



# City of Sunnyvale

## Agenda Item-No Attachments (PDF)

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**File #:** 18-0453, **Version:** 1

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Study Session Summary of April 24, 2018 - El Camino Real Corridor Specific Plan - Presentation of Preliminary Development Standards/Design Guidelines

### **Call to Order:**

Vice Mayor Klein called the meeting to order at 6 p.m.

### **City Councilmembers Present:**

Mayor Glenn Hendricks  
Vice Mayor Larry Klein  
Councilmember Jim Griffith  
Councilmember Gustav Larsson  
Councilmember Nancy Smith  
Councilmember Russ Melton  
Councilmember Michael S. Goldman

### **City Councilmembers Absent:**

None

### **Study Session Summary:**

Assistant Director of Community Development, Andrew Miner, gave a presentation including: the project background; summary of the most recent El Camino Real Plan Advisory Committee discussion; conceptual development standards; and potential concepts that will be addressed in the Design Guidelines.

Comments provided by the City Council:

- Establish maximum height requirements.
- Create an aggressive incentive program.
- Allow 100% residential development projects only when associated with a significant number of below market rate units.
- El Camino Real is a retail-first corridor and focus should be on the retail and service industry.
- Pay close attention to development standards in relation to where parking will be located; concerns expressed about too much parking out front as well as too much parking adjacent to single-family residences.
- Support for the step-back and daylight plane concepts, and would like to understand this concept further with specific examples.
- Consider alternate name for Three Points Neighborhood.
- Increasing density and growth on El Camino Real should be created in conjunction with increases in transit and safe bicycle/pedestrian facilities.
- Explore turn-outs for bus stop areas.
- Support for activation of El Camino Real with wide sidewalks and gathering spaces.

- Support for the concept that each node/segment will have a maximum number of units within that area, and sharing between areas will not be allowed.
- Concern over impacts to single-family neighborhoods adjacent to properties on El Camino Real.
- Agreement that outreach is key in the development of this plan, as well as in implementation (when individual projects are proposed).

**Public Comment:**

Several members of the public were present at the meeting and provided the following comments on the information that was presented:

- Concerns related to the relationship of taller/more dense buildings adjacent to single-family neighborhoods (e.g. limiting heights of new development).
- Consideration should be given to simpler building forms with less variations in height.
- Support for the daylight plane and suggested setback concepts.
- Support and opposition to the idea of second level patios/verandas.
- Support for landscaping and plazas along El Camino Real.
- Support for bulb-outs at bus stops.
- Support for activation of the El Camino Real streetscape.
- Support for some parking spaces along the front of the buildings on El Camino Real.
- Desire to incentivize higher levels of affordable housing.
- Suggestions to create development standards that are not overly prescriptive.

Staff noted that based on the feedback, another study session will be scheduled to explore design standards in more detail.

**Adjournment:**

Vice Mayor Klein adjourned the meeting at 7 p.m.