



1104 and 1124 West El Camino Real PLNG-2025-0375

Julia Klein, Principal Planner
Planning Commission, September 8, 2025

Background

- **General Plan & Specific Plan:** El Camino Real Specific Plan (ECRSP)
- **Zoning:** ECR-MU33 (El Camino Real Mixed-Use)
- **Planning file#2018-7798:** Redevelopment approved on 8/12/2024
- **Planning file#2025-0375:** Submitted on 6/27/2025



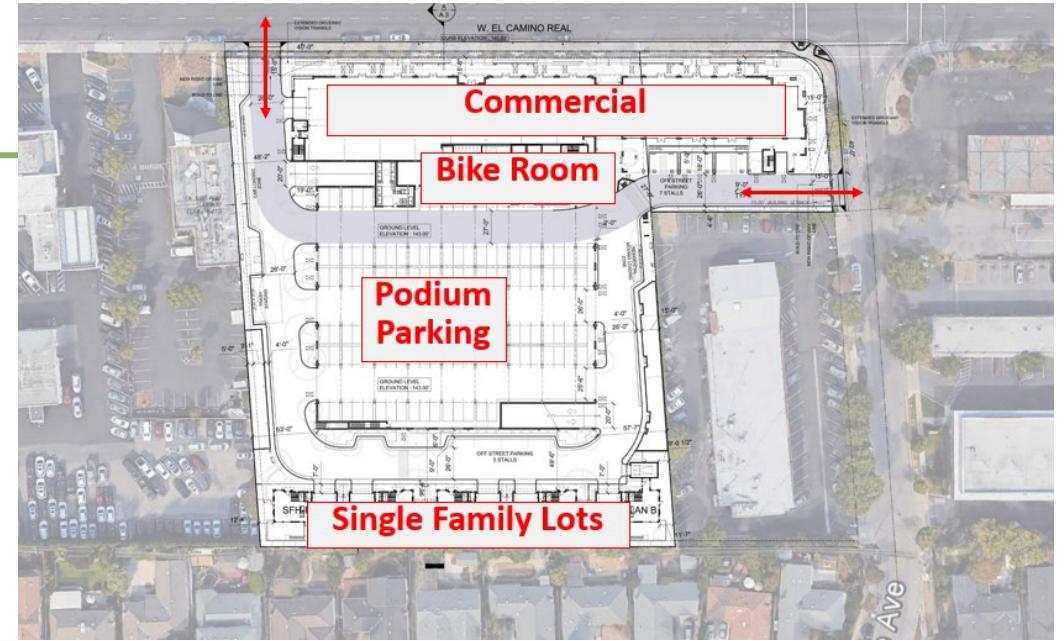
Proposed Project

Special Development Permit

- ❖ Modify Condition of Approval #GC-8 for file #2018-7798 to allow option to apply for a Below Market Rate Alternative Compliance Plan.

Vesting Tentative Map

- ❖ Create condominium units in mixed-use building.
- ❖ Maintains the same number of units from Planning File#2018-7798:
 - 1 ground-floor commercial/retail unit,
 - 111 multifamily residential units, and
 - 5 single-family detached units.



Staff Recommendation

Alternatives

1. Approve SDP/VTM and CEQA consistency determination per recommended Findings and modification to Conditions of Approval #GC-8.
2. Approve SDP/VTM and CEQA determination with modifications
3. Do not make findings and direct staff where changes should be made

Staff Recommendation

Alternative 1: Approve SDP/VTM and CEQA consistency determination per the recommended Findings and modification to Conditions of Approval #GC-8.