

## **El Camino Real Specific Plan City Council Actions**

### 2021 City Council Action Summary

At the June 15, 2021 City Council meeting, the City Council reviewed the 2021 draft of the El Camino Real Specific Plan and directed staff to significantly modify the three proposed Specific Plan General Plan Land Use Designations. The City Council requested that the maximum heights for the three designations be two, three, and four stories, respectively, with corresponding reductions in allowable densities. These proposed changes were in response to concerns from community members and some City Council members about potential impacts of proposed heights and densities on adjacent single-family neighborhoods on the north side of El Camino.

On July 6, 2021, staff returned to the City Council to receive direction on the next steps for the El Camino Real Specific Plan. Staff explained that the reduced height limits would likely correspond to significant reductions in land density than those previously studied in the project Environmental Impact Report (EIR), requiring additional California Environmental Quality Act (CEQA) analysis and associated funding. Based on this information, the City Council directed staff to proceed with the significant modifications consistent with the reduced densities and height identified at the June 15, 2021 hearing, and to update and recirculate the project EIR accordingly.

On September 28, 2021, staff provided the City Council with more specific information on the process and costs to revise the Specific Plan per City Council's direction. The City Council then directed staff to proceed with the preparation of a revised, reduced density Specific Plan while also continuing to consider the original draft Specific Plan. Staff was also directed to prepare economic feasibility analyses for both alternatives. However, the City Council did not approve an accompanying amendment to the City's budget at that time to fund the work.

### 2022 City Council Action Summary

In June 2022, as part of the adoption of the FY 2022/23 and FY 2023/24 Capital Improvement Program (CIP) Budget, the City Council approved \$1.0 million in funding to proceed with preparation of the reduced density El Camino Real Specific Plan. The City Council also directed staff to return with alternative scopes of work, including options to reduce overall costs.

In September 2022, the City Council directed staff to prepare a significantly modified Specific Plan that retains enough density (4,400 residential units) and key elements of the prior plan (e.g., a range of densities that support mixed-use) to be consistent with the prior draft EIR. The Council also directed that the revised plan include the activity zones with building heights of up to six stories as proposed in the 2021 draft Specific Plan, and that an economic feasibility analysis be prepared for both Plans.

2023 City Council Action Summary

In March 2023, the City Council approved an agreement with Raimi & Associates, Inc. to provide services to revise the El Camino Real Specific Plan, consistent with prior Council direction.

In August 2023, the City Council directed staff to continue advancing the proposed land use plan as presented, including the addition of a fourth land use designation, Corridor Residential - Low (12-25 du/ac). This designation was proposed for the 60 properties along the corridor that serve as sensitive interfaces due to their proximity to single-family residences.