



Council and Authorities Concurrent Meeting

Item #7 RTC 21-1048
Alternatives for Revisions to the El Camino Real Specific Plan

September 28, 2021

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El Camino Real Specific Plan

Project Background

- 2010 – General Plan Update allows mixed-use development
- 2010–2017 – 13 Projects (1,292 Units) entitled
- May 2014 – Grant funding for the project from Bay Area Metro
- 2017 – Council direction to prepare a Specific Plan to provide detailed policies for new development
- June 15, 2021 – City Council direction to modify Specific Plan by reducing density
- June 30, 2021 – MTC grant funding ended

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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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The seal of the City of Santa Clara, California, is circular. It features a central illustration of a mission building with a red roof and a bell tower. The text "CITY OF SANTA CLARA CALIFORNIA" is written around the top inner edge, "1852" is at the bottom, and "THE MISSION CITY" is at the bottom inner edge. The seal is set against a dark blue background with a white and orange diagonal stripe.

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