



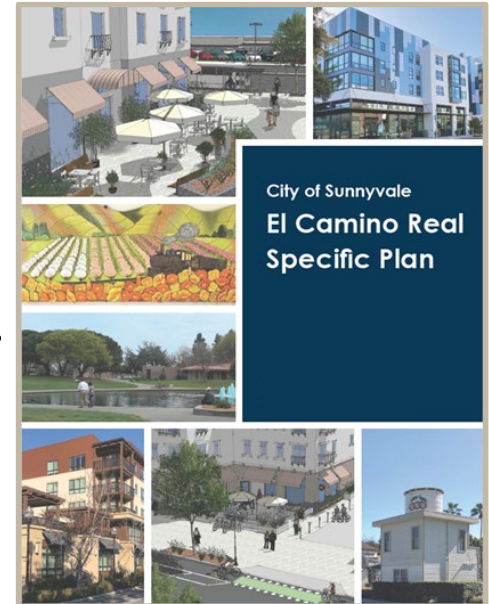
El Camino Real Specific Plan (ECRSP)

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Planning Commission
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El Camino Real Specific Plan (“ECRSP”)

- **June 2022:** adopted and EIR certified
- **September 2022:** zoning in effect
- **Goal:** Preserve commercial/retail levels and accommodate residential buildout of 8,500 housing units
- **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.”



Auto Dealerships along El Camino Real

- Conveniently located for residents and regional guests
- Support the fiscal health of the community by increasing retail sales tax revenues that help fund municipal services
- Proposed/considered on one residential mixed-use site before ECRSP adoption
- Change would allow the use to coexist on the same site as residential



ECRSP Zoning Code Update

- “Auto sales or rental” uses are not permitted in the ECR-MU (residential mixed-use) zoning districts.
- Proposed Zoning Ordinance amendment to allow considering this use through a Special Development Permit (SDP)

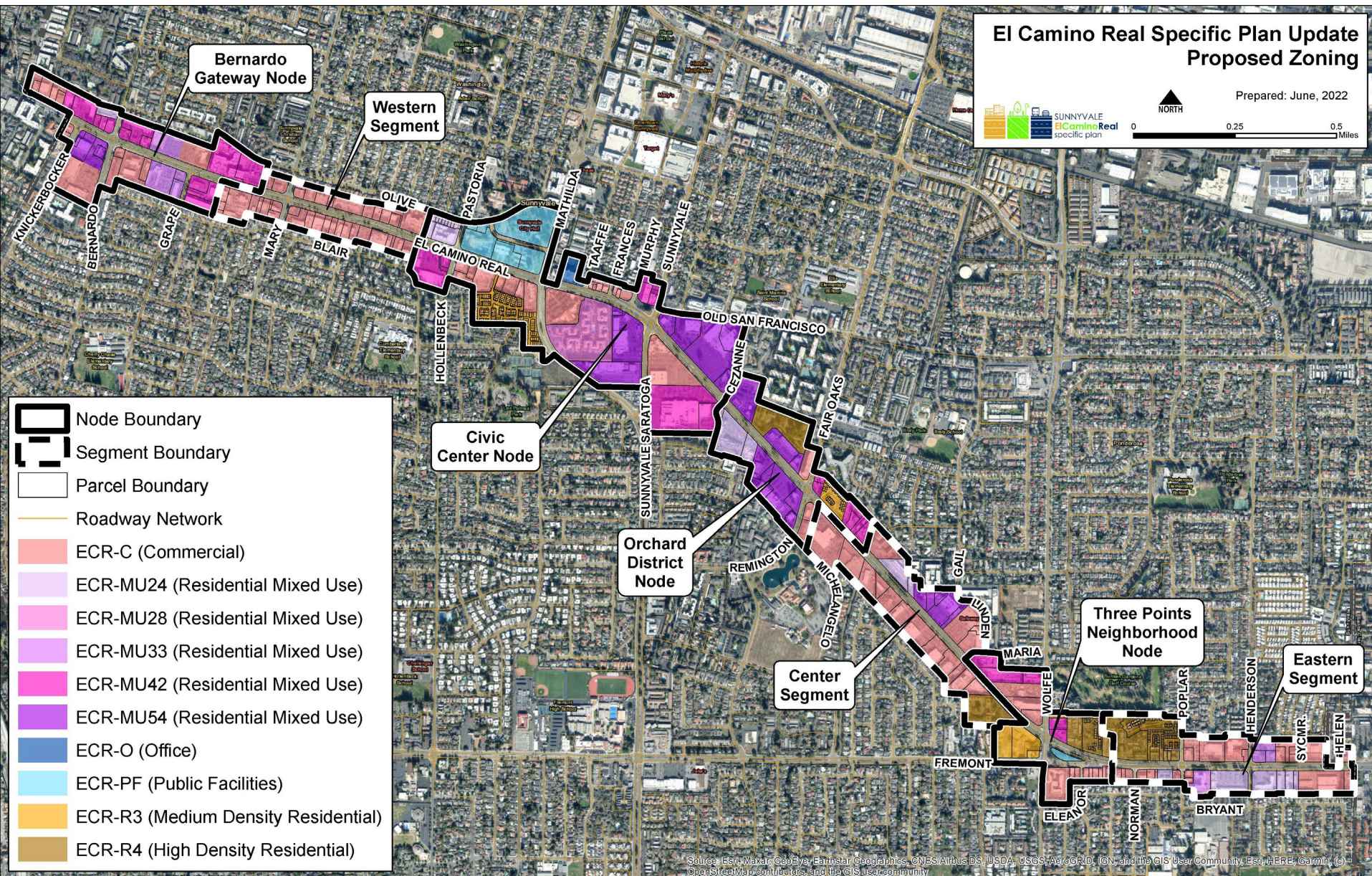
Table 19.36.060B
Permitted, Conditionally Permitted, and Prohibited Uses in ECRSP Districts

USE	ECR-C	ECR- <u>MU</u> ^[1]	ECR-O	ECR-PF
5. AUTOMOTIVE				
A. Automobile service <u>station</u> ^[4]	SDP	N	N	N
B. Auto sales or rental	SDP	N <u>SDP</u>	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

[1] ECR-MU sites that have not introduced residential uses are subject to the ECR-C use standards.

[4] 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.

ECRSP Zoning Map



Environmental Review

- Proposed amendment is:
 - ◆ Within the scope of the ECRSP EIR.
 - ◆ Exempt from additional CEQA review.
- Auto uses are expressly contemplated and encouraged by the ECRSP vision, guiding principles, and goals.
- No new mitigation required.



Alternatives

Staff Recommendation

- **Alternative 1: Recommend to City Council:**
 - ◆ Adopt an Ordinance to Amend the permitted uses table in SMC 19.36.060 to conditionally permit “auto sales or rental” in the ECR-MU zoning districts
 - ◆ Find this action within the scope of the program EIR for the ECRSP pursuant to CEQA Section 15168
- **Alternative 2: Do not introduce the ordinance**



Thank you!

Questions?