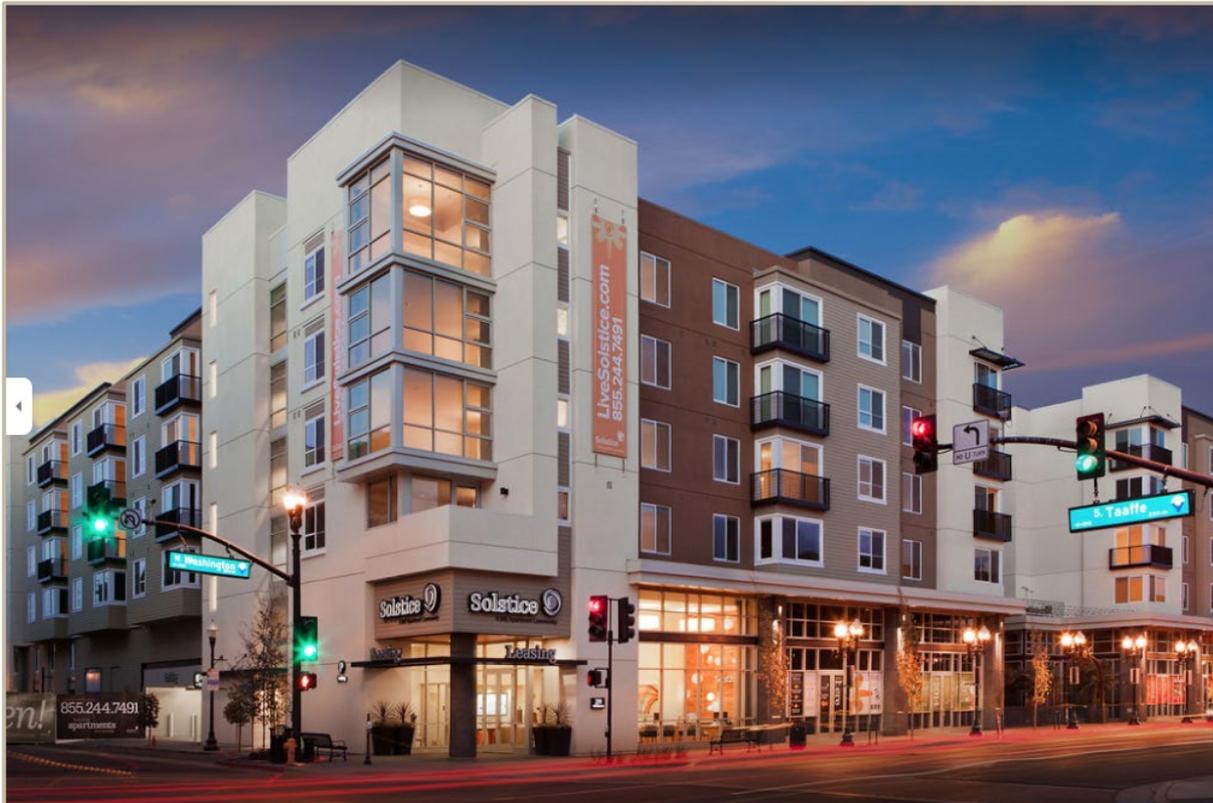


Photo courtesy of Essex  
Apartment Homes:  
<https://bit.ly/3jNoBr1>

# Pending Application – Sunnyvale (El Camino Real & Grape Avenue)

- 3.56 Acres
- 111 units (31 du/ac)
- 29,170 sf retail (19% FAR)
- 2-7 stories





# Development Examples (Other Bay Area Cities)

# Madison Place – Santa Clara

- ~0.4 Acres
- ~40-45 du/acre
- ~30% FAR
- 4 stories



# 2232 El Camino Real – Santa Clara (*not built*)

- 2.74 Acres
- 151 Senior units (55 du/ac)
- 17,909 sf retail (15% FAR)
- 4 stories



# 1313 Franklin Street – Santa Clara (*not built*)

- 1.04 Acres
- 44 units (42 du/acre)
- 14,477 sf retail (31% FAR)
- 4 stories



# Bay Meadows – San Mateo



# The Russell – San Mateo

- 3.15 ac
- 158 units (50 du/acre)
- 3,472 sf retail (2.5% FAR)
- 3+ stories



# Quimby – San Mateo

- 1.4 Acres
- 70 units (50 du/acre)
- 13,947 sf retail/commercial (23% FAR) +5,071 sf office
- 4 stories



Photo courtesy of Bay  
Meadows:  
<https://bit.ly/3JU4i6b>

# The Village at San Antonio (Phase 1) – Mt. View

- 11.1 Acres (*excludes park on Hetch Hetchy ROW*)
- 330 units (30 du/acre)
- 134,000 sf retail (28% FAR)
- 5 stories



Photo courtesy of Brookfield Properties: <https://bit.ly/37t1wHN>

# Elan Mountain View

- 2.39 Acres
- 164 Units (69 du/acre)
- 11,137 sf retail (10.7% FAR)
- 4 stories







# ECRSP Draft Environmental Impact Report (DEIR)

# ECRSP DEIR

- “R+ Alternative” contemplates an increase of\*:
  - ◆ 6,900 residential units
  - ◆ 730,000 sq. ft. commercial area
- EIR milestones:
  - ◆ Public DEIR draft released on March 11<sup>th</sup>
  - ◆ Public comment period ended on April 25<sup>th</sup>
  - ◆ Final EIR will be released prior to adoption hearings



\* Net gain over existing built (2017)



# Preliminary Feedback

# Preliminary Feedback Received To-Date

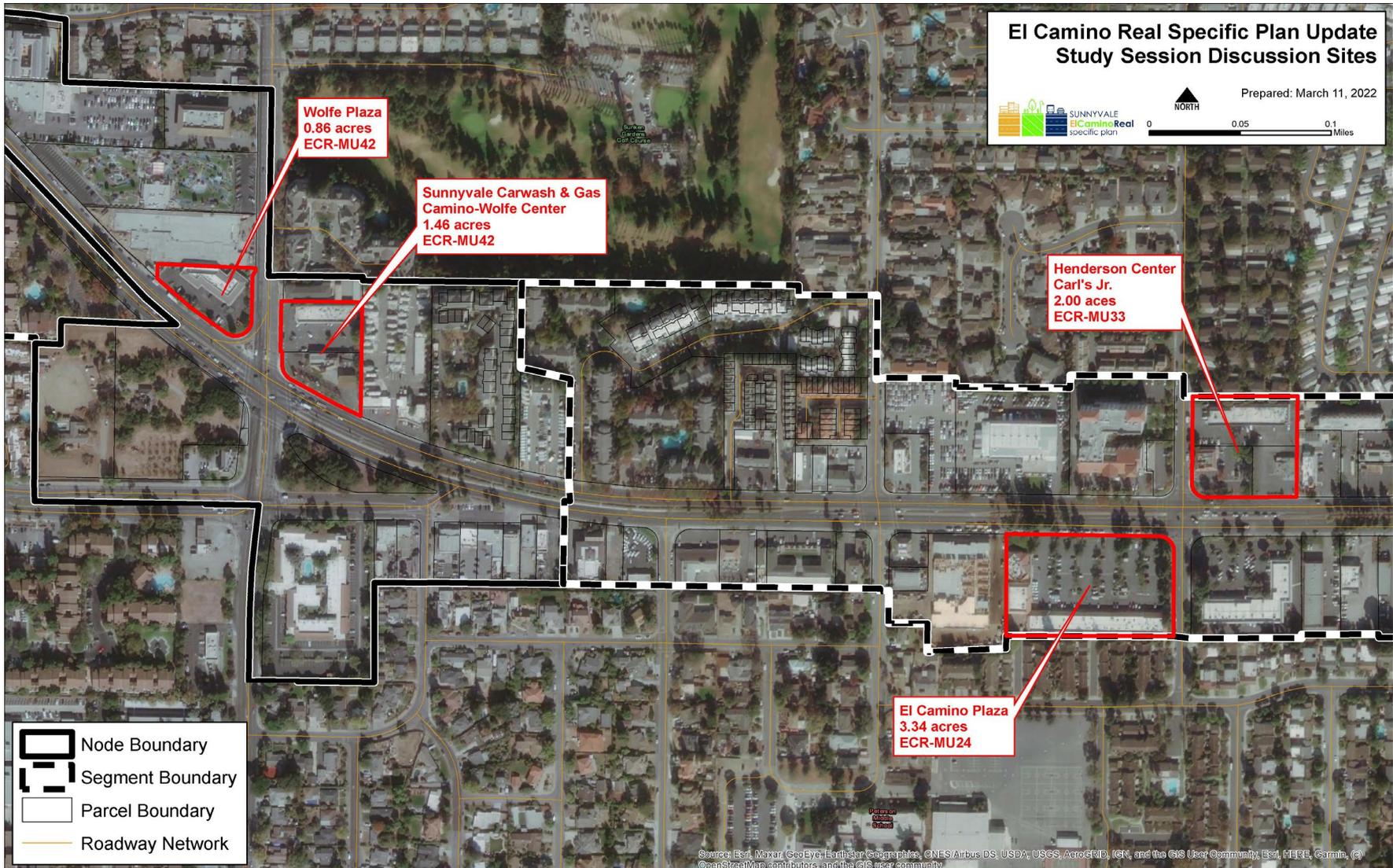
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- Commercial
  - ◆ # of Commercial-only sites
  - ◆ Minimum commercial in mixed-use development
  - ◆ Convalescent hospital/inpatient rehab. hospital use
  - ◆ Drive-thrus in Nodes
- Maximum density for ECR-MU54
- Open space requirements for high density residential
- Vehicular traffic/safety
- Density bonus point allocations

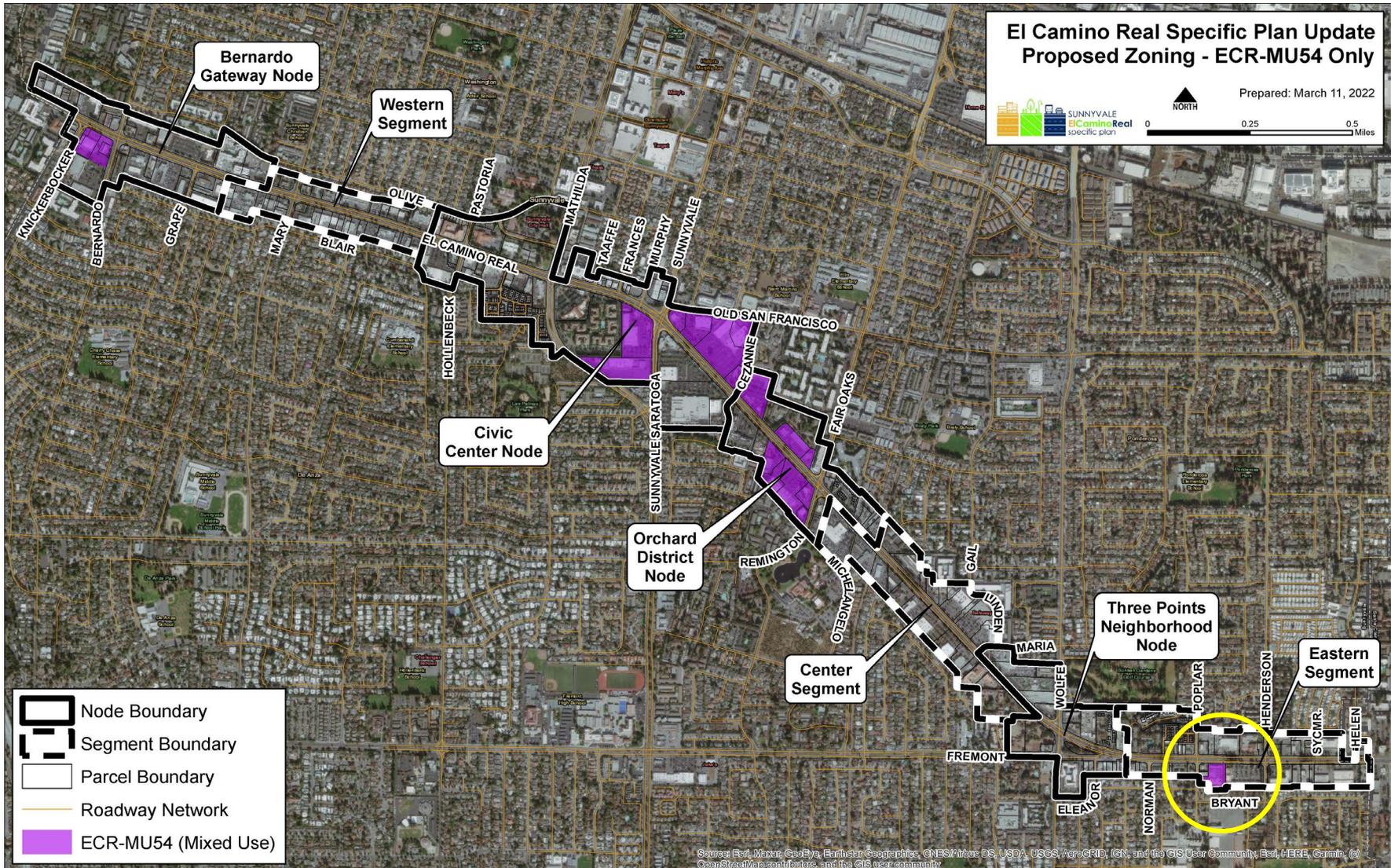


# Alternative Land Use Plans

# Option A – Retain More Commercial Sites



# Option B – Modify ECR-MU54 Zoning Districts



# Alternative Buildouts

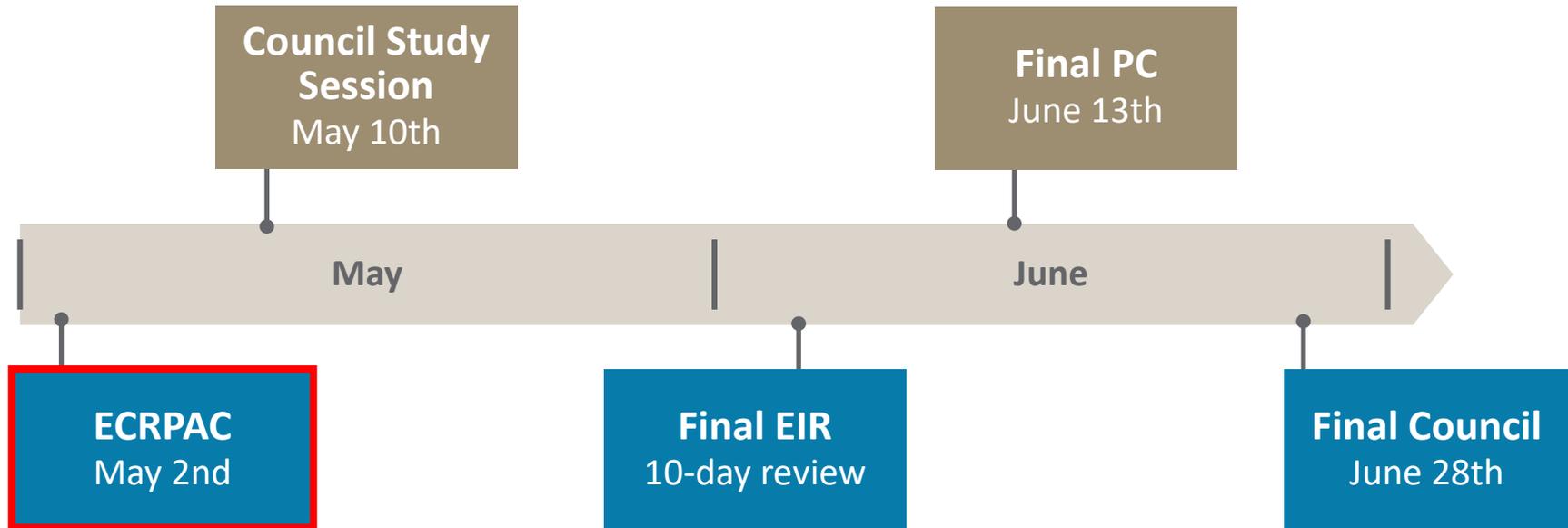
|                    |                             | Public Draft | Option A:<br>Retain More<br>Commercial | Option B:<br>Modify ECR-<br>MU54 Zoning<br>Districts |
|--------------------|-----------------------------|--------------|--|--|
| <b>Unit Counts</b> | <b>Base Maximum Density</b> | 4,926        | 4,679                                  | 4,372  |
|                    | <b>Assumed Buildout*</b>    | 6,949        | 6,606                                  | 6,125  |

\* Base Maximum Density + 50% of eligible ECRSP Community Benefits Points + 20% of eligible State Density Bonus points



# Next Steps

# Next Steps



# Thank you!

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Project website:

[plansunnyvaleecr.m-group.us/](https://plansunnyvaleecr.m-group.us/)

Direct link to documents:

[bit.ly/ECRPlan](https://bit.ly/ECRPlan)