



Council and Authorities Concurrent Meeting
 Item #3 RTC 21-1416
 Alternatives for Revisions to the El Camino Real Specific Plan
 October 19, 2021

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El Camino Real Specific Plan

September 28, 2021 City Council meeting

- Concerns from community members regarding Charities Housing project
- Advocates in support of original Specific Plan
- Item continued to October 19 due to late hour of discussion

Two Alternatives

1. Redo the Specific Plan for a lower density
2. Prepare Roadway Plan and Rezoning

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El Camino Real Specific Plan

Alt #1 – Redo Specific Plan	Alt #2 – Rezoning & Roadway Plan
Specific Plan & CEQA	No Specific Plan; No CEQA
3 new General Plan designations	2 existing General Plan designations
Change General Plan land uses	Maintain General Plan land uses
Rezone to comply with State law based on new General Plan	Rezone to comply with State law based on current General Plan
Height Limits, Specific Objective Design Standards & Bicycle Lane Plan	Height Limits, General Objective Design Standards & Bicycle Lane Plan
2-3 years to complete	9-10 months to complete
Consultant cost: \$900,000	Consultant cost: \$50,000*

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Alternatives

Alternative 1 - Redo the Specific Plan for a lower density

Direct staff to conduct additional planning work to revise the draft Specific Plan per City Council direction, including:

- Authorize the City Manager to execute an agreement with the consultant Rami & Associates, Inc. for an initial three-year term ending September 30, 2024
- Approve related budget amendment recognizing appropriations of an additional \$900,000 in FY 2021/22 General Fund

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Alternatives

Alternative 2 – Prepare Roadway Plan and Rezoning

Direct staff to implement Council direction through two new zoning districts with objective design standards that align with the existing General Plan land use designations and prepare an Infrastructure Plan/Streetscape Plan for the creation of bicycle lanes, and:

- Authorize the City Manager to execute an agreement with Rami & Associates, Inc. to provide El Camino Real Specific Plan Consultant Services for a one-year term ending September 30, 2022
- Approve the related budget amendment recognizing appropriations of an additional \$50,000 in FY 2021/22 General Fund Staff

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