



El Camino Real Specific Plan  
**Community Advisory Committee Meeting – November 14, 2019**

# Agenda

6:00-6:10 pm Introduction and Welcome

6:10-7:40 pm Review and Discussion of Draft Specific Plan Chapter 2-5

7:40-8:00 pm Public Comment

8:00 pm Adjourn

# Chapter Outline

- **Chapter 1: Introduction**
- **Chapter 2: Vision and Framework**
- **Chapter 3: Land Use**
- **Chapter 4: Development Standards & Guidelines**
- **Chapter 5: Transportation & Public Spaces**
- **Chapter 6: Implementation**

# Desired Outcomes

- More park, plazas, and open space
- Landscaping and street trees
- More walkable environment
- Better mobility and connections
- More transportation options
- Efficient and shared parking
- Compatibility with adjacent neighborhoods
- Local and regional destination
- Diversity of uses
- Balanced approach to housing
- Beautification
- Green building and sustainable infrastructure
- Support health and well-being

# Parks, Plaza, and Open Space

- Parks, green space, plazas, and other public space that encourages pedestrian activity, recreation, and access to nature, including recreation opportunities along Calabazas and Saratoga Creeks



## Legend

- City Boundary
- Plan Boundary
- Parcel
- \* Landmarks
- Creeks
- Conceptual Parks and Plazas
- \* Existing Publicly Accessible Private Open Space
- Parks

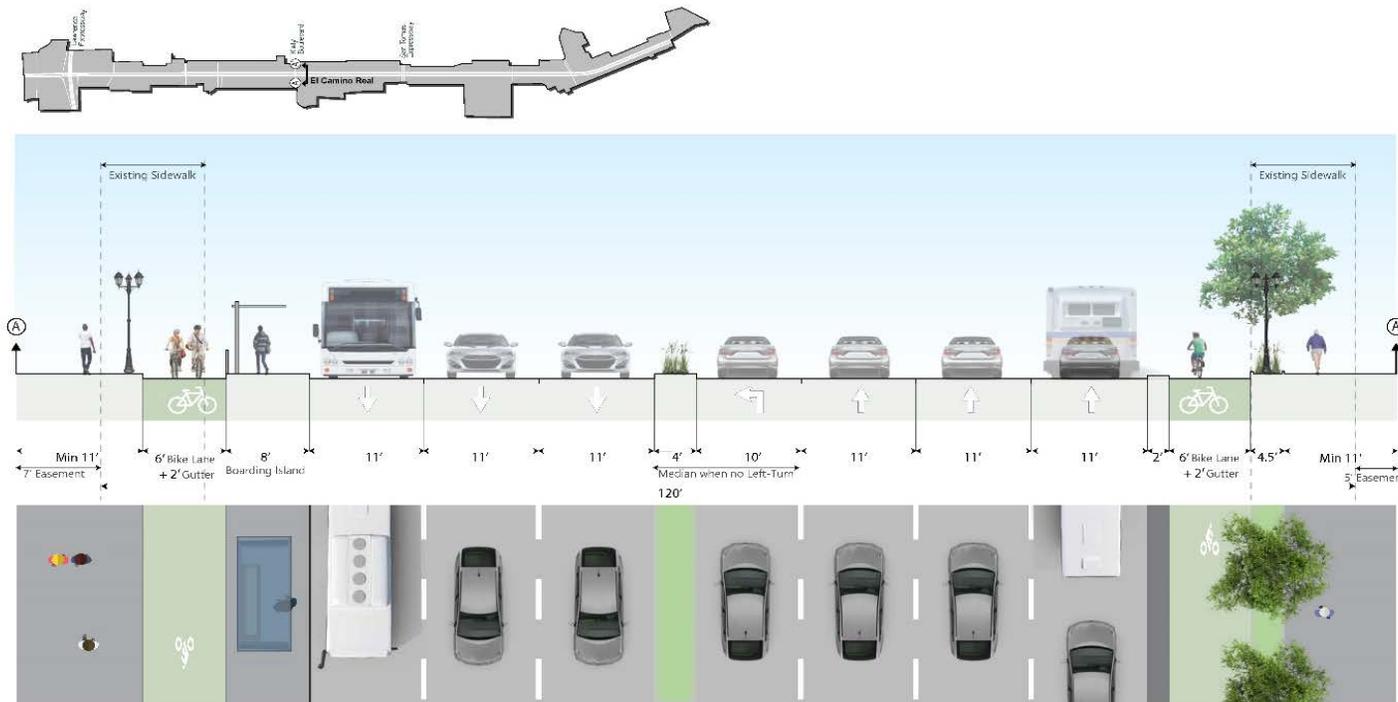
0 0.125 0.25 0.5 Miles

5 minute walk



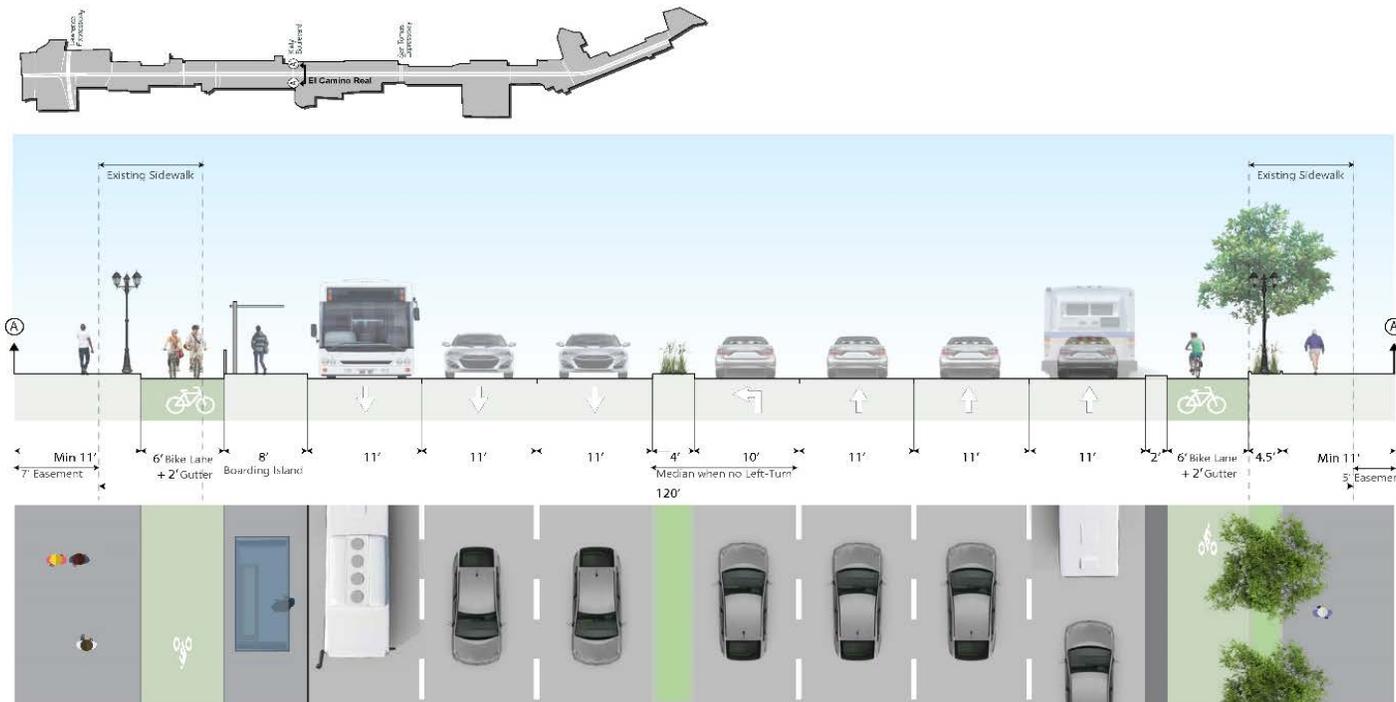
# Landscape and Street Trees

- Variety of landscaping and street trees along the corridor to create a more comfortable walking environment, break up large expanses of hardscape, and provide a buffer from vehicular traffic



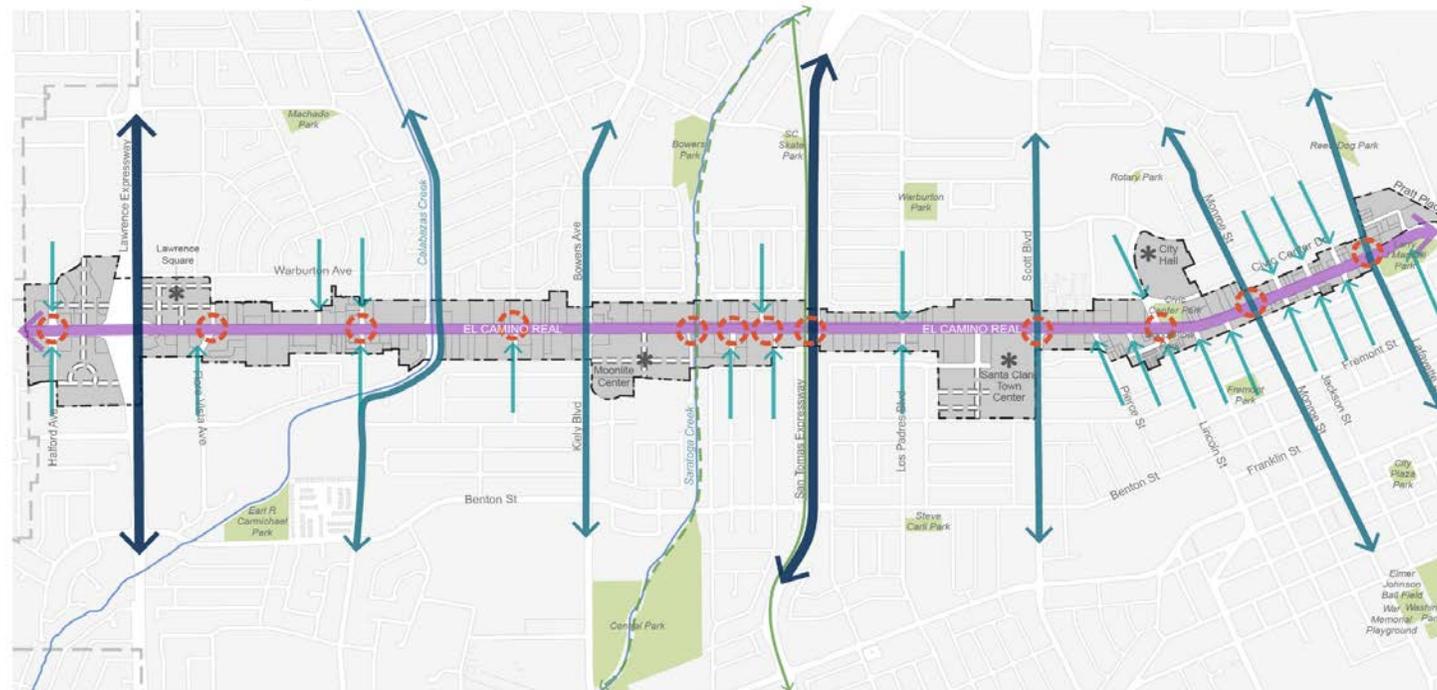
# Walkable Environment

- Pedestrian experience, public space, aesthetics, safety, and design quality throughout the Plan Area to attract visitors, serve residents, and promote walking



# Transportation

- Transportation options and improvements such as bicycle facilities, wider sidewalks, more frequent bus service, and shuttles to Caltrain



# Efficient and Shared Parking

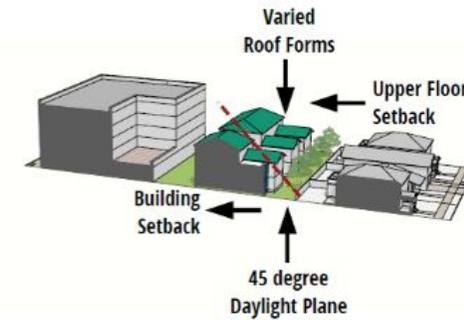
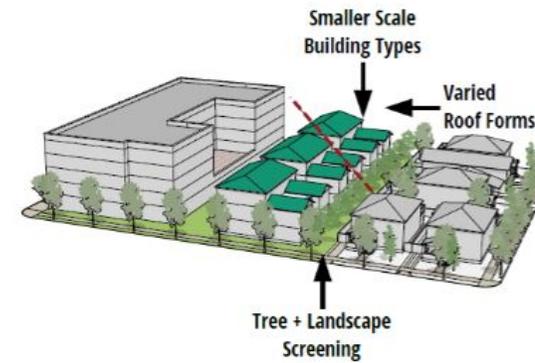
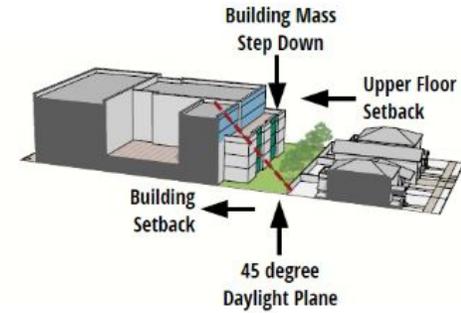
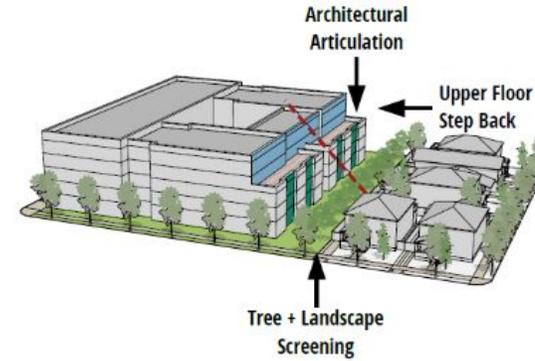
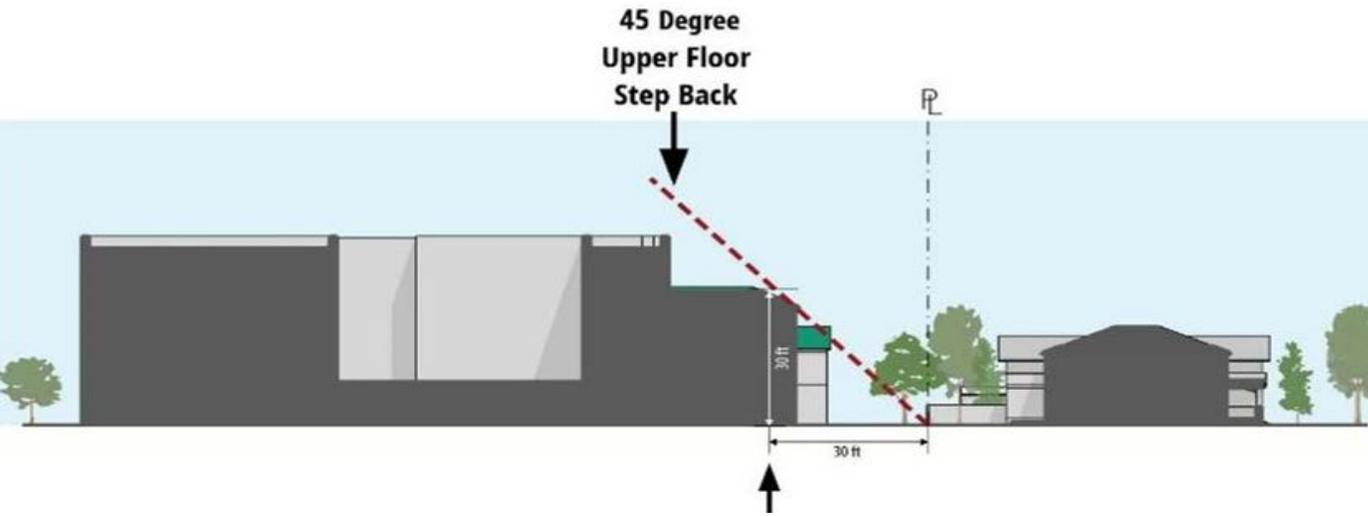
- **Parking management solutions that most efficiently use parking resources, including sharing of spaces between uses, structured parking, parking demand reduction measures, and park-once strategies**

# Compatibility with Adjacent Neighborhoods

- **Compatibility with the residential neighborhoods that are adjacent to the planning area and encourage sensitive design transitions in bulk, height, and massing, provision of public amenities, and uses and services that benefit surrounding neighborhoods**

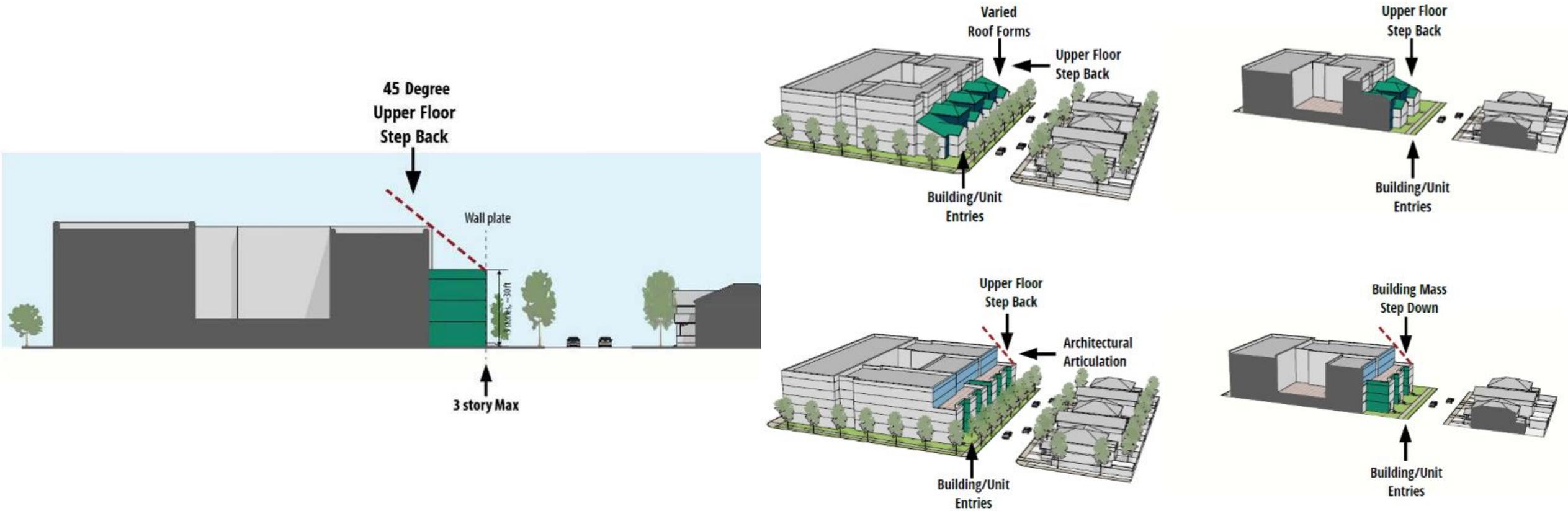
# Building Height Limits Abutting Residential Zone

Figure 4-12 Transition Strategies Abutting Residential Zoning Districts



# Building Height Limits Across from Residential Zone

Figure 4-14 Transition Strategies Across from Residential Zoning District



# Local and Regional Destination

- Variety of retail amenities and amount of public space and gathering places to create destinations along the corridor that will draw both local and regional populations



# Diversity of Uses

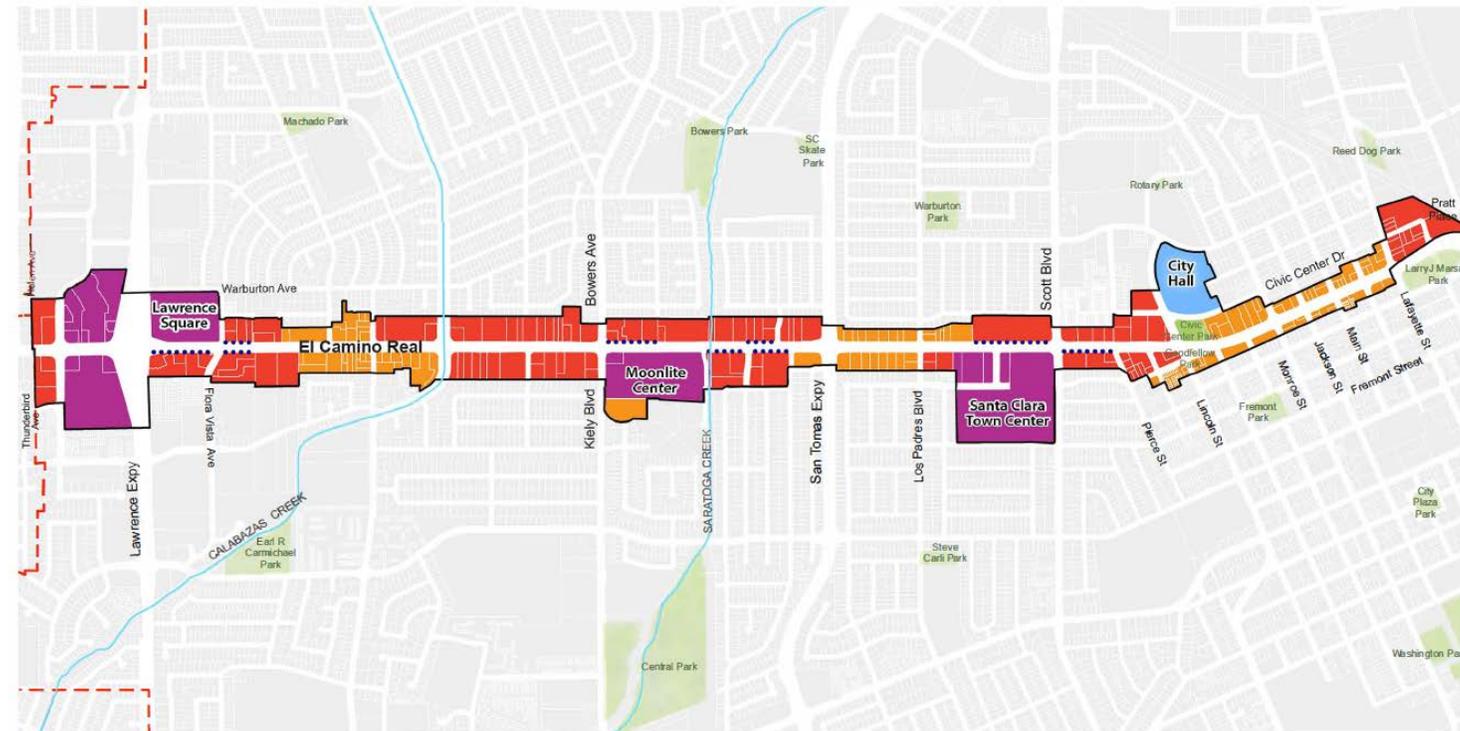
- A diverse mix of uses within the Plan Area including retail, housing, civic spaces, and community facilities. Encourage retention of key retail establishments while introducing more varied essential goods and services such as grocery stores, pharmacies, banks, laundromats, entertainment venues, social services, restaurants, cafes, and diverse small, mid-sized, and large retail businesses



# Balanced Approach to Housing

- Variety of appropriately scaled and designed housing types, both market rate and affordable housing, along the corridor while protecting existing neighborhoods from privacy, shading, and traffic impacts

Preferred Land Use Plan



Legend



# Beautification

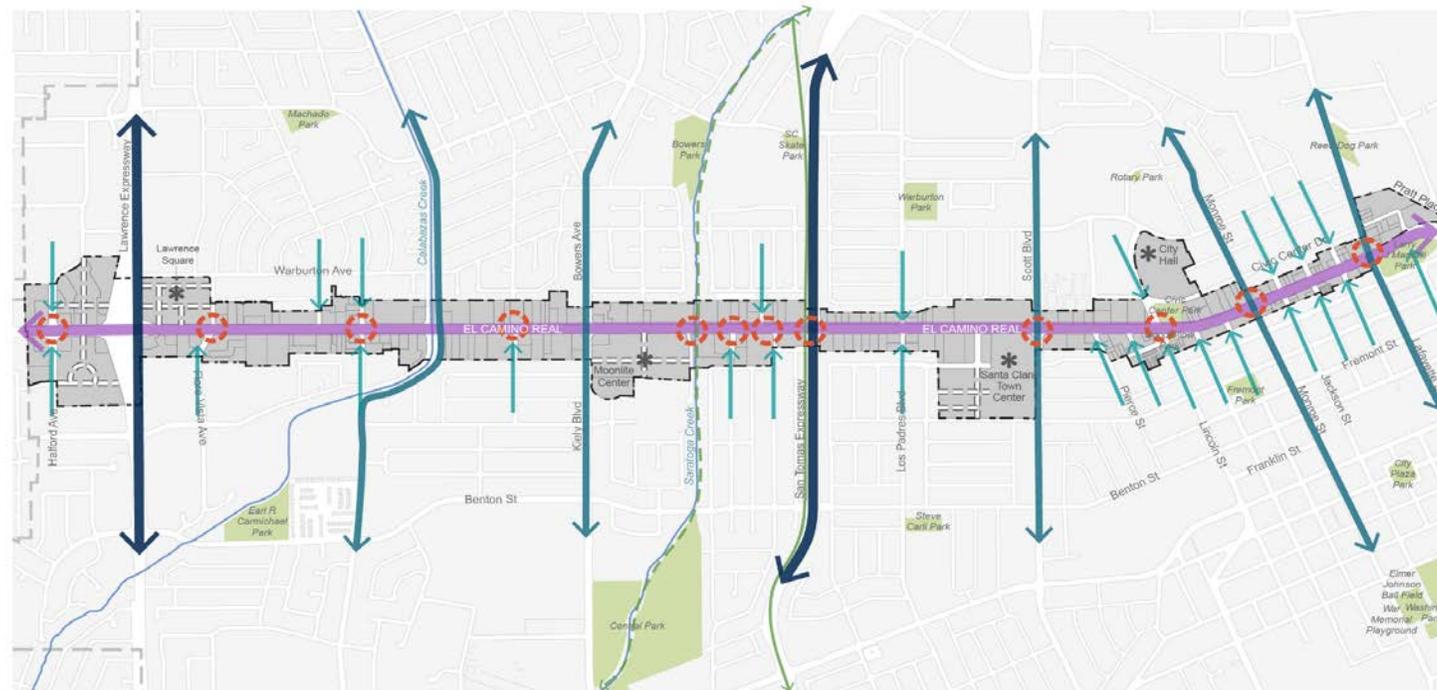
- Beautify the El Camino Real corridor by improving the visual appearance and character of existing building facades, requiring high-quality design for new development and renovations, renovating streets, encouraging public art and unique street furnishings, and adding landscaping and open space.

# Green Building and Sustainability Infrastructure

- Create a sustainable urban environment that incorporates green building, energy efficiency, water conservation, and stormwater management best practices.

# Support Health and Wellbeing

- Support health and wellbeing through cross-cutting strategies such as active transportation, connections to open space, access to healthy foods, and improved air quality.



# Public Comment



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