

2014 Council Study Issue

CDD 14-14 Address Non-commercial Properties in Precise Plan for El Camino Real

Lead Department Community Development

Sponsor(s) City Council

History 1 year ago: 2 years ago:

1. **Scope of the Study**

- a. The Precise Plan for El Camino Real, adopted in 2007, includes a policy that new mixed use projects should include a commercial component that is 25% of the floor area ratio (FAR) for the property. The purpose of that requirement is to maintain the street as an important commercial corridor for the community. This policy pertains to all properties along the corridor and does not distinguish between commercial and residential zoning. The ECR combining district only defines a 20% FAR requirement for commercially-zoned properties in the nodes.

Currently, approximately 17% of the land uses along the El Camino Real corridor in Sunnyvale is residential. Most of those properties are multi-family residential units, mainly apartments.

Recently, the Council discussed whether commercial uses should be required for both commercial and residential-zoned property, and what level of commercial uses. The current Precise Plan does not specifically address whether commercial uses would be required if a residential property is redeveloped. This study would consider that issue. It would also be appropriate to reevaluate the 20-25% FAR policy/requirement with consideration of the latest commercial and retail market trends.

- b. What precipitated this study?
Recently, properties along El Camino Real zoned residential are being considered for redevelopment. It has been debated whether these sites would be required to include a commercial component with the redevelopment.
- c. Is this a multiple year project? Yes Planned Completion Year 2015

2. **Fiscal Impact**

a. Cost to Conduct Study

- i. Level of staff effort required (opportunity cost)
 Major Moderate Minor
- ii. Amount of funding above current budget required \$30,000
 Will seek budget supplement Will seek grant funding
- iii. Explanation of Cost: \$30,000 for a market/economic analysis to assess the viability of commercial uses for the corridor.

b. Costs to Implement Study Results

- No cost to implement.
- Unknown. Study would include assessment of potential costs.
- Some cost to implement. Explanation:

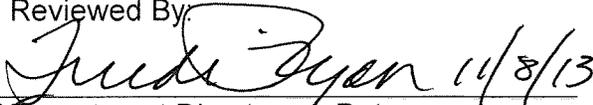
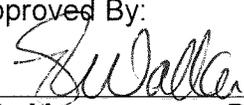
3. **Expected participation in the process**

- Council-approved work plan
- Council Study Session
- Board/Commission Review by Planning Commission

4. **Staff Recommendation**

- a. Position: Support contingent on approval of a budget modification of \$30,000 and combine with CDD 14-09.
- b. Explanation: The revised Precise Plan should address recent interest regarding whether commercial uses should be required or optional for residentially-zoned properties along El Camino Real and provide guidelines or standards for this designation.

This study issue could be combined with related study issue CDD 14-09, which is a comprehensive review of the Precise Plan for El Camino Real. Combining the two studies would result in an estimated cost of \$80,000.

Reviewed By:	Approved By:
	
Department Director	City Manager
Date	Date
11/8/13	11-8-13