




City Council

Item #2
 RTC 21-595
 El Camino Real
 Specific Plan

June 15, 2021


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El Camino Real Specific Plan

Specific Plan Purpose

- Refine and implement the 2035 General Plan vision for the El Camino Real corridor
- Create additional goals, policies, and design standards
- Identify specific improvements and actions to achieve the vision
- Address required specific plan topics such as land use, transportation, and infrastructure



Public Draft - May 2020

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El Camino Real Specific Plan

Project Background

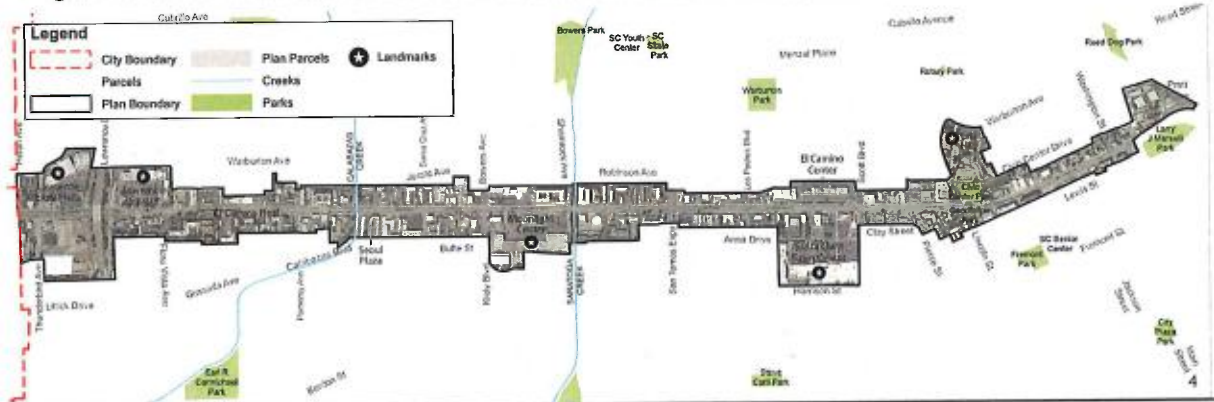
- General Plan updated in 2010 allowing mixed-use development
- 13 Projects (1,292 Units) entitled 2010-2017
- Designated as a Priority Development Area in 2011
- Grant funding for the project awarded by Bay Area Metro in May 2014



El Camino Real Specific Plan

Plan Area

- 3.2-mile corridor from the western city limits to Lafayette St





El Camino Real Specific Plan

Community Engagement

September 2017 to September 2020

- 3 Community Workshops
- 5 Pop-Up Events
- 2 Online Surveys
- 5 Community Advisory Committee (CAC) Meetings
- Virtual Community Open House



El Camino Real Specific Plan

Community Engagement Key Take-aways

Land Use & Character

- Encourage **higher-intensity development at activity centers** and lower intensity development in the “in-between” areas along the corridor
- Provide variety of **housing choices** for a mix of income levels
- Minimize **privacy impacts** on surrounding neighborhoods
- Create destinations
- **Support existing retail** uses along ECR and encourage higher quality retail and services
- **Add parks and public spaces** at activity centers

Transportation & Streetscape

- Improve bicycle and pedestrian safety through **signal and crossing treatments**
- Improve traffic flow and efficiency
- Improve access and **connectivity to Santa Clara Transit Center** and to/between surrounding neighborhoods
- Remove on street parking along ECR to **accommodate protected bike lanes** and bus boarding islands
- Widen sidewalks and add **street trees**
- Add **pedestrian-scale lighting** and street furnishings



El Camino Real Specific Plan

Desired Outcomes

- More Parks, Plazas, & Open Space
- Landscaping & Street Trees
- More Walkable Environment
- Better Mobility & Connections
- More Transportation Options
- Efficient & Shared Parking
- Compatibility with Adjacent Neighborhoods
- Local & Regional Destination
- Diversity of Uses and Retail Amenities
- Balanced Approach to Housing
- Beautification, Support Health & Wellbeing
- Green Building & Sustainable Infrastructure

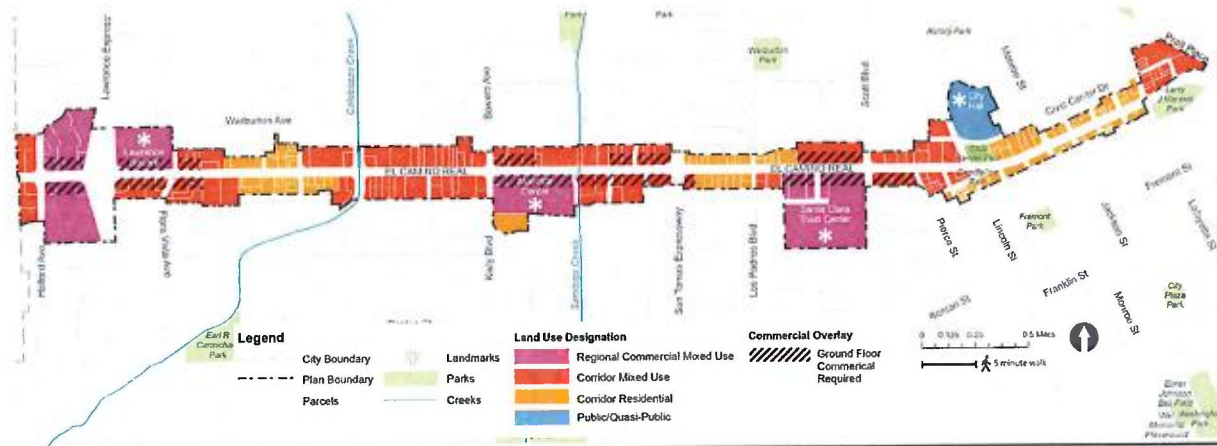


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Plan Elements

Land Use Plan



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Plan Elements

Land Use Plan – Growth Projections

Land Use Designations	Residential Units	Commercial Square Feet
Regional Commercial Mixed Use	3,650	-115,000
Corridor Mixed Use	2,050	-140,000
Corridor Residential	500	-140,000
Total	6,200	-395,000

** The General Plan currently identifies capacity to build 2,274 units within the El Camino Real Focus Area, of which 1,499 units have been approved and/or built with another 549 units in pending applications. An estimated 6,200 units would be added through the Land Use Plan.*



Plan Elements

Regional Commercial Mixed-Use Designation

Residential Density: 55-100 units/acre
Allowed Height: 5-6 stories
Commercial Requirement: 0.2 FAR

- Retail (1-story or ground floor)
- Ground floor commercial required on ECR
- Pedestrian-oriented frontages and facades
- 5-6-story multifamily housing
- Mostly structured parking
- Large publicly-accessible open space
- Significant public streetscape and pedestrian improvements





Plan Elements

Land Use Plan – Regional Commercial Mixed-Use Activity Center Concepts



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Plan Elements

Corridor Mixed-Use Designation

Residential Density: 45-65 units/acre
Allowed Height: 4-5 stories

- Retail (1-story or ground floor)
- Commercial required in specific locations along ECR
- Medium-to-high density residential at smaller cross-streets
- Parking behind buildings, below-grade, or in structures
- Some shared open space



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Plan Elements

Corridor Residential Designation

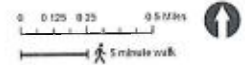
Residential Density: 16-45 units/acre
Allowed Height: 3-4 stories

- Low- to mid-rise residential building types (e.g. garden apartments, townhouses)
- Commercial ground floor uses allowed and encouraged, but not required
- Transition to single-family neighborhoods
- Applied to smaller parcels



Plan Elements

Neighborhood Transition Strategies

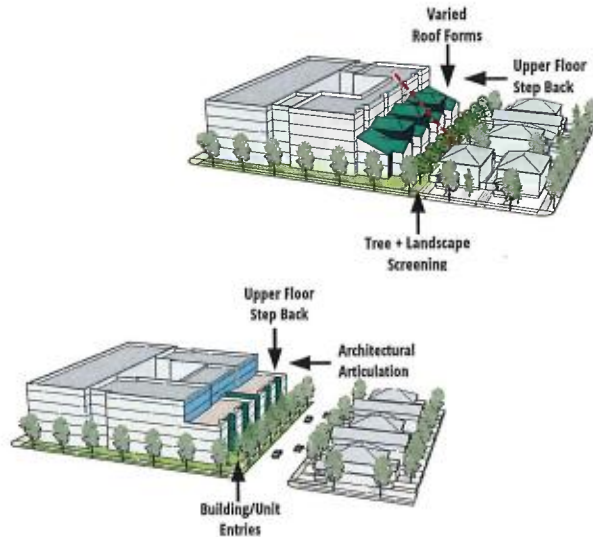




Plan Elements

Neighborhood Transition Strategies

- 45-Degree Daylight Plane
- Increased building setbacks
- Upper-story step backs
- Architectural articulation
- Smaller scale/house-form building types and varied roof lines
- Orientating primary windows and balconies away from existing homes
- Landscape buffers



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Plan Elements

Objective Design Standards

- Respond to changes to state law (primarily the Housing Accountability Act) make it difficult to deny or reduce the density of housing projects that meet objective standards and require expedited processing of qualifying projects
- Involve no personal or subjective judgement by a public official
- Uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal

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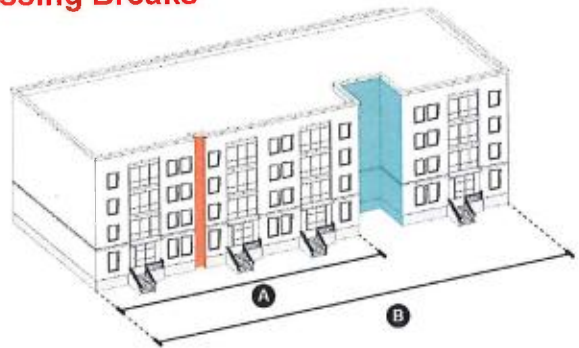
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Plan Elements

Objective Design Standards – Major Massing Breaks

- Buildings greater than three stories in height with a building facade greater than 200 feet in length shall have a minimum of one major massing break.
- Major massing breaks shall be a minimum of five feet deep and a minimum of 10 feet wide and shall extend the full height of the building including a break in the roofline.
- Building facades greater than 400 feet in length shall include at least two major massing breaks with one major break with a minimum depth of 10 feet and minimum width of 20 feet.



- A Facade length $\leq 100'$
- B Facade length $\geq 200'$
- Minor break for building lengths $\leq 100'$ long
- Major break for buildings lengths $\geq 200'$ long

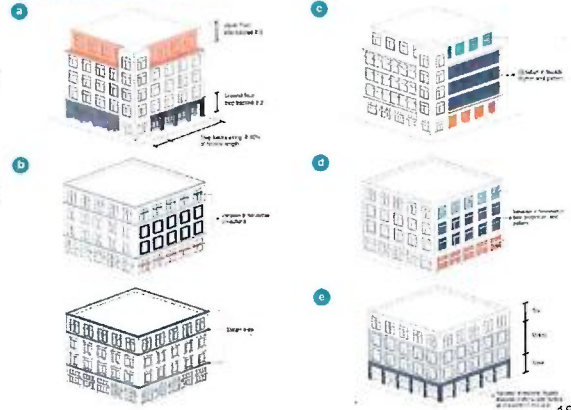


Plan Elements

Objective Design Standards – Building Components (Base/Middle/Top)

- Buildings four stories and higher, on lots wider than 75 feet, shall be designed to differentiate a defined base, a middle or body, and a top, cornice, or parapet cap.
- Three-story buildings on lots wider than 75 feet shall include a minimum a defined base and top.
- Each of these elements shall be distinguished from one another for a minimum of 70% of the façade length through use of two or more of identified measures.

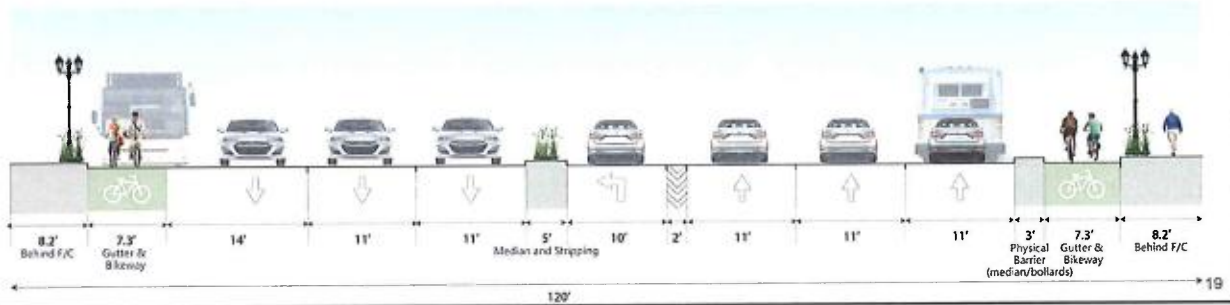
Figure 4.27. Building Components (Base/Middle/Top)



Plan Elements

ECR Right-of-Way – Interim Concept

Remove on-street parking to accommodate a protected bikeway (median or other physical barrier); sidewalk bus boarding; wider sidewalks and street trees as parcels redevelop

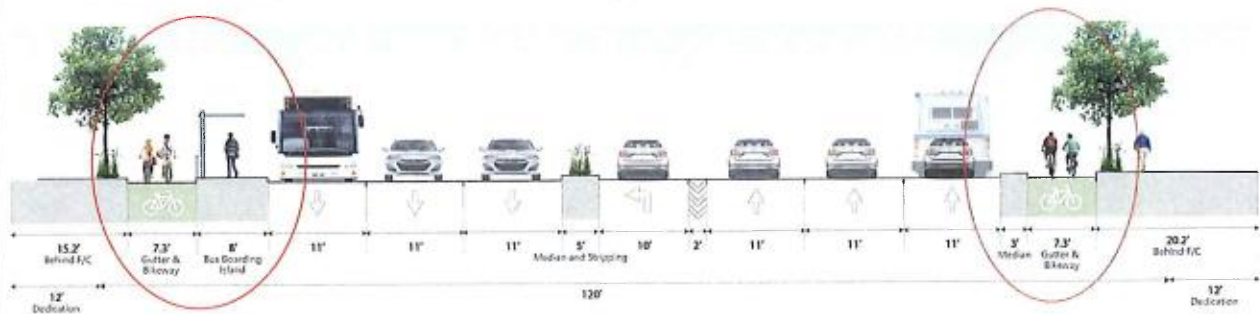


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Plan Elements

ECR Right-of-Way – Final Concept

Remove on-street parking to accommodate a cycle track and bus boarding islands; 20 ft sidewalks; street trees + furnishings



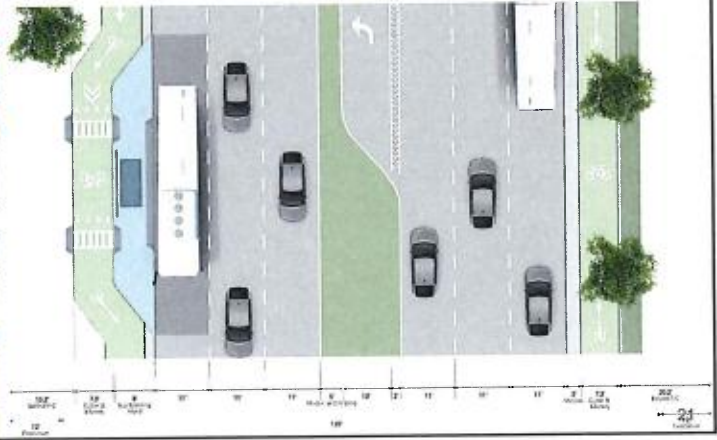
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Plan Elements

ECR Right-of-Way – Final Concept

- Bus boarding island
- Bicycle cycle track



Plan Elements

Community Benefits

- Encourage new development to provide enhancements that benefit the community in addition to those typically required in exchange for increased development potential.
- Requires a development agreement with the City that specifies the community benefits that will be provided.
- Plan identifies potential community benefits, which include:
 - Higher levels of affordable housing
 - New publicly accessible public open space
 - Commercial and small business support and preservation
 - Utility improvements
 - Pedestrian and bicycle amenities
 - Community shuttle
 - Public parking facilities
 - Public art
 - Other in-lieu contributions



El Camino Real Specific Plan

Zoning Districts

Addition of a new chapter to Title 18 – Zoning of the Santa Clara City Code establishes three new zoning districts for the El Camino Real corridor

- Regional Commercial Mixed Use District (RCMU)
- Corridor Mixed Use District (CMU)
- Corridor Residential District (CR)

Each zoning district is consistent with ECR land use designations and development standards of the Specific Plan

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El Camino Real Specific Plan

Environmental Impact Report

- An Environmental Impact Report (EIR) was prepared in accordance with the California Environmental Quality Act (CEQA).
- The EIR analyzes program-level impacts of the El Camino Real Specific Plan.
- Notice of Availability (NOA) was circulated for a 45-day period from December 10, 2020 to January 25, 2021
- The EIR found that any potentially significant impacts can be mitigated to a less than significant level. The mitigation measures are included in the Mitigation Monitoring and Reporting Program (MMRP).
- During the Draft EIR comment period a total of 11 comments were received. None of the comment letters identified a new significant impact.

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El Camino Real Specific Plan

Pending Applications

Address	Site Acreage	Applicant	Project Description	Current GP Land Use	ECR Specific Plan Proposed Land Use	# OF Dwelling Units	Dwelling Units per Acre (DU/AC)
2490, 2500 El Camino Real	7.14	Lou Mariani	INACTIVE - GPA from Community Mixed Use to Regional Mixed Use; PD rezoning and AC approval for 282 mt units and 20 townhomes units, a 311-room hotel, and 206,000 square feet of commercial space on a 7.14-acre site	Community Mixed Use (Min. Commercial FAR of 0.10) (20-36 du/ac)	Corridor Mixed Use (45-65 du/ac)	282	39.6 du/ac
3155 El Camino Real	2.44	Oak Investment Group, LLC	Rezoning to create a 60-unit residential development (40 townhomes, 20 stacked flats) infill project	Community Mixed Use (Min. Commercial FAR of 0.10) (20-36 du/ac)	Corridor Mixed Use (45-65 du/ac)	60	24.4 du/ac
2855/2857 El Camino Real	1.89	AJ Craig Development	Rezoning to allow 88 units - 28 new single family attached homes grouped in five buildings and 62 affordable senior apartments in one five-story building	Community Mixed Use (Min. Commercial FAR of 0.10) (20-36 du/ac)	Corridor Mixed Use (45-65 du/ac)	88	45.1 du/ac
1601 Civic Center Dr	1.4	Charities Housing	Architectural review of a 112-unit affordable housing development	Community Commercial	Corridor Mixed Use (45-65 du/ac)	119	84.4 du/ac



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El Camino Real Specific Plan

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- Specific Plan Land Use designation - Corridor Mixed Use (45-65 DU/AC)
- Proposed project density 24.4 DU/AC



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El Camino Real Specific Plan

March 16, 2021 City Council Study Session

The City Council requested additional information regarding:

- Retail
- Parks
- Shade/Shadow
- On-Street Parking Removal
- Affordable Housing

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El Camino Real Specific Plan

Retail Strategy – Market Analysis

- Internet sales have had a significant negative impact on certain segments of retail (electronics, apparel, etc.)
- Experience/service retail sectors (restaurants, gyms, etc.) were strong before COVID, but have since been devastated by the pandemic

Retail conditions along ECR:

- Retail occupancy holding steady, but sales lower than industry standards
- Many existing retail properties are small and shallow relative to current market requirements
- Trade-area is largely built-out and constrained by competition from nearby Valley Fair Mall and Santana Row

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El Camino Real Specific Plan

Retail Strategy – Recommendations for El Camino Real

- Support the intensification of retail development at major intersections, with grocery anchors being a target
- Encourage the repurposing of existing retail space to local-serving tenants, such as cultural restaurants, gyms, and services
- Target the requirement for commercial use to major intersections, not side streets
- Promote retention and strengthening of existing commercial businesses

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El Camino Real Specific Plan

Retail Strategy – Recommendations for El Camino Real

- Zoning and required retail areas relate to the physical conditions and parcelization along the corridor:
 - Small shallow parcels, particularly on the eastern side of the corridor are not conducive to large retail storefronts and the commercial depths required or desired by modern retailers
 - Retail was maintained at key sites/intersections along ECR to meet the needs of modern retailers for traffic, visibility, and parking availability, etc.
 - The Plan will preserve and enhance the quality of retail along the corridor by ensuring that is clustered together, rather than diluted

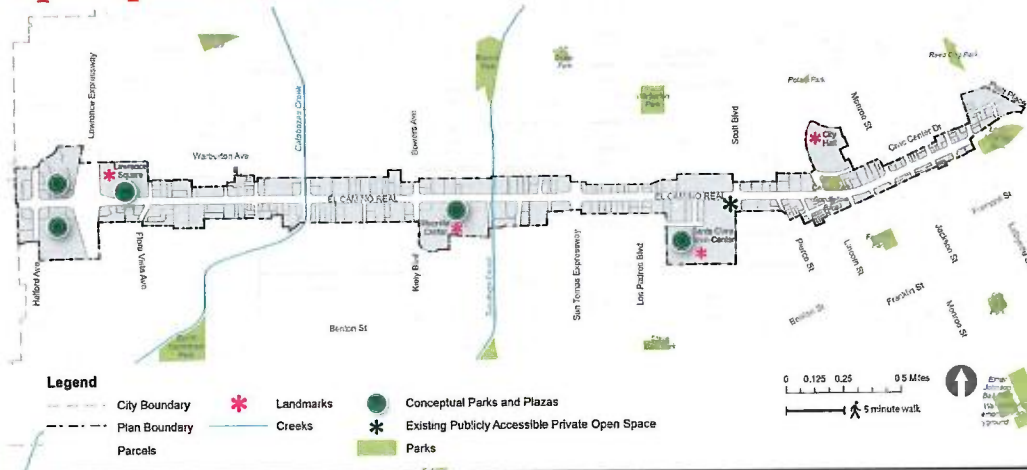
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El Camino Real Specific Plan

Open Space Framework



El Camino Real Specific Plan

Open Space Framework

The Specific Plan seeks to create new public open spaces as required under the City's Park and Recreational Land Ordinance (Chapter 17.35 of the City Code), as well as publicly-accessible, but privately-maintained open spaces, such as plazas along the corridor.

- All new residential development will be required to provide parkland per the City's Park and Recreational Land Ordinance.
- For the properties designated as Regional Commercial Mixed Use (Activity Centers) publicly-accessible, privately-owned plazas are required.





El Camino Real Specific Plan

Shade and Shadow Analysis



June 20th



September 22nd



December 21st



El Camino Real Specific Plan

Shade and Shadow Analysis – Winter Solstice (December 21)

- shadows limited to directly abutting SFR homes





El Camino Real Specific Plan

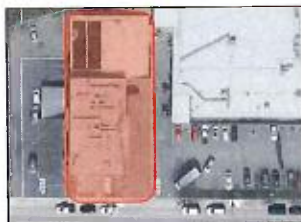
Phased Bicycle Lane Implementation

- Requires removal of on-street parking spaces
- Will be phased
- Implementations of the interim and final ROW concept requires Caltrans approval
- Maintain on-street parking at specific locations until the sites redevelop



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Phased Bicycle Lane Implementation



Diver Dan's



Grand Prix Power Sports



Wash & Dry; Salon; Realty; SC Montessori





El Camino Real Specific Plan

Affordable Housing

- Draft Plan standard – 15% inclusionary requirement based on 80% AMI average
- Alternative requirement – 15% inclusionary requirement consisting of:
 - 5% Very-Low Income (50% AMI)
 - 5% Low Income (80% AMI)
 - 5% Moderate (120% AMI)
- Follow-up Council action to update in-lieu fee

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El Camino Real Specific Plan

Planning Commission Recommendation

Recommend the City Council adopt the Specific Plan and related actions, with the following changes:

1. Grandfather in applications that are deemed complete as of May 10, 2021, and that advance the goals of the EL Camino Real Specific Plan.
2. Change the proposed land use designation for the property located at 3141 and 3155 El Camino Real from Corridor Mixed Use (45-65 DU/AC) to Corridor Residential (16-45 DU/AC).
3. Prohibit data centers within the El Camino Real Specific Plan
4. Add a historic preservation policy
5. Consider solar access in the winter of adjacent single-family yards on the north side of EL Camino Real and require design solutions to mitigate any shading.
6. Provide a free or low-cost shuttle along the corridor.

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El Camino Real Specific Plan

Recommended City Council Actions

1. Adopt a resolution approving the El Camino Real Water Supply Assessment (WSA).
2. Adopt a resolution approving and certifying the Final EIR prepared for the El Camino Real East Specific Plan (SCH # 2019059029), including CEQA Findings.
3. Adopt a resolution approving the El Camino Real Specific Plan, a specific plan consistent with CA Government Code Sections 65450-65457.
4. Adopt a resolution approving a General Plan text amendment creating the Regional Corridor Mixed Use (55-100 DU/AC; 0.2 Commercial FAR); Corridor Mixed Use (45-65 DU/AC); Corridor Residential (16-45 DU/AC); and Ground Floor Commercial Overlay land use designations, and amending the General Plan Land Use diagrams for Phases II and III to reflect the land use designations in the El Camino Real Specific Plan.
5. Adopt an ordinance amending the zoning code to create the El Camino Real Zoning district.
6. Adoption of an Ordinance allowing the removal of on-street parking on El Camino Real.

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Item 2

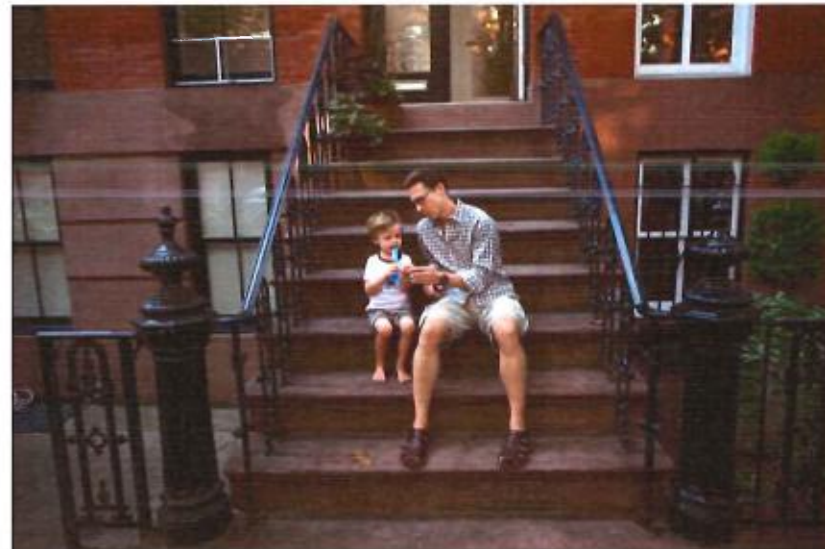
A Realistic Approach to Retail

(Content courtesy of Bruce Brubaker of Placeworks)

Flexible Use standards generally allow the following additional uses:

- Retail stores
- Cafes and restaurants
- Lobby entrances to apartments
- Offices with windows along the frontage
- Amenity Spaces for housing above
- Health clinics and medical offices
- **“Live-work” units**
- **Ground floor residential units with stoops**

*Flexible Use
A Realistic Approach*



6/15/21

Item 2

El Camino Real

Mixed-use Retail—how successful?

Mixed-
use first
floor
retail



Visual
appeal?



See-
through
Retail?



Space
Available



Curb
appeal?



Retail in
Affordable
Housing



Retail in
Affordable
Housing—
separate
financing
required



Retail or
office space?



Live/work?
Customer
parking?



Other ways
to
activate
streetscape



Flexible
street-
level uses



Attractive ECR
promenade



06-08-21

ITEM#2
RTZ# 21 - 595

Melissa Meslo

From: Mare Kimura <marekim@comcast.net>
Sent: Tuesday, June 15, 2021 7:31 PM
To: Public Comment
Subject: Mariani project should not have more growth

Mariana's should not have extensions more than two stories on ECR and three or four behind it. More than that is overwhelming for the community for the neighborhood behind it and the traffic in and out of the facility.

Mary Kimura

POST MEETING MATERIAL

06-08-21

ITEM#2
RTZ#21-595

Melissa Meslo

From: Linda Zazzara <schwazzara@me.com>
Sent: Tuesday, June 15, 2021 7:19 PM
To: Public Comment
Subject: ECR

Mayor and Council,

We do not need high rise buildings along the El Camino, as it is very destructive to the neighborhoods that are behind the ECR. It seems that no matter what residents of these communities say, there are forces out there that want to cram as many people and buildings into the properties along ECR. I watched the ECR task force meetings and saw such a big push for higher density and height from people on the task force that were not ECR community. Our community residents on this team were barely listened to. Developments along the ECR provide a very small percentage of needed housing and yet do the most damage to neighborhoods. Please listen to the residents.

When a developer asks for less height to help the community, the city seems to be not happy. Why is that? The two developers I know of that wanted less height and density show that they respect the residents and community.

When a project like Mariani does come back, will the city push for higher density and heights.

No on street parking will create issues with neighborhoods with streets open to ECR.

Please spend more time really telling the public about what a developer can get by adding some community benefit.

Regards,
Linda Zazzara

Sent from my iPad

06-08-21

ITEM# 2
RTZ# 21-595

Melissa Meslo

From: Howard Myers <1hmyers1@comcast.net>
Sent: Tuesday, June 15, 2021 7:08 PM
To: Public Comment
Subject: input for ECR Specific Plan

Mayor and council,

1. Having been on the ECR committee it was clear the objective was already set. We didn't have any significant impact. When asked what would happen if the committee decided the density should not increase a city planner said that would defeat the purpose. Then tried to backtrack that the purpose of the plan was to increase density.
2. A well meaning council with great dreams destroyed out downtown and left it. This plan includes the danger of destroying existing businesses, especially auto centric, and get stalled leaving a bunch of empty lots. Dreaming of the future isn't the same as knowing it. This plan is dangerously ambitious.
3. The plan, if successful as you dream it, will spill traffic and parking onto the single family neighborhoods that are adjacent to ECR.
4. Having a street next to the development is not an advantage it provides a driveway and parking lot for residents. It is a detriment to the quality of living in the neighborhoods.
5. Has anyone challenged the state taking over our zoning? Does it comply with the Calif constitution?

Howard Myers
1398 Las Palms Dr
SC, 95051

06-08-21

ITEM#2
RTZ#21-595

Melissa Meslo

From: Xinyu Zhao <zhaoxy1991@gmail.com>
Sent: Tuesday, June 15, 2021 5:07 PM
To: Public Comment
Subject: My deep concerns for El Camino Real re-zoning area plan

to City Council of Santa Clara:

My name is Xinyu Zhao. I became a proud Santa Clara resident and home owner ever since early 2021. When I started to write this comment, I had just finished my DIY backyard fence. But all the joys were blown away by this shocking news. How can a 6-feet fence provide any privacy behind a 4-story building?

My girlfriend and I loved the peaceful living life of Santa Clara and we want to set my roots here. We put all our savings into this house, plus carrying over 1 million dollars in loan, since we all know how competitive the Bay Area housing market is. Right now our backyard and back windows are facing directly to the backside of the MoonLite plaza. We can already occasionally see restaurant staff talking and smoking behind the fence. We heard noise from the recycling truck picking up huge piles of food waste in the morning. But nothing can be compared to the disaster that introduced this new area plan. **I stand firmly to protect my own residential right, to protect the life quality of this neighborhood.**

Here are my objections:

- The real estate value will be greatly depreciated, and new homeowners could have a financial crisis.

More than 30% of homes on Donovan Avenue are purchased within 5 years, on their all time high costs. Once the residential complex is built up, fewer people will be interested and the house value will very likely suddenly hit bottom low. The heavy mortgage loan will then become an unbearable burden. Some very new home owners like us are at the risk of being forced to pour in cash to cover their house value cliff. This is unfair and unacceptable. Once the plan kicks off, I have no saying in this matter.

- Our life is permanently disrupted and even destroyed.

1) the construction noise and dust. A multi-story complex takes years to build. With the summer wind and winter rain, we will be living in dust and mud for years. The construction site is just so close I just don't see any builder can avoid it. I see no discussion how the building process can be regulated and inspected. The rezoning just opened the access to builders with no turning back.

2) the privacy vanished. I guess anyone living in the complex can see through my backyard and my rooms by then. I don't trust the trees, because nobody can grow a 30-feet tree in a year. The city is still cutting the trees behind the backyard every year, since tall trees bother the utility line. I don't trust the roof and covers. It will be a long conversation with the real estate company, while we the residents are living a miserable life.

3) the living peace is permanently disturbed. With less plaza parking, cars of the residents and customers will definitely park their cars into the neighborhood. Our local roads will not be safe and clean any more. This is exactly what's happening in San Mateo and Mountain View, no matter how many citation tickets are issued. I cannot let that happen in our neighborhood at any chance.

- small businesses will be bullied.

I love those family owned businesses on El Camino, like restaurants, service shops or even food trucks. I know some of them are owned by our lovely neighbors who have lived here for decades. Do you expect them to relocate into a fancy commercial complex? Eventually they will be bullied and forced out. We cannot let that happen.

Again, as a proud Santa Clara resident, I am strongly against the rezoning proposal.

Thanks,
Xinyu

POST MEETING MATERIAL

06-08-21

ITEM#2
RTC#21-595

Melissa Meslo

From: Annie Yuan <annieyuan1227@gmail.com>
Sent: Tuesday, June 15, 2021 3:48 PM
To: Public Comment
Subject: Protest Against The El Camino Real Specific Area Plan from Residents

Hi Santa Clara City Officer,

In terms of the new ECR Specific Plan, my family and I are strongly against it.

We are residents directly affected by it and shocked to hear that tomorrow the corridor behind our backyard might be allowed to build residential or hotel buildings that could be 4-5 stories high. It means we have zero privacy in the future and the home we just bought several months ago will be a public place where everyone who is in the building will be able to have an eye on us in the future every day.

Even though it is said there will be trees and a roof, the building will be 4-5 stories HIGH and I don't believe any trees will work. It is so against our willingness to have someone live behind who can peek into our yard.

Meanwhile, we spent all the money we could afford to buy this house and it will be a huge concern for any buyer if we want to sell after 5-8 years. If the home value crashes, we might go bankrupt. It is hard to imagine.

We couldn't sleep when we heard this bad news yesterday. And I didn't know what else I could do but I'm strongly against this plan. Hope you could hear from us. Thanks!

Annie

POST MEETING MATERIAL

06-08-21

ITEM#2
RTZ#21-595

Melissa Meslo

From: Mare Kimura <marekim@comcast.net>
Sent: Tuesday, June 15, 2021 7:48 PM
To: Public Comment
Subject: Bike lanes on ECR are dangerous

I know many people want to commute on ECR but it is way to dangerous. Until you make a center bike commute lane, which is the only lane which makes sense, it is unsafe for bikes on ECR. Outside bike lanes are great for short distances but for long distance riders, please give them some center lanes.

06-08-21

ITEM#2
RTZ# 21-595

Melissa Meslo

From: Public Comment
Sent: Tuesday, June 15, 2021 6:30 PM
To: Melissa Meslo
Subject: FW: My deep concerns for El Camino Real re-zoning area plan

From: Xinyu Zhao <zhaoxy1991@gmail.com>
Sent: Tuesday, June 15, 2021 5:07 PM
To: Public Comment <PublicComment@santaclaraca.gov>
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More than 30% of homes on Donovan Avenue are purchased within 5 years, on their all time high costs. Once the residential complex is built up, fewer people will be interested and the house value will very likely suddenly hit bottom low. The heavy mortgage loan will then become an unbearable burden. Some very new home owners like us are at the risk of being forced to pour in cash to cover their house value cliff. This is unfair and unacceptable. Once the plan kicks off, I have no saying in this matter.

- Our life is permanently disrupted and even destroyed.

1) the construction noise and dust. A multi-story complex takes years to build. With the summer wind and winter rain, we will be living in dust and mud for years. The construction site is just so close I just don't see any builder can avoid it. I see no discussion how the building process can be regulated and inspected. The rezoning just opened the access to builders with no turning back.

2) the privacy vanished. I guess anyone living in the complex can see through my backyard and my rooms by then. I don't trust the trees, because nobody can grow a 30-foot tree in a year. The city is still cutting the trees behind the backyard every year, since tall trees bother the utility line. I don't trust the roof and covers. It will be a long conversation with the real estate company, while we the residents are living a miserable life.

3) the living peace is permanently disturbed. With less plaza parking, cars of the residents and customers will definitely park their cars into the neighborhood. Our local roads will not be safe and clean any more. This is exactly what's happening in San Mateo and Mountain View, no matter how many citation tickets are issued. I cannot let that happen in our neighborhood at any chance.

- small businesses will be bullied.

I love those family owned businesses on El Camino, like restaurants, service shops or even food trucks. I know some of them are owned by our lovely neighbors who have lived here for decades. Do you expect them to relocate into a fancy commercial complex? Eventually they will be bullied and forced out. We cannot let that happen.

Again, as a proud Santa Clara resident, I am strongly against the rezoning proposal.

Thanks,
Xinyu

06-08-21

ITEM# 2
RTZ# 21-595

Melissa Meslo

From: Adolfo A. Garcia <adolfo.garcia@att.net>
Sent: Tuesday, June 15, 2021 6:44 PM
To: Public Comment
Cc: Raj Chahal
Subject: SC City Council 15 June 21 Agenda Item #2.21-595

Good evening, Mayor Gillmor and City Council Members -

In advance of this evening's public discussion of the ECR Specific Plan to the City Council, I voice my opposition to the Specific Plan with respect to the following items:

a) On behalf of the property owners who own shallow lots abutting proposed multi-story structures along the new ECR, I encourage the city council to codify that new residential building heights are to be reduced from 4 stories maximum to 2 stories maximum to maximize residential privacy.

If the council approves 4-story maximum building height along those shallow lots, will it codify a variance to these property owners to increase the height of their backyard fences above 6 feet for additional privacy? Will the City agree to compensate these property owners for the costs of new fencing and/or landscape screening?

If the City is unwilling to grant variances/defray residential fencing/landscape screening costs, will the City impose on the developer(s) the costs to add landscape screening on new construction? If not, why not?

If the City is unwilling to impose landscape screening requirements on developers, will the City impose a building code requirement that any installed window on a wall that is parallel to a property line in common with the shallow-lot properties must be installed at a minimum height of 6 feet above a given unit's floor?

b) In light of multiple email exchanges with the project's Principal Planner over the past two years, I have yet to receive satisfactory responses on the following observations:

i) ...what new sources of electrical power will the City build or secure, separate from the code requirement for solar-power generation on new construction?

ii) ...since natural-gas fired appliances have been made illegal in CA in all new construction, I'm remain convinced that the City will impose higher electrical rates and/or adopt tiered electrical rates across all residential/commercial properties citywide. Please comment on my suggestion to impose/amortize the costs of new, additional power generation onto the owners of all new residential and commercial properties included in the ECR Specific Plan.

iii) ...what new sources of water supply will the City secure? I too am convinced the City will continue to imposes higher water and waste rates and/or adopt tiered rates across all residential/commercial properties city-wide. Please comment on my suggestion to impose/amortize the costs of new additional water sources and waste costs onto the owners of all new residential and commercial properties included in the ECR Specific Plan.

c) Currently, the ECR is part of the CA Hwy 82 system. Since the proposed Specific Plan materially alters traffic patterns and flow, at what point will the City petition the state to reroute/reassign CA Hwy 82? If not, why not?

d) With respect to the proposed resolution eliminating parking along the ECR from Halford Avenue to Lafayette Boulevard except along the (5) specifically-itemized APNs, I encourage the city council to reject this resolution straightaway because it has not been demonstrated that additional vehicular traffic onto the neighborhoods immediately north and south of the proposed ECR corridor will not impose safety and parking issues to residents of those neighborhoods.

Thank you for entering these questions/comments into the public record and I look forward to receiving answers promptly.

Sincerely yours,

/s/ Adolfo A. Garcia
1667 Long Street, 95050

06-08-21

ITEM#2
RTZ#21-595

Melissa Meslo

From: Mare Kimura <marekim@comcast.net>
Sent: Tuesday, June 15, 2021 8:10 PM
To: Public Comment
Subject: STOP CUTTTING DOWN ON PARKING

You are reducing parking spaces with this misguided logic that people will take public transit. Why? Buses are completely unreliable. They don't go into the neighborhoods where we live.

Also, parking spaces need to be car size, not minicar size.

Mary Kimura

06-15-21

ITEM #2
RTC #21-595

Melissa Meslo

From: Public Comment
Sent: Tuesday, June 8, 2021 3:55 PM
To: Melissa Meslo
Subject: FW: El Camino Real Specific Plan - We Oppose the adoption on the June 15th meeting

This is for the 15th

From: Dave Haney <Dave@serranoelectric.com>
Sent: Tuesday, June 8, 2021 10:46 AM
To: Public Comment <PublicComment@santaclaraca.gov>
Cc: Dave Haney <Dave@serranoelectric.com>
Subject: El Camino Real Specific Plan - We Oppose the adoption on the June 15th meeting

Dear Council members,

My wife and I remain opposed to having 3-4 story zoning with 16-45 units per acre adjacent to our one-story single-family home up against the El Camino corridor. This proposal would drastically decrease the value of our home as no one wants to have three to four stories of windows staring down on them in their back yard. We have lived at our residence for 23 years and now this will remove all the privacy we currently have from a visual and sound standpoint that a residence in a typical neighborhood setting would expect and deserve to keep. You are essentially disregarding any resident that has a home up against the El Camino Corridor to satisfy the needs of the city and the cities goals. What about the residents' goals as they may be relying on the value of there home to use for retirement or medical expenses? Please decline this approval process and find other designs or ideas for these areas of land use.

Thank you,
David and Kristian Haney
2288 Bray Ave.

POST MEETING MATERIAL

06-15-21

ITEM #2
RTZ# 21-595

Nora Pimentel

From: xiuming zhu <xmzhu.utcs@gmail.com>
Sent: Sunday, June 13, 2021 9:31 PM
To: Public Comment
Subject: About Reference #2.21-595 - EL camino Real specific plan

Hi

I am a resident living on bray ave, my house is directly close to the El camino street. I heard that the plan which will change the close street area (just outside of our fence area) to 3 storage residential building. This is surely not a good idea for our community. We are already very crowd and we need enough space for our retail business. Also, our privacy will be seriously affected.

So, please reconsider this.

Thanks a lot

POST MEETING MATERIAL

06-15-21

ITEM #2
RTZ#21-595

Nora Pimentel

From: Ajay Patel <ajay.patel@gmail.com>
Sent: Monday, June 14, 2021 9:01 AM
To: Public Comment
Subject: El Camino Real creation of mixed use corridor

Dear Santa Clara City Officials

Please find me and my family at 942 Civic Center Dr. Santa Clara 95050

DO NOT want this corridor to change and become residential. We feel that more businesses in the area are more appropriate and want to preserve the quality of life we have in this area without having 3 to 4 story residential buildings looking into our properties.

Please keep us updated on this plan and how to resist any changes.

Regards
Ajay

POST MEETING MATERIAL

06-15-21

ITEM#2
RTC# 21-595

Nora Pimentel

From: Vaidehi Mathavan <vaimathavan@gmail.com>
Sent: Monday, June 14, 2021 10:02 AM
To: Public Comment
Subject: Public Comment 2.21-595 -El Camino Real Specific Plan

Respected Council Members

As an El Camino Real and San Thomas neighborhood resident, I strongly oppose the creation of the Regional Corridor Mixed Use: 45-65DU/AC, 4-5 Stories and 16-45 DU/AC, 3-4 Stories) as it will severely degrade the health and environmental quality of the existing family oriented residential neighborhood.

I request the council to proactively preserve the quality of life of adjacent residential assets, create a supportive environment for small and local business and focus on creating a pedestrian/oriented restaurant and retail street that supports family-friendly neighborhood.

Sincerely
Vaidehi (Vai) Mathavan
2440 Robinson Ave
Santa Clara
CA 95051

06-15-21

ITEM#2
ITEM #21-595

Nora Pimentel

From: Sathya Mathavan <sathya.mathavan@gmail.com>
Sent: Monday, June 14, 2021 11:03 AM
To: Public Comment
Subject: Item 2.21-595 - El Camino Real Specific Area Plan

Council Members,

I recently learned about Item 2.21-595 and wanted to share that I strongly oppose creation of the Regional Corridor Mixed Use (45-65 DU/AC 4-5 Stories) and the Residential Corridor (16-45 DU/AC 3-4 stories). As a past and a potential future resident of this area, I do not believe these items preserve the quality of life the adjacent neighborhoods and existing community provide.

I would support projects that create a pedestrian-oriented restaurant and retail street to support small and local businesses in these areas instead.

Thank you,
Sathya Mathavan, P.E. (CA)
Civil Engineer and Potential Future Resident

06-15-21

ITEM #2
RTC# 21-595

Nora Pimentel

From: Annie Yuan <annieyuan1227@gmail.com>
Sent: Monday, June 14, 2021 4:34 PM
To: Public Comment
Subject: Protest Against The El Camino Real Specific Area Plan from Residents

Hi Santa Clara City Officer,

In terms of the new ECR Specific Plan, my family and I are strongly against it.

We are residents directly affected by it and shocked to hear that tomorrow the corridor behind our backyard might be allowed to build residential or hotel buildings that could be 4-5 stories high. It means we have zero privacy in the future and the home we just bought several months ago will be a public place where everyone who is in the building will be able to have an eye on us in the future every day.

Even though it is said there will be trees and a roof, the building will be 4-5 stories HIGH and I don't believe any trees will work. It is so against our willingness to have someone live behind who can peek into our yard.

Meanwhile, we spent all the money we could afford to buy this house and it will be a huge concern for any buyer if we want to sell after 5-8 years. If the home value crashes, we might go bankrupt. It is hard to imagine.

We couldn't sleep when we heard this bad news yesterday. And I didn't know what else I could do but I'm strongly against this plan. Hope you could hear from us. Thanks!

Annie

06-15-21

ITEM#2
RTZ# 21-595

Nora Pimentel

From: Juliusz Gonera <jgonera@gmail.com>
Sent: Tuesday, June 15, 2021 9:31 AM
To: Public Comment
Subject: Item 2.21-595 - El Camino Real Specific Area Plan

Dear Council Members,

I recently learned about Item 2.21-595. I strongly oppose the Regional Corridor Mixed Use (45-65 DU/AC 4-5 stories) and the Residential Corridor (16-45 DU/AC 3-4 stories). I am considering moving to this area and I firmly believe these projects would have a detrimental effect on the quality of life in the neighborhood.

Sincerely,
Juliusz Gonera
Potential Future Resident

06-15-21

ITEM #2
RTZ # 21-595

Nora Pimentel

From: Edward Kang <edwardhkang@gmail.com>
Sent: Tuesday, June 15, 2021 9:32 AM
To: Public Comment
Subject: El Camino Real Specific Area Plan: Reference Item #2.21-595

Hello Santa Clara Public Comment Team,
My name is Edward Kang and I live on 2726 Donovan Ave.
I am writing you today to add my comments about the plan for adding commercial and, more specifically, residential buildings on el Camino Real.
I'll try to keep it short, but my main concern is that my backyard borders the area where new apartments are being suggested. These apartments would look directly into my backyard and prevent any kind of privacy that is normally associated with a backyard. We purchased our home in October of 2020 and had we known anything like this was coming we would have no purchased this home.

I'm not sure if there is a place/time for voting on the plan, but if there is please let me know.

Thank you in Advance
-Edward Kang

06-15-21

ITEM #2
RTZ #21-595

Nora Pimentel

From: Dave Haney <Dave@serranoelectric.com>
Sent: Tuesday, June 15, 2021 11:15 AM
To: Public Comment
Cc: Raj Chahal; Kristian Haney; Dave Haney
Subject: FW: El Camino Real Specific Plan - Item # 2.21-595 We Oppose the adoption on the June 15th meeting

Dear Council members,

My wife and I remain opposed to having 3-4 story zoning with 16-45 units per acre adjacent to our one-story single-family home up against the El Camino corridor.

This proposal would drastically decrease the value of our home as no one wants to have three to four stories of windows staring down on them in their back yard.

We have lived at our residence for 23 years and now this will remove all the privacy we currently have from a visual and sound standpoint that a residence in a typical neighborhood setting would expect and deserve to keep. You are essentially disregarding all residents that have a home up against the El Camino Corridor to satisfy the needs of the city and the cities goals. What about the residents need for quality of life?

If this project is approved, it would severely disrupt our quality of life. There are better solutions for future projects budded up against residential homes that would have less impact on the neighborhoods and the community as a hole. Traffic is another real concern. Traffic is already severely congested with the recently added traffic lights. With this new adoption to the road changes, removing any parking along El Camino for a dedicated bike lane addition along with the buss transit lane changes, will certainly push more parking onto residential street just behind El Camino when the public comes to shop and eat at restaurants. As it is we have had a constant parking issue for the existing restaurants in the area for years. The public will come and park for lunch and dinner hours and then dumps their food trash in the street before they leave. This is only going to get worse by removing street parking. Because the parking requirement for the new planned developments always fall short many times of what is actually needed, this will certainly add yet more parking issues from the new development shortages as they will be parking onto the close's neighborhood streets adding another layer of congestion.

Please decline this approval process and find other designs, ideas for these areas of land use.

Thank you,
David and Kristian Haney
2288 Bray Ave.