


8.29.23

Item 8



City of Santa Clara
City Council
August 29, 2023

Item 8 RTC 23-897
Direction to Staff on the
Revised El Camino Real
Specific Plan Land Use Plan

Andrew Crabtree, Director
Community Development Department

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El Camino Real Specific Plan

Background – Land Use Policy and Regulatory Framework

- General Plan – vision, long-term land use plan, land use policies
 - Focus Area – area identified in General Plan to accommodate growth
 - Priority Development Area – area designated with State for higher density, transit-oriented growth
- Specific Plans / Neighborhood Plans – detailed policies for a particular portion of the City
- Zoning – implementation tool that establishes specific land use regulations and physical standards for new development

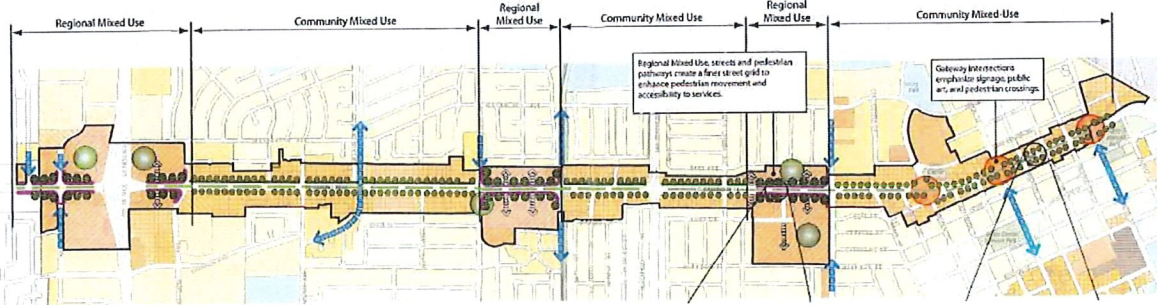
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El Camino Real Specific Plan

Background – 2010 General Plan El Camino Real Focus Area

“The General Plan vision for El Camino Real is to transform this Focus Area from a series of automobile- oriented strip-malls to a tree-lined, pedestrian- and transit-oriented corridor with a mix of residential and retail uses.”



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El Camino Real Specific Plan

Background – Recent State Laws

- SB 35 / AB 1485 – Streamlined approval process
- SB 166 – No net loss of housing capacity
- SB 167 / AB 678 / AB 3194 – Housing Accountability Act
- AB 1515 – Planning and zoning housing
- SB 330 / SB 8 – Housing Crisis Act
- AB 1584 – Housing Omnibus
- AB 2011 / SB 6 – Project Reviews
- AB 1763 / SB 290 / AB 634 / AB 571 – Density Bonuses

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El Camino Real Specific Plan

Background – El Camino Real Specific Plan (ECRSP) Process

- 2010 General Plan Update changed corridor to residential / mixed-use
- 2010 – 2017 Land use approvals for 13 Projects (1,292 Units)
- 2017 – City Council direction to prepare Specific Plan to provide more detailed policies for new development
- 2017 – 2021 staff worked with consultant and Community Advisory Committee to prepare a draft Specific Plan
- June 15, 2021 – City Council direction to modify Specific Plan
- June 30, 2020 – Last day of MTC Grant funding

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El Camino Real Specific Plan

Background – Recent City Council Direction on Revised Plan

- September 13, 2022 – Direction to:
 - Prepare a significantly modified (reduced density) Specific Plan
 - Retain enough density (4,400 residential units) and elements of the prior Specific Plan to be consistent with the prior draft EIR
 - Do an economic feasibility analysis of both (original and revised) plans
- March 2023 – Approved consultant agreement and scope of work
 - Selected Raimi & Associates, Inc. for services to revise the El Camino Real Specific Plan

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El Camino Real Specific Plan

Revised Plan – Priorities

1. Align Land Use Plan with 4,400 residential units capacity
2. Reduce density along sensitive interfaces (proximity to single-family, particularly on the north side of the plan area)
3. Add a new, lower density land use designation
4. Revise the Land Use Plan to be consistent with existing/recent entitlements

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El Camino Real Specific Plan

Revised Plan – Key Changes

- Consistent with 4,400 residential units
- Adds new low density land use designation, **Corridor Residential - Low (12-25 du/ac)**
- Changes 64 properties to **Corridor Residential - Low (12-25 du/ac)**
- Seven properties were redesignated to Corridor Residential and Corridor Mixed Use, respectively, to reflect recently approved or pending projects

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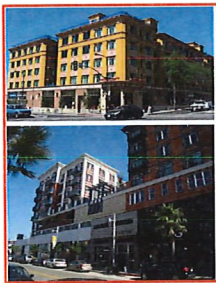


El Camino Real Specific Plan

Revised Plan – 4 Mixed-Use / Residential Designations

Regional Corridor Mixed-Use

- (Activity Center)
- 55-100 DU/AC
- Minimum FAR 0.2



Corridor Mixed-Use

- 45-65 DU/AC
- Commercial frontage required at some locations



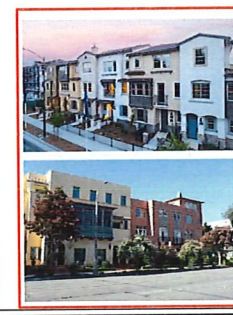
Corridor Residential

- 26-45 DU/AC (4-story)



Corridor Residential - Low

- 12-25 DU/AC (3-story)



El Camino Real Specific Plan

New Draft Land Use Plan



Land Use Designation

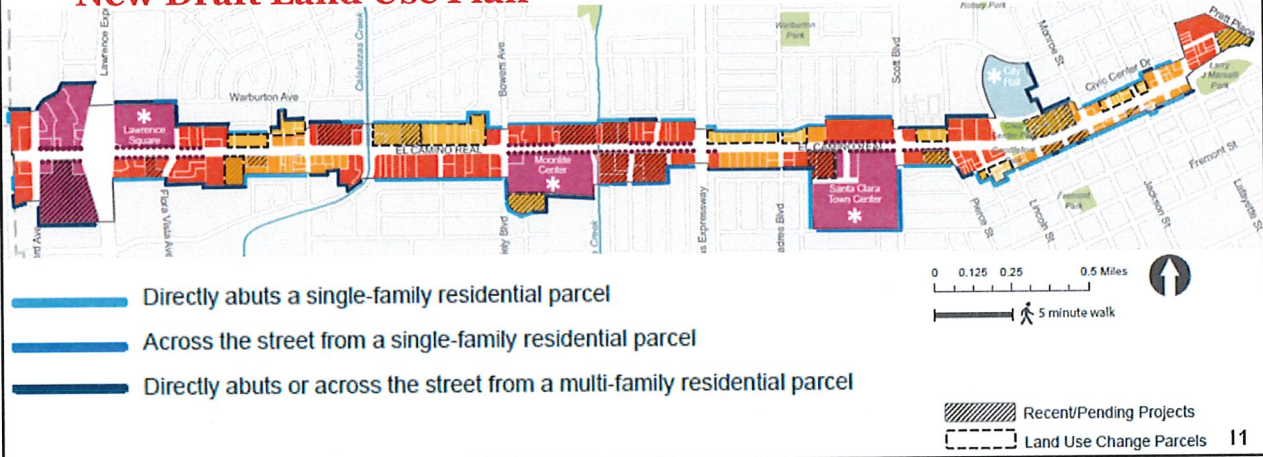
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| Regional Commercial Mixed Use | Corridor Residential - Low |
| Corridor Mixed Use | Public/Quasi-Public |
| Corridor Residential | Ground Floor Commercial Required |



- Recent/Pending Projects
- Land Use Change Parcels

El Camino Real Specific Plan

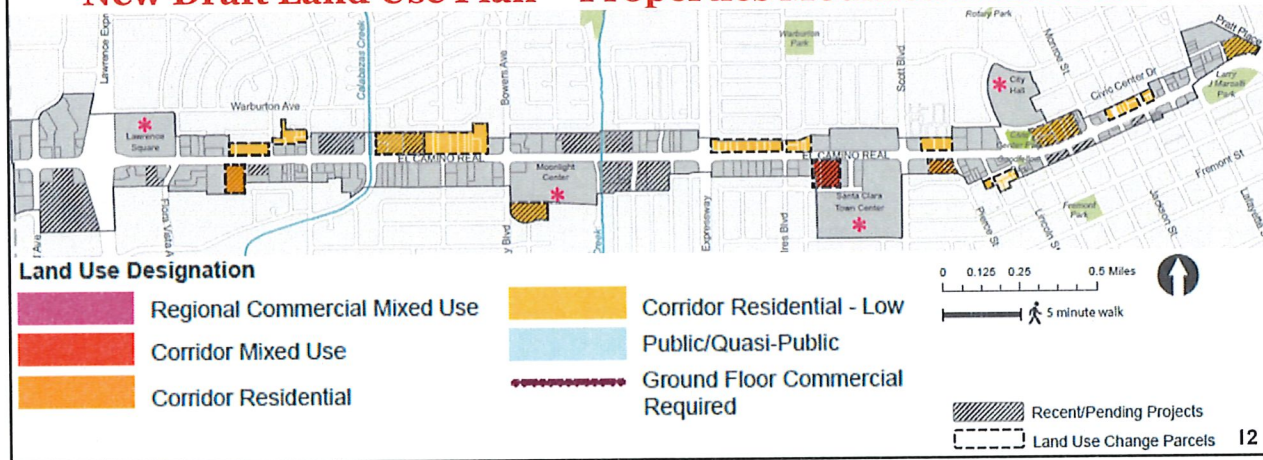
New Draft Land Use Plan



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El Camino Real Specific Plan

New Draft Land Use Plan – Properties Modified from Prior Plan



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El Camino Real Specific Plan

Next Steps

- Staff and the consultant draft updated specific plan and policies consistent with the revised Land Use Plan
- Begin CEQA process
- Reconvene the ECRSP Community Advisory Committee (CAC) to comment on the revised Draft Specific Plan policies and standards

Recommendation

- Receive staff presentation related to prior Council direction and direct staff to proceed with finalization of the proposed draft ECRSP Land Use Plan

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