



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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Study Session Summary of July 31, 2018 - El Camino Real Corridor Specific Plan - Presentation of Design Examples

Call to Order:

Vice Mayor Larry Klein called the meeting to order at 5:30 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: a summary of the most recent City Council Study Session; information on potential development standards and densities for the segments and nodes; and site-specific examples of the development concepts/densities.

Comments provided by the City Council:

- Support for the site-specific modeling examples and the information they portray of the potential development standards and densities.
- Support for the Community Benefits program, and the need to re-evaluate it every few years to prioritize incentives.
- Emphasis that El Camino Real (ECR) should remain a commercial corridor.
- Concern and support for conceptual maximum height standards, support emphasized near the Civic Center Node.
- Continue to use the conceptual densities presented in the study.
- ECR corridor plan should coordinate with the goals and vision of the Vision Zero Plan.
- Support for the building stepback to occur at the third story.
- Concern over impacts to single-family neighborhoods adjacent to properties on ECR, especially in relation to the proposed 45-degree plane.
- Emphasis on the need for great design standards, including articulation on buildings.
- Concerned with the effects that locating parking/open space in the rear of buildings may have on the low-density housing units that are adjacent.

- Appreciation for the consideration that new buildings may have on the single-family neighborhoods that are adjacent to ECR parcels.
- Support for having side yard setbacks on ECR.
- The need for improved public transportation on ECR to support the proposed growth.
- Support for making ECR a safe walkable street.

Public Comment:

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

- A good community benefits plan is necessary and should include:
 - Incentivization of studio units; and
 - Prioritization of affordable housing.
- Support for the removal of on-street parking on ECR.
- The ECR streetscape should be considered when development projects are analyzed.
- Concern with potential 5-story buildings on ECR.
- Coordination with Vision Zero Plan, and potential updates needed to the Citywide bike plan once decisions are made on ECR.
- Support for a cycle track on ECR.
- Request that the property located on the SW corner of Hollenbeck and ECR be included in the Civic Center node to allow higher density development.
- Support for the form based code approach.
- Better transportation is needed along ECR.
- Emphasis on the need for safe bike/pedestrian paths on ECR and the plan should anticipate bike share programs and e-scooter programs.

Adjournment:

Vice Mayor Klein adjourned the meeting at 6:30 p.m.