

ATTACHMENT 4

PLNG-2024-0581

El Camino Specific Plan Area – Commercial Changes
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**FULL LIST OF RELEVANT GOALS, POLICIES AND PROGRAMS FOR EI CAMINO
REAL SPECIFIC PLAN COMMERCIAL REQUIREMENT**

LAND USE AND TRANSPORTATION ELEMENT OF THE GENERAL PLAN

GOAL LT-7 DIVERSE HOUSING OPPORTUNITIES - Ensure the availability of ownership and rental housing options with a variety of dwelling types, sizes, and densities that contribute positively to the surrounding area and the health of the community.

- Policy LT-7.1 In addition to more traditional forms of housing (single-family detached, townhouses, garden apartments, and shared corridor multi-family housing), support alternative housing types including co-housing, single-room occupancy units, live/work spaces, transitional housing, assisted living, and other types that may become necessary and appropriate to serve a changing population.
- Policy LT-7.4 Promote new mixed-use development and allow higher-residential density zoning districts (medium and higher) primarily in Village Centers, El Camino Real nodes, and future industrial-to-residential areas.

GOAL LT-11 SUPPORTIVE ECONOMIC DEVELOPMENT ENVIRONMENT - Facilitate an economic development environment that supports a wide variety of businesses and promotes a strong economy within existing environmental, social, fiscal, and land use constraints.

- Policy LT-11.2 Support a full spectrum of conveniently located commercial, mixed-use, public, and quasi-public uses that add to the positive image of the community.

HOUSING ELEMENT OF THE GENERAL PLAN

GOAL H-1 PROVISION OF ADEQUATE HOUSING SITES - Provide adequate sites for the development of new housing through appropriate land use and zoning to address the diverse needs of Sunnyvale's residents and workforce.

- Policy H-1.1 Adequate Housing Sites. Provide adequate sites for housing development that responds to diverse community needs in terms of density, tenure, unit size, accessibility, location, and cost.
- Policy H-1.2 Infill Development Near Transit and Employment Centers. Facilitate new residential infill development near transit and employment and activity centers, such as El Camino Real corridor, Lawrence Station, Downtown Sunnyvale, the Village Centers, and Moffett Park, through incentives and streamlining development consistent with specific plans.
- Policy H-1.3 Additional Affordable Housing Opportunities in High Resource Areas. Accommodate additional high density residential development (greater than 30 dwelling units/acre) in areas of high resource with access to transit, education, and employment, such as the Village Centers, to increase opportunities for new affordable housing in high resource areas.

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GOAL H-4: REMOVAL OF GOVERNMENTAL CONSTRAINTS - Minimize the impact of governmental constraints on the maintenance, improvement, and development of housing.

Housing Element Program: H17. El Camino Real Specific Plan Commercial Requirement. Implement a program to address the commercial requirement for 100 percent affordable housing developments in the El Camino Real Specific Plan (ECRSP) on sites zoned for mixed-use by providing a range of options including condominium style ownership to enable separate retail and housing ownership for vertical mixed use, horizontal mixed use options (retail in a separate building from the residential development) with or without a lot split, or a reduction in the minimum commercial requirement.

- **Objective:** Remove constraints to 100% affordable housing developments in high resource areas along El Camino Real to facilitate a minimum of two 100% affordable developments. Continue to require inclusionary units within market rate developments as well.
- **Policy(ies) Implements:** H-1.1, H-1.2, H-1.3
- **Timeframe:** Establish program for 100% affordable developments by December 2023
- **Responsible Department or Agency:** Community Development Department, Housing and Planning Divisions

EL CAMINO REAL SPECIFIC PLAN

General Land Use Policies

- LU-P1 Stimulate reuse and intensification of some properties in the ECRSP Area with a mixed-use, transit-oriented development focus while recognizing the importance of retaining commercial uses and commercial square footage along El Camino Real.

Housing Policies

- LU-P9 Prioritize the provision of affordable housing in the ECRSP Area through incentives such as density bonuses to promote development.
- LU-P12 Encourage the development of a wide range of residential unit sizes and formats, including smaller units such as studios and single-level units that are available to serve residents at all income levels and various stages of life.
- LU-P13 Encourage development of housing projects that accommodate the needs of large families, elderly individuals, and persons with disabilities, and providing a range of housing type and size options and including amenities such as on-site facilities, open space, and common areas.
- LU-P14 Require new development to build to at least 85 percent of the maximum zoning density unless an exception is granted by the City Council.

Mixed-Use and Retail Policies

- LU-P15 Ensure continued opportunities for a diverse range of retail and service

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uses in the ECRSP Area, even as the character, mix of land uses, and transit opportunities along El Camino Real change over time.

- LU-P16 Target no net loss of commercial square footage when parcels are redeveloped with new buildings and uses.

4.4.1 Minimum Ground Floor Active Use Area There are multiple benefits to having a built environment characterized by ground floor with active and transparent building frontages and a diversity of ground floor land uses occurring in the same building or development. Ground floor active uses can accomplish the following:

- *Accommodate a greater diversity of activities and land uses.*
- *Encourage people to spend more time at the street level, connected to the life going on outside.*
- *Contribute to a sense of community and security, with more windows looking onto the street, and direct access resulting in more frequent comings and goings.*
- *Enhance the pedestrian experience by making walking more interesting and making multi-tasking possible.*

In order to achieve these objectives, and in addition to the provision of a portion of the ground floor with commercial uses, the ECRSP establishes a requirement for a portion of the ground floor area in mixed-use developments to be set aside for active use areas, as defined in the Zoning Code. Minimum standards are also established in the Zoning Code.