



Sunnyvale

El Camino Real Specific Plan (ECRSP)

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Planning Commission
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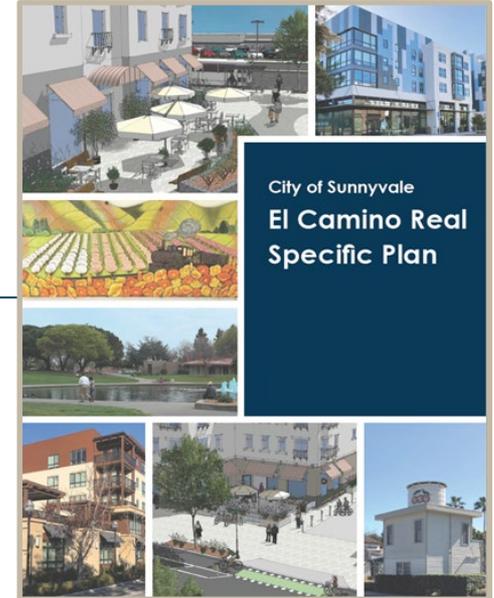
The Vision

The El Camino Real Specific Plan will support and enhance community-serving retail and provide significant new residential options while advancing sustainability and improving transportation safety and mobility choices.

Project Overview

Adopt:

- ◆ Environmental Impact Report (EIR)
- ◆ El Camino Real Specific Plan (ECRSP)
- ◆ Municipal Code Revisions & Rezonings
- ◆ Community Benefits/Incentives Program



Plan Development

Existing ECRSP (in 2017)

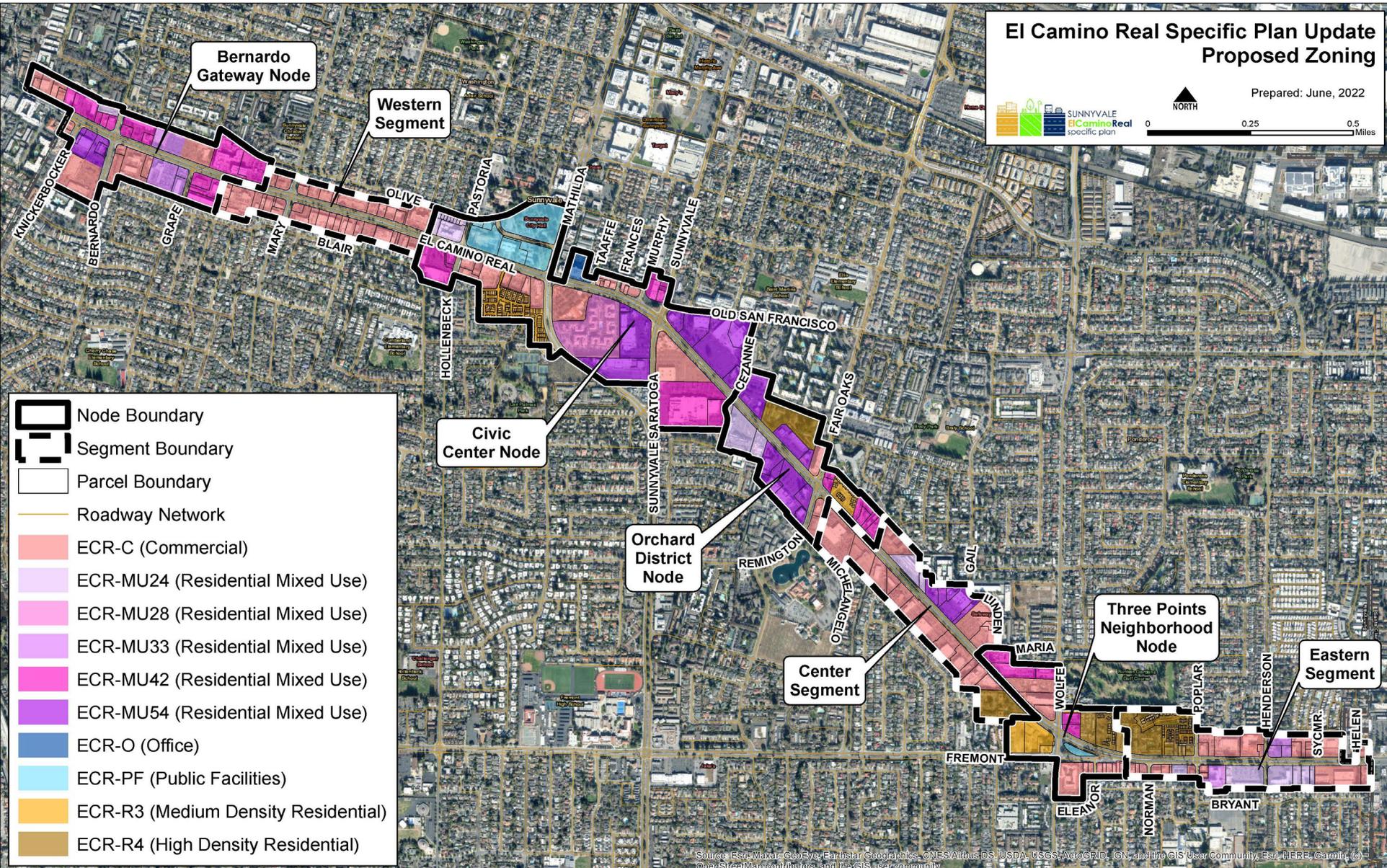
- 1,600 units
- 3.25M sq. ft. of commercial
- Heights:
 - ◆ 30 feet (within 75 feet of SF residential lot)
 - ◆ 75 feet (nodes)
 - ◆ 55 feet (non-nodes)

Proposed ECRSP

- 8,500 units (+6,900)
- 3.5 M sq. ft. of commercial (+0.25M)
- Heights:
 - ◆ 75 feet* (nodes)
 - ◆ 65 feet* (segments)

**additional 10 feet with higher ground level plate heights*

Key Zoning Changes



ECR-MU Residential Densities

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	

Development Incentives (Residential Mixed-Use Development)



Affordable housing



Commercial/retail above minimum



Publicly-Accessible Open Space



Public bike/ped pathways

Public Outreach

- 9 ECRPAC meetings (Sep 2015 – May 2022)
- Native American Tribal Consultation
- Community Outreach:
 - ◆ Meeting (Sep 2016)
 - ◆ 3 Pop Ups (Sep 2015 – Nov 2016)
 - ◆ Business Owners (Oct 2016)
- Project Website
- Online posting of draft and final plan documents
- Mail and email notifications
- Update Sunnyvale announcements



Environmental Impact Report

- Proposed Project (“R+ Alternative”):
 - ◆ Net increase (over existing in 2017) of:
 - 6,900 residential units
 - 730,000 sq. ft. of retail/commercial
- Significant & Unavoidable Impacts:
 - ◆ Air Quality
 - Construction emissions
 - ◆ Wastewater Services
 - Cumulative impact to WPCP



Statement of Overriding Considerations

Significant & Unavoidable Impacts outweighed by:

- Increased housing construction and affordable units
- Higher density near community-serving retail and multiple regional bus lines
- Prioritization of enhanced pedestrian and bike facilities
- Incentivizing provision of additional open space
- Implementing various City/regional plans/policies



Staff Recommended Changes since Public Draft

- **Residential Uses**

- ◆ Objective Design Standards (Ch. 5)

- **Commercial Uses**

- ◆ Convalescent hospital/inpatient rehab hospital uses on ECR-MU33, 42, and 54 sites
 - Ancillary to primary uses
 - Subject to SDP approval



Staff Recommended Changes since Public Draft

- **Bike Parking Ratios**

- ◆ Increase minimum for specific uses

- **Usable Open Space**

- ◆ Decrease minimum on higher density sites

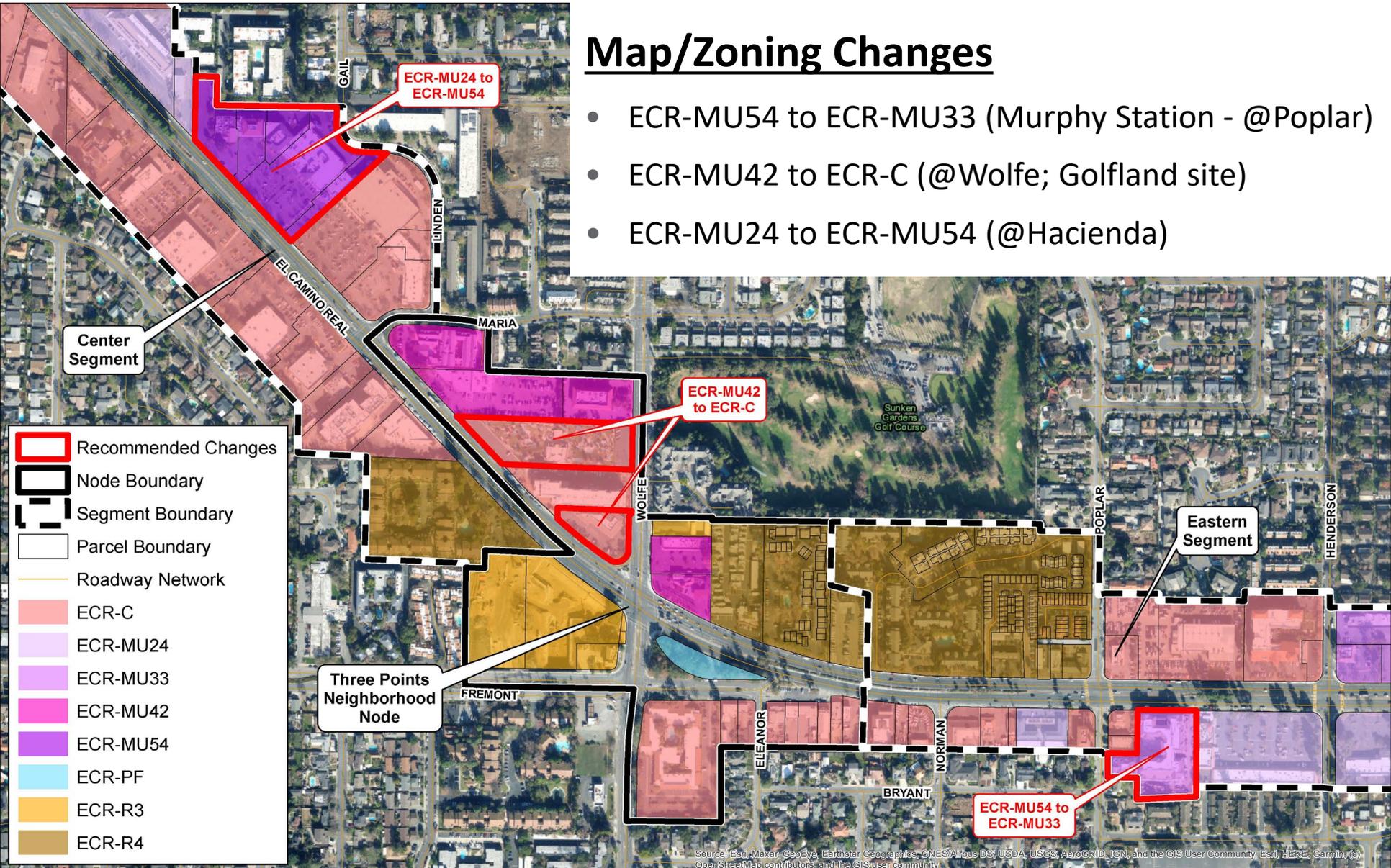
- **Building Height**

- ◆ Higher maximum (85 ft. nodes or 65 ft. segments) when ground floor retail plate height is at least 25 ft.

Staff Recommended Changes since Public Draft

Map/Zoning Changes

- ECR-MU54 to ECR-MU33 (Murphy Station - @Poplar)
- ECR-MU42 to ECR-C (@Wolfe; Golfland site)
- ECR-MU24 to ECR-MU54 (@Hacienda)



Staff Recommended Changes since Public Draft

- **Transportation and Circulation**

- ◆ Policy change: when site redevelops
 - Require removal of frontage parking
 - Require VTA compliant Bus Shelters
- ◆ Adjustment to incentive points for transit passes

- **Other**

- ◆ Refine and clarify definitions
- ◆ Adjust references to ECRSP land use and zoning
- ◆ Text edits for clarity

Staff Recommendation

Recommend to the City Council:

- **Alternative 1**

- ◆ **Resolutions:**

- Certify the EIR; Adopt the ECRSP; Amend General Plan text and map; Adopt Community Benefits Program
- Adopt new fees
 - ◆ ECRSP Plan Maintenance Fee
 - ◆ ECRSP Transportation Impact Fee (TIF)

- ◆ **Ordinances:**

- SMC Title 19. Zoning and zoning map changes
- ECRSP TIF ordinance
- Re-zone certain properties (2)



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Thank you!

Questions?