

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2014

A RESOLUTION ADOPTING THE EL CAMINO REAL PRECISE PLAN

WHEREAS, Chapter 36 in the Mountain View City Code sets forth a procedure whereby the City can adopt a new Precise Plan; and

WHEREAS, said Chapter 36 of the Mountain View City Code requires that both the City's Environmental Planning Commission and City Council hold a duly noticed public hearing before the Precise Plan is adopted; and

WHEREAS, on November 13, 2014, the Environmental Planning Commission held a duly noticed public hearing and thereafter forwarded its recommendation to the City Council to adopt the El Camino Real Precise Plan; and

WHEREAS, on November 17, 2014, having given notice as required by Chapter 36 of the Mountain View City Code, the City Council held a public hearing to consider the El Camino Real Precise Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View:

1. That the findings required for adoption of a Precise Plan, contained in Section 36.50.95 of the Mountain View City Code, have been made as follows:

a. The proposed Plan is consistent with the General Plan because it includes intensities and a flexible mix of land uses to support redevelopment and enhancement of underutilized properties (Policy LUD 20.1); the Plan's Village Centers focus development into key locations (Policy LUD 20.2); different height and intensity subareas in the Plan support a variety of building heights (Policy LUD 20.3); the Plan includes specific standards requiring residential design transitions (Policy LUD 20.4); open area requirements, Village Center plaza requirements, sidewalk improvements, and increased street setbacks will support a more landscaped sidewalk area (Policy LUD 20.5); minimum lot sizes for larger developments and administrative procedures to allow Master Plans and shared parking will incentivize parcel assembly and larger, better coordinated projects (Policy LUD 20.6); new street and sidewalk standards have been designed to support comfort, safety, and accessibility of all modes (Policy LUD 20.7); the Plan process included outreach to surrounding cities to support regional connectivity (Policy LUD 20.8); the Plan includes guidance about working with Caltrans

on street design, and was developed utilizing input and Best Practices work from the Grand Boulevard Initiative (Policy LUD 20.9); the General Plan's form and character guidance is consistent with the Plan's design guidelines, including wider sidewalks, buildings close to the street, upper floor step-backs, and transparent ground floors; the land use and transportation strategy in the General Plan supports new development near major transit corridors, including El Camino Real; other General Plan policies support a mixture of land uses, diversity, upgraded commercial area, access to goods and services, community-gathering destinations, bicycle- and pedestrian-friendly streets, enhanced public space, and new crossings, all of which are implemented in the Precise Plan; and the Plan includes new flexibility for the production of a broad range of housing types and prioritizes the production of affordable housing as a community benefit, consistent with direction in the housing element.

b. The property covered by the proposed Precise Plan is within the Planned Community (P) District.

c. The proposed Plan would not be detrimental to the public interest, health, safety, convenience, or welfare of the community because new larger development under the Plan will provide public benefits, supporting affordable housing, street improvements, open space, and other improvements in the public interest; required ground-floor commercial in key locations supports continued neighborhood access to goods and services; the Plan's proposed improvements supporting walking, biking, and transit will provide mobility options with lower impact to congestion and air quality; and the Plan's impacts on public health, safety, and welfare have been analyzed in the Plan's Environmental Impact Report (EIR), and all significant impacts can be mitigated to less-than-significant levels with the incorporation of mitigation measures and standard City conditions of approval.

d. The proposed Plan promotes development of desirable character, harmonious with existing and proposed development in the surrounding area, because it includes special standards for neighborhood transitions intended to limit the visual impact to surrounding residential areas; its design guidelines support high-quality development, open space, circulation, and landscaping; and it includes guidelines for improvements to sidewalks and streetscapes, intended to support pedestrian activity and vibrant commercial areas.

e. The site has special conditions of size, shape, land ownership, existing development, or development opportunities that can only be addressed by approval of the proposed Precise Plan or amendment because the corridor has special development opportunities since it contains underutilized sites and is one of the City's primary growth areas for housing; it includes small parcels that require special standards and guidance to help their redevelopment and increase their value and potential; and it is a major regional transportation corridor and the primary transit corridor in the City,

which creates special opportunities for transit-oriented development and special constraints related to regional traffic and cross-corridor access.

f. The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA), because an EIR has been prepared and circulated in compliance with CEQA regulations. All significant impacts of the Precise Plan can be mitigated to less-than-significant levels with the incorporation of mitigation measures and standard City conditions of approval.

2. That the El Camino Real Precise Plan, attached hereto as Exhibit A and amended by Exhibits [B](#) [and C](#), has been reviewed and approved by the City Council and is hereby adopted.

TIME FOR JUDICIAL REVIEW:

The time within which judicial review of this document must be sought is governed by California Code of Procedure Section 1094.6 as established by Resolution No. 13850 adopted by the City Council on August 9, 1983.

EA/7/RESO
899-11-17-14r-E-1

El Camino Real Precise Plan

Public Draft | August 2014



Acknowledgments

CITY COUNCIL

Christopher R. Clark, Mayor
John McAlister, Vice Mayor
Margaret Abe-Koga
Ronit Bryant
John M. Inks
R. Michael Kasperzak, Jr.
Jac Siegel

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Lisa Matichak
Kathy Trontell
John Scarboro

CITY MANAGEMENT

Daniel H. Rich, City Manager
Randal Tsuda, Community Development Director
Michael Fuller, Public Works Director
Jannie Quinn, City Attorney

PRECISE PLAN PROJECT STAFF

Eric Anderson
Martin Alkire
Terry Blount
Gerry Beaudin
Quynh Byrer
Jacqueline Solomon
Sayed Fakhry
Melinda Denis

CONSULTANT TEAM

Raimi + Associates
Van Meter Williams Pollack
Strategic Economics
LSA Associates
KHA

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Plan Context and Structure

The purpose of this Precise Plan is to provide a roadmap for future changes and investment to the El Camino Real corridor. These changes will transform its auto-oriented character into a vibrant, multi-modal and revitalized area, providing gathering spaces and key destinations, a new mix of uses and improvements promoting safety and comfort. This document contains guidance for this change in the form of standards and guidelines for new development, direction for potential street improvements, and implementation actions.

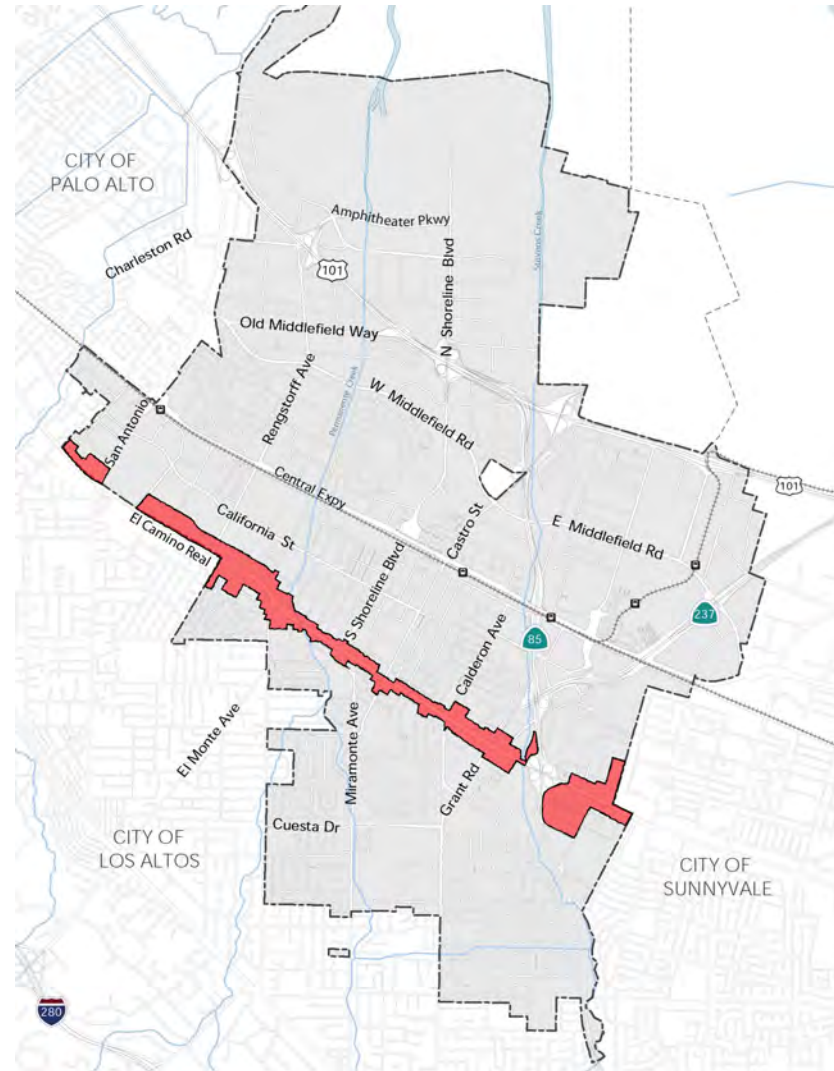
Plan Context

El Camino Real runs through the City of Mountain View, connecting with Sunnyvale to the southeast and with Palo Alto and Los Altos to the northwest. It is a key transportation corridor for residents and visitors, connecting major shopping and civic destinations with freeways, neighborhood and arterial streets, and transit stops. The corridor's six traffic lanes are a major barrier that makes travel difficult between neighborhoods separated by El Camino Real.

The existing corridor is primarily one- and two-story "strip" commercial in character, and most of the properties are bordered at the rear by residential neighborhoods. Businesses along the corridor provide important daily goods and services for City residents, but many of these buildings are aging and/or non-conforming. Recent residential infill development has occurred at several large sites along the corridor. However, there are many small sites along the corridor that are challenging to redevelop due to economic and physical constraints.

The Precise Plan boundary is shown in Figure 1. It encompasses 287 acres and extends the entire 3.9-mile length of the El Camino Real corridor in Mountain View. The plan area includes nearly all parcels immediately fronting El Camino Real and some adjacent parcels.

Figure 1: El Camino Real Precise Plan Area



General Plan Vision

The El Camino Real Precise Plan is based on the vision for the corridor set forth in the General Plan. The General Plan vision states:

El Camino Real becomes a revitalized grand boulevard with a diverse mix of commercial and residential uses and public improvements.

In 2030, El Camino Real is a grand boulevard that connects Mountain View with other cities and links diverse neighborhoods. It is a vibrant, landscaped, comfortable and convenient place where people want to be. It is easy to cross El Camino Real by walking or riding a bicycle.

El Camino Real's residential and mixed-use buildings are compact, varied and interesting. They offer a range of places to live and work close to services and transit stops. Buildings and public plazas engage the street and create pedestrian activity. Buildings transition gracefully to residential neighborhoods.

El Camino Real is a transit corridor anchored by regional and local commercial buildings. Transportation services are safe, efficient, and convenient.

The General Plan also includes goals and policies for the El Camino Real area, including revitalization, variation in building heights, new street design standards, focused development intensity, and improved landscaping and pedestrian amenities along the streetscape. The El Camino Real Precise Plan includes new principles, standards and guidelines to implement the General Plan's vision and goals for the corridor.

Precise Plan Vision

El Camino Real plays many vital roles in the City. Cars and buses use it to access regional destinations, freeways and neighborhoods. It is a place where residents get many of the goods and services they need, and small businesses locate there to be visible to customers and clients. This Precise Plan builds on these strengths, and provides a roadmap to further improve El Camino Real.

In the future, El Camino Real will become a dynamic corridor, renewed by investment. There will be different types of places, including areas with greater commercial activity, and areas with housing and abundant landscaping. Throughout the area, there will be new plazas and open areas, where residents and visitors can gather comfortably.

New homes will be built for a range of incomes and life stages. Just off the corridor, development will transition to be compatible with surrounding housing, and neighborhoods will maintain their character. Larger developments will provide benefits to the community, such as affordable housing or public parking.

Travel along the corridor will be improved for all modes. Pedestrians will enjoy wider sidewalks, tree canopy, and comfortable crosswalks. Bicyclists will have access to other cities and major destinations, via comfortable travel off the corridor and direct access on the corridor. Parking will be better managed, but still convenient for residents and shoppers. Buses will be accessible to more people, and street improvements will make access a much better experience for riders.

Guiding Principles

The Guiding Principles below highlight the priorities and key strategies of the El Camino Real Precise Plan. They integrate guidance from the community and decision-makers gathered throughout the planning process.

- 1. Preserve, connect, and serve adjacent neighborhoods.** El Camino Real will be a meeting place rather than a barrier, with pedestrian and bicycle connections to adjacent neighborhoods and across El Camino Real. Residents will have convenient retail services within walking distance. Transitions and buffers will preserve neighborhood character.
- 2. Create a more livable and beautiful corridor.** Landscaping, trees, attractive buildings, and neighborhood gathering spaces will create an environment where people want to be. Comfortable sidewalks will connect new, high-quality housing with goods and services.
- 3. Focus investment and development in defined locations.** Development and investment will create distinct nodes at major transit stops and cross-streets; street improvements will coordinate with areas of highest intensity and pedestrian activity; and larger buildings will be further from lower-density neighborhoods.
- 4. Promote diversity and flexibility.** There will be a broad range of mutually supportive land uses, housing types for different incomes and life stages, and flexible building types that can accommodate a range of uses and tenants over their lifetime.
- 5. Prioritize pedestrian-oriented urban design and building form.** Pedestrian areas and public space will include varied and interesting facades, street-facing pedestrian entrances, orientation towards transit, and generous plazas and open areas.
- 6. Encourage creative and flexible use of small parcels.** Many parcels on El Camino Real are difficult to redevelop because they are small or irregularly shaped. Property owners and tenants will be able to improve these sites through parcel aggregation, special standards for small buildings, or flexibility for façade improvements and changes in use.
- 7. Improve bicycle access and facilities.** Bicycle riders will have access to major destinations and throughout the area. Bicycle facilities will cater to a range of users and provide convenient crossing routes and access to neighboring cities.
- 8. Limit the impacts of parking.** Visitors to El Camino Real will be able to park conveniently, in locations that do not impact the pedestrian environment. Development will provide sufficient parking to avoid impacts to neighborhoods, while reducing parking demand through innovative strategies.
- 9. Seek broad community benefits, with a high priority for affordable housing.** Future change along El Camino Real will come with benefits serving the whole community. New affordable housing will support the diversity, livability and equity of the City. Larger developments will provide public improvements, such as parks and public space, pedestrian and bicycle improvements, and shared parking.
- 10. Support existing and new small businesses.** Successful small businesses will provide diverse services, amenities, activities, and gathering spaces throughout the corridor. Building improvements and public improvements will create an environment that will draw more customers, activity and value.

The Focused Strategy

The Precise Plan uses a strategy that focuses more intensive development and public improvement at key intersections. This strategy coordinates development with streetscape improvements and transit service, while allowing a range of commercial and residential uses along the corridor. Key locations with focused new development and pedestrian improvement are designated **Village Centers**. Concentrations of small-scale retail are designated as **Neighborhood Corners**. Different areas of the corridor are shown in Figure 2 and are described in the following section.

Village Centers

Concentrations of retail, services and new public gathering areas will characterize Village Centers. They are located near existing retail destinations, major transit stops, and major intersections. The Precise Plan allows higher intensity development in these locations, consistent with General Plan direction for key locations near transit and other significant opportunity sites. Step-backs and transition standards and guidelines will ensure this new intensity is appropriately buffered from surrounding neighborhoods.

The most significant investment in pedestrian improvements will be located at Village Centers, including mid-block cut-throughs, pedestrian-scaled street lighting, wider sidewalks, street furniture, crossing enhancements, and bus stop improvements.

Castro/Miramonte Area

The Castro/Miramonte Area will have many of the same planned characteristics as other Village Centers – pedestrian vibrancy, enhanced transit connections, and focused investment in public space – but will be implemented at a lower intensity with smaller buildings and developments. This will integrate with existing small retail uses while providing a transition and connection to Downtown Mountain View.

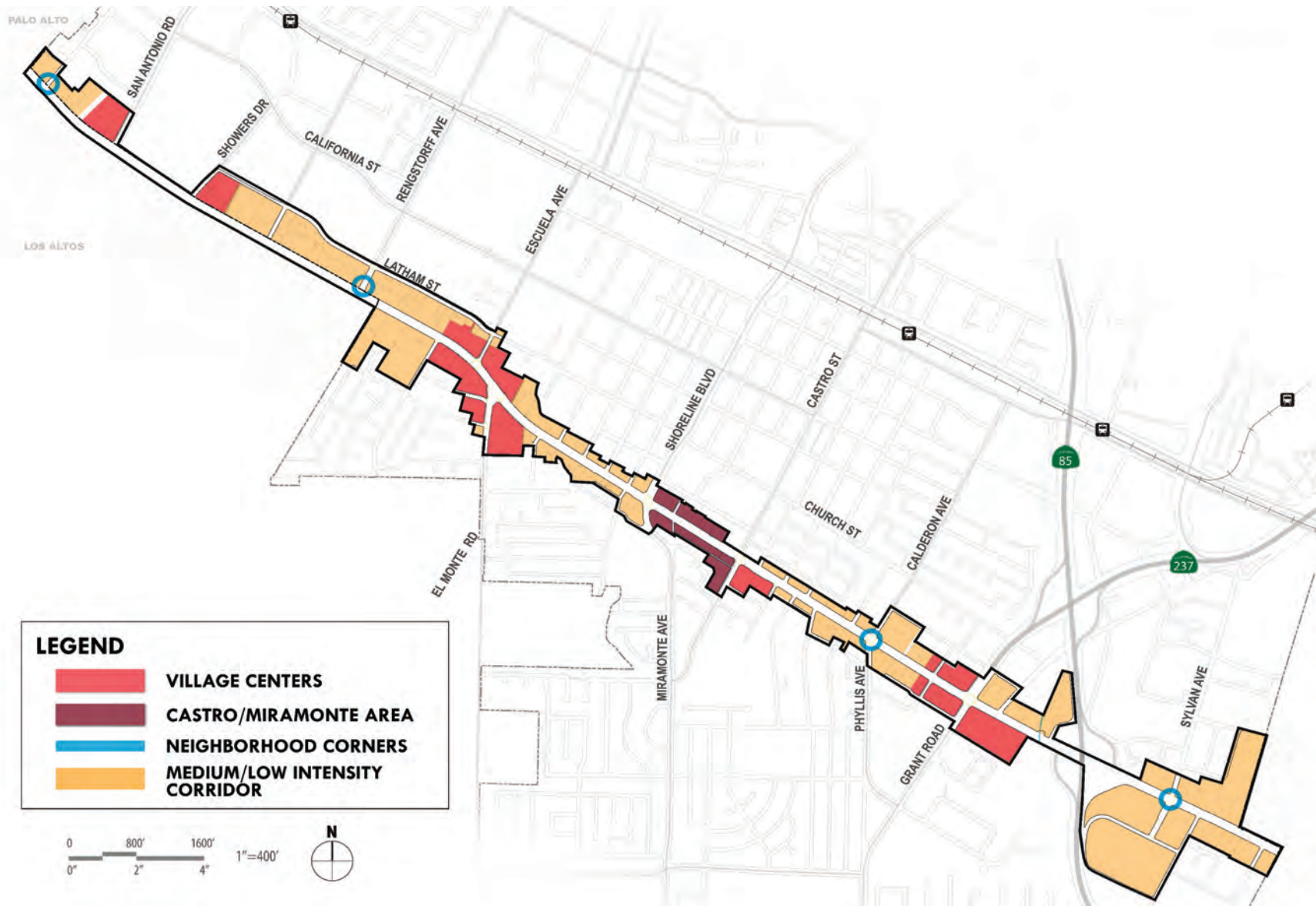
Neighborhood Corners

Neighborhood Corners will provide small shops, services, and other active ground floor uses within a short walk or bike ride from nearby neighborhoods. Neighborhood Corners are located at smaller cross streets providing direct access to adjacent communities. There is no increase in height or intensity for these areas above current regulations. There will also be additional amenities at these intersections such as gathering spaces or community facilities, and pedestrian improvements will increase pedestrian comfort and access from adjacent neighborhoods.

Other Areas (Low Intensity Corridor and Medium Intensity Corridor)

Between the Village Centers and Neighborhood Corners will be a mix of residential and non-residential uses. Low Intensity Corridor Zones are located adjacent to existing single-family neighborhoods, while Medium Intensity Corridor Zones are adjacent to medium-density residential neighborhoods or non-residential areas. Residents, workers, and visitors in these areas will be customers supporting businesses in the Village Centers and Neighborhood Corners. These areas will also have moderate improvements to urban design and pedestrian accessibility, such as new street crossings.

Figure 2: Corridor Character Areas



Plan Structure and Content

The El Camino Real Precise Plan is organized into the following four chapters:

- ◆ **Chapter 1: Plan Context and Structure** describes the plan context and location, and lays out the vision and principles to guide future change and investment along El Camino Real.
- ◆ **Chapter 2: Development Standards and Guidelines** includes standards and design guidelines for future development, including land use, height and intensity, building form, parking standards, and signage.
- ◆ **Chapter 3: Mobility and Streetscape** defines the overall transportation network and strategies, including standards for public street rights of way, sidewalks, and public improvements.
- ◆ **Chapter 4: Implementation** includes capital improvements and other public programs, funding and financing and project phasing. It describes administrative actions, the process for project approval, and monitoring programs.

Standards and Guidelines

Each chapter contains “standards” and “guidelines” that respond to the Precise Plan’s vision and principles, and that will direct future development and infrastructure along the El Camino Real corridor. Standards are requirements that must be followed by project applicants, unless an exception to a standard is otherwise noted. Standards are typically written with “shall” statements. Some standards include numeric requirements (such as floor area ratio) that cannot be exceeded.

Guidelines are the City’s expectations for how site, building, and infrastructure design and improvements should be designed. Projects should demonstrate how they address each guideline. However, there is flexibility in how projects meet each guideline depending on project specific design and location. These guidelines are typically written with a “should” statement. In some instances, guidelines allow an activity to occur but do not mandate its implementation. These guidelines are written with a “may” statement.

Purpose and Authority of the Precise Plan

The Precise Plan represents the implementation of the General Plan's goals and policies for the El Camino Real Change Area. The El Camino Real Precise Plan replaces the area's land use and development regulations contained in the Mountain View City Code (Chapter 36, Zoning Ordinance) and the Precise Plans and Planned Community Districts that formerly regulated this area including *P(10) Ortega – El Camino Real*, *P(15) Clark-Marich*, *P(16) El Monte – El Camino*, and *P(36) Americana Center*.

The El Camino Real Precise Plan shall guide all land use and development decision-making processes for the area. The Precise Plan does not replace or augment building safety codes or other non-planning related codes. All applications for new construction, substantial modifications to existing buildings, and changes in land use shall be reviewed for conformance with this Precise Plan. This Precise Plan is adopted under the authority of the City's Zoning Ordinance, which establishes Precise Plans as a tool to regulate land use and development.

Development Standards and Guidelines

This chapter includes standards and guidelines for new development in the Plan area. The Chapter is divided into the following sections:

- ◆ The Land Use section includes a list of permitted and provisional uses.
- ◆ The Ground Floor Commercial section defines requirements for ground floor commercial uses in particular areas where the plan prioritizes pedestrian activity and community-serving retail and services.
- ◆ Starting with Height and Intensity Zones, the next several sections of the chapter include standards for height, intensity, and setbacks by area.
- ◆ The next two sections contain standards and guidelines that apply to all areas of the corridor. This includes guidance for neighborhood transitions, access, building form, frontage character, landscaping, and other design elements. See page 7 for the difference between standards and guidelines.
- ◆ Fence and sign regulations are included on page 37.

Land Uses

The following land uses, as defined in the Zoning Ordinance, are allowed in the Precise Plan area.

Gen.	Land Uses allowed generally in the Precise Plan area, other than the Residential-only Area
VC/NC	Land Uses allowed in the ground floor commercial spaces in Village Centers and Neighborhood Corners (shown in Figure 3)
P	Permitted Uses
PUP	Provisional Use Permit Required

Table 1: Allowed Land Uses

LAND USE	PERMIT REQUIREMENT BY TYPE	
	Gen.	VC/NC
MANUFACTURING AND PROCESSING		
Recycling—reverse vending machines	PUP	
Recycling—small collection facility	PUP	
RECREATION, EDUCATION, PUBLIC ASSEMBLY		
Child Day Care, Large Family*	PUP	
Child Day Care, Small Family*	P	
Child day-care Centers	PUP	PUP
Churches	PUP	PUP
Community centers	PUP	PUP
Indoor recreation and fitness centers	P	P
Libraries and museums	PUP	PUP
Membership organization facilities and meeting halls	PUP	PUP
Outdoor commercial recreation	PUP	
Pool and billiard rooms	PUP	PUP
Public schools	PUP	PUP

LAND USE	PERMIT REQUIREMENT BY TYPE	
	Gen.	VC/NC
Private schools	PUP	PUP
Schools—specialized education and training	PUP	PUP
Studios for dance, art, music, photography, martial arts, etc.	P	P
Theaters	PUP	PUP
RESIDENTIAL		
Home occupations	P	
Multiple-Family Housing, both renter and owner	P	
Residential Care Home, 7+ clients*	PUP	
Residential Care Home, 0-6 clients*	P	
Rooming and Boarding Houses*	PUP	
Rooming and Boarding, 2 persons maximum*	P	
Senior Care Facility	PUP	
Supportive Housing	P	
Transitional Housing	P	
Townhouses	PUP	
Rowhouses	PUP	
Residential accessory uses & structures	P	PUP
Rooftop amenities Above 3 rd Floor	PUP	
Efficiency studios	PUP	
Live/Work	P	PUP
RETAIL TRADE		
Accessory retail uses	P	P
Auto, mobile home, trailer and boat sales	PUP	PUP
Bars and drinking places	PUP	PUP

LAND USE	PERMIT REQUIREMENT BY TYPE	
	Gen.	VC/NC
Building material stores	PUP	PUP
Certified farmer’s markets	PUP	PUP
Drive-in and drive-through sales	PUP	
Fuel and ice dealers	PUP	
Furniture, furnishings & home equipment stores	P	P
Grocery stores	P	P
Liquor stores	PUP	PUP
Outdoor merchandise and activities	PUP	PUP
Outdoor retail sales, temporary	TUP	TUP
Restaurants serving liquor, with entertainment	PUP	PUP
Restaurants serving liquor, without entertainment	P	P
Restaurants with or without beer and wine	P	P
Restaurants, take-out	P	P
Retail stores, general merchandise	P	P
Second hand stores	PUP	PUP
Shopping centers	PUP	PUP
Significant tobacco retailer	PUP	PUP
SERVICES		
Animal service establishments	PUP	PUP
Automatic teller machines (ATMs)	P	P
Banks and financial offices	P	P
Business support services	P	P
Cemeteries, columbariums and mortuaries	P	
Commercial or off-site parking lots	PUP	
Drive-in and drive-through services	PUP	

LAND USE	PERMIT REQUIREMENT BY TYPE	
	Gen.	VC/NC
Hotels and motels	PUP	
Hotel accessory uses and structures	P	PUP
Medical services—< 3,000 square feet	P	P
Medical services—3,000 to 20,000 square feet	P	PUP
Medical services—> 20,000 square feet	PUP	
Medical services—hospitals and extended care	PUP	
Office - General	P	P
Office - Administrative and executive	P	PUP
Office - Research and development	P	PUP
Personal services	P	P
Plant nursery	PUP	
Public safety and utility facilities	PUP	PUP
Repair and maintenance—consumer products	P	P
Repair and maintenance—vehicle, minor work	PUP	
Service stations	PUP	
Storage, accessory	P	
Temporary Uses	TUP	TUP
TRANSPORTATION AND COMMUNICATIONS		
Pipelines and utility lines	P	
Transit stations and terminals	PUP	PUP
OTHER USES		
Other uses not named, but similar to listed uses and consistent with the purpose and intent of the Precise Plan	PUP	PUP

* In Single Family Home (detached or attached) Only

Other Land Use Requirements

- 1. Hotel Accessory Structures and Uses.** Hotel uses in required ground floor commercial areas may include lounges, fitness rooms or other uses compatible with the purpose and intent of these areas. The quantity and type of accessory structures and uses may be limited through the development review process.
- 2. Outdoor dining and display.** Outdoor dining and display areas are permitted when associated with a use that is primarily indoors. Site design and chairs, tables, umbrellas, merchandise stands, etc., are subject to development review, and additional parking requirements may apply. Designated areas shall maintain a minimum eight-foot wide clear pedestrian sidewalk area and minimum eight-foot vertical clearance. Outdoor dining and display areas shall also keep building entrances clear and unimpeded for building access. Merchandise shall be taken indoors at the close of each business day.
- 3. Research and Development Limited.** Research and development uses are limited to small-scale, office-type businesses that: are office-like (such as software and Internet companies); that are compatible with the commercial, office and residential uses commonly found in the area; that do not involve manufacturing or the use of hazardous materials (except those normally associated with office buildings such as cleaning materials); and that are located in buildings developed (or redeveloped) for office uses and not in individual tenant spaces in multi-center retail centers.
- 4. Residential Accessory Structures and Uses.** Residential uses in required ground floor commercial areas may include leasing office, lounges, fitness rooms or other uses compatible with the purpose and intent of these areas. The quantity and type of accessory structures and uses may be limited through the development review process.
- 5. Locations with Residential Not Allowed.** Residential land uses are not allowed in the area bounded by Highway 237, El Camino Real and Highway 85.

Other specific land use requirements may apply and are included in the Zoning Ordinance.

Ground Floor Commercial

Ground floor commercial spaces are required in Village Centers and Neighborhood Corners, areas most accessible to neighborhoods and other parts of the City. These concentrations of commercial uses will support pedestrian activity and create opportunities for vibrant public spaces.

Village Centers, including the Castro/Miramonte Area, and Neighborhood Corners (shown in Figure 3), have special standards for ground floor commercial, as shown in Table 2 and in the second column of the Land Use Table. Village Centers are located at regional transit and vehicle nodes; they provide the greatest concentrations of commercial uses that may draw city-wide and regional visitors. The Castro/Miramonte area supports the extension of downtown’s main street character along the corridor. Neighborhood Corners provide small, neighborhood-oriented commercial spaces. There are no ground floor commercial requirements in Low Intensity and Medium Intensity areas.

Table 2: Ground Floor Commercial Requirements

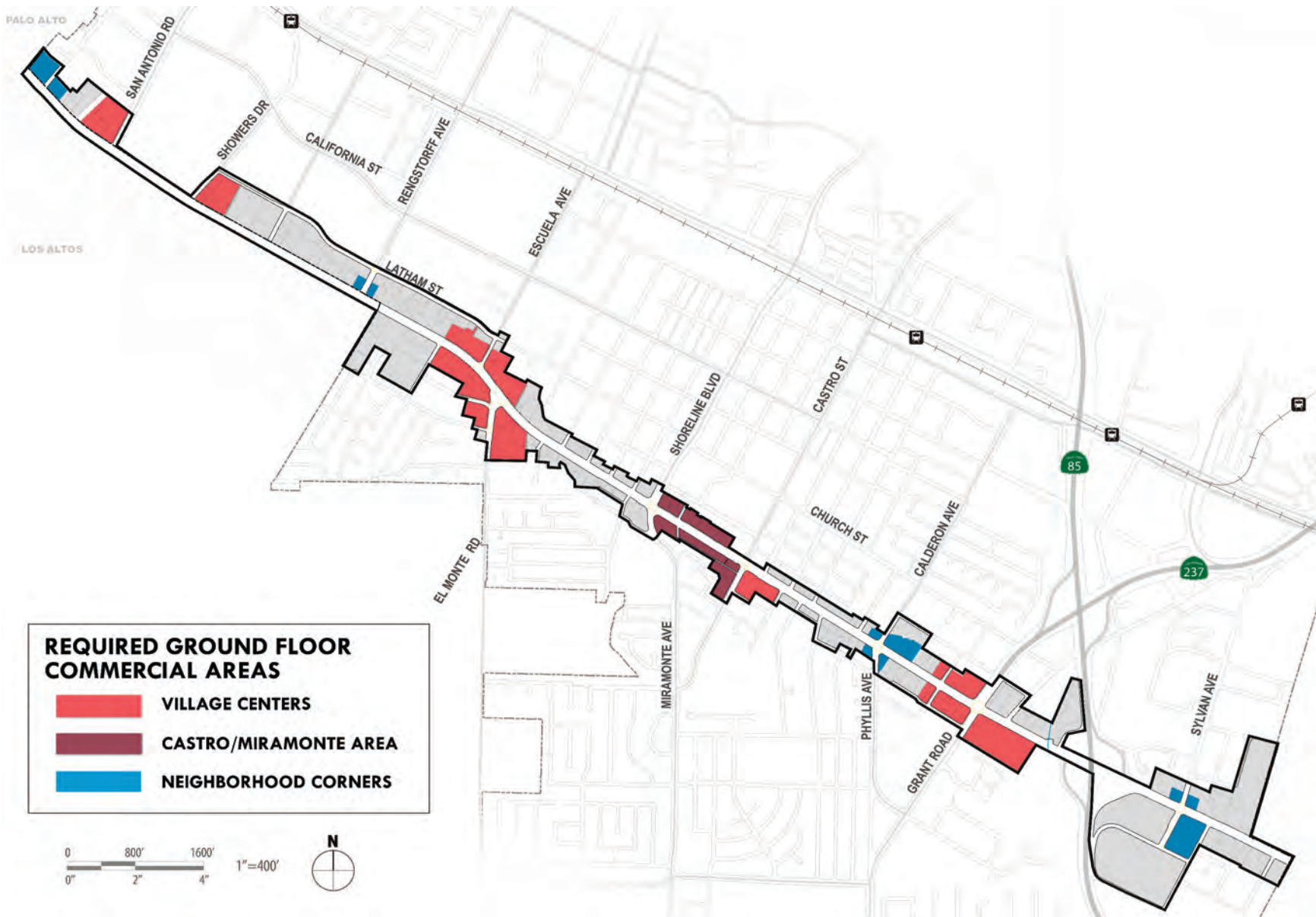
Zone	Requirements
Castro/Miramonte Area	100% of the ground floor frontage along El Camino Real and minimum 33% of the Castro Street frontage, not including entrances to upstairs uses
Village Centers	100% of the ground floor building area, not including parking, service spaces or entrances to upstairs uses
Neighborhood Corners	Minimum 2,000 square feet; This amount is exempt from the maximum allowed FAR

Note: Requirement may be greater for Tier 1 & Tier 2 projects on large sites, as determined by City Council and if supportive of the principles and intent of the Precise Plan. Only 2,000 square feet may be exempt from FAR in Neighborhood Corners.

Guidelines

- 1. Ground floor commercial location – Village Centers and Castro/Miramonte Area.** Ground floor commercial should occupy the full building frontage facing El Camino Real along with main entrances to upstairs uses. Side street frontages may transition from commercial to residential uses.
- 2. Ground floor commercial location – Neighborhood Corners.** Ground floor commercial should be located along El Camino Real at the corner of the building closest to the cross street.
- 3. Minimum interior height.** Ground floor commercial should have a minimum 14-foot indoor floor-to-structure height.
- 4. Minimum tenant space depth.** Ground floor commercial should have tenant space depth adequate for the needs of a range of businesses.
- 5. Transparency.** A minimum of 50% of required ground floor commercial facades facing the street or major pedestrian pathways should be transparent. Windows, openings, and transparent glazing satisfy this requirement. Mirrored glazing does not count towards transparency.
- 6. Frequent pedestrian entrances.** Regular and frequent pedestrian entrances should face the right-of-way.
- 7. Sidewalk extension.** Areas between the right-of-way and a commercial building face near the street should be paved as though they are extensions of the sidewalk. Small landscaped areas are allowed.

Figure 3: Required Ground Floor Commercial Areas



Height & Intensity Zones

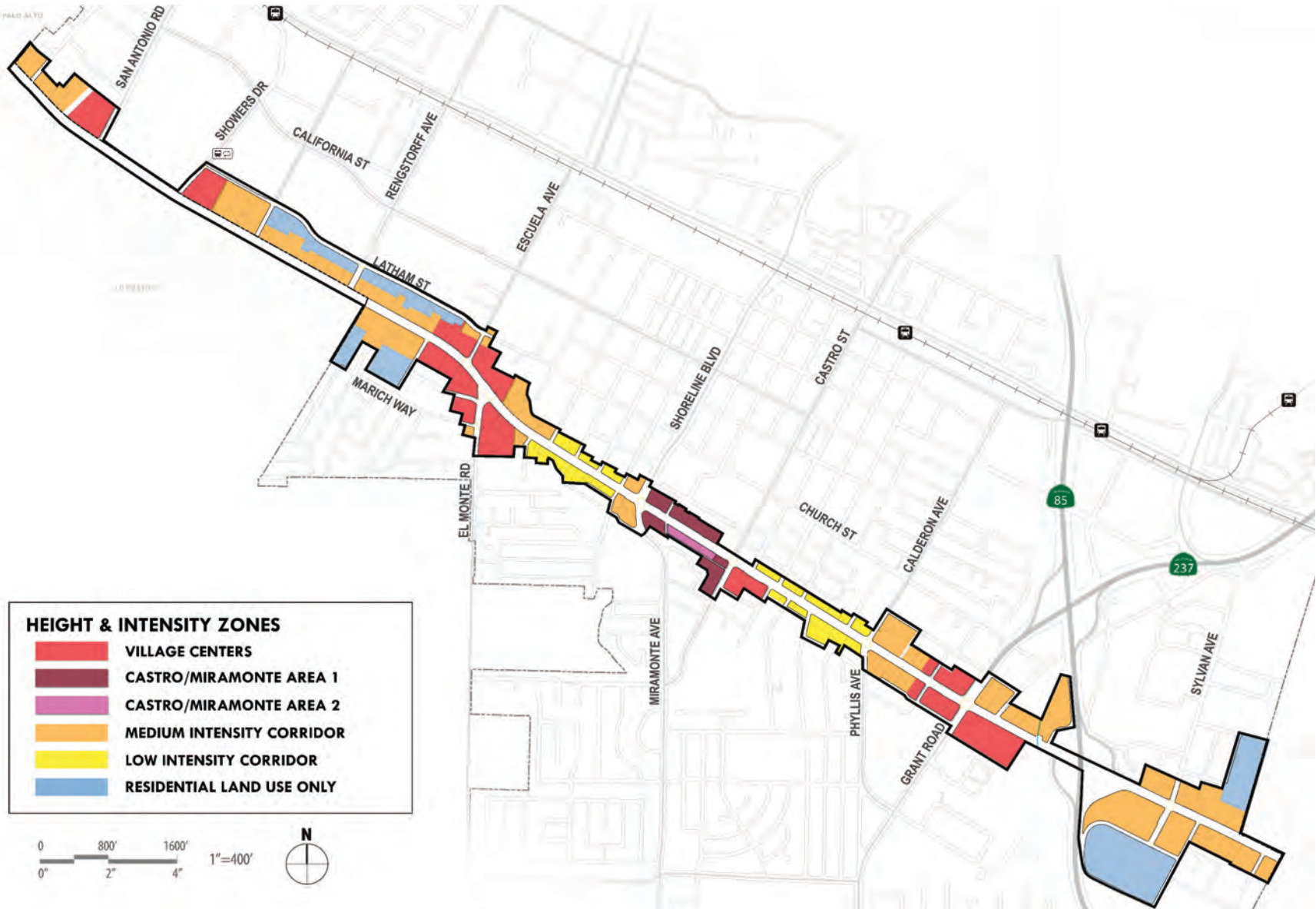
Figure 4 shows the range of allowed heights and intensities along the corridor. Allowed heights and intensities are different along the corridor, consistent with the Focused Strategy, and depend on the entitlement process selected by the applicant. A base height and intensity is allowed for all parcels in the Precise Plan Area. In some locations, there is also the option for new development to pursue “Tier 1” or “Tier 2” development intensity and height above the base FAR and height regulations. The following pages contain specific standards for each area on this map.

Table 3: Height & Intensity Zones

Sub-Area	Base	Tier 1	Tier 2
Village Centers	1.35 FAR* 4 stories/55'	1.85 FAR* 5 stories/65'	2.3 FAR* 6 stories/75'
Castro/Miramonte Sub-Area 1	1.35 FAR 3 stories/45'	1.85 FAR 4 stories/55'	--
Castro/Miramonte Sub-Area 2	1.35 FAR 3 stories/45'	No Max FAR 3 stories/45'	--
Medium Intensity Corridor	1.35 FAR 3 stories/45'	1.85 FAR 4 stories/55'	--
Low Intensity Corridor	1.35 FAR 3 stories/45'	--	--

* Heights shown are with the provision of an exceptional public open area.

Figure 4: Height and Intensity by Sub-Area



Village Centers

Village Centers are key locations at major intersections along the corridor where new development will be adjacent to retail, services, and transit.

The setback and intensity standards below in Tables 4 and 5 apply to all Village Center projects. Figure 5 shows all the Village Center locations.

Applicants shall use the base intensity standards below, unless they apply for Tier 1 or Tier 2 development, as described in Chapter 4: Implementation.

Additional Standards

Height Bonus. One additional story, up to an additional 10 feet of height, may be allowed for projects creating a significant and high-quality public open area on-site.

Special Height Standards for Tier 2 Development. The 5th story shall be located no closer than 80 feet and the 6th story shall be located no closer than 100 feet from any parcel in a residential zone or the right-of-way across from any residential zone.

Special Upper Floor Setbacks for Tier 2 Development. The 5th and 6th stories shall have an additional setback of 10 feet from the El Camino Real, side street, side or rear setback lines.

Plaza and Gathering Space. Development in Village Centers shall incorporate a plaza that can function as a comfortable and attractive community gathering place.

See Standards and Exceptions for All Areas for additional requirements.

Figure 5: Village Centers

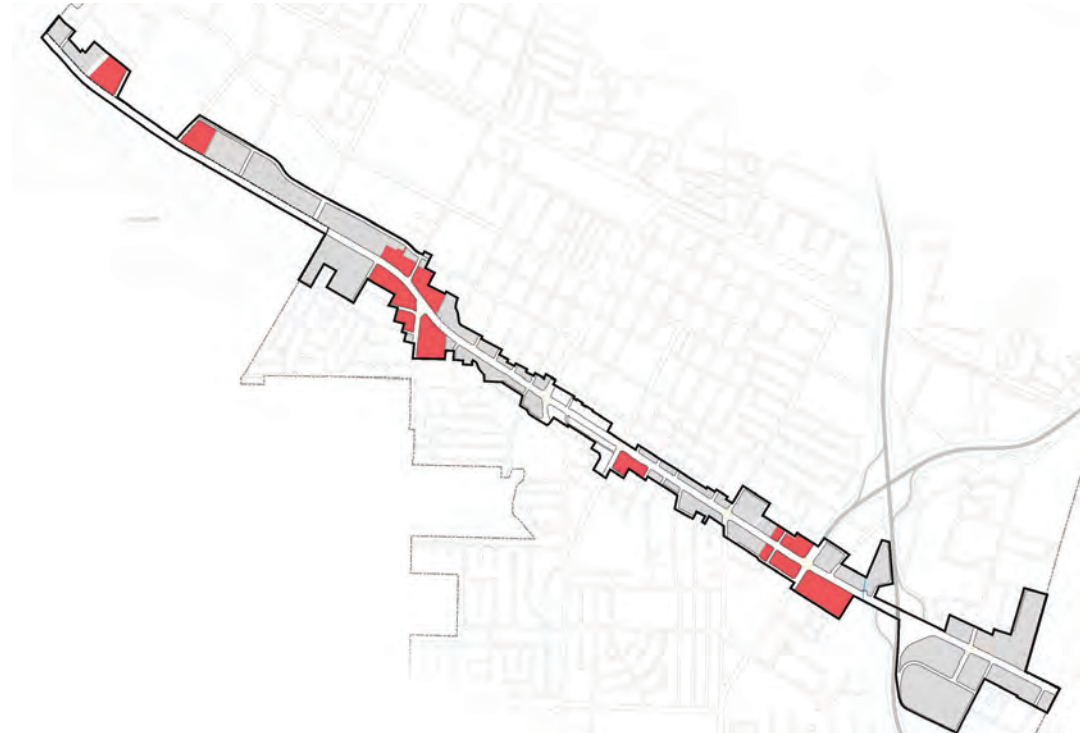


Figure 6: Village Centers Tier 2 Height Standards

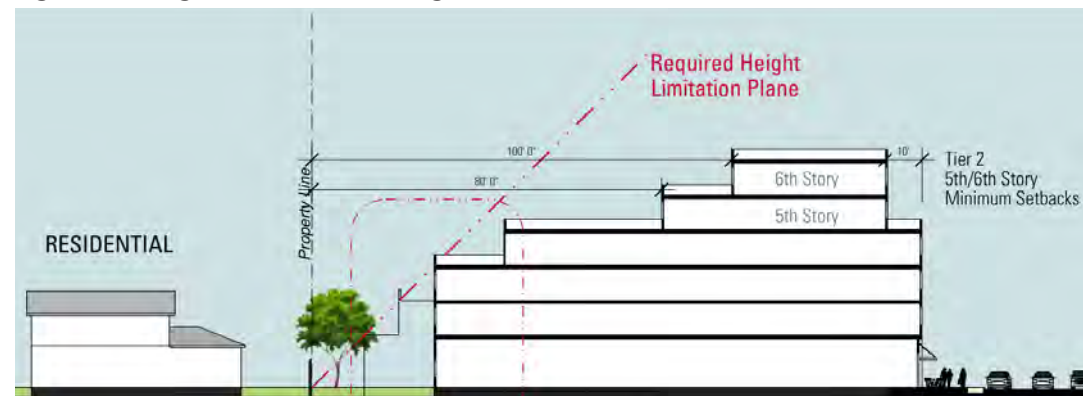


Table 4: Height, Intensity, and Coverage Standards

	BASE		TIER 1	TIER 2	
	Non-Residential	Residential/Hotel/ Mixed-Use	Residential/Hotel/ Mixed-Use	Non-Residential	Residential/Hotel/ Mixed-Use
Minimum Project Lot Area	None	None	15,000 sf	60,000 sf	
Maximum Floor Area Ratio	0.50	1.35 If Mixed-Use, uses other than residential or hotel may be no more than 0.5 FAR	1.85 If Mixed-Use, uses other than residential or hotel may be no more than 0.5 FAR	1.0	2.30 If Mixed-Use, uses other than residential or hotel may be no more than 1.0 FAR
Maximum Height	3 stories/45 feet	3 stories/45 feet	4 stories/55 feet	5 stories/65 feet	
Maximum Pavement Coverage	No Maximum	25%	25%	25%	
Minimum Landscaping/ Open Area	15%	40%	40%	40%	

Table 5: Setback Standards

	Portions of Buildings including and above commercial spaces	All Other Buildings	Parking
Minimum El Camino Real Setback	10 ft	10 ft	25 ft
Maximum El Camino Real Setback 1st through 3rd floors*	1st floor: 16 ft 2nd and 3rd floors: 24ft	24 ft	None
Minimum Side Street Setback	10 ft	15 ft	12 ft
Minimum Side Setback	10 ft	None	Unstructured: 5 ft Structured, podium, underground: None
Sum of Side Setbacks	Parcels less than 100 ft wide: 20 ft Parcels between 100 and 150 ft wide: 20% of lot width Parcels greater than 150 ft wide: 30 ft		
Minimum Rear Setback	10 ft		10 ft
Minimum Rear Setback if Adjacent to Residentially-Zoned Parcel	Parcels less than 90 ft deep: 15 ft Parcels between 90 and 150 ft deep: 1/6th of lot depth Parcels greater than 150 ft deep: 25 ft		Unstructured: 10 ft Structured: Use building setback

* There is no maximum setback above the 3rd floor.

Castro/Miramonte

The Castro/Miramonte area includes small sites adjacent to downtown. Within the Castro/Miramonte Area, height and intensity standards differ between Sub-Area 1 and Sub-Area 2, as shown in Figure 7. Coverage standards and setback standards are the same across the Castro/Miramonte Area.

Applicants shall use the base intensity standards in Table 6, unless they apply for Tier 1 development, as described in Chapter 4: Implementation.

See Standards and Exceptions for All Areas for additional requirements.

Figure 7: Castro/Miramonte Area

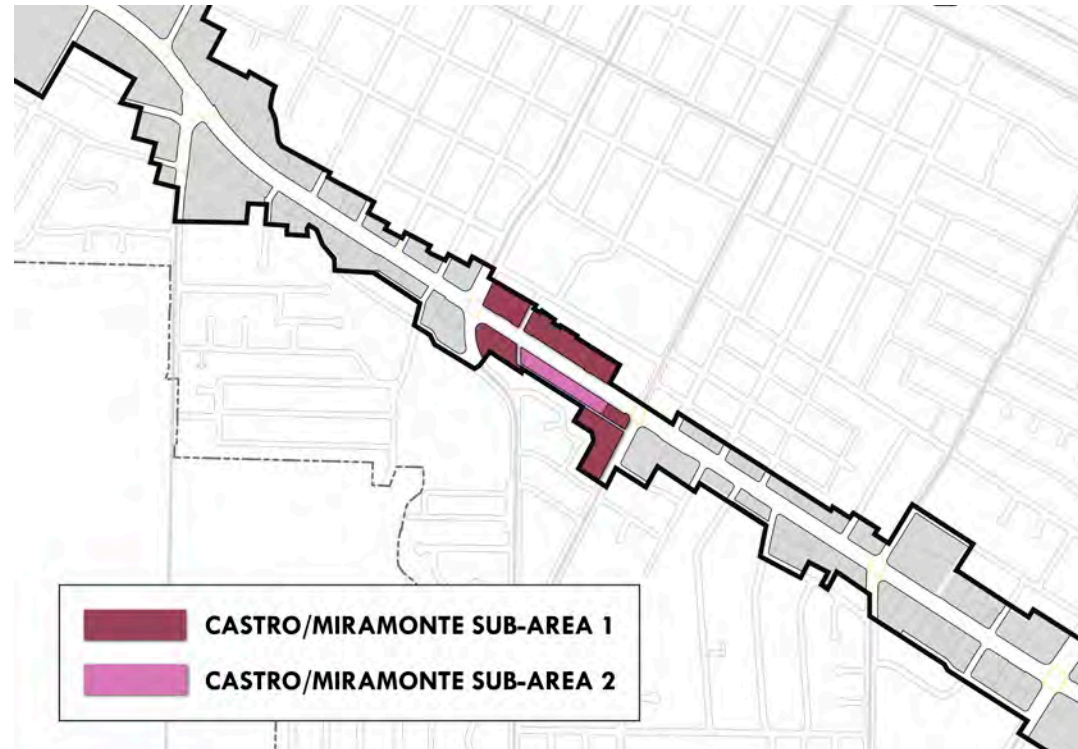


Table 6: Height, Intensity, and Coverage Standards

	BASE		Sub-Area 1: TIER 1	Sub-Area 2: TIER 1
	Non-Residential	Residential/Hotel/ Mixed-Use	Residential/Hotel/ Mixed-Use	All Projects
Minimum Project Lot Area	None	None	20,000 sf	None
Maximum Floor Area Ratio	0.50	1.35 If Mixed-Use, uses other than residential or hotel may be no more than 0.5 FAR	1.85 If Mixed-Use, uses other than residential or hotel may be no more than 0.5 FAR	No Maximum
Maximum Height	3 stories/45 feet		4 stories/55 feet	3 stories/45 feet; maximum wall plate along alley: 35 feet
Maximum Pavement Coverage	40%	20%	20%	20%
Minimum Landscaping/Open Area	10%	35%	40%	35%
Minimum Height	For new single-story non-residential buildings, at least 75% of the street-facing portion of the building shall have a minimum height of 20 feet			

Table 7: Setback Standards

	Portions of Buildings including and above commercial spaces	All Other Buildings	Parking
Minimum El Camino Real Setback	10 ft	10 ft	10 ft
Maximum El Camino Real Setback, 1st through 3rd floors*	1st floor: 12 ft 2nd and 3rd floors: 16 ft	16 ft	None
Minimum Side Street Setback	10 ft	12 ft	12 ft
Minimum Side & Rear Setback (from adjacent parcel or alley)	None	None	Unstructured: 5 ft Structured: None
Minimum Rear Setback if Adjacent to Residentially-Zoned Parcel	Parcels less than 90 ft deep: 15 ft Parcels between 90 and 150 ft deep: 1/6th of lot depth Parcels greater than 150 ft deep: 25 ft		Unstructured: 10 ft Structured: Use building setback

* There is no maximum setback above the 3rd floor.

Medium-Intensity Corridor

The Medium-Intensity Corridor zone contains larger parcels and is surrounded by higher intensity uses than the Low-Intensity area. Figure 8 displays the parcels within the Medium Intensity Area. Applicants shall use the base intensity standards in Table 8, unless they apply for Tier 1 development, as described in Chapter 4: Implementation.

See Standards and Exceptions for All Areas for additional requirements.

Figure 8: Medium-Intensity Corridor Zone



Table 8: Height, Intensity, and Coverage Standards

	BASE		TIER 1
	Non-Residential	Residential/Hotel/Mixed-Use	Residential/Hotel/Mixed-Use
Minimum Project Lot Area	None	None	20,000 sf
Floor Area Ratio	0.50	1.35 If Mixed-Use, uses other than residential or hotel may be no more than 0.5 FAR	1.85 If Mixed-Use, uses other than residential or hotel may be no more than 0.5 FAR
Height	3 stories/45 feet	3 stories/45 feet	4 stories/55 feet
Maximum Pavement Coverage	No Maximum	25%	25%
Minimum Landscaping/Open Area	15%	40%	40%

Table 9: Setback Standards

	Portions of Buildings including and above commercial spaces	All Other Buildings	Parking
Minimum El Camino Real Setback	10 ft	16 ft	10 ft
Maximum El Camino Real Setback 1st through 3rd floors*	24 ft; Neighborhood Corners, 1st floor: 16 ft	24 ft	None
Minimum Side Street Setback	10 ft	15 ft	10 ft
Minimum Side Setback	10 ft		Unstructured: 5 ft Structured: 10 ft
Sum of Side Setbacks	Parcels less than 100 ft wide: 20 ft Parcels between 100 and 150 ft wide: 20% of lot width Parcels greater than 150 ft wide: 30 ft		
Minimum Rear Setback	10 ft		10 ft
Minimum Rear Setback if Adjacent to Residentially-Zoned Parcel	Parcels less than 90 ft deep: 15 ft Parcels between 90 and 150 ft deep: 1/6th of lot depth Parcels greater than 150 ft deep: 25 ft		Unstructured: 10 ft Structured: Use building setback

* There is no maximum setback above the 3rd floor.

Low-Intensity Corridor

The Low-Intensity Corridor zone includes smaller parcels and is adjacent to lower-intensity uses along the corridor, as shown in Figure 9.

See Standards and Exceptions for All Areas for additional requirements.

Figure 9: Low-Intensity Corridor Zone



Table 10: Height, Intensity, and Coverage Standards

	Non-Residential	Residential/Hotel/Mixed-Use
Minimum Project Lot Area	None	None
Floor Area Ratio	0.50	1.35 If Mixed-Use, uses other than residential or hotel may be no more than 0.5 FAR
Height	3 stories/45 feet; maximum wall plate along alley: 35 feet	3 stories/45 feet; maximum wall plate along alley: 35 feet
Maximum Pavement Coverage	50%	25%
Minimum Landscaping/Open Area	10%	35%

Table 11: Setback Standards

	Portions of Buildings including and above commercial spaces	All Other Buildings	Parking
Minimum El Camino Real Setback	10 ft	16 ft	10 ft
Maximum El Camino Real Setback*	24 ft; Neighborhood Corners, 1st floor: 16 ft	24 ft	None
Minimum Side Street Setback	10 ft	15 ft	10 ft
Minimum Side Setback	10 ft; No Minimum along alley		Unstructured: 5 ft Structured: Use building setback
Minimum Rear Setback if Adjacent to Residentially-Zoned Parcel	Parcels less than 90 ft deep: 15 ft Parcels between 90 and 150 ft deep: 1/6th of lot depth Parcels greater than 150 ft deep: 25 ft		Unstructured: 10 ft Structured: Use building setback

* There is no maximum setback above the 3rd floor.

Residential-Only Zones

Areas shown in Figure 10 allow only residential uses. These areas are either existing residential properties in close proximity to neighborhoods, or they have a residential General Plan land use designation.

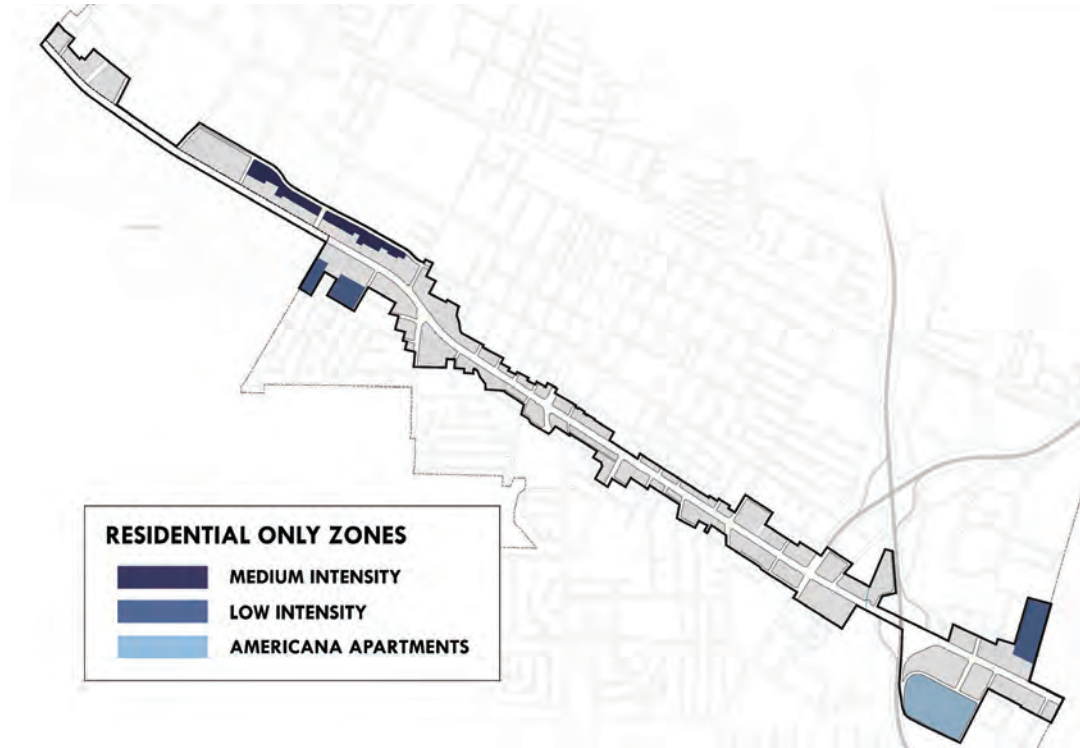
Low Intensity, Residential-Only. For the areas shown in Figure 10 as Low Intensity, the standards, uses, and densities of the R3-2 zone apply.

Medium Intensity, Residential Only. For the areas shown in Figure 10 as Medium Intensity, the standards, uses, and densities of the R3-1 zone apply.

Americana Apartments. The Americana Apartments shall use the standards, uses and densities of the R3-1 zone, with the following exceptions:

- Maximum Height: 48 ft
- Maximum Open Area: 45%

Figure 10: Residential-Only



Projects in Multiple Zones

Proposed projects that cross multiple areas shall use the following to determine project-wide development standards.

Land Use, setback and height. Any portion of a structure in an area must comply with the land use, setback and height standards of that area. The General Plan's maximum residential density shall not be exceeded for any residential-only portion of a project.

Low Intensity and over 50% Residential-Only. For Low Intensity areas and projects where greater than 50% is within a Residential-Only area, the coverage, open area and floor area standards must comply with those of the area.

All other standards and cases. In all other cases, the following may be used to determine the development standards and design guidelines for these projects:

- a. Project-wide standards, such as coverage, open area and FAR shall be regulated as a weighted average of the proportion of the project in each sub-area. Specific parts of the project shall not be regulated.
- b. A Tier 1 bonus (with the provision of Community Benefits) of up to 0.50 FAR is allowed, and may be applied across the entire project site.
- c. Character and design regulations shall apply to all parts of the project.
- d. All other standards and guidelines will be determined by the Zoning Administrator.

Standards and Exceptions for All Areas

The following standards and exceptions apply to development in all areas of the Precise Plan, unless otherwise noted.

Subdivision

Minimum frontage for new lots. The minimum El Camino Real frontage of any new lot is 150 feet. This requirement is waived if all new lots do not have vehicle access (i.e., a driveway) from El Camino Real, or for two lots of any size that are merging.

Neighborhood Transitions and Frontage

Maximum height adjacent to residential. No portion of a building may be taller than its distance to a residentially-zoned property. Projects may be further limited, or additional screening required, in areas where adjacent properties are predominantly 1- or 2-stories. Residentially-zoned properties include those in the Residential-Only area (see Figure 11).

Maximum height across a street from residential. The following apply to portions of a development directly opposite a residentially-zoned property where the street is less than 80 feet wide (see Figure 12).

- a. Within 40 feet of the street property line, wall plates and overall heights may be no taller than the adjacent residential zone allows. Projects may be further limited, or additional screening required, in areas where adjacent properties are predominantly 1- or 2-stories.
- b. Frontages within this area should be similar in scale and character to the existing neighborhood.

Maximum wall plate height along an alley. Buildings facing residentially-zoned properties across an alley shall have wall plate heights no higher than 35 feet.

Figure 11: Maximum Height Adjacent to Residential

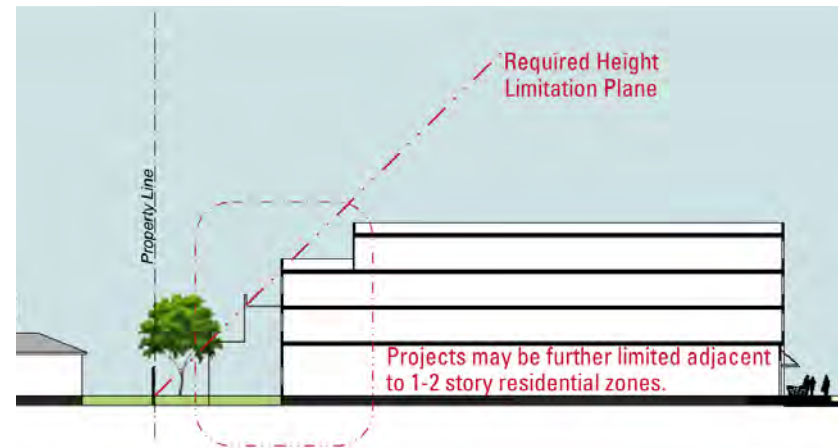
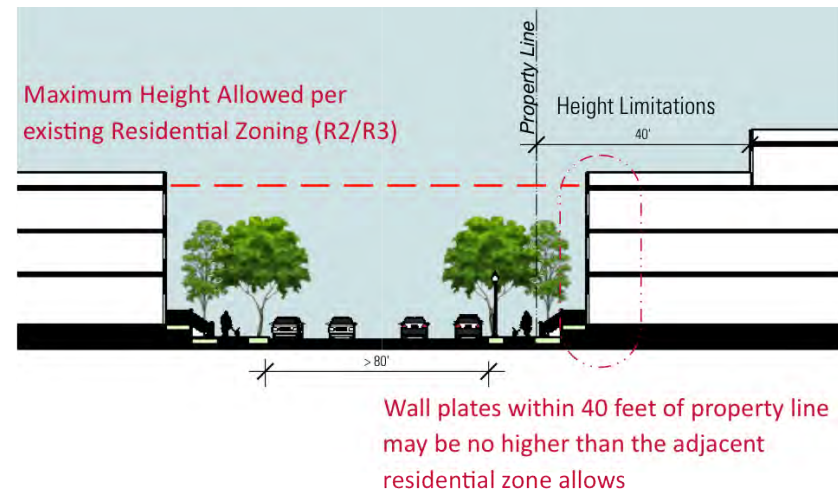


Figure 12: Maximum Height Across Residential Street



Residential Standards

Residential noise and air quality. New residential development may require special construction to mitigate noise and air quality conditions along El Camino Real.

Common usable open area (residential). Residential projects shall provide minimum 175 square feet per unit of common usable open area. In the Low Intensity Area and Castro/Miramonte Area, projects shall provide 150 square feet per unit.

Residential ground floors. Any ground floor with residential use facing El Camino Real shall be a minimum of 2 feet above grade, with a minimum average of 3 feet across the entire frontage. Live/work uses and main entrances for multi-family development are exempt from this requirement.

Personal storage. A minimum of 80 square feet of personal storage shall be provided for each dwelling unit.

Balconies. Balconies shall not be oriented towards residentially-zoned properties if they are within visual range.

Encroachments and Exceptions

Architectural projections. Upper-floor bay windows, balconies, awnings, and other projections may encroach up to 8 feet into the required ground-floor El Camino Real or side street setback. Awnings shall be at least 8 feet above grade. This setback exception should be used in limited circumstances above the 3rd story.

Front setbacks, shallow parcels. Non-residential ground floors on parcels less than 120 ft deep may encroach into the El Camino Real setback by up to 4 feet for no more than half the lot frontage.

General exceptions. The Zoning Administrator may approve minor exceptions to requirements for setbacks, open area, pavement coverage and design guidance when such an exception is consistent with the purpose and intent of the Precise Plan.

Exceptions in master-planned projects. Master-planned sites may be eligible for the following exceptions: internal property-line setbacks, open area (if minimum amount is shared among parcels), and parking (if minimum amount is shared among parcels). Other exceptions may also apply if they meet the purpose and intent of the Precise Plan.

Additional height for roof-top amenities. Up to an additional 10 feet of overall structure height is allowed with a Provisional Use Permit, to allow access to rooftop amenities. All roof-top amenities above the third floor require a Provisional Use Permit.

Corner building treatments. Buildings on major corners in Village Centers, Neighborhood Corners, and the Castro/Miramonte Area should have a distinctive corner architectural treatment. These treatments may exceed the maximum height of the building by up to 10 feet.

Maximum setbacks. Maximum building setbacks do not apply to buildings behind publicly accessible plazas and open areas, if they maintain visibility between the sidewalk and building entrance.

Sidewalks and Access

Wider sidewalks. The front 4 feet of every parcel along El Camino Real shall be paved at sidewalk grade; no fences or signs are permitted within this area.

Commercial pedestrian entrances. Principal building entrances shall face the primary street frontage or shall be oriented toward public open space (such a landscaped square, plaza or similar space). All structures located along the primary street serving the development shall have doors or windows facing the primary street.

Driveway and garage access. Maximum curb-cut width shall not exceed 20 feet (plus the flare), allowing for two way access and safe visual clearances. One-way driveways may have curb cuts with a width no greater than 12 feet (plus the flare). Garage entrances at grade facing the street shall be no more than 22 feet wide.

New bicycle and pedestrian through-routes. Projects with access to a street parallel to El Camino Real shall provide a public access easement through the site to the parallel street, with a minimum width of 20 feet. It shall permit 24-hour access for pedestrians, cyclists, and, as appropriate, emergency vehicles. Projects less than 150 feet wide or within 250 feet of another public access route are exempt from this requirement.

Measurement of El Camino Real setbacks. El Camino Real setbacks are measured from the property line. If the property line is located at less than 60 feet from centerline, the setback shall be measured from there instead.

Curb-cut location. A maximum of one curb cut per 200 feet of frontage on a single project site is allowed, unless otherwise required for emergency vehicle access. If required, the second curb cut may be restricted to emergency vehicles. Curb cuts shall be located a minimum of 50 feet from street corners. New curb cuts onto El Camino Real are permitted only where existing parcels without side street access do not have a curb cut, or where the size and configuration of the development requires a curb cut on El Camino Real.

Design Guidelines

Site Design

Building length. To create human-scaled buildings with access to fresh air and daylight, and to allow pedestrian and bicycle circulation, the length of individual new buildings should not exceed 250 feet.

Parking frontage. Wherever possible, parking should be located behind or under buildings. On lots less than 120 ft deep, parking should take up less than 40% of the primary frontage. On lots greater than 120 ft deep, parking should take up less than 25% of the primary frontage. This requirement does not apply to podium or underground parking where less than 4' above grade.

Setback between vehicle areas and buildings. Areas for vehicle use, such as parking and travel lanes, should be buffered from buildings by at least 8 feet. This area should include a pedestrian walkway, but may also include landscaping and trees. Alleys and loading areas may be exempt from this requirement, but these should not obstruct any important pedestrian access routes.

Setback between structures. The setback between separate structures on the same lot should be no less than 35% of the sum of opposing wall heights, with a minimum of 15 feet.

Placement of utilities. Utilities, including all "dry" utility access, above-ground equipment, and trash containers, should not be located within front setback areas, along mid-block pedestrian connections, or within 50' of a corner. Utilities should be screened and integrated with the building architecture.



Active building facades located at or in front of the maximum front setback enliven the street and improve the public realm.

Open Space

Character of street-facing open areas. Street-facing open areas – such as plazas, parks, gardens, courtyards, extended sidewalk zones, or covered arcade frontages – are encouraged. Street-facing open spaces should be at grade level and provide visibility from the sidewalk to building entrances. Design should include shaded and unshaded areas, a variety of seating options, trees and landscaped areas.

Character of usable open area. Usable open area should be in the form of plazas, courtyards, parks, forecourts, and other open spaces designed for pedestrian and bicycle circulation and for outdoor gatherings for work or recreation. Spaces should be located along pedestrian paths, close to and visible from building entrances and/or the street.



An example of a usable open area, configured as a public plaza situated at a corner. Building entrances are clearly visible and accessible from the sidewalk.

Site Access

Ground floor entrances near the sidewalk. Ground floor commercial entrances within 12 feet of the street property line should be at sidewalk grade.

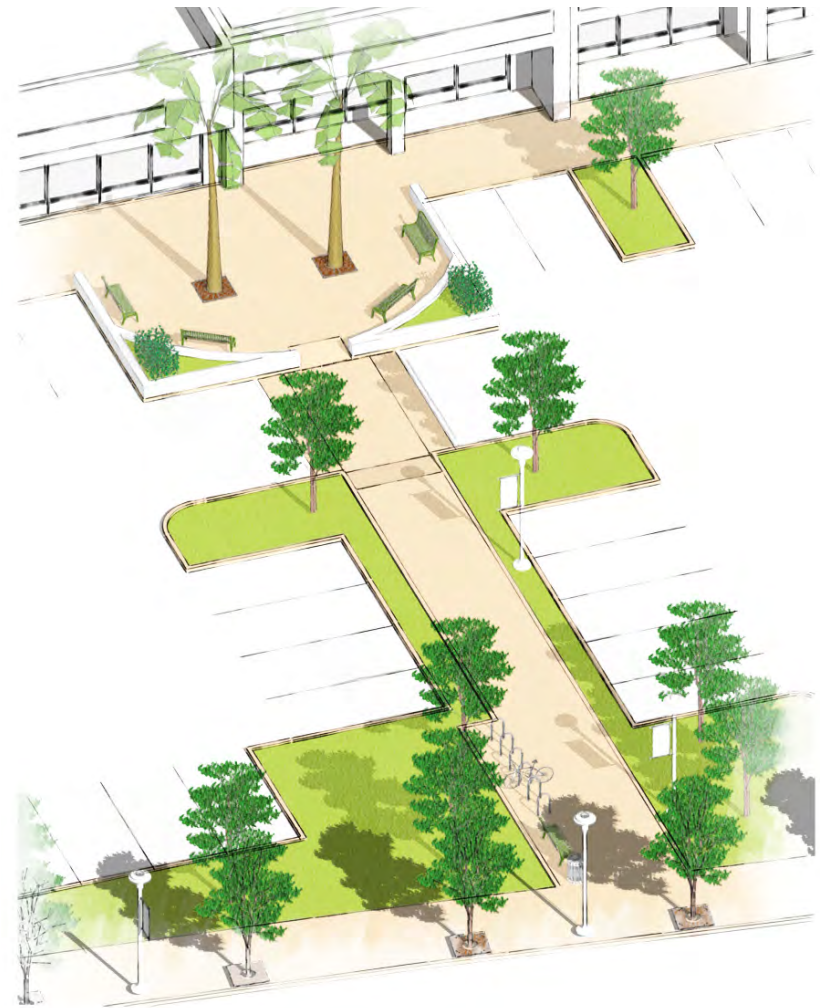
Frequency of pedestrian entrances. Entrances should be located at least every 50 to 100 feet, depending on land use. Corner commercial uses should have a corner entrance or an entrance toward each street.

Pedestrian access to interior of sites. An 8 feet wide pedestrian path between buildings or through parking lots from the sidewalk to the interior of the site should be provided for every 200 feet of a project's frontage. This walkway should be easily recognizable and have landscape edge treatments, pedestrian-scaled lighting and other features to maintain a high quality walkway from the street to entries.

Driveways and parking. To the greatest extent possible, eliminate driveways off of El Camino Real and on-site parking adjacent to the street, particularly in Village Centers, Neighborhood Corners, and the Castro/Miramonte Area. Vehicle access into parcels should occur from side streets or alleys. If necessary, they should be located as far as possible from likely pedestrian activity areas. Design curb cuts and driveways to minimize impacts to sidewalks and pedestrian walks or other access to buildings, plazas or open spaces. Where feasible, adjacent sites should share driveway access.

Garage entries. New development should integrate garage entries into building facades using architectural techniques, matching façade or material treatments, and/or by partially recessing the entries into the building. Door design treatments and details should be used to minimize the apparent width of the entrance in accordance with the building's predominant architectural character.

Shared parking entry. In mixed-use development, shared entrances for both retail and residential uses are encouraged. In shared entrance conditions, secure access for residential parking should be provided.



A high-quality walkway leads pedestrians from the public right-of-way to private building entries. These walkways should be a minimum of eight feet wide with landscaping treatments.

Elevation Design

Building articulation. Facades should use the following horizontal and vertical articulation strategies:

- a. Vertical articulation.** Use projections, minor setbacks, architectural details and variations in materials to distinguish between the upper and ground floors in commercial and mixed-use buildings.
- b. Horizontal articulation.** Facades longer than 100 feet should be subdivided with at least one major massing break. Building facades should contain minor massing breaks on average every 50 feet.
- c. Building projections.** The total area of all building projections should not exceed 50% of the primary building façade area. Primary building façade is the façade built at the property or setback line.

Blank facades. Blank walls (facades without doors, windows, landscaping treatments or other pedestrian interest) should be shorter than 25 feet in length along sidewalks, pedestrian walks, or open space.

Side street frontages. Building facades on side streets should be designed with the same quality and materials as El Camino Real Frontage. In Village Centers this may include ground floor commercial uses. In all other areas, buildings facing side streets should include building entrances, stoops or active uses.

Side yard transitions. New developments should use transitions when they are taller than adjoining buildings on either side. In most cases, this transition will include articulation of the building, including setbacks and stepdowns.



Illustration of vertical articulation strategy with defined base, middle, and top.

Building components. New buildings should be designed with a defined base, a middle or body, and a top, cornice or parapet cap. The cornice or top of the building should provide a strong termination and add visual interest.

Ground floor façade and materials. The ground floor along primary facades should be composed of a distinctly different character from upper floors (distinguished by a greater floor to ceiling height, greater articulation, and/or architectural variation). Additionally, new construction is encouraged to use high-quality materials, design details, and color to enhance ground floor spaces and entrances.

Building scale. New buildings should express facade components to establish building scale. Windows and doors should appear in a regular pattern, or be clustered to form a cohesive design. Horizontal building elements should be aligned with others in the same blockface. An element is considered aligned if it is within three (3) feet, measured vertically, of existing architectural elements.

Single-story non-residential frontages. For new single-story non-residential buildings, at least 75% of the street-facing portion of the building should have a height of at least 20 feet, to ensure pedestrian-supportive street presence and appropriate scale with neighboring uses.

Franchise retail. Chain or franchise uses will be expected to adapt their standard designs to the unique qualities of El Camino Real and the City of Mountain View.

Landscaping

Parking screening adjacent to streets. Surface parking lots should be screened from adjacent/abutting streets. Screening should not encroach into the public right-of-way. Screening may include a planting strip of densely planted shrubs or trees at least five feet in width, which is expected to form a continuous, year-round visual screen within 3 years.

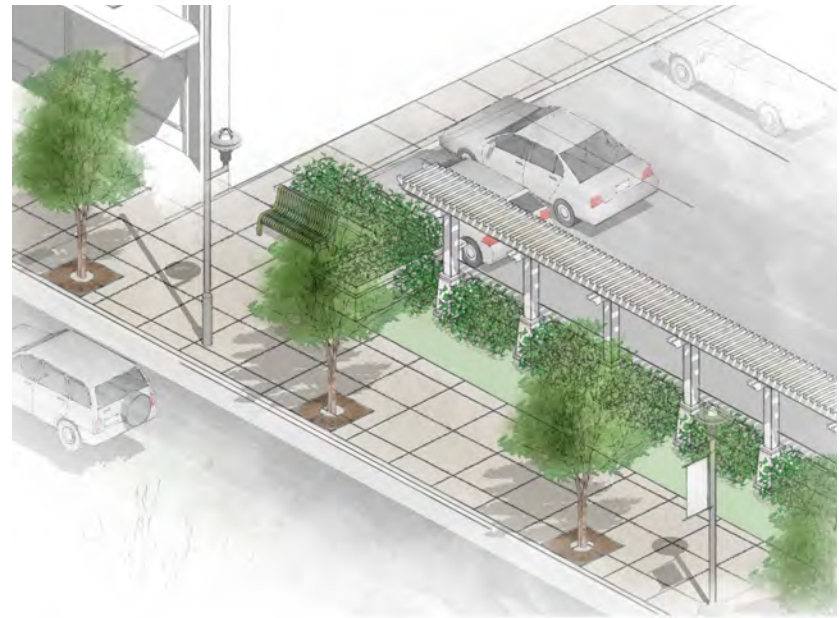
Utility screens. Utilities should be screened from the right-of way with landscaping.

Loading and service access. Screen loading docks from the right-of-way and adjacent properties to address visual and noise impacts to the greatest extent possible. Service access and loading docks should be located on side streets or alleys and away from the front of the building. Where possible, loading docks should be internal to the building envelope and equipped with closable doors.

Street trees. New development should include street trees along the right-of-way with continuous canopy, and, if commercial frontage, with canopies high enough to permit visibility of ground-floor signs and storefronts.

Front yard trees. Portions of buildings without ground floor commercial spaces should provide trees within the front setback to provide additional screening for those uses. Front yard trees may also be provided in areas with ground floor commercial spaces if they are appropriate to the circulation and visibility needs of the businesses.

Rear landscaping. Substantial landscape screening should be planted along the rear of commercial and mixed-use buildings facing residential streets or properties.



An example of parking screening.

Planting and landscape character. The following guidance applies to front and side landscaping:

- a. Plant materials should always be incorporated into new sites to provide “softening” of hard paving and building surfaces.
- b. Mature, existing trees should be preserved whenever possible.
- c. Trees should be placed to maximize climate benefits and energy savings. Deciduous trees should be located on the west and southwest sides of buildings to allow sunlight to reach the building during winter months, and to provide shade during summer months.
- d. Tree sizes should be suitable to lot size, the scale of adjacent structures, and the proximity to utility lines.

Fences and Signs

Fences

El Camino Real fences. No fences are permitted between commercial uses and El Camino Real. Fences to delineate outdoor dining or display areas are allowed up to 42 inches in height.

El Camino Real residential fences. Low fencing and gates are allowed up to 42 inches in height along residential building frontages. These shall be well designed and detailed with high quality materials to add character and visual interest.

Side & rear yard fences. Side & rear yard fences shall be a maximum of 7 feet high.

Fences adjacent to residential. Fences along the rear and sides of parcels shall be a minimum of 7 feet high when adjacent to residential land uses.

Fencing Materials. Fencing and landscape components should be made of durable high quality materials. *(Guideline)*

Signs

Signage relation to Zoning Ordinance. Signs shall be subject to the sign regulations contained in the Zoning Ordinance regarding exempt signs, prohibited signs, and general sign regulations, unless otherwise specified in the Precise Plan.

Signs in areas other than Castro/Miramonte. Signs in all areas other than the Castro/Miramonte area are subject to the CRA zone sign standards.

Signs in Castro/Miramonte. Signs in the Castro/Miramonte area are subject to the Downtown sign standards.

Cabinet signs. Cabinet signs are not allowed.

Sign materials. Signs should be made of durable and high quality materials. *(Guideline)*

Monument signs. Monument signs should be less than 6 ft high. *(Guideline)*

Mobility and Streetscapes

This chapter provides guidance for future improvements to public streets in the El Camino Real Precise Plan Area. It also describes the multi-modal transportation system for the area, including the pedestrian, bicycle, transit, and vehicular networks. This chapter is less detailed than the Development Standards and Guidelines Chapter. More analysis and engineering will be necessary to determine exact dimensions, and they will happen gradually and opportunistically. For this reason, all improvements are guidelines instead of standards.

The Chapter is divided into the following sections:

- ◆ The Typical El Camino Real Street section shows the dimensions of major elements of the planned right-of-way.
- ◆ The General Plan Street Types section provides background on the policy direction from the General Plan.
- ◆ Starting with Vehicle Network, the next sections describe planned changes to then networks of each of the major transportation modes.
- ◆ The next section contains guidelines for improvements and facilities, such as crosswalks and bicycle lanes.
- ◆ CalTrans requirements and a summary of planned improvements are at the end of the chapter.

Typical El Camino Real Street Section

Figure 13 and Figure 14 below illustrate planned El Camino Real street sections, including development setbacks (see Chapter 2). The figures show:

- ◆ Setbacks with wider sidewalks and increased landscaping
- ◆ Amenity space adjacent to commercial uses
- ◆ Increased tree canopy adjacent to residential uses
- ◆ No reduction of the number of travel lanes (3 vehicle lanes in each direction)
- ◆ No change to the landscaped median that distinguishes the City's segment of the corridor
- ◆ An alternative section in which bicycle lanes replace street parking.

The illustrated street improvements are not standards or requirements, but would be consistent with the Precise Plan's direction. Each feature will require additional analysis and review by the City. This plan and the proposed El Camino Real street section do not reduce the existing vehicle travel lanes on El Camino Real, which is controlled by CalTrans, or future bus service being implemented by VTA through a separate process. If future dedicated bus lanes are located in the medians, some of these street elements may require modification.

Figure 13 and Figure 14 show street section concepts for El Camino Real. Travel lanes, medians and curb locations are the same as existing. See "Figure 17: Existing and Planned Bicycle Network" on page 47 for a map showing where on-street bicycle facilities may be located.

Figure 13: Illustrative Concept for El Camino Real

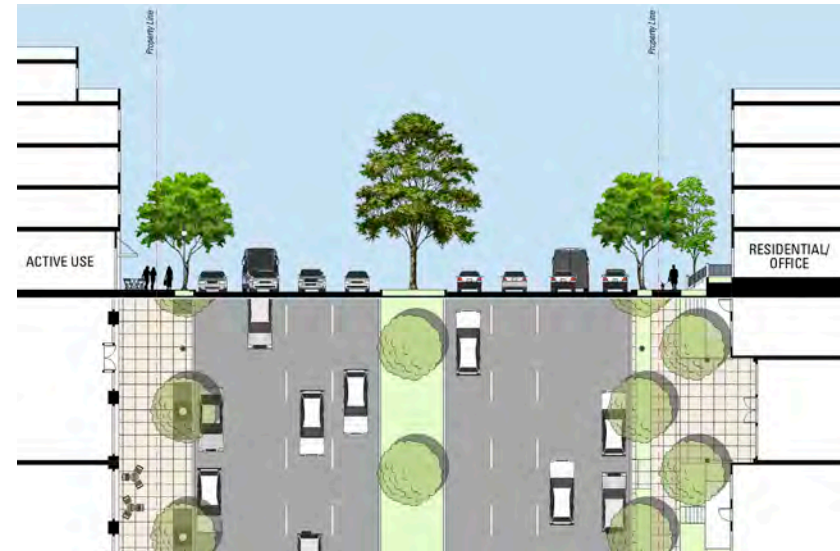


Figure 14: Illustrative Concept - Bicycle Lane Variation



General Plan Street Types

The 2030 General Plan identifies multi-modal street types and priorities throughout the City. The Plan's recommended street improvements and design guidelines are consistent with the General Plan's street types.

The General Plan's street type for El Camino Real is "Boulevard". Boulevards are described as high priority routes for pedestrians, transit and vehicles, but a moderate to low priority for bicycles. The General Plan provides the following description of Boulevards:

Major arterial with high frequency of transit service and mixed commercial and retail frontages. Provides access and safe crossings for all travel modes along a regional transportation corridor. Emphasizes walking and transit and accommodates regional vehicle trips in order to discourage such trips on nearby local roadways. In areas of significant travel mode conflict, bicycle improvements may have lower priority, particularly where parallel corridors exist.

Vehicle Network

The vehicle network within the Precise Plan area will utilize existing streets and lanes. Improvements for other modes may impact some minor vehicle movements, such as dedicated right turn lanes. Other improvements may help drivers maintain the posted speed limit by signaling the presence of pedestrians, bicyclists and other roadway users.

Guidelines

- 1. Vehicle design speed.** The vehicle design speed on El Camino Real should be between 30 and 35 miles per hour.
- 2. Driveways and access.** The number of driveways and access points onto El Camino Real should be reduced to improve safety and traffic flow.
- 3. SR 85 / El Camino Real interchange.** The City will work with VTA and CalTrans to redesign the 85 / El Camino Real interchange to improve its safety for all travel modes.
- 4. Medians.** All existing raised medians throughout the plan area should be retained for landscaping, street trees, and street lighting.

Pedestrian Network

The purpose of the pedestrian network improvements is to expand the space and comfort for pedestrians on a roadway with fast-moving cars, noise and other issues. These improvements can also help define parts of the corridor as places of unique character.

The existing pedestrian environment is deficient in a number of ways:

- ◆ Existing sidewalks are only four to five feet wide, often with obstructions
- ◆ While there is significant tree canopy in some areas along El Camino Real, there is limited landscaping along the street
- ◆ The distance between crosswalks can be significant, often forcing people to either walk long distances to reach a crosswalk or cross the street unsafely in unmarked areas
- ◆ Crossing El Camino Real is uncomfortable due to long crossing distances.

Figure 15 shows priority improvement areas for the pedestrian network. The Primary Pedestrian Area is located in Village Centers and Neighborhood Corners, where concentrations of commercial activity are planned. The Secondary Pedestrian Area is expected to have lower commercial activity.

The following guidelines provide direction on pedestrian improvement locations throughout the Plan area. For design guidelines of specific improvements, please see page 52.

Guidelines

- 1. Primary Pedestrian Area (Village Centers and Neighborhood Corners).** Improvements in the Primary Pedestrian Area should include significantly wider sidewalks, additional crosswalk and corner design features and lighting designed for night-time activity.
- 2. Secondary Pedestrian Area (Other Areas).** Improvements in the secondary pedestrian area should include sidewalks at least 7 feet wide, enhanced landscaping and lighting compatible with a range of residential and commercial uses.
- 3. Curb bulbouts.** Curb bulbouts should be implemented where possible to increase pedestrian safety and improve visibility and sight distance between drivers and pedestrian crossings. Bulbouts should be prioritized at bus stop locations, Village Centers and Neighborhood Corners. Bulbouts are preferred over channelizing islands.
- 4. Crosswalks.** New signalized crossings should be installed at existing intersections where the distance between pedestrian crosswalks is greater than 2,000 feet. These locations include Mariposa or Pettis Avenue, Bonita or Boranda Avenue, and Crestview Drive (coordination with Sunnyvale required). Signal responsiveness may depend on vehicle volumes at these locations.

Figure 15: Pedestrian Network Priorities Map



Transit Network

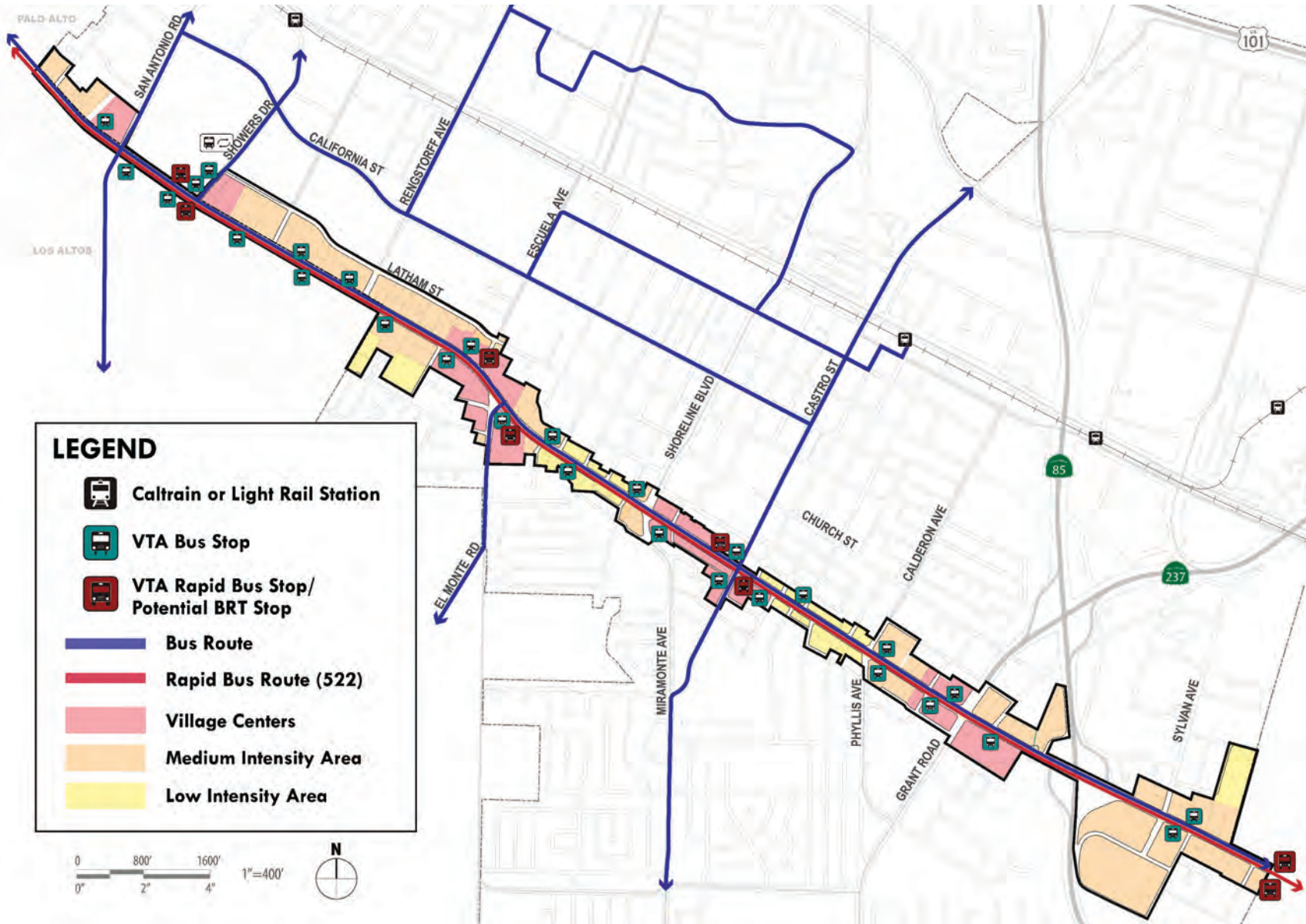
The transit network within the El Camino Real Precise Plan area, shown in Figure 16, includes primarily bus routes and bus stops along El Camino Real. Numerous bus lines serve the El Camino Real corridor but only two lines (Route 22 and the 522 Rapid Bus) serve the entire length of the corridor through Mountain View. Outside of the Plan Area, the transit network connects to CalTrain as well as other transit centers, bus lines and independent shuttle routes. VTA is considering improved rapid bus service on El Camino Real; this plan does not advance or preclude future options for rapid bus service along El Camino Real.

The following guidelines provide direction on the locations and operations of transit along the corridor. For improvement design guidelines, please see “Transit Facilities” on page 56.

Guidelines

- 1. Village Center transit service.** Village Centers should be priority locations for new or relocated transit stops for high-speed/high-frequency buses or private shuttle services.
- 2. Signal prioritization.** Existing transit signal prioritization should be maintained on El Camino Real, and bus queue jump lanes should be permitted only through conversion of an existing right turn lane.
- 3. Private shuttles.** The location of private shuttle stops should not interfere with public bus service.

Figure 16: Existing Transit Network



Bicycle Network

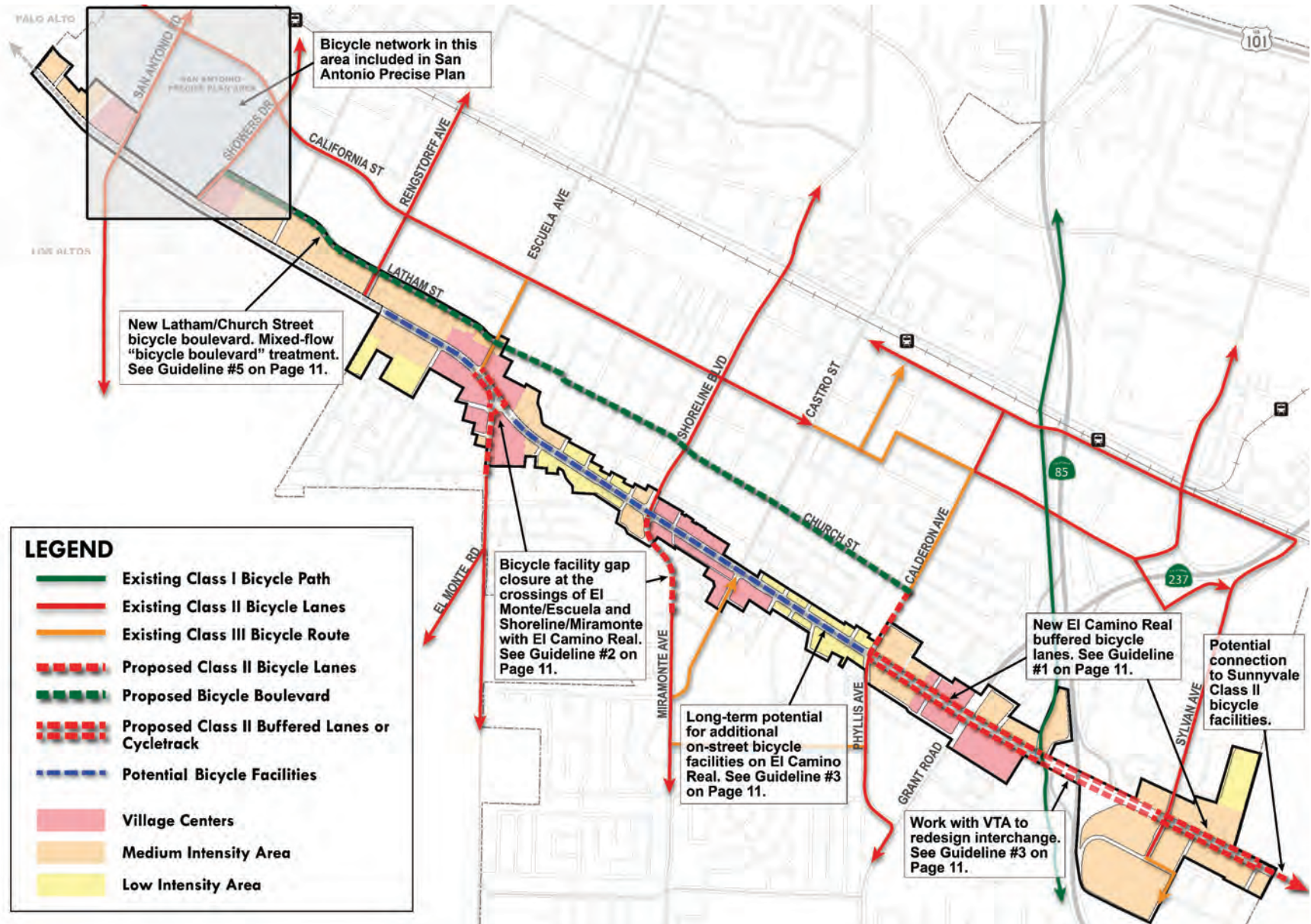
Figure 17 shows the existing and proposed bicycle network near El Camino Real. The existing bicycle network has major gaps at El Camino Real crossings, no safe or comfortable bicycle access on El Camino Real and few adopted bicycle routes near the corridor. In addition, there are limited opportunities for bicyclists to cross Highway 85. The Plan's recommended improvements will improve bicycle access to major destinations along the corridor and to other cities in the region.

The following guidelines provide direction on locations and types of bicycle facilities along the corridor. For design guidelines of specific improvements, please see "Bicycle Facilities" on page 58.

Guidelines

- 1. El Camino Real bicycle facilities.** Class II buffered bicycle facilities, cycle track, or other facilities are allowed on El Camino Real between Calderon Avenue and the Sunnyvale/Mountain View border.
- 2. Gap closure.** The City should prioritize improved bicycle crossings of El Camino Real and continuation of consistent bicycle facilities on either side of El Camino Real. Bicycle facilities are allowed on limited stretches along El Camino Real to close gaps in the bicycle network, such as where El Monte Avenue and Escuela Avenue intersect with El Camino Real.
- 3. Future bicycle facilities.** Additional bicycle lanes or cycletrack should be introduced along El Camino Real, depending on the following design constraints and considerations:
 - ◆ Importance of segment as a bicycle network gap closure
 - ◆ Existing commercial curb-cuts (should be less than 1 every 250 feet)
 - ◆ Number of nearby buildings with less parking than current requirements
 - ◆ Areas where street parking is an asset, such as Village Centers and Neighborhood Corners
 - ◆ The City shall work with the VTA to develop a long-term plan for the redesign of the SR-85 interchange to improve bicycle crossing safety.
- 4. El Camino Real bikeshare.** Encourage new bikeshare stations along El Camino Real, particularly at cross street intersections within Village Centers and Neighborhood Corners. New bikeshare stations should be designed as an integrated part of the El Camino Real streetscape.
- 5. Parallel route.** Mixed-flow Bicycle Boulevard treatments should be included in low-speed, lightly-traveled parallel streets such as Latham and Church, to improve access to El Camino Real destinations for less experienced bicyclists. These treatments may include traffic calming, bulbouts, chicanes, traffic diverters, on-street trees or medians, highly visible signage, on-street stencils or paint, and other techniques to mark the street as bicycle-priority.
- 6. Bicycle parking.** Village Centers and Neighborhood Corners should be priority locations for additional public bicycle parking facilities, particularly near high-activity destinations and designated cross-street bicycle routes.

Figure 17: Existing and Planned Bicycle Network



Design Guidelines

The design of El Camino Real's streetscape – sidewalks, lighting, street trees, and intersections – will play an important role in creating gathering spaces and a complete street for all transportation modes.

The following design guidelines include improvements to implement the future network changes described in the previous sections and the Plan vision in Chapter 1. The sections include guidelines for sidewalks, landscaping, crossings, transit facilities and bicycle facilities.

These design guidelines are preliminary and conceptual. Future analysis and engineering will be required before implementation of any of these improvements. In addition, these improvements will happen gradually over time, depending on the City's priorities and development opportunities.

Figure 18 through Figure 20 show how all the improvements are integrated in Village Centers, Neighborhood Corners and other areas along the corridor.



El Camino Real Design improvements will be focused on the sidewalk area, streetscape and planting improvements, a limited number of median improvements, and cross-street intersections. While more intensive pedestrian improvements will be focused in Village Centers and Neighborhood Corners, the entire corridor should include continuous sidewalks and street trees.

Figure 18: Illustrative Village Center Streetscape and Intersection Design



Pedestrian and streetscape enhancements in Village Centers should focus on creating safe, well-designed and memorable gathering places. Streetscape enhancements should include special paving treatments, gathering spaces, curb bulb-outs, enhanced pedestrian refuges, pedestrian scaled lighting, and regularly spaced street trees.

Figure 19: Illustrative Neighborhood Corner Streetscape and Intersection Design



Neighborhood Corners enhance the walkability of adjacent neighborhoods, increase their access to services on El Camino Real, and provide a gathering space for nearby residents. Pedestrian and streetscape enhancements should focus on creating an improved pedestrian experience and street crossings. Gathering spaces are encouraged at corners. Pedestrian scaled lighting and street furnishings should be located on blocks leading up to corners to emphasize increased pedestrian activity in Neighborhood Corner areas.

Figure 20: Illustrative Streetscape Design for Low or Medium Intensity Areas



Pedestrian and streetscape enhancements in these areas should emphasize pedestrian comfort, landscaping and tree canopy.

Sidewalks

The following sidewalk guidelines will help implement a wide and comfortable walking area, buffered from noise and fast-moving cars. They also create attractive transition areas between the public and private spaces along the front of buildings.

Sidewalks are divided into three zones from curb to building face. The first is the **PLANTER ZONE**, where street trees, traffic control devices and lighting are located; the planter zone provides a buffer between the walk zone and the street. The second is the **WALK ZONE**, where movement of people is the priority. Last is the **FRONTAGE ZONE**, which is on private property and provides buffer from walls and allows people to access buildings without interfering with the walk zone. These zones are illustrated in Figure 21.

Planter zone dimensions. The planter zone should be five feet from the face of curb to the walk zone. This could be slightly less if necessary to ensure a comfortable and adequate walk zone. In bulbout locations, the planter zone should be widened to the new curb location.

Planter lengths. Planters in the Primary Pedestrian Area should be no more than 8 feet long. In the Secondary Pedestrian Area, they should have gaps to provide periodic access to street parking.

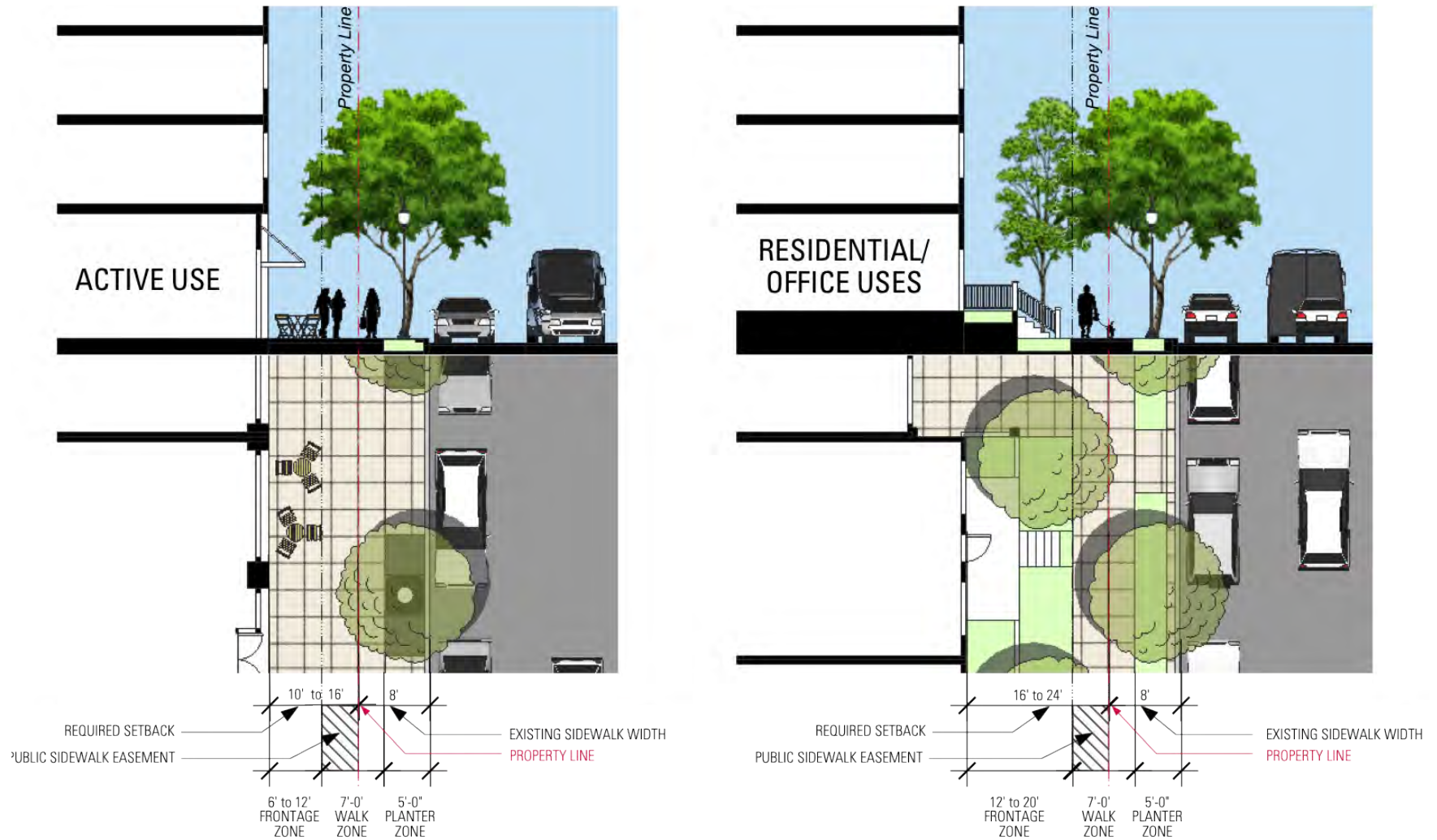
Planter zone character (commercial). In locations fronting commercial uses, the space between planters should be designed as an extension of the walk zone, though special materials may be used to differentiate the area.

Walk zone dimensions. The walk zone should be a minimum seven feet wide, remain completely clear of obstructions and encroachments and meet all applicable ADA regulations. The walk zone may take up a portion of the front yard setback area to meet walk zone and planter zone width requirements.

Frontage zone. This area may be appropriate for outdoor display, seating, stoops, porches, accent landscaping, trees to screen residential and office uses, etc. Standards and guidelines for this zone are located in Chapter 2: Development Standards and Guidelines.

Pedestrian easements. Public access easements on private property are encouraged (when not required) to expand the sidewalk and usable pedestrian area.

Figure 21: Pedestrian Zones and Sidewalk Character



Landscape, Lighting, and Furnishings

The following guidelines support pedestrian comfort and commercial activity by ensuring a well-lit sidewalk area. They also support landscaping to screen and buffer the roadway and shade trees.

Street trees. Street trees should be placed an average of 40 feet on center. El Camino Real street trees should be Scarlet Oaks and street trees on side streets should be consistent with existing tree species for that street.

Street furnishings. Street furniture including benches, bike parking, and trash receptacles should be consistent throughout the corridor and chosen from a designated City list. Furnishings should be privately maintained on private property.

Pedestrian-scaled lighting. In the Primary Pedestrian Area, light fixtures should be pedestrian-scaled (up to 18 ft tall) and spaced to provide continuous lighting along the sidewalk. This should be in addition to, rather than replacing, existing lighting for vehicle traffic lanes. The pedestrian-scaled street lighting should continue along side streets for up to one block.

Tandem lighting. Auto-oriented street lighting should include a pedestrian-scaled lamp.

Planter landscaping. Planter areas should be planted with drought-tolerant and hardy landscape species. Plantings should be no more than 3 feet high and, where parking spaces exist, should anticipate space needs for opening car doors.

Green streets. The City, working with CalTrans, should integrate “green street” concepts into street design to minimize impacts of pollution runoff from ECR. Green streets typically include draining runoff from the curb flowline into biotreatment areas, but other systems, such as modular wetlands systems, may also achieve this goal. Trash capture devices should also be considered.

Crossings

The following guidelines direct shorter crossing distances and help make pedestrians more visible to motorists. They also contribute to the attractiveness of the corridor by expanding landscaping areas (such as bulbouts and medians).

Special crosswalk markings. For crossings in Village Centers and Neighborhood Corners, there should be special crosswalk colors, markings or materials. Limit lines should be set back from the crosswalks to further enhance pedestrian safety. Special crosswalk colors, markings or materials across El Camino Real will require a CalTrans design exception.

School routes. Signing and pavement markings for crossings within the Precise Plan area that are part of schools routes should be distinguished from typical crossings with signing and yellow pavement markings, including crosswalk striping. Standards in the California MUTCD also apply.

Unsignalized pedestrian crossings near El Camino Real. Consider features in unsignalized pedestrian crossings near El Camino Real to improve pedestrian access to the corridor from neighborhoods, such as special crosswalk markings, bulb-outs and warning signage for drivers.

Curb return radius. Curb return radii should be as small as possible while considering bus and truck corner movements. It may be possible to reduce radii below CalTrans standards with a design exception.

Curb bulbout. Bulbouts along El Camino Real and cross streets with bike lanes should be designed to accommodate a bike lane between the curb and the travel way. Bulb-outs on small cross streets should be as close to the travel lane as possible. Figure 23 and Figure 24 illustrate curb bulbouts.

Bulbout length. Bulbouts should be long enough to ensure the visibility of pedestrians waiting to cross.

Median crosswalk features. Medians with crosswalks should provide a minimum width of six feet in the direction of pedestrian travel.

Figure 22: Illustrative Curb Bulbouts at Side Street Intersection



Figure 23: Illustrative Curb Bulbout if Bicycle Lane Present



Transit Facilities

The following guidelines support a comfortable waiting environment for transit, and stops that connect to surrounding sidewalks.

Coordination with VTA. VTA will determine the design of bus stops in the Plan Area. However, when possible the City should coordinate with VTA to ensure bus stop design is integrated with the pedestrian-oriented character and streetscape of El Camino Real. When possible, bus stops should be located closer to intersections in Village Centers and Neighborhood Corners.

Seamless integration. Pedestrian and bicycle access should be seamlessly integrated with transit facilities and be ADA compliant.

Bus stop amenities. The passenger features included at a new or relocated bus stop should include a shelter, pedestrian-scaled lighting, map/schedule kiosk, benches, shade trees, and trash receptacles.

Busbulbs in Village Centers and Neighborhood Corners. Future bus stops in Village Centers or Neighborhood Corners should include busbulbs at the far side of intersections. These stops should have a pedestrian plaza adjacent to the stop with seating integrated with the streetscape design (see Figure 24).

Busbulbs and bike lanes. Busbulbs should be designed to maintain adequate space for a bike lane between the curb and travel way (see Figure 25).

Bus turnouts. Bus turnouts are not permitted within Village Centers and strongly discouraged in other locations within the Precise Plan area.

Figure 24: Illustrative Busbulb Concept

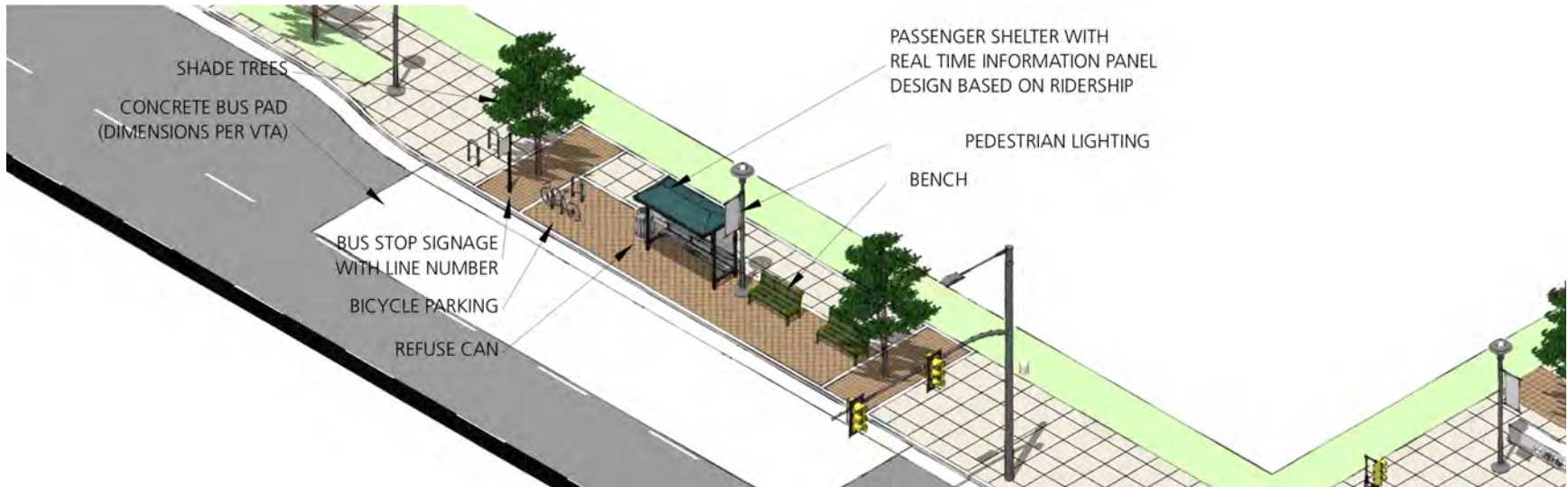
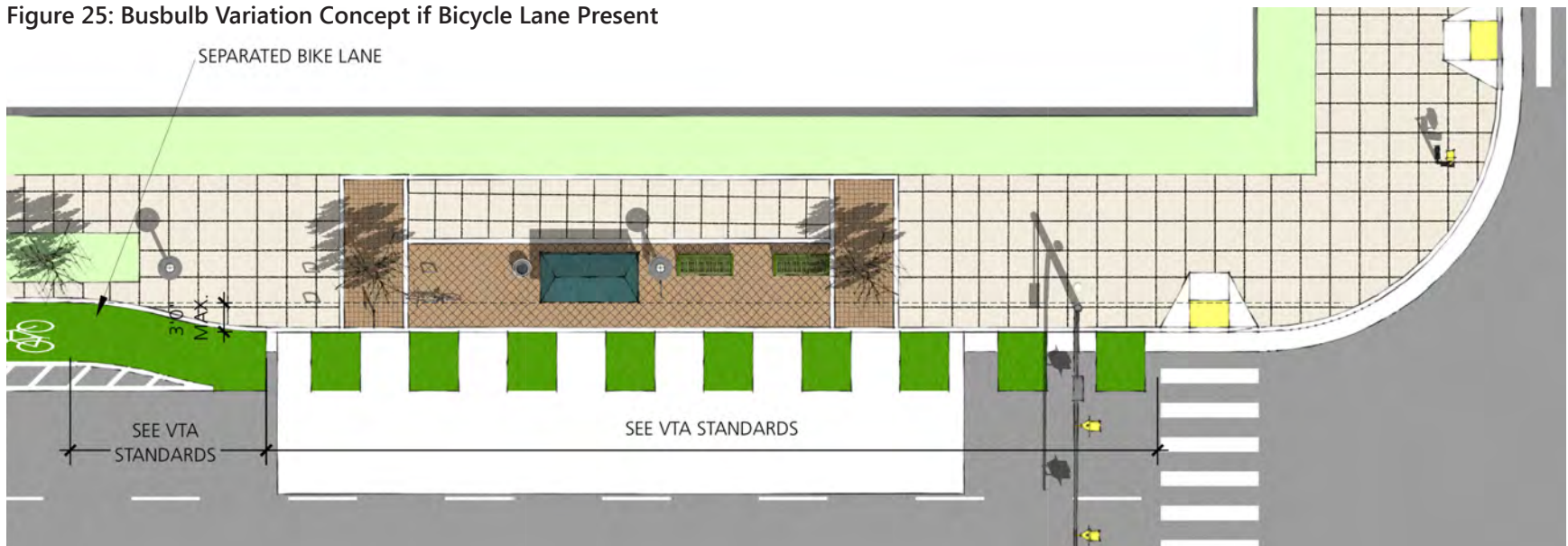


Figure 25: Busbulb Variation Concept if Bicycle Lane Present



Bicycle Facilities

The following guidelines create facilities that identify where bicyclists should be, and help bicyclists navigate through the corridor.

Bicycle facilities. Any future bicycle facilities should have the minimum widths shown in Table 3. Cycle tracks should be considered for locations with long gaps between commercial driveways, such as the south side of El Camino Real between Highway 85 and Dale Avenue.

Bicycle crossings. Bicycle and pedestrian crossing facilities should be separated, with parallel bike crossing lane or pavement.

Bicycle left turn lanes. Where bicycle routes turn left or terminate at signalized intersections, a detector-equipped bicycle left turn lane should be provided to the right of the vehicular left turn lanes.

Vehicle right turn lanes. At intersections with exclusive vehicle right turn lanes, bicycle lanes should be striped to the left of the right turn lane.

Class II lanes at intersections. At a minimum, Class II bicycle lanes should be extended to the crosswalk at signalized intersections on El Camino Real. Marking may be continued across the intersection when the path across the intersection is unclear.

Colorized pavement. Green colorized pavement should be used for all bike lanes along El Camino Real. Green colorized pavement boxes may also be used in the bicycle left turn lane, the transition area approaching the left turn lane, or other high conflict areas.

Bicycle-sensitive detectors. At all signalized crossings of El Camino Real, there should be bicycle-sensitive detectors or accessible push-buttons to trigger traffic signals. Signal timing should provide an appropriately longer clearance interval when bicycles are detected.

Bicycle Boulevards. Mixed-flow Bicycle Boulevard treatments could include in-street bicycle stencils, vehicle traffic diverters, in-street planters or bollards, meanders, and other techniques to create a bicycle priority street.

Table 12: Minimum Widths for Bicycle Facilities

Facility Type	Minimum Width
Class II – Bicycle lanes	6 feet
Buffered Class II Bicycle Lanes on El Camino Real	6 foot lane, with additional 2-3 foot striped buffer
Class III – Bicycle Boulevard	Mixed-Flow Facility
Class I - Multi-Use Path	10 feet, plus 2-foot shoulders on each side
Class I – One way on-street cycle track	5-6 feet
Class I – Two way on-street cycle track	12 feet
Class I – One way raised cycle track	6.5 feet

Caltrans Requirements and Exceptions

El Camino Real is a State Highway (State Route 82), under the jurisdiction of Caltrans and guided by the Caltrans Highway Design Manual (2014). This has significant implications for its current and future design. Any modifications to El Camino Real, including the improvements recommended in this Plan, are subject to the review and approval of the State. Caltrans, however, supports the multi-modal strategies in this Plan, and encourages complete streets by stating that “The design of projects should, when possible, expand the options for biking, walking, and transit use.” (2014 Highway Design Manual, Chapter 81.6 Design Standards and Highway Context).

Generally, the Caltrans Highway Design Manual standards are designated as either mandatory or advisory. Mandatory design standards are those considered as the most essential to achieve safe facilities or are required by law or regulations. Exceptions to these standards require more rigorous Caltrans review. Advisory standards allow greater flexibility to accommodate design constraints or be compatible with local conditions, and exceptions may be approved by cities.

In some cases, Caltrans may allow flexibility in meeting either mandatory or advisory design standards through a “design exception process”. This process allows design exceptions for modifications to the state highway that reflect the context of the project location and the values of the community. CalTrans relinquishment of El Camino Real may be possible in the future, and if so this would provide the City with greater control over right-of-way design.

Implementation

This chapter provides direction on the City actions and processes that implement the vision for El Camino Real articulated in other chapters. This chapter is divided into the following sections:

- ◆ Plan Administration describes the development review process, including improvements to buildings and private property, exempt and non-conforming projects, master plans, public easements, parking and transportation demand management.
- ◆ The Community Benefits section identifies the potential community benefits a project might provide and the requirements for their provision.
- ◆ Lastly, the chapter identifies implementation activities and capital improvement projects to realize the Precise Plan's vision and potential funding sources.

Project Administration

Development Review Process

All applications for new construction, modifications to existing buildings, and changes in land use, shall be reviewed for conformance with the General Plan, the El Camino Real Precise Plan, the Zoning Ordinance, and all other applicable documents.

The following review processes shall apply to development proposals in the El Camino Real Precise Plan area:

- a. **Minor improvements.** Minor improvements consistent with this Precise Plan may be approved administratively, without public notice or hearing, through a minor Planned Community Permit. Minor improvements include those considered “administrative” in the Development Review section of the Zoning Ordinance, such as minor façade modifications and additions.
- b. **Other new development.** The Zoning Administrator shall take final action on other applications, including Provisional Use Permits and new construction consistent with “BASE” FAR and height in each subarea, through a public hearing.
- c. **Tier 1 development.** The City Council shall take final action, following a Zoning Administrator public hearing and recommendation, on new construction consistent with “TIER 1” FAR or heights in each subarea.
- d. **Tier 2 development.** Development with “TIER 2” FAR or heights requires the approval of a Village Center (VC) Floating Zone. This process shall be consistent with the Zoning Map Amendment process in the Zoning Ordinance, including the City Council’s gatekeeper authority and final action by the City Council following an Environmental Planning Commission recommendation.

Exempt Projects

The following types of projects are exempt from zoning permit requirements:

- a. All projects identified as exempt in the Zoning Ordinance.
- b. Changes of use where the new use is permitted, there are no exterior modifications to the building, and the new use will not result in an increase in required parking.

Non-conforming building and uses

Non-conforming buildings and uses do not comply with existing Precise Plan requirements, but were developed under previous zoning or Precise Plan regulations.

On a case-by-case basis, the Zoning Administrator shall determine the hearing process involving non-conforming buildings and uses, including requests for alteration, replacement, expansion and changes of use. A Planned Community Permit shall be required for any application involving a non-conforming site, building or use and shall be reviewed by the Zoning Administrator based on:

- ◆ Planned Community Permit findings;
- ◆ Criteria and process in the Zoning Ordinance’s requirements for non-conforming buildings and uses; and
- ◆ The Precise Plan’s purpose, intent and guiding principles.

Master Planning Process

The master planning process provides a coordinated and integrated approach to larger developments under certain conditions. This process allows the City to achieve key Precise Plan standards and guidelines, such as creating high-quality open areas and shared parking, while allowing projects some flexibility and an administrative process focusing on key development objectives. This section outlines the conditions and requirements for the master planning process.

1. **Conditions for master planning.** The master plan process is voluntary. It is encouraged to support coordinated planning among property owners in the same vicinity, such as within a Village Center. Applicants may be eligible for site design exceptions such as shared parking, shared open area, and reduced internal setbacks through the master plan process.
2. **Coordination.** The project applicant shall coordinate with the City to understand development proposals for surrounding parcels, coordinate street and pedestrian connections, and identify other key issues.
3. **Master plan preparation.** A master plan application includes the following components:
 - a. Signed development applications from all property owners within the proposed master plan.
 - b. Materials such as maps, surrounding and proposed uses, proposed building locations, proposed number of units and unit types, circulation plan, total square footage, open space, and other materials that demonstrate compliance with the purpose and intent of the Precise Plan.
 - c. Parking strategy, including but not limited to, shared parking or district parking facilities.
 - d. Urban design strategy, including a conceptual architecture plan, including how the location, intensity, and uses of planned and future buildings function and relate to each other, the project site, and surrounding area.
 - e. Phasing and implementation strategy, including the timing and plans for any public improvements, including utility and transportation.
 - f. Other components as deemed necessary by the City.
4. **Developments with different zones.** Existing or proposed developments with parcels in different zones may be provided flexibility through the master plan process. See Projects in Multiple Zones on page 27.
5. **Administrative process.** Final action on master plans shall be consistent with the Development Review Process on page 62; for example, development no greater than “BASE” FAR and height may be approved by the Zoning Administrator. Future Planned Community Permits submitted under the Master Plan shall also be consistent with the Development Review Process on page 62, except “TIER 2” development may be reviewed by the Zoning Administrator, who will forward a recommendation to the City Council. The City Council may choose to designate final authority to the Zoning Administrator for subsequent approvals.

Public Access Easements

The Precise Plan relies on increased sidewalk width and new pedestrian connections through large blocks to achieve the envisioned enhanced pedestrian environment. Greater sidewalk width is necessary to accommodate increased pedestrian activity resulting from development since existing sidewalks are narrow (5 feet or less, often obstructed by utilities) and do not provide adequate buffer from the roadway (usually 3 feet or less from the curb). New pedestrian connections are necessary to reduce the travel distances from neighborhoods to key destinations on the corridor. Some existing blocks are as long as 1,800 feet, which is more than 3 times longer than a standard city block.

The following are requirements for easements related to new sidewalk widths and new pathways through sites:

Sidewalk widening. Proposed sidewalk widening standards are provided in Chapter 3. This widening requires a 4-foot public access easement from private property owners along the corridor. These easements will be required with the following development proposals:

- a. An increase in building or site intensity
- b. New residential uses
- c. Significant building upgrades and new development
- d. New uses that will attract significantly more trips
- e. Changes of use that do not have required parking

These projects would add to the pedestrian activity along the corridor, requiring increased capacity.

If the project has legal non-conforming structures within the required easement area, the Zoning Administrator will determine the dimensions of the easement based on the location and type of structure.

Pathways through sites. Standards for new publicly accessible pedestrian and/or bicycle pathways through project sites are provided in Chapter 2. These will be required when sites redevelop with increases in intensity or new residential uses, as the new development would add to the pedestrian activity along the corridor and side streets, requiring increased capacity. Projects less than 150 feet wide or within 250 feet of another public access route are exempt from this requirement.

FAR, required open area and setbacks. These easements will be counted toward lot area for calculating floor area ratio. They are also counted toward any landscaping/open area or useable open area requirement (except where crossed by a driveway). Setbacks are not measured from the easement and the sidewalk easement area is within the front setback. The pathway easement could also be within the project's required setbacks.

Limited easements. Limited easements may be considered, with the right to exclude disruptive or illegal activity.

Parking Exceptions

Managing the supply and demand of parking is a key element of the Plan's urban design and transportation strategy. The City's standard parking requirements apply to the El Camino Real Precise Plan area. However, certain project types, locations, and management strategies may qualify a development proposal for a minor reduction to parking standards if the applicant can provide a parking plan or if special conditions apply, as noted below.

This exception process applies to projects, such as new commercial tenants or minor site plan changes, that do not also require major Planned Community Permit review, such as new development.

New Minor Planned Community Permit. Applications that do not comply with the parking ratios in the Zoning Ordinance may be eligible for a minor Planned Community Permit if the project complies with the conditions identified in Table 13. Multiple reductions may be added together.

Parking impacts identified. If projects approved under this process result in parking impacts, the Zoning Administrator will hold a public hearing to determine if all requirements and conditions of the Permit have been met or to apply additional conditions to the Permit.

Greater reductions. Greater reductions may be possible through a public hearing process, as described in the Zoning Ordinance.

Table 13: Potential Parking Reductions

Request	Application Requirements	Potential Reduction
Parking for uses with different peak periods (eg, office and restaurant)	Applicants shall submit a description of uses and analysis supporting the requested parking reduction.	Up to 20%
Rapid Bus access – within 1,000 feet walking distance	Applicants shall provide a map or calculation, and evidence that the use will benefit from Rapid Bus access.	Up to 10%
Parking or TDM program	Applicants shall submit a detailed description of the parking management or transportation management programs that justify the reduction.	Up to 10%
Multifamily Residential	All multifamily residential projects are eligible.	Studio and 1-bedroom units: 1 stall Units with more than 1-bedroom: 2 stalls 15% of required parking must be available to guests.

Other Parking Requirements

Off-site parking. Applicants may be allowed to meet minimum parking requirements through the use of designated nearby off-site facilities. Capacity of those facilities shall be determined on a case-by-case basis.

Location of off-site parking. The allowable distance for a project to use off-site parking is 600 feet walking distance, from the nearest corner of the parking facility to the nearest corner of the destination building. The building shall not be on the opposite side of El Camino Real, Shoreline Boulevard, Miramonte Avenue, Grant Road or Highway 237 from the parking.

Transportation Demand Management

Transportation Demand Management (TDM) strategies provide incentives for travelers to make the most effective use of our transportation networks by shifting travel by mode and time of day to take advantage of available capacity and reduce congestion. TDM strategies manage transportation resources through incentives, employer and development regulation, communication and other techniques.

The following TDM measures are required:

New employment-generating development. All new office development of at least 15,000 square feet shall provide a TDM plan resulting in trip reductions consistent with the City's Greenhouse Gas Reduction Program (GGRP). All new office development of at least 25,000 square feet shall provide a TDM plan resulting in trip reductions of at least 20%. These developments shall provide annual performance reporting.

New Tier 1 & Tier 2 development, other than employment-generating uses. All new Tier 1 and Tier 2 development shall provide a TDM plan with trip reductions consistent with the percentage for new employment generating development in the GGRP. The development shall also provide annual performance reporting to the City. Residents and/or employees shall be provided transit subsidies and/or take part in VTA's Eco-Pass program (or equivalent). Duration of these programs will be determined at time of approval.

Transportation Management Association. All development projects required to provide a TDM plan shall join a Transportation Management Association, or other association or institution providing transportation-related services.

CEQA

New development may be subject to the mitigation measures specified in this Plan's Environmental Impact Report (EIR). Some development, including but not limited to "Tier 2" development, may be subject to additional environmental review.

Community Benefits

Tier 1 and Tier 2 Requirements

A Community Benefit Program ensures developers provide a benefit to the Precise Plan area in exchange for approval to develop additional floor area on their property. Development above 1.35 FAR shall provide public improvements or equivalent resources to improve the quality of life for the community and to help implement the Precise Plan. The development tiers in this precise plan provide clear expectations within Tier 1, but greater flexibility within the Tier 2 rezoning process.

Agreement required. A developer taking part in the Community Benefit Program will be required to enter into a binding agreement with the City that specifies the community benefit that will be provided in exchange for the higher intensity requested. The City will negotiate the terms of the Agreement including the period during which the intensity will be available to the developer and community benefits that will be provided by the developer.

Community Benefit value. Tier 1 and Tier 2 development shall provide community benefits, with value proportional to the project's building square footage in excess of 1.35 FAR (inclusive of covered parking but not underground parking). The value per square foot will be updated periodically by the City, consistent with inflation, and based on:

- ◆ Maintaining a reasonable developer return for a range of parcel and project sizes
- ◆ Considering whether overall development costs remain competitive with other nearby communities, taking into account existing fees

Tier 1 developments will not be required to provide Community Benefits with estimated value in excess of this amount. However, if costs for providing the Community Benefit increase after entitlement, the Community Benefit will still be required. Tier 2 developments may be expected to provide Community Benefits in excess of the established value.

Community Benefits List

The benefits in Table 14 were determined through the Precise Plan process. Additional benefits may be determined in the future, or may be determined during project review, based on local needs. The City will maintain a prioritized list of community benefits. In general, community benefits should be provided within or accessible from the Plan area.

Project applicants may elect to directly construct or provide the benefits in Table 14, if they can demonstrate, to the satisfaction of the City, that the value of the benefit provided is equivalent to the value identified above. However, the City has discretion to accept a monetary contribution to construct the benefit/improvement.

The list of examples below is not intended to limit the City's discretion to determine the appropriate level of community benefit required in exchange for increased intensity. The City will uniformly apply the community benefits requirement so the required community benefits are proportionate to the entitled floor area. However, the City does not measure community benefit solely in relation to the monetary impact to the developers. Some proposed community benefits may be considered by the City to be particularly valuable or necessary in a particular location, but they may be of comparatively modest financial impact to a developer.

Table 14: Desired Community Benefits

Type of Improvement	Examples of Community Benefits
Affordable housing (Plan Priority)	Development of affordable units on- or off-site, over and above the amount required under existing regulations. On-site units preferred over off-site units.
Pedestrian and bicycle amenities	<p>Off-site pedestrian and bicycle improvements, above and beyond those required by the development standards. These may include but are not limited to:</p> <ul style="list-style-type: none"> • Enhanced pedestrian and bicycle-oriented streetscapes • Protected bicycle lanes and pedestrian pathways, improved bicycle and pedestrian crossings/signals, bicycle racks/shelters • New pedestrian and bicycle connections to transit facilities, neighborhoods, trails, commercial areas, etc • Removal of existing pedestrian and bicycle barriers (e.g. cul-de-sacs) • Upgrading traffic signals to enhance pedestrian and bicycle safety
Public parking facilities	Providing publicly accessible parking to serve area-wide parking needs.
Public parks and open space	Publicly accessible parks, plazas, tot lots, etc., above and beyond existing Park Land Dedication/In-Lieu Fees and required open areas. Village Centers are required to provide plazas and may not use item as a community benefit.
Other	<ul style="list-style-type: none"> • Contributions to and/or space provided for community facilities • Off-site utility infrastructure improvements above and beyond those required to serve the development • Additional funding for City programs, such as contribution to a local façade improvement program • Funds in lieu of improvements • Other Community Benefits proposed by the developer and approved by the City Council

Implementation Actions and Programs

Table 15 describes City actions that will implement this Precise Plan.

The time frame for these activities and programs includes short-term (2015-2016), medium-term (2017-2020), and ongoing. Since many of the improvements will be opportunistic and dependent on development and provision of community benefits, these timeframes are advisory.

A description of capital improvements is included in the following section.

Table 15: Precise Plan Implementation Actions and Programs

Implementation Action	Description	Parties Involved
Short-Term Actions		
Zoning Map & zoning text amendments	Amend the City's zoning map to reflect adoption of this Precise Plan. Amend the Zoning Ordinance to include the Village Center Floating Zone.	Planning
El Camino Real bicycle facility study	Create a detailed study of planning and engineering options for future bicycle facilities on El Camino Real, including type of facility and integration with on-street parking, transit facilities, pedestrian improvements and vehicles.	Public Works
Citywide parking standards, as part of a comprehensive Zoning update	Complete a comprehensive update of citywide parking standards and consider reduced parking requirements for certain uses, TDM packages, shared parking, or other special conditions. Consider parking maximums in certain locations or for certain types of uses. Adopt standards and ordinances that allow and encourage shared parking.	Planning, Public Works
Community Benefits Fund	Establish an El Camino Real Community Benefits fund for in-lieu payment of Community Benefits requirements.	Planning, Finance
Medium-Term Actions		
Review to determine effects of final BRT alignment	Once a final alignment for BRT on El Camino Real has been determined, review the Precise Plan to determine any impacts or necessary revisions for topics such as streetscape, intersection design, bicycle network, or transit-oriented development.	Planning, Public Works
Public parking Lot	Identify potential sites and areas where public parking would be beneficial. Look for opportunities to acquire sites as they become available	Planning, Public Works
Bicycle boulevard toolkit	To assist with implementation of a bicycle boulevard on Church/Latham Street or other parallel streets, develop a bicycle boulevard toolkit that can be utilized citywide for other potential bicycle boulevard treatments, which could include diverters, on-street bicycle stencils, bollards, traffic circles, on-street plantings or street trees, and/or other types of traffic calming to promote safe mixed-flow cycling.	Public Works

Implementation Action	Description	Parties Involved
Ongoing Actions		
Parks and public space	Work with El Camino Real residents, employers, and property owners to identify areas where new public space, plazas or neighborhood-serving parks may be added.	Planning, property owners
CalTrans coordination	Continue to coordinate with CalTrans for any necessary design exceptions or design improvements to the El Camino Real right-of-way	Public Works, Planning
Community benefits monitoring	Annually assess the El Camino Real Precise Plan community benefits program to determine how frequently it is being utilized, how effective it is at funding community benefits, if expected contributions are of a sufficient value, and any necessary changes to the process or funding structure.	Planning
Community benefits list	Maintain and update a prioritized list of priority community benefit projects or improvements in anticipation of future development applications.	Planning, Public Works
Precise Plan reporting	Conduct annual reports on development entitlements, targets, capital projects and Community Benefits	Planning
Review of Precise Plan	Conduct an initial review of the Precise Plan within three years of adoption to ensure the plan functions as intended when applied to new construction and capital improvements.	Planning, Public Works
Shared parking	<p>In coordination with property owners and the TMA:</p> <ul style="list-style-type: none"> • Identify groups of business and property owners who could benefit from use of shared parking • Modify any zoning codes or ordinances that may restrict or discourage shared parking • Develop standards and practices to evaluate, manage, and enforce shared parking arrangements • Actively work with local employers, landowners, and developers to implement shared parking. 	Planning, property owners
TDM monitoring and reporting	Monitor employers and property owners within the Plan Area implementing transportation demand management (TDM), and require regular reporting for any project with TDM as a condition of approval.	Planning
Parking utilization monitoring	Regularly analyze on-street and off-street parking utilization to understand the effects of parking policy and the need to evaluate potential strategies such as shared parking, district parking, or parking reductions.	Planning

Capital Improvements

This section describes capital improvements supporting implementation of the Precise Plan. Funding sources for these improvements are described in the next section.

Transportation and Public Space

The Precise Plan includes improvements to public space and the multi-modal transportation systems to implement the plan's vision. Given the large Precise Plan area and given the difficulty of predicting the timing of development, improvements will be completed opportunistically over time. Improvements should be jointly coordinated with development whenever possible. Through the City's Capital Improvement Program (CIP) process, specific improvements may be prioritized and funded.

Utility Infrastructure

Project-level analysis of water and sewer systems may identify needed improvements and potential fair-share responsibilities for development. This process may identify additional necessary improvements not described in this Plan, but required to serve the new development.

The 2005 Storm Drainage Master Plan concludes that the City's storm drain systems are performing adequately, even though areas of minor flooding exist. These deficiencies are minor, localized, and do not require immediate improvement projects. However, development projects may be required to improve the City's storm drain system if existing drainage does not comply with City standards, such as drainage over a sidewalk.

Funding Strategy

Implementing the Precise Plan's capital improvements will require a range of funding sources. Table 16 shows the local and regional funding sources that potentially fund the types of improvements identified for the Plan Area. These sources should be considered a menu of options. It is likely that some projects will be funded through multiple local, state, federal, and even private sources, and the potential for utilizing any given source for a particular project will vary depending on private development activity, participation from property and business owners, public funding availability, and other factors.

Table 16 categorizes the potential funding sources based on whether they are administered directly by the City or whether they require additional coordination with other entities. Some City sources, such as the General Fund, Construction and Conveyance Tax, and other Capital Improvements (CIP) Funds are relatively flexible and may be used to fund a variety of improvements at the discretion of the City Council. Other City sources, including existing and potential fees and the proposed Community Benefits Program, can only be used for defined purposes.

Table 16: Mountain View El Camino Real Funding Sources

Funding and Financing Sources	Administering Agencies
General Fund	City
Construction and Conveyance Tax	City
Other Capital Improvements Program (CIP) Funds	City
Existing Connection and Facilities Fees	City
User Fees and Rates	City
Park Land Dedication In-Lieu Fee	City
Potential New Development Impact Fees	City
Community Benefits Program	City
Property-Based Improvement District (PBID) or Business Improvement District (BID)	Business and/or Property Owners
One Bay Area Grant Program	MTC, VTA
Other Transportation Grant Programs	Caltrans, MTC, VTA, BAAQMD
Water and Sewer Grant Programs	DWR, SWRCB

Acronyms:

Caltrans: California Department of Transportation
MTC: Metropolitan Transportation Commission
VTA: Santa Clara Valley Transportation Authority

BAAQMD: Bay Area Air Quality Management District
DWR: California Department of Water Resources
SWRCB: State Water Resources Control Board

Changes from the El Camino Real Precise Plan Public Draft

The following are proposed changes to the Public Draft El Camino Real Precise Plan. These were based on comments from the public, stakeholders, Corridor Advisory Group, Environmental Planning Commission, City Council, reviewing agencies and City staff. Other changes are proposed to improve clarity and ease of use. In some cases, where the edit can be clearly shown, strike-out and underline text are used to show deleted and added content. In other cases, where the text revisions are more comprehensive, two versions are shown with the old text on the left and new text on the right.

- (1) Key Edits – Changes identified and described in the Staff Report
- (2) Other Policy Edits – Other policy or regulatory changes
- (3) Clarifying Edits – Edits without policy or regulatory change, but providing greater clarity
- (4) Typo – Edits to typographical or grammatical errors, minor changes to word-order or word-choice

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
KEY EDITS			
Multiple	[ASSORTED DIAGRAMMS AND MAPS: REVISED CONTENT, STYLE; STARTS ON PAGE 39]		Consistency / readability (Staff)
4	<p>[New Guiding Principle] 11. New affordable and senior housing will support the City’s diversity and livability. The corridor is a good location for affordable and senior housing due to its jobs, transportation options and access to daily goods and services. Low income, moderate income, and senior units will be built wherever possible towards a Plan-area affordable housing goal consistent with the City’s inclusionary housing ordinance. This will be achieved through City subsidies for low-income housing projects, inclusionary requirements on new condominiums and rowhouses, impact fees (and units in lieu) on residential and non-residential development, and the provision of public benefits, with affordable units being the highest priority.</p>		New Affordable Housing policy direction (EPC / City Council direction)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
10		[LAND USE TABLE EDITS; SEE PAGE 32]	Simplification & additional direction for drive-through uses and gas stations <i>(Staff and Public Comment)</i>
14		<p>[REPLACES TABLE 2] Ground Floor Commercial Requirements</p> <p>Castro/Miramonte Area. All of the ground floor building frontage along El Camino Real and at least 33% of the ground floor building frontage along Castro Street shall be commercial. Entrances to upstairs uses are also allowed on these frontages.</p> <p>Village Centers. All of the ground floor building area shall be commercial. Lobbies to upstairs uses, parking and service spaces are also allowed on the ground floor. Service spaces include, but are not limited to, trash and utility rooms, bike parking, shared restrooms and loading areas. Parking and service spaces should be clearly secondary to commercial spaces, and commercial spaces should occupy all frontages along streets, public open areas, pathways and other highly visible locations.</p> <p><i>Exception:</i> Residential uses may be allowed on the ground floor if appropriate based on surrounding uses, such as when fronting on a neighborhood street, or in other cases that advance the principles and intent of this Precise Plan.</p> <p>Neighborhood Corners. Minimum 2,000 square feet of ground floor commercial shall be provided. Where provided, up to 2,000 square feet may be added to a project’s allowed floor area ratio.</p> <p>Tier 1 and Tier 2 projects. Ground floor commercial requirements may be greater for Tier 1 and Tier 2 projects on large sites if it advances the principles and intent of the Precise Plan, as determined by the City Council.</p>	Refinements to support sufficient ground-floor commercial space and flexibility in key situations <i>(Staff)</i>
17		[SEE PAGES 41 TO 43 FOR HEIGHT / FAR MAP] <i>Edits to locations of Height and FAR areas for consistency with General Plan; made some areas Medium Intensity if they had no opportunity for Tier 2 and some areas Low Intensity if they had no opportunity for Tier 1.</i>	Height/FAR location refinement small parcels, consistency with General Plan <i>(Staff)</i>
19		[STANDARDS TABLES EDITS; PAGES 35 TO 38] <i>Edits to standards tables: removed maximum setbacks for upper floors, provided greater flexibility for 1-story commercial, made setback requirements easier to read, made residential setbacks the same throughout each area.</i>	Usability, clarity <i>(Staff)</i>

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
29	Balconies. Balconies shall not be oriented towards residentially-zoned properties if they are within visual range.	Balconies. Balconies oriented toward single family homes and duplexes shall be screened. Screening may include architectural features or year-round landscaping.	Flexibility in how to mitigate privacy concerns (<i>Public Comment</i>)
30	Setback between vehicle areas and buildings. Areas for vehicle use, such as parking and travel lanes, should be buffered from buildings by at least 8 feet. This area should include a pedestrian walkway, but may also include landscaping and trees. Alleys and loading areas may be exempt from this requirement, but these should not obstruct any important pedestrian access routes.	Building and vehicle-area separation. Improvement plans shall identify all pedestrian access routes around buildings, where a comfortable walkway with buffer landscaping or arcade shall be provided. Alleys, loading or other service areas may be exempt from this requirement, but should not obstruct any important pedestrian access routes.	Move from Guidelines to Standards and added flexibility language (<i>City Council and EPC direction</i>)
32	<p>[New Guidelines]</p> <p>Village Center plazas. Village Center public plazas are special street-facing open areas that act as gathering spaces for surrounding neighborhoods. They should be designed as unique and notable destinations with the potential to accommodate a range of activities. They should have amenities such as benches, art or water features. Plazas should be fully visible from El Camino Real, but should use space or landscaping to buffer the street’s impacts. They should be associated with active commercial frontages, such as restaurants and retail, and key pedestrian access routes to transit and surrounding neighborhoods.</p> <p>Character of buildings adjacent to open area. Building frontages adjacent to open areas should activate the space with entrances directly onto the open area, outdoor seating associated with the adjacent use, and architectural features that provide transition from outdoor to indoor space, such as porches, awnings, arcades, terraces, stoops or patios.</p>	Design guidelines for Village Center plazas and buildings adjacent to open areas (<i>Public Comment</i>)	
36	<p>[New guideline]</p> <p>Tree Canopy: New and reconfigured surface parking lots shall provide a tree canopy plan with a goal of 50% or greater coverage at maturity.</p>	New tree canopy goal (<i>EPC direction</i>)	

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
42	<p>[Two new guidelines]</p> <p>Suggested Routes to Schools. Pedestrian and bicycle crossing improvements and facilities should be prioritized within 1,000 feet of schools and along major pedestrian and bicycle routes to schools, especially where students must cross El Camino Real.</p> <p>On-Street Parking. On-street parking along El Camino Real will be removed over time to improve vehicle flow and bicycle access. Local off-street parking deficiencies (where on-street parking is necessary for local businesses) should be considered prior to removal of on-street parking. New structures and uses shall not use on-street parking toward their parking calculations.</p>		<p>More explicit safe routes to schools policy and direction to convert parking to bike lanes (<i>City Council direction</i>)</p>
42	<p>Crosswalks. New signalized crossings should be installed at existing intersections where the distance between pedestrian crosswalks is greater than 2,000 feet. These locations include Mariposa or Pettis Avenue, Bonita or Boranda Avenue, and Crestview Drive (coordination with Sunnyvale required). Signal responsiveness may depend on vehicle volumes at these locations.</p>	<p>Crosswalks. New signalized crossings should be installed at existing intersections where spans between crosswalks are the longest. These locations may include Mariposa or Pettis Avenue, Bonita or Boranda Avenue, and Crestview Drive (coordination with Sunnyvale required). Signal responsiveness may depend on vehicle volumes at these locations. Additional future crosswalks may be considered in other significant spans, but crossings between existing vehicle intersections may require special Caltrans review.</p>	<p>Removed “2000 ft” standard as misleading; added opportunity for other additional crossings (<i>Public Comment</i>)</p>

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
46	<p>Future bicycle facilities. Additional bicycle lanes or cycletrack should be introduced along El Camino Real, depending on the following design constraints and considerations:</p> <ul style="list-style-type: none"> • Importance of segment as a bicycle network gap closure • Existing commercial curb-cuts (should be less than 1 every 250 feet) • Number of nearby buildings with less parking than current requirements • Areas where street parking is an asset, such as Village Centers and Neighborhood Corners • The City shall work with the VTA to develop a long-term plan for the redesign of the SR-85 interchange to improve bicycle crossing safety. 	<p>El Camino Real bicycle facility implementation. Bicycle lanes or cycletracks should be introduced along El Camino Real west of Calderon Avenue, replacing on-street parking. This change will occur gradually over time, and the City should consider the following prior to installing a segment of bicycle facilities:</p> <ul style="list-style-type: none"> • Key bicycle network gaps should be closed. • Most nearby commercial buildings should have adequate off-street parking to serve their businesses. • New segments should connect to cross streets or other parts of the City-wide bicycle network. <p>New development will facilitate this transition by providing off-street parking adequate for its own needs and reducing the number of existing curb-cuts.</p>	Clarification of transition from parking to bicycle lanes (<i>City Council direction</i>)
54			Support for a variety of street trees (<i>CAG Comment</i>)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
62	<p>The following review processes shall apply to development proposals in the El Camino Real Precise Plan area:</p> <p>a. Minor improvements. Minor improvements consistent in full compliance with this Precise Plan may be approved administratively, without public notice or hearing, through a Minor Planned Community Permit. Minor improvements include those considered “administrative” in the Development Review section of the Zoning Ordinance, such as minor façade modifications and additions <u>less than 1,000 square feet.</u></p> <p>b. Other new development. The Zoning Administrator shall take final action on other applications, including Provisional Use Permits "Base" development and provisional uses. New construction consistent with “BASE” FAR and height in each subarea, area, and other major applications may be approved at a Zoning Administrator through a public hearing through a Major Planned Community Permit. Provisional Use Permits also may be approved at a Zoning Administrator public hearing.</p> <p>c. “Tier 1” development. The City Council shall take final action, following a Zoning Administrator public hearing and recommendation, on newNew construction consistent with “TIER 1” FAR or heights in each subarea, area may be approved by the City Council, following recommendation by the Environmental Planning Commission through a Major Planned Community Permit.</p> <p>d. “Tier 2” development. Development with “TIER 2” FAR or heights requires the approval of a Village Center (-VC) Floating Zone <u>for the project site, which would be applied to the Zoning Map in combination with the Planned Community District.</u> This process shall be consistent with <u>use</u> the Zoning Map Amendment process in the Zoning Ordinance, including the City Council’s gatekeeper authority and final action by the City Council following an Environmental Planning Commission recommendation by the Environmental Planning Commission. <u>In addition to the Zoning Map Amendment, projects must also apply for Major Planned Community Permits, which may be approved by the City Council following recommendation by the Environmental Planning Commission.</u></p>		<p>Add EPC review to Tier 1; language edits so each section is similar - eg, application type, review body, process (City Council/EPC direction)</p>

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
64	<p>The following are requirements for easements and improvements related to new sidewalk widths and new pathways through sites:</p> <p>Sidewalk widening and easements. Proposed Sidewalk widening dimensions standards are provided in Chapter 3. This widening requires a 4-foot public access easement from private property owners along the corridor El Camino Real to support the corridor’s pedestrian activity.</p> <p>a. These Public access easements and widening improvements will shall be required with the following development proposals with the following permit types:</p> <p>a. An increase in building or site intensity • Major Planned Community Permits</p> <ul style="list-style-type: none"> • Minor Planned Community Permits involving site plan changes, parking reconfiguration, or demolition of primary structures or portions of primary structures along the El Camino Real right-of-way <p>b. Public access easements and/or widening improvements may be required with the following permit types based on the cost, extent or intensity of the project as determined during the Planning review process.</p> <ul style="list-style-type: none"> • Minor Planned Community Permits not involving improvements along the El Camino Real right-of-way • Provisional Use Permits <p>For purposes of illustration, projects may include but are not limited to: façade remodels, changes in use of a major tenant, or parking reductions (SEC 36.32.65 of the Zoning Code). When requirements for sidewalk improvements are not consistent with the cost, extent or intensity of the project, an irrevocable offer of dedication may be required so that improvements can be built in the future. b. New residential uses</p> <p>c. Significant building upgrades and new development</p> <p>d. New uses that will attract significantly more trips</p> <p>e. Changes of use that do not have required parking</p> <p>These projects would add to the pedestrian activity along the corridor, requiring increased capacity.</p> <p>c. If the project site has existing legal non-conforming structures, public utilities or heritage trees within the required easement and improvement area, the Zoning Administrator will determine the dimensions of the easement and improvements based on the location and type of structure and conformance with heritage tree ordinances and policies.</p>		<p>Clarification of when sidewalk widening will be required (Staff)</p>

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
67	<p>CommunityPublic Benefit value. Tier 1 and Tier 2 development shall provide communitypublic benefits, with value proportional to the project’s building square footage in excess of 1.35 FAR (inclusive of covered parking but not underground parking). <u>Ground floor commercial square footage may be exempted from this amount.</u></p> <p>The <u>City will periodically conduct market analysis to update the</u> value per square foot (a) will be updated periodically by the City, if necessary to address market changes, consistent with inflation, and based on:</p> <ul style="list-style-type: none"> Maintaining a reasonable developer return for a range of parcel and project sizes Considering whether overall development costs remain competitive with other nearby communities, taking into account existing fees <p><u>Developments requiring a Planned Community Permit (including Tier 1 developments)</u> will not be required to provide CommunityPublic Benefits with estimated value in excess of this amount. However, if costs for providing the CommunityPublic Benefit increase after entitlement, the CommunityPublic Benefit will still be required. Tier 2 developments may be expected to provide CommunityPublic Benefits in excess of the established value <u>during the Zoning Map Amendment process.</u></p> <p><u>(a)Value adjustments consistent with inflation may not need this analysis.</u></p>		Clarification that per square foot value is only based on residential square footage-- depending on Council direction on 11-17-2014 (Staff)
67	<p>Project applicants may elect to directly construct or provide the benefits in Table 14, if they can demonstrate, to the satisfaction of the City, that the value of the benefit provided is equivalent to the value identified above in the previous section. However, the City has discretion to accept a monetary contribution to construct the benefit/improvement.</p> <p>The list of examples below is does not intended to limit the City’s discretion to determine the appropriate level of communitypublic benefit required in exchange for increased intensity. The City will uniformly apply the community benefits requirement so the required community benefits are proportionate to the entitled floor area. However, the City does not measure community benefit solely in relation to the monetary impact to the developers. Some proposed community benefits may be considered by the City to be particularly valuable or necessary in a particular location, but they may be of comparatively modest financial impact to a developer. Other than the plan priority for affordable housing units, the list is in no particular order.</p>		Remove content leading to less-valuable benefits (City Council/EPC direction)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
OTHER POLICY EDITS			
14	<p>5. Transparency. A minimum of 50% of required ground floor commercial facades facing the street or major pedestrian pathways should be transparent. Windows, openings, and transparent glazing satisfy this requirement. Mirrored glazing does not count towards transparency.</p>	<p>5. Transparency. The majority of each ground floor commercial facade should be transparent along streets, pedestrian pathways, or plazas, providing visibility into and out of the space. Clear windows satisfy this requirement. Window films, mirrored glass and spandrel glass are not transparent.</p>	<p>Cleaner, goal-oriented language, removed jargon (Staff)</p>
18	<p>Plaza and Gathering Space. Development in Village Centers shall incorporate a street-facing open area or public plaza that can function as a comfortable and attractive community gathering place. Tier 1 and Tier 2 development shall provide a public plaza with active commercial frontage, of adequate size for a range of public or commercial activities, and appropriate to the context, shape and circulation features of the project site.</p> <p>Development with a public plaza consistent with the Village Center plazas guideline may be eligible for one additional story and 10 additional feet of height above Table 4. For example, Tier 1 development may be up to 5 stories and 55 feet in height. Neighborhood transition, urban design and other considerations may limit the application of this exception. This additional story may not be combined with the rooftop amenity height exception, but it may be combined with the corner building treatment height exception.</p>		<p>Clarification of Village Center extra height and plaza requirement (Staff)</p>

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
27	<p>Land use, setback and height. Any portionpart of a structure in an area must comply with the land use, setback and height standards of thatits area <u>or subarea</u>. The General Plan's maximum residential density shall not be exceeded for any allowable density in residential-only portionparts of <u>projects shall be limited by the General Plan maximum density instead of the R3 density table.</u>a project.</p> <p>Low Intensity and over 50% Residential Only. For Low Intensity areas and projects where greater than 50% is within a Residential Only area, the coverage, open area and floor area standards must comply with those of the area.</p> <p>All other<u>Other</u> standards and cases. In all other cases, the <u>The</u> following <u>may shall</u> be used to determine the development standards and design guidelines for these multiple-area projects:</p> <ul style="list-style-type: none"> a. Project-wide standards, such as coverage, open area and FAR shall be regulated as a weighted average of the proportion of the project in each sub area. <u>Specific parts of the project shall not be regulated.</u> For example, a project with 60% of its land area in Low Intensity Corridor and 40% in Medium Intensity Corridor may have a maximum FAR of 1.55. These standards may be applied across the project as a whole, but each part of the project shall be consistent with the intended character of that area. <u>Projects in both Castro/Miramonte Sub-Areas shall use the standards of Sub-Area 1.</u> b. <u>Projects with at least 50% of their land area in Medium Intensity Corridor or Village Center, where the remainder is in Medium Intensity Residential-Only, are allowed a Tier 1 bonus (with the provision of CommunityPublic Benefits) of up to 0.50 FAR is allowed, and may be</u> applied across the entire project site. <u>For example, a project with 75% of its land area in Medium Intensity Corridor and 25% in Medium Intensity Residential-Only may have a maximum FAR of 1.775 (75% * 1.35 + 25% * 1.05 + .50) across the project site.</u> c. Character and design <u>regulationsguidelines</u> shall apply to all parts of the <u>the entire</u> project. d. All other standards and guidelines will be determined by the Zoning Administrator. 		Clarification of R3 density, examples, simplification (Staff)
29	<p>Personal storage. A a minimum of 80 square <u>164 cubic</u> feet of personal storage shall be provided for each dwelling unit, <u>and shall be designed appropriately to accomodate a range of bulky items.</u></p>		Consistency with approved P district projects (Public Comment)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
36		<p>Parking screening adjacent to streets. Surface parking lots should be screened from adjacent abutting streets. Screening should <u>provide visual interest, but should not be so large and dense that they limit sight lines for safety and security. not encroach into the public right of way. Screening may include a planting strip of densely planted shrubs or trees at least five feet in width, which is expected to form a continuous, year round visual screen within 3 years.</u></p>	Safety and maintenance concerns (CAG Comment)
58	[New Guideline]	<p>Bicycle parking. Bicycle parking should be located in the sidewalk planter zone, and configured to limit obstructions to the walk zone.</p>	Flexibility for bike parking (CAG comment)
63 (new)		<p>Add new section after p. 62 “Non-conforming Buildings and Uses” section as follows:</p> <p>Site Renovation and Rehabilitation</p> <p>General guidance. Renovations requiring Major Planned Community Permits should make additional improvements consistent with this Plan. Improvements may include safe and direct pedestrian access to building entrances from the sidewalk, improved landscape screening or tree canopy, reductions to the number of driveways, a plaza or outdoor seating space, and coordination with adjacent land owners if possible. The scope of required improvements will be based on the cost and extent of the proposed project, as determined during the Planning review process.</p> <p>Façade improvements. Façade improvements to existing structures should follow design guidance in Chapter 2 and include similar design features to new buildings in the plan area.</p> <p>Building placement. New structures should comply with maximum setback standards when built on sites with existing structures set back behind parking lots. New structures shall orient entrances towards the sidewalk.</p> <p><i>Illustrate items above with New diagram exhibits 19.1 (Example Retrofit Strategy 1: Addition of Liner Building) & 19.2 (Example Retrofit Strategy 2: Addition of Pedestrian Walkway)</i></p>	Direction for when standards and guidelines will be required when sites are renovated (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
64	<p>Pathways through sites. Standards for new publicly accessible pedestrian and/or bicycle pathways through project sites are provided in Chapter 2. These will be required when sites redevelop with increases in intensity or new residential uses, as the new development would add to the pedestrian activity along the corridor and side streets, requiring increased capacity. Projects less than 150 feet wide or within 250 feet of another public access route are exempt from this requirement. <u>Limited easements may be considered, with the right to exclude disruptive or illegal activity.</u></p> <p>...</p> <p>Limited easements. Limited easements may be considered, with the right to exclude disruptive or illegal activity.</p>		Limited easements are only appropriate for pathways through sites, not sidewalks (Staff)
68	[Additional public benefit under "Other"] Subsidize existing commercial tenants or other local small businesses		Additional potential public benefit (EPC comment)
69	[New action] Develop one or more El Camino Real design palettes for lighting, trees, crosswalks and other improvements. Responsibility: Planning, Public Works, development applicants. (medium term)		Additional action (CAG comment)
69	[remove] <i>Bicycle Boulevard Toolkit action</i>	[New Action] El Camino Real Bicycle Facilities Assess the constraints and opportunities for bicycle facilities on segments of El Camino Real. (medium term)	Toolkit is unnecessary, since Bicycle Transportation Plan will include it (Staff)
70	Monitor employers and property owners within the Plan Area implementing transportation demand management (TDM), and require regular reporting for any project with TDM as a condition of approval. <u>Consider enforcement for non-compliance.</u>		Enforcement (EPC comment)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
CLARIFYING EDITS			
Multiple	<i>Include Corridor Advisory Group in acknowledgments</i>		Acknowledgement (Staff)
Multiple	[Throughout Plan] Community Public Benefits		Consistency (Staff)
2	[New paragraph, 2 nd to last] El Camino Real is a regionally important corridor. It links most of the cities on the Peninsula and it is a major bus route for Santa Clara and San Mateo Counties. A regional collaborative along El Camino Real, the Grand Boulevard Initiative (GBI), has been instrumental in bringing regional stakeholders together to foster a new vision for El Camino Real's potential. GBI's principles support people-friendly places with a focus on safety, sustainability, and high-quality development.		Clarification of regional role (Staff)
2	The plan area includes nearly all parcels immediately fronting El Camino Real (<u>besides those in the San Antonio Center and some Downtown</u>) and adjacent parcels <u>where the Plan can facilitate new connections and neighborhood transitions</u> .		Clarification of project boundary (Staff)
4	6. Encourage creative and flexible use of small parcels. Many parcels on El Camino Real are difficult to redevelop because they are small or irregularly shaped. Property owners and tenants will be able to improve these sites through parcel aggregation, special standards for small buildings, or flexibility for façade improvements and changes in use.	6. Encourage creative and flexible use of small parcels. Applicants on small and irregularly shaped parcels will be able to improve these sites through parcel aggregation, incentivized with higher development intensities for larger lots; special standards for small buildings and in small-parcel areas; a broader range of allowed uses, such as rowhouses and other residential; and flexibility for changes in use and parking requirements.	Clarification of small parcel opportunities (Staff)
5	[New section] Residential Areas Some areas in the Plan are not in the General Plan's El Camino Real Change Area. These areas have a residential General Plan designation and are adjacent to the surrounding neighborhoods. They are included in this plan to support public improvements and public benefits when connecting to the corridor, and to support neighborhood transitions and parcel aggregation if redeveloped.		Clarification of non-change areas (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
5		<p>...Concentrations of ssmall-scale retail <u>intersections</u> are designated as Neighborhood Corners...</p> <p>...Neighborhood Corners are located at smaller cross streets <u>providing with</u> direct access to adjacent communities. There is no increase in height or intensity for these areas above current regulations.</p>	Language edits & accuracy (Staff)
14		<p>2. Ground floor commercial location – Neighborhood Corners. Ground floor commercial should be located along El Camino Real at the corner of the building closest to. <u>It should also be visible and pedestrian-accessible from</u> the cross street.</p>	Clarification for single-use buildings (Staff)
14		<p>4. Minimum tenant space depth. Ground floor commercial should have tenant space depth adequate for the needs of a range of businesses; <u>most should be at least 45 feet, but some may be 30 feet.</u></p>	Provided examples (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
16	<p>Figure 4 shows the range of allowed heights and intensities along the corridor. Allowed heights and intensities are different along the corridor, consistent with the Focused Strategy, and depend on the entitlement process selected by the applicant. A base height and intensity is allowed for all parcels in the Precise Plan Area. In some locations, there is also the option for new development to pursue “Tier 1” or “Tier 2” development intensity and height above the base FAR and height regulations. The following pages contain specific standards for each area on this map.</p>	<p>Figure 4 shows the range of allowed heights and intensities in different areas along the corridor. Maximum heights and intensities are applied differently across the corridor depending on the location, public benefits provided, and the review process. This is the Plan’s “tiered” approach to height and intensity, which ensures a portion of the value created by larger development is used to improve El Camino Real. It also ensures City Council review of larger developments.</p> <p>“Base” development, which is allowed throughout the corridor, has the lowest level of City review and does not require the contribution of public benefits.</p> <p>“Tier 1” allows more height and FAR in locations with larger parcels adjacent to multi-family neighborhoods, and requires the contribution of public benefits and review by the Environmental Planning Commission and City Council. “Tier 2” allows the highest FAR and is only allowed in Village Centers, where there is access to major transportation networks and daily goods and services. “Tier 2” involves review associated with rezoning, which could result in additional CEQA analysis, more public benefits, and other requirements resulting from legislative actions. For more information about public benefits and project review, see Chapter 4.</p>	<p>Clarification of “Tiers” (Staff)</p>

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
18	<p>Village Centers are key locations at major intersections along the corridor where new development will be adjacent to retail, services, and transit.</p> <p>The setback and intensity standards below in Tables 4 and 5 apply to all Village Center projects. Figure 5 shows all the Village Center locations.</p> <p>Applicants shall use the base intensity<u>Base</u> standards below, unless they apply for Tier 1 or Tier 2 development, as described in Chapter 4: Implementation.</p> <p><u>Village Center standards support ground floor commercial close to the street, substantial public plazas and increased neighborhood transition requirements for upper floors.</u></p>		Clarification of objectives (Staff)
20	<p>The Castro/Miramonte area includes small sites adjacent to downtown. Within the Castro/Miramonte Area, height and intensity standards differ between Sub-Area 1 and Sub-Area 2, as shown in Figure 7. Coverage standards and setback standards are the same across the Castro/Miramonte Area.</p> <p>Applicants shall use the base intensity standards in Table 6, unless they apply for Tier 1 development, as described in Chapter 4: Implementation.</p>	<p>Castro/Miramonte includes small sites adjacent to downtown in two sub-areas. Sub-area 1 has lot sizes and characteristics similar to the Medium Intensity Corridor. Sub-Area 2 is constrained in lot depth, so allows more flexibility in FAR and open area. Applicants shall use the Base standards in Table 6, unless they apply for Tier 1 development, as described in Chapter 4: Implementation.</p> <p>Setback standards are the same across the Castro/Miramonte Area. These standards support a more downtown-like character, with a smaller maximum El Camino Real setback and smaller side setbacks.</p>	Clarification of objectives (Staff)
22		<p>The Medium-Intensity Corridor zone contains larger parcels and is surrounded by higher intensity <u>uses more multi-family residential</u> than the Low-Intensity area. Figure 8 displays the parcels within the Medium-Intensity Area Corridor. Applicants shall use the base intensity<u>Base</u> standards in Table 8, unless they apply for Tier 1 development, as described in Chapter 4: Implementation.</p> <p><u>Setback standards support commercial uses close to the street, flexibility for other ground floor uses, and setback and open area requirements more appropriate to larger developments.</u></p>	Clarification of objectives (Staff)

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24		<p>The Low-Intensity Corridor zone includes smaller parcels and is adjacent to lower-intensity uses along the corridor, as shown. <u>Only the Base intensity and process is allowed in Figure 9 this area, since no more than 3-story development would be compatible with surrounding neighborhoods. Setback standards support commercial uses close to the street, flexibility for other ground floor uses, and setback and open area requirements more appropriate to smaller parcels.</u></p>	<p>Clarification of objectives (Staff)</p>
26		<p>Low Intensity, Residential-Only. For the <u>Low Intensity</u> areas shown in Figure 10 as Low Intensity, the standards, uses, and densities of the R3-2 zone <u>shall</u> apply. <u>See the City's Zoning Ordinance for more information.</u></p> <p>Medium Intensity, Residential-Only. For the <u>Medium Intensity</u> areas shown in Figure 10 as Medium Intensity, the standards, uses, and densities of the R3-1 zone apply. <u>See the City's Zoning Ordinance for more information.</u></p> <p>Americana Apartments. The Americana Apartments Continental Circle. <u>The Americana Apartments, located at 707 Continental Circle, were constructed under the Americana Center Precise Plan, which had a different maximum height and minimum open area than the R3 zone. To maintain its existing zoning, this area shall use the standards, uses and densities of the R3-1 zone, with the following exceptions:</u></p> <ul style="list-style-type: none"> • Maximum Height: 48 ft • Maximum <u>Minimum</u> Open Area: 45% <p><u>See the City's Zoning Ordinance for more information.</u></p>	<p>Clarification of specific requirement (Staff) Changed name of Americana area (EPC direction)</p>
29		<p>Common usable open area (residential). Residential projects shall provide minimum 175 square feet per unit of common usable open area. In the Low Intensity Area and Castro/Miramonte Area, projects shall provide 150 square feet per unit. <u>Setback areas are not considered useable unless they are 20-feet wide.</u></p>	<p>Consistency with approved P district projects (Staff)</p>
29		<p>[new exception] Side and rear setbacks. Exceptions to side or rear setbacks up to 5' shall be allowed if the same amount is added to the setback on the opposite side of the building. This exception does not apply to corner parcels, and cannot be used to reduce residential-adjacent setbacks.</p>	<p>Easier to use, consistent with "Sum of Side Setbacks" in table (Staff)</p>

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
29		<p>Architectural projections. Upper-floor bay windows, balconies, <u>porches</u>, awnings, and other projections may encroach up to 8 feet into the required <u>ground floor</u> El Camino Real or side street setback. Awnings, and up to 2 feet into other setbacks. <u>Projections over the sidewalk</u> shall be at least 8 feet above grade. This setback exception should <u>not</u> be used in limited circumstances above the 3rd story <u>to reduce the mass of upper floors and create a defined top to 4-story (or taller) buildings.</u> <u>Architectural projections shall not encroach into Caltrans right-of-way, except awnings are allowed with an encroachment permit.</u></p>	Clarification of articulation and Caltrans requirement (<i>Staff & Caltrans</i>)
29		<p>Front setbacks, shallow parcels. Non-residential ground floors on parcels less than 120 ft deep <u>within the Low Intensity or Castro/Miramonte Areas</u> may encroach into the El Camino Real setback by up to <u>54</u> feet for no more than half the lot frontage.</p>	Simplification & area consistency (<i>Staff</i>)
31		<p>Building length. To create human-scaled buildings with access to fresh air and daylight, and to allow pedestrian and bicycle circulation, the length of individual new buildings should not exceed <u>250-200</u> feet.</p>	Consistency with approved P district projects (<i>Staff</i>)
31	<p>Parking frontage. Wherever possible, parking should be located behind or under buildings. On lots less than 120 ft deep, parking should take up less than 40% of the primary frontage. On lots greater than 120 ft deep, parking should take up less than 25% of the primary frontage. This requirement does not apply to podium or underground parking where less than 4' above grade.</p>	<p>Parking frontage. Wherever possible, parking and vehicle areas should be located behind or under buildings. On shallower lots (about 150 ft deep or less), a site's surface parking or above-grade structured parking may be located next to the building, but should not take up more of the primary frontage than the building. On deeper lots, the vehicle areas along the primary frontage should be limited driveways and a few associated parking stalls. Parking should not be located on corners.</p>	Guideline language; included "vehicle areas" to address drive-through uses; (<i>Staff & CAG comment regarding corners</i>)
32		<p>Character of u Usable open areas (residential). Usable open area should may be in the form of <u>designed as</u> plazas, courtyards, parks, forecourts, <u>rooftop amenities</u> and other open spaces designed for pedestrian and bicycle circulation, and for outdoor gatherings, <u>recreation or passive activities for work or recreation.</u> <u>Spaces</u> Areas should be located along pedestrian paths, close to and visible from building entrances and/or the street.</p>	Clarification of useable open area definition (<i>Staff</i>)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
34	Side street frontages. Building facades on side streets should be designed with the same quality and materials as El Camino Real Frontage. In Village Centers this may include ground floor commercial uses. In all other areas, buildings facing side streets should include building entrances, stoops or active uses.	Other building façades. All highly visible building façades should be designed with the same quality, articulation and materials. Side street ground floor frontages should support pedestrian interest and accessibility, which may include commercial storefronts in Village Centers and building entrances or stoops in other locations.	Language edits (<i>Staff</i>)
37	[New language under Heading] Fences and signs are not permitted within the front four feet setback from El Camino Real. For window covering direction, see the Ground Floor Commercial Guidelines on Page XX.		Improve ease-of-use (<i>Staff</i>)
37	El Camino Real <u>commercial</u> fences. No fences are permitted between commercial uses and El Camino Real. Fences to delineate outdoor dining or display areas, <u>or for special uses such as child day-care and schools</u> , are allowed up to 42 inches in height.		Flexibility for special cases (<i>Staff</i>)
37	Fences adjacent to residential. Fences along the rear and sides of parcels shall be a minimum of 7 feet <u>and a maximum of 8 feet</u> high when adjacent to residential land uses, <u>and shall be made of masonry or other substantial and durable screening material</u> .		Material requirement (<i>Staff</i>)
37	Sign materials. Signs should be made of durable and high quality materials, <u>such as metal, wood or individual channel letters</u> .		Examples (<i>Staff</i>)
41	The vehicle network within the Precise Plan area will utilize existing streets and lanes. Improvements for other modes may impact some minor vehicle movements, such as dedicated right turn lanes <u>or on-street parking</u> . Other improvements may help drivers maintain the posted speed limit by signaling the presence of pedestrians, bicyclists and other roadway users.		Intent to remove on-street parking for bicycle lanes (<i>Staff</i>)
41	Medians. All existing raised medians throughout the plan area should be retained for landscaping, street trees, <u>civic signage</u> and street lighting. <u>Additional median landscaping may be considered if there is space in the right-of-way</u> .		More landscaping (<i>Staff</i>)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
42		<p>The purpose of theThese pedestrian network improvements is towill expand the space and comfort for pedestrians on a roadway with fast-moving cars, noise and other issues. These improvements can also help define parts of the corridor as places of unique character.</p> <p>The existing pedestrian environment is deficient in a number of ways:</p> <ul style="list-style-type: none"> Existing sidewalks are only four to five feet wide, often with obstructions While there is significant tree canopy in some areas along El Camino Real, there is limited landscaping along the street The distance between crosswalks can be significant, often forcing people to either walk long distances to reach a crosswalk or cross the street unsafely in unmarked areas Crossing El Camino Real is uncomfortable due to long crossing distances. <p><u>Pedestrian-oriented enhancements throughout this chapter will support increased sidewalk width and buffer from the roadway, more comfortable crossing and additional crossings, and more landscaping and tree canopy. All improvements will be designed to provide the maximum safety for pedestrians.</u></p>	<p>Safety as a goal (CAG comment) Language edits (Staff)</p>
42		<p>Secondary Pedestrian Area (Other Areas). Improvements in the secondary pedestrian areashould include <u>sidewalks</u>an unobstructed walking area at least 7 feet wide, (located at least 5 feet from the face of curb), enhanced landscaping and lighting compatible with a range of residential and commercial uses.</p>	<p>Language edits (Staff)</p>
44		<p>The following guidelines provide direction on the locations and operations of transit along the corridor-, <u>in coordination with transit and shuttle service providers.</u> For improvement transit facility design guidelines, please see “Transit Facilities” on page 56.</p>	<p>Clarification of roles (Staff)</p>
54		<p>Pedestrian-scaled lighting. In the Primary Pedestrian Area, light fixtures should be pedestrian-scaled (up to 18-15 ft tall) and spaced to provide continuous lighting along the sidewalk.</p>	<p>18’ is too high for successful pedestrian lighting (Staff)</p>
54		<p>Planter landscaping. Planter areas should be planted with drought-tolerant and hardy landscape species. Plantings should be no more than 3 feet high and, where parking spaces exist, should anticipate space needs for opening car doors. <u>Planter areas should be maintained by the fronting property.</u></p>	<p>Clarification of property owner responsibility (Staff)</p>

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
56		Busbulbs in Village Centers and Neighborhood Corners. Future bus stops in Village Centers or Neighborhood Corners should include busbulbs at the far side of intersections-, where feasible given the final design of Bus Rapid Transit . These stops should have a pedestrian plaza adjacent to the stop with seating integrated with the streetscape design (see Figure 24). Busbulbs may also be appropriate on cross streets .	Language edits (VTA)
58	[New footnote under table 12]	Cycletracks currently require a Caltrans design exception.	Clarification of requirements (Caltrans)
63		Administrative process. Final action on Master Plans shall be consistent with the Development Review Process on page 62; for example; development no greater than “BASE” FAR and height may be approved by the Zoning Administrator-; “TIER 1” FAR or height may be approved by the City Council following Environmental Planning Commission recommendation; and “TIER 2” FAR or height may be approved through the Village Center Floating Zone by the City Council following Environmental Planning Commission recommendation. Future-Subsequent Planned Community Permits submitted under the Master Plan shall also be consistent with the Development Review Process on page 62, except “TIER 2” development may be reviewed by the Zoning Administrator, who will forward a recommendation to the City Council. The City Council may choose to designate final authority to the Zoning Administrator for subsequent approvals.	Clarified EPC authority; Consistency with revisions on page 62 (EPC direction)
65		Location of off-site parking. The allowable distance for a project to use off-site parking is 600 feet walking distance, from the nearest corner of the parking facility to the nearest corner of the destination building. The b buildings and parking areas shall not be on the opposite sides of El Camino Real, San Antonio Road , Shoreline Boulevard, Miramonte Avenue, Grant Road or Highway 237 from the parking. The Zoning Administrator or City Council may modify the distance if potential neighborhood parking impacts are addressed.	Added San Antonio as a wide street and flexibility for innovative measures (Staff)
69		Create a detailed study of planning and engineering options for Assess the priority of implementing future bicycle facilities on El Camino Real and Church/Latham Streets as a part of the Bicycle Transportation Plan Update , including type of facility and integration with on-street parking, transit facilities, pedestrian improvements and vehicles.	Clarification of role of Bicycle Transportation Plan (Staff)
70		Caltrans coordination parties: Public Works, Planning, Project applicants	Clarification of development applicant role (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
71	[New paragraph]	Water and sewer system deficiencies may be associated with projected development. Development projects may be required to improve the City's water and wastewater systems under these circumstances.	Clarification of development applicant role (Staff)
71		The Precise Plan includes improvements to public space and the multimodal transportation systems to implement the plan's vision. Given the large Precise Plan area and given the difficulty of predicting the timing of development, improvements will be completed opportunistically over time. Improvements should be jointly coordinated with development whenever possible, <u>or may be required of new development....</u>	Clarification of development applicant role (Staff)
71		These sources should be considered a menu of options. It is likely that some projects will be funded through multiple local, state, federal, and even private sources, and the <u>public sources, and private sources such as development requirements and proportionate fair-share responsibilities.</u> The potential for utilizing any given source for a particular project will vary depending on private development activity, participation from property and business owners, public funding availability, and other factors.	Clarification of development applicant role (Staff)
72	[new line]	Development requirements or fair-share contributions	Clarification of development applicant role (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
TYPOS			
Multiple	<i>All pages say Chapter 1 in header</i>		Typo
1	The purpose of this Precise Plan is to provide a roadmap for future changes and investment to the -El Camino Real corridor and its adjacent properties . These changes will transform its auto-oriented character <u>the corridor with into a vibrant, multi-modal and revitalized area</u> people-friendly places, providing gathering spaces and , key destinations, a new mix of uses and improvements promoting safety and comfort. This document contains guidance for this change in the form of standards and guidelines for new development, direction for potential street improvements, and implementation actions.		Language edits (Staff)
2	The corridor's six traffic lanes are a major barrier that makes travel difficult <u>Travel</u> between neighborhoods separated by El Camino Real is difficult, due to the street's width and traffic .		Language edits (Staff)
3	...and <u>where</u> small businesses locate there to be visible to customers and clients <u>accessible to diverse customers</u> . This Precise Plan... ...There will be different types of places, including areas with greater commercial activity, and areas with housing and abundant landscaping . Throughout the area, t There will <u>also</u> be new plazas and open areas... ...to be compatible with surrounding housing, and residential neighborhoods will maintain their character . Larger developments...		Language edits (Staff)
3	Travel <u>Transportation improvements for all modes will improve travel</u> along <u>and across</u> the corridor will be improved for all modes .		Language edits (Staff)
4	9. Seek broad communitypublic benefits, with a high priority for affordable housing. Future change along El Camino Real will come with <u>provide</u> benefits serving the whole community. New affordable housing will support the diversity, livability and equity of the City . Larger developments will provide public improvements, such as parks and public space, pedestrian and bicycle improvements, and shared parking.		Consistency with new guiding principle (Staff)
4	[In number 10, remove space before "Support"]		Typo

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
7		...In some instances, guidelines allow support or recommend an activity, to occur but do not <u>allow alternatives mandate its implementation</u> . These guidelines are written with a “may” statement.	Language edits (Staff)
8		...The El Camino Real Precise Plan replaces <u>establishes</u> the area’s land use and development regulations. <u>It replaces regulations</u> contained in the Mountain View City Code (Chapter 36, Zoning Ordinance), <u>several Planned Community Districts</u> and the Precise Plans and Planned Community Districts that formerly regulated this area including P(10) Ortega – El Camino Real, P(15) Clark-Marich, P(16) El Monte – El Camino, and P(36) Americana Center <u>Precise Plans</u> .	Language edits (Staff)
14		3. Minimum interior height. Ground floor commercial should have a minimum 14-foot indoor floor-to- ceiling -structure height.	Language edits (Staff)
16		[Title of section] <i>Height and Floor Area Ratio</i>	Less jargon (Staff)
16		[Edits to table 3] <ul style="list-style-type: none"> • <i>Re-title: Summary of Maximum Heights and Floor Area Ratios</i> • <i>Column Headings: Area, Base Process, Tier 1 Process, Tier 2 Process</i> • <i>Remove * from FARs in first row.</i> • <i>Village Centers row: show heights as 3 (4) stories / 45’ (55’), 4 (5) stories / 55’ (65’), etc.</i> • <i>Asterisk line at bottom: Maximum heights in Village Centers are without (with) the provision of a public open area consistent with the Village Center Plazas guideline on page 32.</i> 	Consistency (Staff)
17		[Figure 4 title & Legend title] <i>Height and FAR Areas</i>	Consistency (Staff)
26		<ul style="list-style-type: none"> • <i>Section title and Figure 10 title: Residential-Only Areas</i> • <i>Title and Legend: Residential-Only Areas</i> • <i>Change name of “Americana Apartments” to “Continental Circle”</i> 	Consistency (Staff)
27		[Title of section] <i>Projects in Multiple Areas</i>	Consistency (Staff)
28		Minimum frontage for new lots. The minimum El Camino Real frontage of any new lot is 150 feet. This requirement is waived if all new for resulting lots do not have <u>without</u> vehicle access (i.e., a driveway) from El Camino Real, or for <u>two merged</u> lots of any size that are merging .	Language edits (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
28		<p>Maximum height adjacent to residential. No portion of a building may <u>Wall plates shall not</u> be taller<u>higher</u> than the<u>the</u> distance to a residentially-zoned property. Projects may be further limited, or additional screening required, in areas where adjacent properties are predominantly 1-or 2-stories. Residentially-zoned properties include those in the Residential-Only area (see Figure 114).</p>	Consistency with other zoning requirements (Staff)
28		<p>Maximum height across a street from residential. The following apply to portions of a development directly opposite a residentially-zoned property where the street is less than 80 feet wide (see Figure 12).</p> <p>a. Within 40 feet <u>of perpendicular to</u> the street property line, wall plates and overall heights may be no taller than the<u>what is allowed by the</u> adjacent residential zone allows.</p>	Language edits (Staff)
29		<p>Residential ground floors. Any ground floor with residential use facing El Camino Real shall be a minimum of <u>23</u> feet above grade, with a minimum average of 3 feet across the entire frontage. Live/work uses and main entrances for multi-family development are exempt from this requirement.</p>	Simplification (Staff)
29		<p>Corner building treatments. Buildings on major corners in Village Centers, Neighborhood Corners, and the Castro/Miramonte Area should have a distinctive corner architectural treatment. These treatments may exceed the <u>allowed</u> maximum <u>building</u> height of the building by up to 10 feet.</p> <p>Maximum setbacks. Maximum building setbacks do not apply to buildings behind publicly accessible plazas and open areas, if they maintain <u>there is clear</u> visibility between the sidewalk and building entrance.</p>	Language edits (Staff)
30		<p>Driveway and garage access. Maximum curb-cut width shall not exceed 20 feet (plus the flare), allowing <u>or minimum required</u> for two-way <u>emergency vehicle</u> access and safe visual clearances. One-way driveways may have curb cuts with a width no greater than 12 feet (plus the flare) <u>or minimum required for emergency vehicle access</u>. Garage entrances at grade facing the street shall be no more than 22 feet wide.</p>	Consistency with emergency vehicle requirements (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
30	[Moved from Land Use section]	Outdoor dining and display. Outdoor dining and display areas are permitted when associated with a <u>primarily indoor-oriented</u> use that is primarily indoors . Site design and chairs, tables, umbrellas, merchandise stands, etc., are subject to development review, and additional parking requirements may apply. Designated areas shall maintain a minimum eight-foot wide clear pedestrian sidewalk area and minimum eight-foot <u>tall</u> vertical clearance. Outdoor dining and display areas shall also <u>keep maintain</u> building entrances clear and unimpeded for building access. Merchandise shall be taken indoors at the close of each business day. <u>Outdoor dining and display are not allowed on the Caltrans right-of-way.</u>	Language edits and move from Land Use section (Staff)
30		Measurement of El Camino Real setbacks. El Camino Real setbacks are measured from the property line. If, or from 60 feet from the street centerline if the property line is located <u>at less than 60 feet from centerline, within a the setback shall be measured from there instead, 120-foot wide right-of-way.</u>	Language edits (Staff)
31		Setback Separation between structures on the same lot. The <u>setbackseparation</u> between separate structures <u>on the same lot</u> on the same lot should be no less than 35% of the sum of opposing wall heights, with a minimum of 15 feet.	Language edits (EPC direction)
32		Character of s Street-facing open areas. <u>Publicly accessible, S</u> street-facing open areas – such as plazas, parks, gardens, courtyards, extended sidewalk zones, or covered arcade frontages – are encouraged. Street-facing open spaces should be at grade level and provide visibility from the sidewalk to building entrances. <u>Open area Dd</u> design should may include shaded and unshaded areas, a variety of seating options, trees and landscaped areas.	Language edits (Staff)
33		Driveways and parking. To the greatest extent possible, eliminate driveways. <u>Driveways</u> off of El Camino Real <u>and on site parking adjacent to the streets should be eliminated</u> , particularly in Village Centers, Neighborhood Corners, and the Castro/ Miramonte Area. Vehicle access into parcels should occur from side streets or alleys. If necessary, they should be located as far as possible from <u>likely potential</u> pedestrian activity areas. Design e Curb cuts and driveways <u>should be designed</u> to minimize impacts to sidewalks and <u>other</u> pedestrian walks or other access to buildings, plazas or open spaces. Where feasible, adjacent <u>Adjacent</u> sites should share driveway access.	Language edits (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
34	<p>Building articulation. Facades should use the following horizontal and vertical articulation strategies:</p> <p>a. Vertical articulation. Use projections, minor setbacks, architectural details and variations in materials <u>should be used</u> to distinguish between the upper and ground floors in commercial and mixed-use buildings.</p> <p>b. Horizontal articulation. Facades longer than 100 feet should be subdivided with at least one major massing break. Building facades should contain minor massing breaks on average every 50 feet <u>on average</u>.</p> <p>c. Building projections. The total area of all <u>building architectural</u> projections should not exceed 50% of the primary building façade area. The Pprimary building façade is the façade built at the property or setback line.</p>		Language edits (Staff)
34	<p>Blank facades. Blank walls (facades without doors, windows, landscaping treatments or other pedestrian interest) should be shorter less than 25 feet in length along sidewalks, pedestrian walks, or open space.</p>		Typo
35	<p>Building scale. New buildings should express facade components elements should establish building scale. For example, windows and doors should appear in a regular pattern, or be clustered to form a cohesive design. Horizontal building elements should be <u>roughly</u> aligned (<u>within about 3 feet in height</u>) with others in the same block face. An element is considered aligned if it is within three (3) feet, measured vertically, of existing architectural elements.</p>		Language edits (Staff)
36	<p>Loading and service access. Screen loading docks <u>should be screened</u> from the right-of-way and adjacent properties to address visual and noise impacts to the greatest extent possible. Service access and loading docks should be located on side streets or alleys and away from the front of the building. Where possible, loading docks should be internal to the building envelope and equipped with closable doors.</p>		Language edits (Staff)
37	<p>[Section titles] Subtitles should be "Fence Standards" "Fence Guidelines" "Sign Standards" and "Sign Guidelines"</p>		Consistency (Staff)
39	<p>More Additional analysis and engineering will be necessary to determine exact dimensions <u>of proposed street improvements</u>, and they will happen gradually and opportunistically.</p>		Language edits (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
39		CalTrans A brief description of Caltrans requirements and a summary of planned improvements are is at the end of the chapter.	Typo
40		[Illustration titles] "Street Section – Parking" & "Street Section – Bicycle Lane"	Language edits (Staff)
40		If future dedicated bus lanes are located in adjacent to the medians median, some of these street elements may require modification.	Language edits (Staff)
41		Driveways and access. The number of driveways and access points onto El Camino Real should be reduced to improve safety and flow for all travel mode traffic flow.	Language edits (Caltrans comment)
41		SR State Route 85 / El Camino Real interchange. The City will work with the Santa Clara Valley Transportation Authority (VTA) and CalTrans Caltrans to redesign the SR 85 / El Camino Real interchange to improve its safety for all travel modes.	Language edits (Caltrans comment)
42		Primary Pedestrian Area (Village Centers and Neighborhood Corners). Improvements in the Primary Pedestrian Area should include significantly wider sidewalks, additional crosswalk and corner design features and lighting designed for night-time activity.	Language edits (Staff)
44		Signal prioritization. Existing transit signal prioritization should be maintained on El Camino Real, and bus queue jump lanes should may be permitted only appropriate through conversion of an existing right turn lane.	Language edits (Staff)
44		Private shuttles. The location of There may be opportunities to share private shuttle stops should not interfere with public buses, but public bus service should have priority .	Language edits (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
46		Figure 17 shows the existing and proposed bicycle network near El Camino Real. The existing bicycle network has major gaps at El Camino Real crossings, no a lack of safe or comfortable bicycle access on El Camino Real and few adopted bicycle routes near the corridor. In addition, there are limited opportunities for bicyclists to cross Highway 85. The Plan’s recommended improvements will improve support bicycle access to major destinations along the corridor, and to other cities in the region and between surrounding neighborhoods .	Language edits (Staff)
46		El Camino Real b Bicycle facilities east of Calderon. Class II buffered bicycle facilities, cycle track, or other facilities are allowed on El Camino Real between Calderon Avenue and the Sunnyvale/Mountain View border. The City should continue to work with VTA and Caltrans to redesign the SR 85 / El Camino Real interchange to improve bicycle travel in this segment.	Moved language from “Future Bicycle Facilities” guideline (Staff)
46		Gap closure Cross-corridor facilities. The City should prioritize improved bicycle crossings of El Camino Real and continuation of consistent bicycle facilities on either side of El Camino Real. Bicycle facilities are allowed on limited stretches along El Camino Real to close gaps in the bicycle network, such as where El Monte Avenue and Escuela Avenue intersect with El Camino Real.	Language edits (Staff)
46		Parallel route. Mixed-flow Bicycle Boulevard treatments should be included in evaluated for low-speed...	Language edits (Staff)
46		El Camino Real bikeshare. Bikeshare	Language edits (Staff)
54		Special crosswalk markings. For crossings in Village Centers and Neighborhood Corners, there should be special higher-visibility crosswalk colors, markings or materials. Limit lines should be set back from the crosswalks to further enhance pedestrian safety. Special crosswalk colors, markings or materials across El Camino Real will require a CalTrans design exception.	Language edits (Staff & Caltrans)
56		Coordination with VTA. VTA will determine the design of bus stops in the Plan Area. However, when possible the City should...	Language edits (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
58		The following guidelines create bicycle facilities <u>facility guidelines should be used in that identify where bicyclists should be designated bicyclist areas in the roadway,</u> and to help bicyclists navigate through the corridor.	Language edits (Staff)
58		Bicycle facilities. Any future bicycle facilities should have the minimum widths shown in Table <u>312</u> .	Typo
58		Bicycle Boulevards Mixed-flow treatments. Mixed-flow b <u>Bicycle Boulevard</u> treatments could include in-street bicycle stencils, vehicle traffic diverters, in-street planters or bollards, meanders, and other techniques to create a bicycle priority street.	Language edits (Staff)
61		Lastly, the chapter identifies includes implementation activities and, capital improvement projects <u>and potential funding sources</u> to realize achieve the Precise Plan’s vision and potential funding sources.	Language edits (Staff)
62		Changes of use where the new use is permitted, there are no exterior modifications to the building, and the new use and the new use will not result in an increase in required parking. <u>Exterior modifications for these uses may require development review.</u>	Language edits (Staff)
63		b. Materials such as maps, surrounding and proposed uses, proposed building locations, proposed number of units and unit types, circulation plan, total square footage, open space, <u>on-site utilities and utility connections, grading</u> and other materials that demonstrate compliance with the purpose and intent of the Precise Plan.	Language edits (Staff)
64		The Precise Plan relies on <u>proposes</u> increased sidewalk width and new pedestrian connections through large blocks to achieve the envisioned enhanced <u>a more comfortable</u> pedestrian environment. Greater sidewalk width is necessary to accommodate increased pedestrian activity resulting from <u>new</u> development since existing sidewalks are narrow (5 feet or less, often obstructed by utilities), <u>driveway aprons and tree wells</u> ; and do not provide adequate buffer from the roadway (usually 3 feet or less from the curb).	Language edits (Staff)

Page (Public Draft)	Public Draft	Proposed Changes	Reason (Source)
64		<p>FAR, required open area and setbacks. The lot area that contains the required <u>These</u> easements identified in this section will be counted toward lot area for the purposes of calculating floor area ratio. They are <u>it is</u> also counted toward any landscaping/ open area or useable open area requirement (except where crossed by a driveway). Setbacks are not measured from the <u>property line, not the easement and the sidewalk easement area is within the front setback. The pathway easement could also be within the project's required setbacks.</u></p>	Language edits (Staff)
65		<p>Off-site parking. Applicants may be allowed to meet minimum parking requirements through the use of designated nearby off-site facilities. Capacity <u>The capacity</u> of those facilities shall be determined on a case-by-case basis. <u>Street parking may not be used to meet parking requirements.</u></p>	Language edits (Staff)
65		<p><u>Reduced requirement:</u> Studio and 1-bedroom units: 1 stall Units with more than 1-bedroom: 2 stalls 15% of required parking must be available to guests.</p>	Clarification: requirement, not a reduction (Staff)
67		<p>A <u>The Precise Plan's Community</u> Public Benefit Program ensures developers provide a benefit to the Precise Plan area in exchange for approval to develop additional floor area on their property.</p>	Language edits (Staff)
67		<p>...The City will negotiate the terms of the Agreement including the period during which the <u>intensity entitlement</u> will be available...</p>	Language edits (Staff)
68		<p>Village Centers are required to provide plazas and may not use item <u>them</u> as...</p>	Typo

TABLE CHANGES FROM THE EL CAMINO REAL PRECISE PLAN PUBLIC DRAFT

LAND USE TABLE (PAGE 10)

The following land uses, as defined in the Zoning Ordinance, are allowed in the Precise Plan area.

The permit requirements under “Required Ground Floor Commercial Areas” apply to required ground floor commercial spaces in locations identified on Pages 14 and 15—the Village Centers, Neighborhood Corners and Castro/Miramonte Area. The permit requirements under “Corridor Areas and All Upper Floors” apply everywhere else, including spaces complying with the “Ground Floor Commercial” setbacks in the standards tables. Specific projects may further limit the range of uses allowed on a site.

For the area labeled “Residential Land Use Only” in Figure 4, use Page 26 instead of this table. *[repeat this on every page]*

- P** Permitted Uses
- PUP** Provisional Use Permit Required
- blank-** Use not allowed

Table 1: Land Use Permit Requirements

LAND USE	CORRIDOR AREAS AND ALL UPPER FLOORS	REQUIRED GROUND FLOOR COMMERCIAL AREAS (see Page 14)
RECREATION, EDUCATION, PUBLIC ASSEMBLY		
Child day-care centers and preschools	PUP	PUP
Community assembly, libraries and museums	PUP	PUP
Indoor recreation, fitness centers and studios for dance, art, music, photography, martial arts, etc.	P	P
Outdoor commercial recreation	PUP	
Pool and billiard rooms	PUP	PUP
Schools—including public, private, specialized education and training, and tutoring centers	PUP	PUP
Theaters	PUP	PUP
RESIDENTIAL		
<i>Uses in this section are not allowed in the area bounded by Highway 237, El Camino Real and Highway 85</i>		
Efficiency studios	PUP	
Live/Work	P	PUP
Multiple-Family Housing, both renter and owner	P	
Residential accessory uses & structures (see page XX)	P	PUP
Rooftop amenities (Above 3 rd Floor)	PUP	
Rowhouses and Townhouses	PUP	
Senior Care Facility	PUP	
Supportive & transitional housing	P	
RETAIL TRADE		
Accessory retail uses	P	P
Auto, mobile home, trailer and boat sales	PUP	

Bars and drinking places	PUP	PUP
Building material stores	PUP	
Certified farmer's markets	PUP	PUP
Drive-in and drive-through sales	PUP	
Liquor stores	PUP	PUP
Outdoor merchandise and activities	PUP	PUP
Restaurants with entertainment	PUP	PUP
Restaurants, with or without beer, wine or liquor, without entertainment	P	P
Retail stores—including general merchandise, grocery, furniture, furnishings and home equipment	P	P
Second hand stores	PUP	PUP
Shopping centers	PUP	PUP
Significant tobacco retailer	PUP	PUP
SERVICES		
Animal service establishments	PUP	PUP
Banks and financial offices, and ATMs	P	P
Business support services	P	PUP
Cemeteries, columbariums and mortuaries	P	
Commercial or off-site parking lots	PUP	
Drive-in and drive-through services	PUP	
Hotels and motels	PUP	
Hotel accessory uses and structures (<i>see page XX</i>)	P	PUP
Medical services—< 3,000 square feet	P	P
Medical services—3,000 to 20,000 square feet	P	PUP
Medical services—> 20,000 square feet, hospitals and extended care	PUP	
Office—General	P	PUP
Office—including administrative and executive, and research and development (<i>see page XX</i>)	P	
Personal services	P	P
Plant nursery	PUP	
Public safety and utility facilities	PUP	PUP
Repair and maintenance—consumer products	P	P
Repair and maintenance—vehicle, minor work (<i>see page XX</i>)	PUP	
Service stations (<i>see page XX</i>)	PUP	
Storage, accessory	P	
TRANSPORTATION AND COMMUNICATIONS		
Pipelines and utility lines	P	
Transit stations and terminals	PUP	PUP
MANUFACTURING AND PROCESSING		
Recycling—reverse vending machines & small facilities	PUP	
OTHER USES		
Other uses not named, but similar to listed uses and consistent with the purpose and intent of the Precise Plan	PUP	PUP

Other Land Use Requirements

1. Non-conforming uses in required ground floor commercial areas. Uses in required ground floor commercial areas made non-conforming by this chapter, such as gas stations, drive-through

uses, administrative offices and hotel rooms, shall be allowed to continue for the structural life of the building.

2. Automobile-focused uses (primary). Uses that are primarily automobile-focused, such as service stations, minor car repair and car washes, are exempt from standards and guidelines conflicting with their automobile focus, such as maximum parking frontage and maximum setbacks. Structures associated with these uses may be rebuilt or expanded on the same site with a Provisional Use Permit, even if they are in a required ground floor commercial area (such as a Village Center), though they shall not be rebuilt as part of a larger development. Improvements at these sites shall be subject to other requirements, such as improved pedestrian access from the street to retail spaces, improved landscape screening and reductions in the number of driveways. Drive-through sales and services, when secondary to another use such as restaurants, shall not use this section.

3. Hotel accessory structures and uses. Hotel uses in required ground floor commercial areas may include lobbies, lounges, fitness rooms or other uses compatible with the purpose and intent of these areas. The quantity and type of accessory structures and uses may be limited through the development review process.

Outdoor dining and display. *[Moved to standards section]*

4. Research and development. Research and development uses are limited to small-scale, office-type businesses. They shall be office-like (such as software and Internet companies); compatible with the commercial, office and residential uses commonly found in the area; shall not involve manufacturing or the use of hazardous materials (except those normally associated with office buildings such as cleaning materials); and shall be located in buildings developed (or redeveloped) for office uses and not in individual tenant spaces in multi-center retail centers.

5. Residential accessory structures and uses. Residential uses in required ground floor commercial areas may include leasing office, lounges, fitness rooms or other uses compatible with the purpose and intent of these areas. The quantity and type of accessory structures and uses may be limited through the development review process.

6. Locations with residential not allowed. Residential land uses are not allowed in the area bounded by Highway 237, El Camino Real and Highway 85.

7. Other residential uses. Other uses within legal dwelling units may be permitted or provisional, depending on the type of unit and the characteristics of the use. These uses may include small and large family child day care, home occupations, residential care homes and rooming and boarding. Permit requirements in the R3 zone shall apply to these uses.

8. General development standards for commercial zones. Other standards and operational requirements apply if generally applicable to commercial zones in the Zoning Ordinance, such as limits on late-night use and activities, requirements for trash enclosures and roof-top equipment screening.

Other requirements may apply to specific land uses and are included in the Zoning Ordinance.

VILLAGE CENTER (PAGE 19)

Table 4: Height, Intensity, and Coverage Standards

	BASE		TIER 1	TIER 2	
	Commercial/ Office/Other	Residential/Hotel/ Mixed-Use	Residential/Hotel/ Mixed-Use	Commercial/ Office/Other	Residential/Hotel/ Mixed-Use
Minimum Project Lot Area	None	None	15,000 sf	60,000 sf	
Maximum Floor Area Ratio	0.50	1.35(a)	1.85(a)	1.0	2.30(a)
Maximum Height(b)	3 stories/45 feet	3 stories/45 feet	4 stories/55 feet	5 stories/65 feet	
Maximum Pavement Coverage	No Maximum	25%	25%	25%	
Minimum Open Area	15%	40%	40%	40%	

(a) If Mixed-Use, uses other than residential or hotel may be no greater than the non-residential maximum FAR (0.50 in Base or Tier 1; 1.0 in Tier 2)

(b) Heights shown are maximums without exceptions for open area, architectural features or rooftop amenities. Projects must comply with both stories and overall height maximums.

Table 5: Setback Standards

	Ground Floor Commercial	Other Ground Floor Uses and All Upper Floors (d)	Surface Parking (f)
Minimum El Camino Real Setback	10 ft (c)	10 ft (g)	25 ft
Maximum El Camino Real Setback	15 ft (c)	None	None
Minimum Street Setback, other than El Camino Real	10 ft (c)	15 ft (e)	12 ft
Minimum Side & Rear Setback	None	15 ft	5 ft
Minimum Setback Adjacent to Residentially-Zoned Parcel	25 ft	25 ft (e)	10 ft

(c) See Page 14 for additional ground floor commercial requirements and guidelines.

(d) Includes above-grade structured parking.

(e) See Page 28 for upper floor standards in Neighborhood Transition areas.

(f) Includes driveways parallel to the street.

(g) Structured parking: 25 feet

CASTRO/MIRAMONTE (PAGE 21)

Table 6: Height, Intensity, and Coverage Standards

	BASE		Sub-Area1: TIER 1	Sub-Area 2: TIER 1
	Commercial/Office/Other	Residential/Hotel/Mixed-Use	Residential/Hotel/Mixed-Use	All Projects
Minimum Project Lot Area	None	None	20,000 sf	None
Maximum Floor Area Ratio	0.50	1.35 (a)	1.85 (a)	No Maximum
Maximum Height (b)	3 stories/45 feet	3 stories/45 feet	4 stories/55 feet	3 stories/45 feet; maximum wall plate along alley: 35 feet
Minimum Height	For new single-story non-residential buildings, at least 75% of the street-facing portion of the building shall have a minimum height of 20 feet			
Maximum Pavement Coverage	40%	20%	20%	20%
Minimum Open Area	10%	35%	40%	35%

(a) If Mixed-Use, uses other than residential or hotel may be no greater than 0.50 FAR.

(b) Heights shown are maximums without bonuses for architectural features or rooftop amenities. Projects must comply with both stories and overall height maximums.

Table 7: Setback Standards

	Ground Floor Commercial	Other Ground Floor Uses and All Upper Floors (d)	Surface Parking (f)
Minimum El Camino Real Setback	10 ft (c)	10 ft	10 ft
Maximum El Camino Real Setback	15 ft (c)	None	None
Minimum Street Setback, other than El Camino Real	10 ft (c)	12 ft (e)	12 ft
Minimum Side & Rear Setback (from adjacent parcel or alley)	None	5 ft From alley: None	5 ft
Minimum Setback Adjacent to Residentially-Zoned Parcel	20 ft	20 ft (e)	10 ft

(c) See Page 14 for additional ground floor commercial requirements and guidelines.

(d) Includes above-grade structured parking.

(e) See Page 28 for upper floor standards in Neighborhood Transition areas.

(f) Includes driveways parallel to the street.

MEDIUM INTENSITY (PAGE 23)

Table 8: Height, Intensity, and Coverage Standards

	BASE		TIER 1
	Commercial/Office/Other	Residential/Hotel/Mixed-Use	Residential/Hotel/Mixed-Use
Minimum Project Lot Area	None	None	20,000 sf
Maximum Floor Area Ratio	0.50	1.35(a)	1.85(a)
Maximum Height (b)	3 stories/45 feet	3 stories/45 feet	4 stories/55 feet
Maximum Pavement Coverage	No Maximum	25%	25%
Minimum Open Area	15%	40%	40%

(a) If Mixed-Use, uses other than residential or hotel may be no greater than 0.50 FAR.

(b) Heights shown are maximums without bonuses for architectural features or rooftop amenities. Projects must comply with both stories and overall height maximums.

Table 9: Setback Standards

	Ground Floor Commercial	Other Ground Floor Uses and All Upper Floors (d)	Surface Parking (f)
Minimum El Camino Real Setback	10 ft (c)	16 ft Upper Floors Over Commercial: 10 ft	10 ft
Maximum El Camino Real Setback	15 ft (c)	Ground Floor: 25 ft Upper Floors and Structured Parking: None	None
Minimum Street Setback, other than El Camino Real	10 ft (c)	15 ft (e)	10 ft
Minimum Side & Rear Setback	None	15 ft	5 ft
Minimum Setback Adjacent to Residentially-Zoned Parcel	25 ft	25 ft (e)	10 ft

(c) See Page 14 for additional ground floor commercial requirements and guidelines.

(d) Includes above-grade structured parking. May also include commercial spaces with less pedestrian activity, such as offices.

(e) See Page 28 for upper floor standards in Neighborhood Transition areas.

(f) Includes driveways parallel to the street.

LOW INTENSITY (PAGE 25)

Table 10: Height, Intensity, and Coverage Standards

	Commercial/Office/Other	Residential/Hotel/Mixed-Use
Minimum Project Lot Area	None	None
Maximum Floor Area Ratio	0.50	1.35(a)
Maximum Height (b)	3 stories/45 feet; maximum wall plate along alley: 35 ft	3 stories/45 feet; maximum wall plate along alley: 35 ft
Maximum Pavement Coverage	No Maximum	25%
Minimum Open Area	10%	35%

(a) If Mixed-Use, uses other than residential or hotel may be no greater than 0.50 FAR.

(b) Heights shown are maximums without bonuses for architectural features or rooftop amenities. Projects must comply with both stories and overall height maximums.

Table 11: Setback Standards

	Ground Floor Commercial	Other Ground Floor Uses and All Upper Floors (d)	Surface Parking (f)
Minimum El Camino Real Setback	10 ft (c)	16 ft Upper Floors Over Commercial: 10 ft	10 ft
Maximum El Camino Real Setback	15 ft (c)	Ground Floor: 25 ft Upper Floors and Structured Parking: None	None
Minimum Street Setback, other than El Camino Real	10 ft (c)	15 ft (e)	10 ft
Minimum Side & Rear Setback (from adjacent parcel or alley)	None	10 ft From alley: None	5 ft
Minimum Setback Adjacent to Residentially-Zoned Parcel	15 ft	15 ft (e)	10 ft

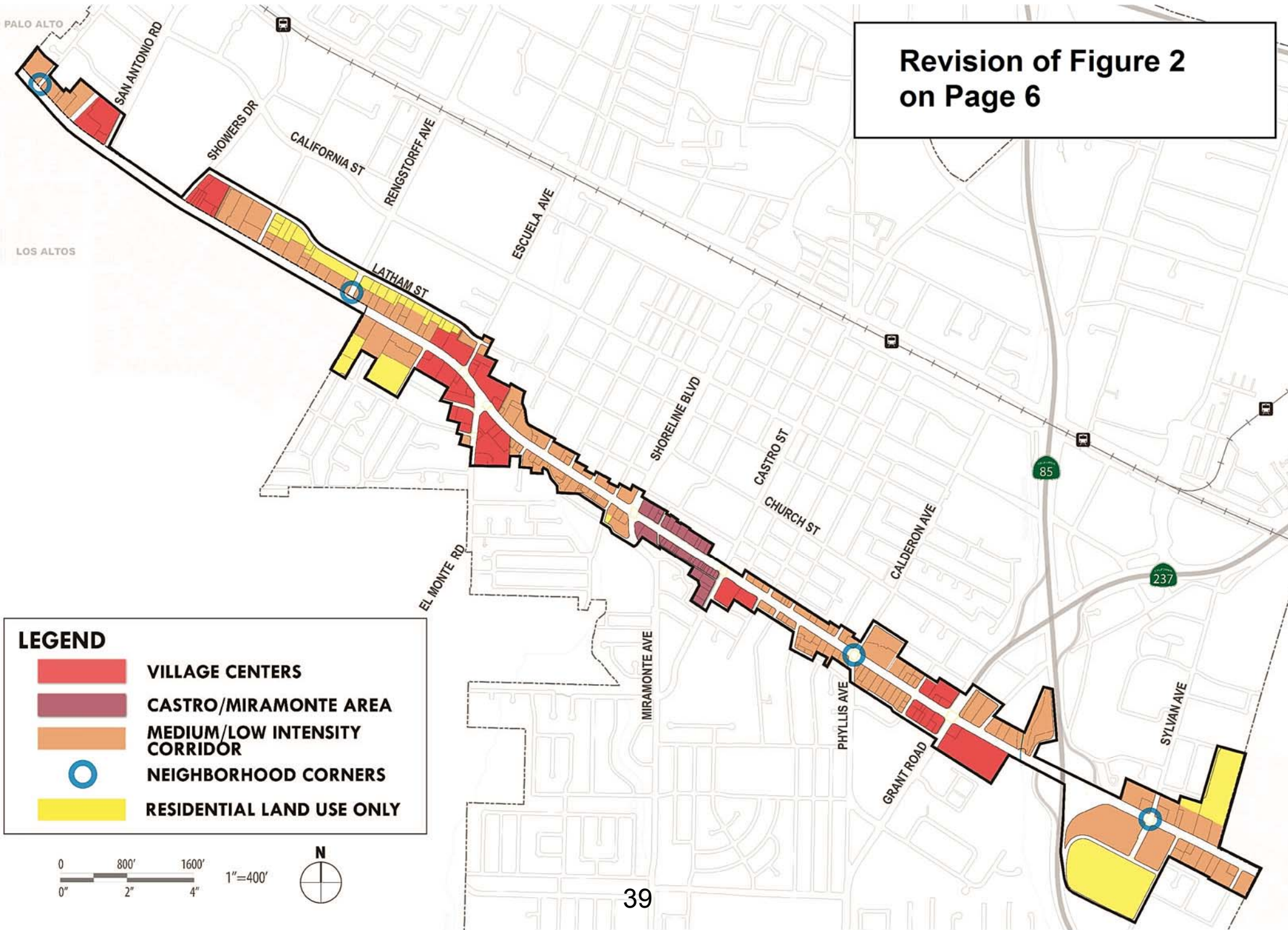
(c) See Page 14 for additional ground floor commercial requirements and guidelines.

(d) Includes above-grade structured parking. May also include commercial spaces with less pedestrian activity, such as offices.

(e) See Page 28 for upper floor standards in Neighborhood Transition areas.

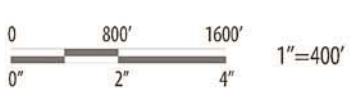
(f) Includes driveways parallel to the street.

Revision of Figure 2
on Page 6

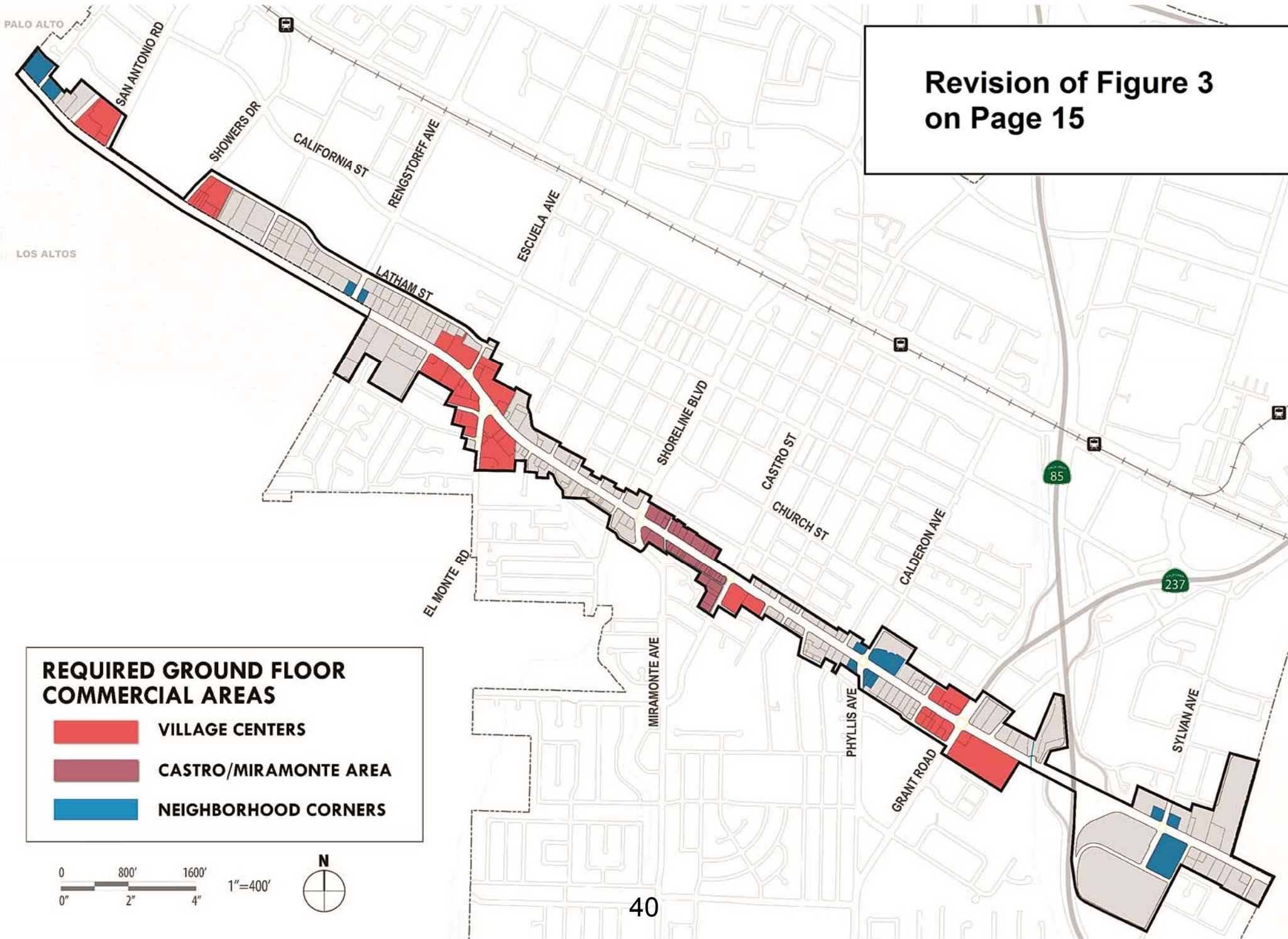


LEGEND

-  VILLAGE CENTERS
-  CASTRO/MIRAMONTE AREA
-  MEDIUM/LOW INTENSITY CORRIDOR
-  NEIGHBORHOOD CORNERS
-  RESIDENTIAL LAND USE ONLY

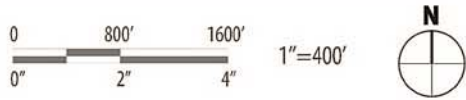


**Revision of Figure 3
on Page 15**

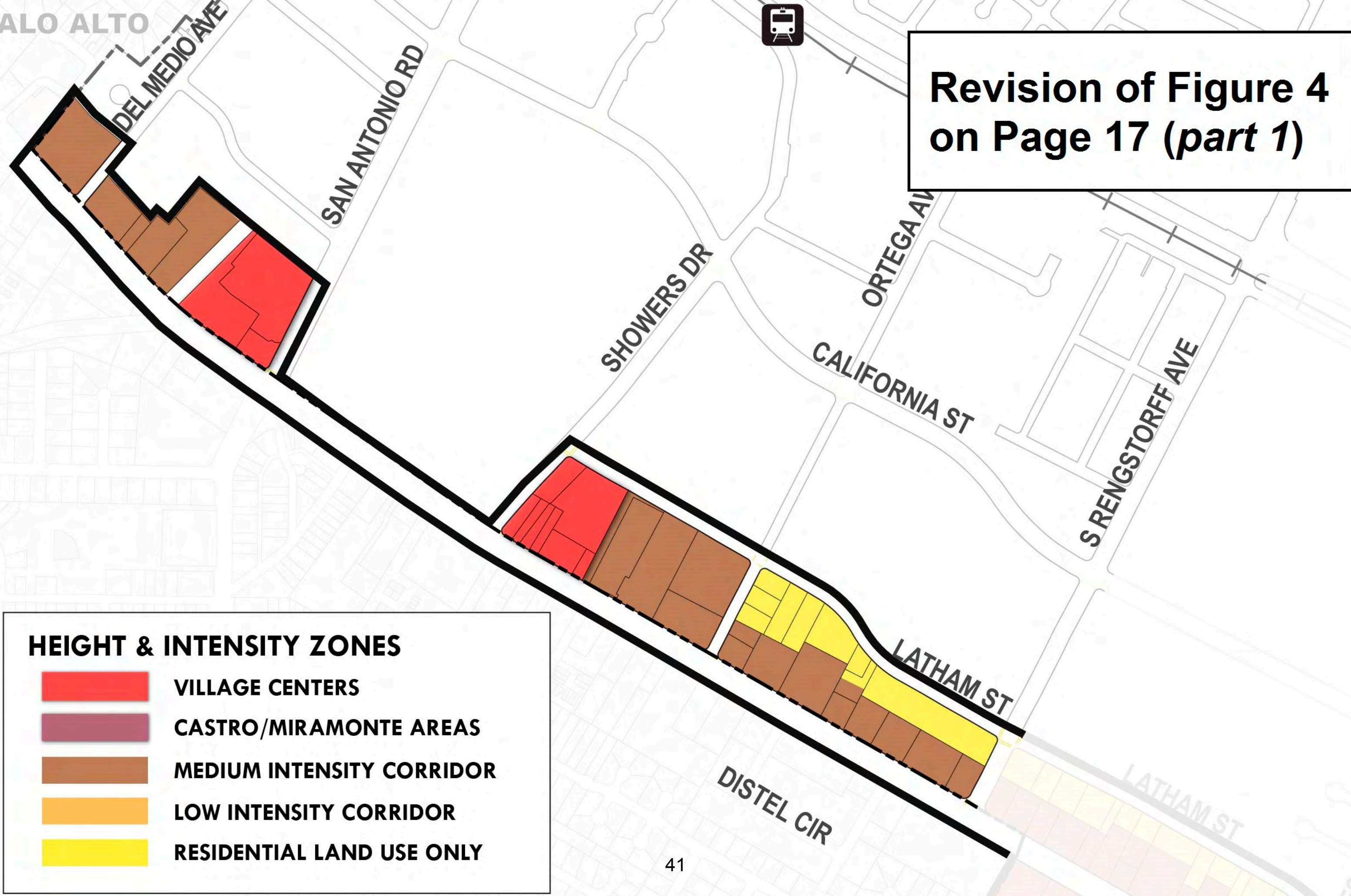


**REQUIRED GROUND FLOOR
COMMERCIAL AREAS**

-  VILLAGE CENTERS
-  CASTRO/MIRAMONTE AREA
-  NEIGHBORHOOD CORNERS



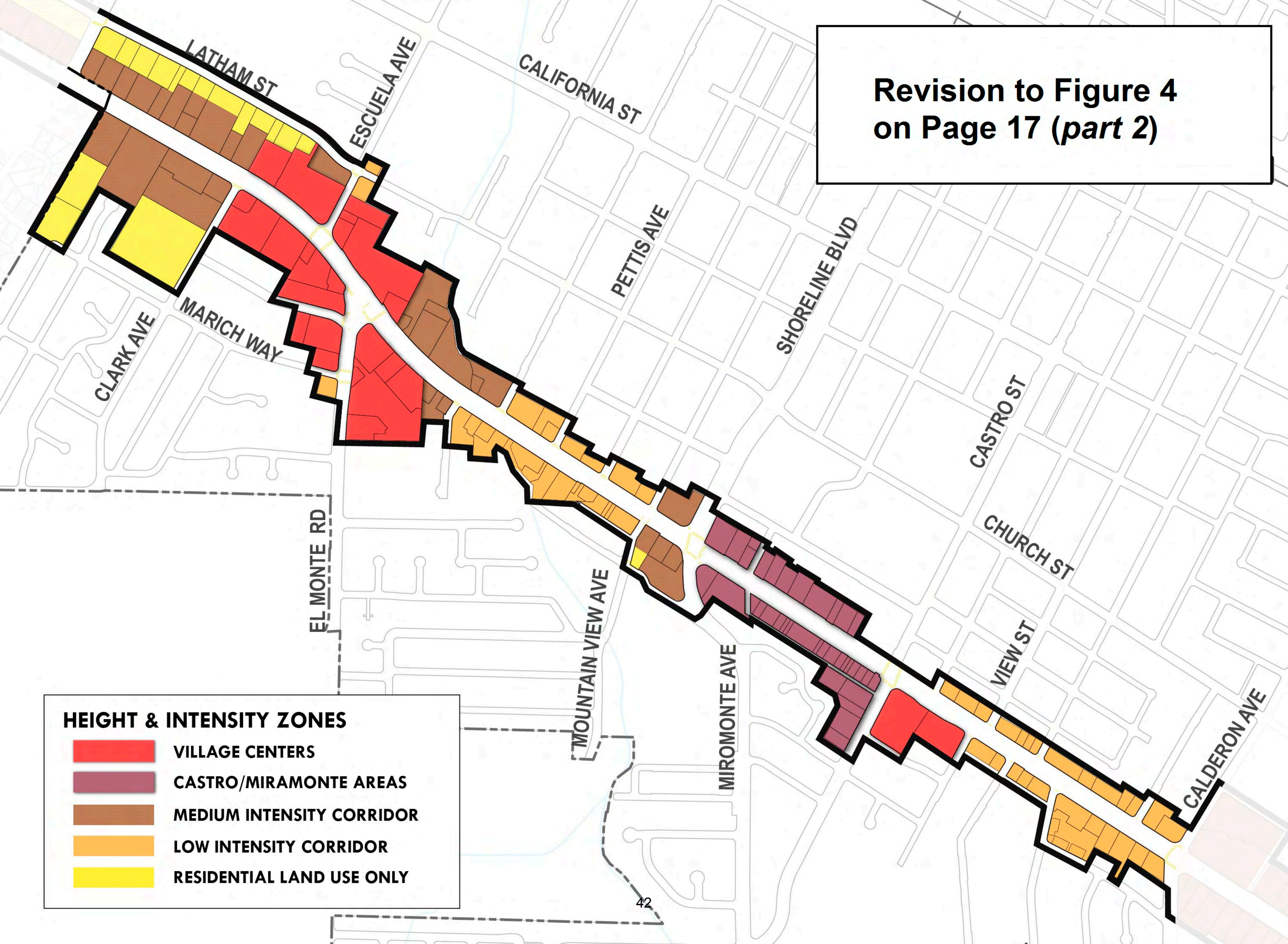
**Revision of Figure 4
on Page 17 (part 1)**



HEIGHT & INTENSITY ZONES

	VILLAGE CENTERS
	CASTRO/MIRAMONTE AREAS
	MEDIUM INTENSITY CORRIDOR
	LOW INTENSITY CORRIDOR
	RESIDENTIAL LAND USE ONLY

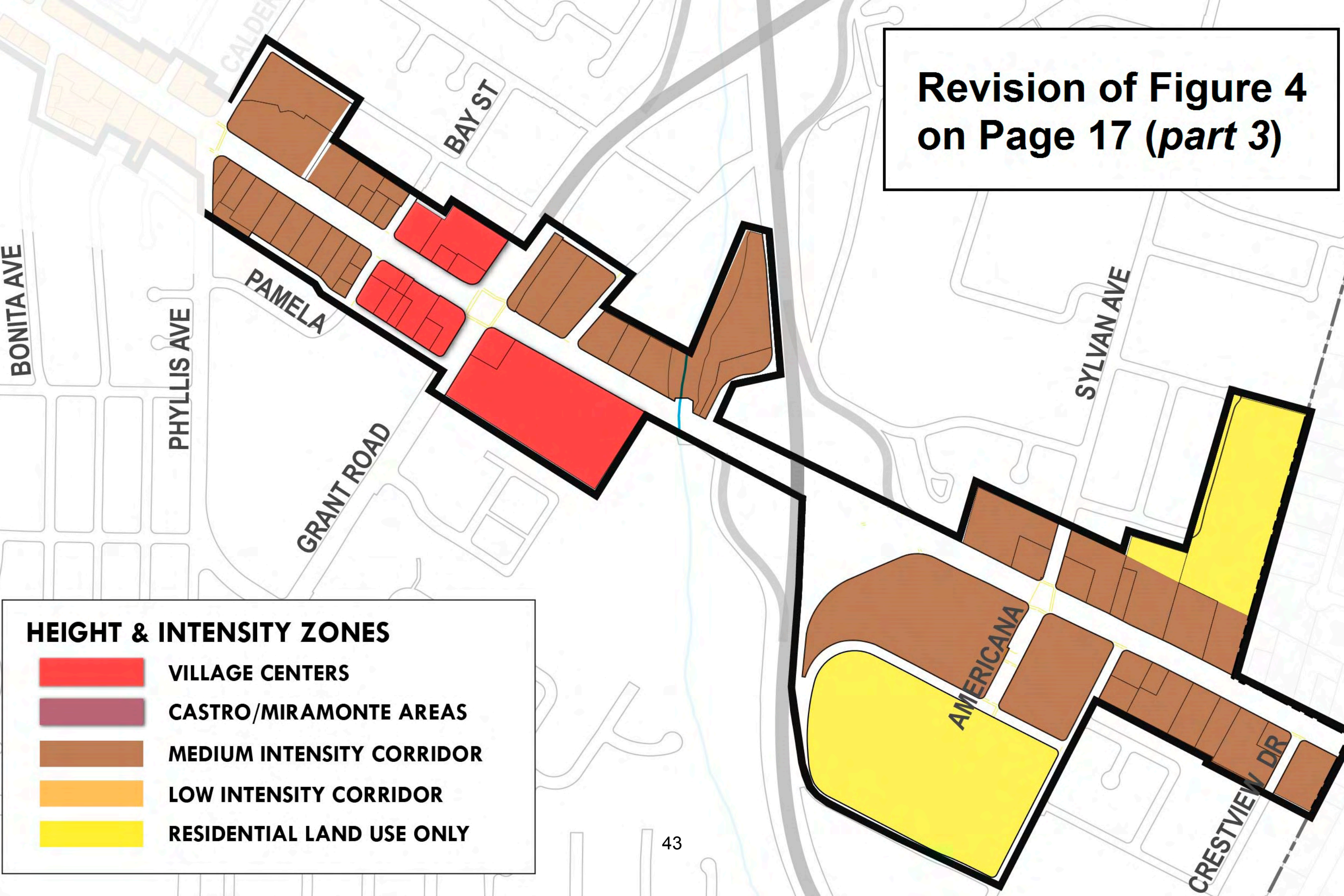
**Revision to Figure 4
on Page 17 (part 2)**



HEIGHT & INTENSITY ZONES

-  VILLAGE CENTERS
-  CASTRO/MIRAMONTE AREAS
-  MEDIUM INTENSITY CORRIDOR
-  LOW INTENSITY CORRIDOR
-  RESIDENTIAL LAND USE ONLY

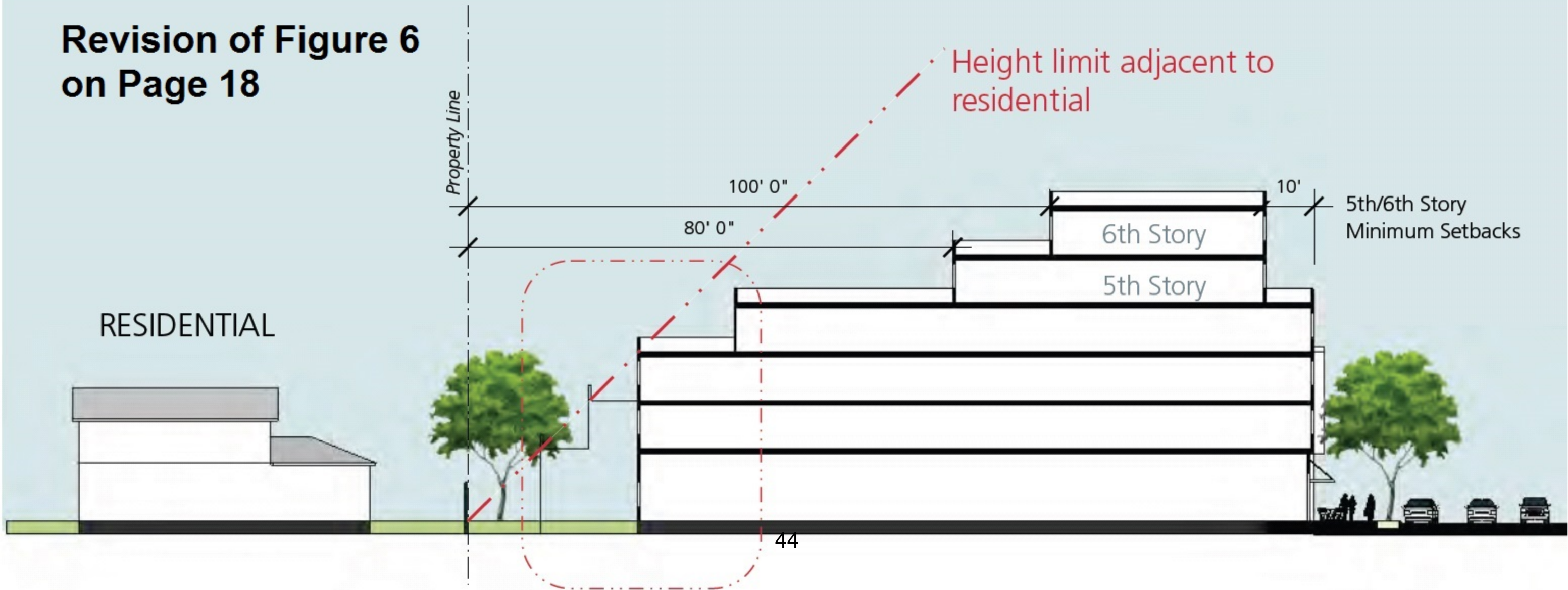
**Revision of Figure 4
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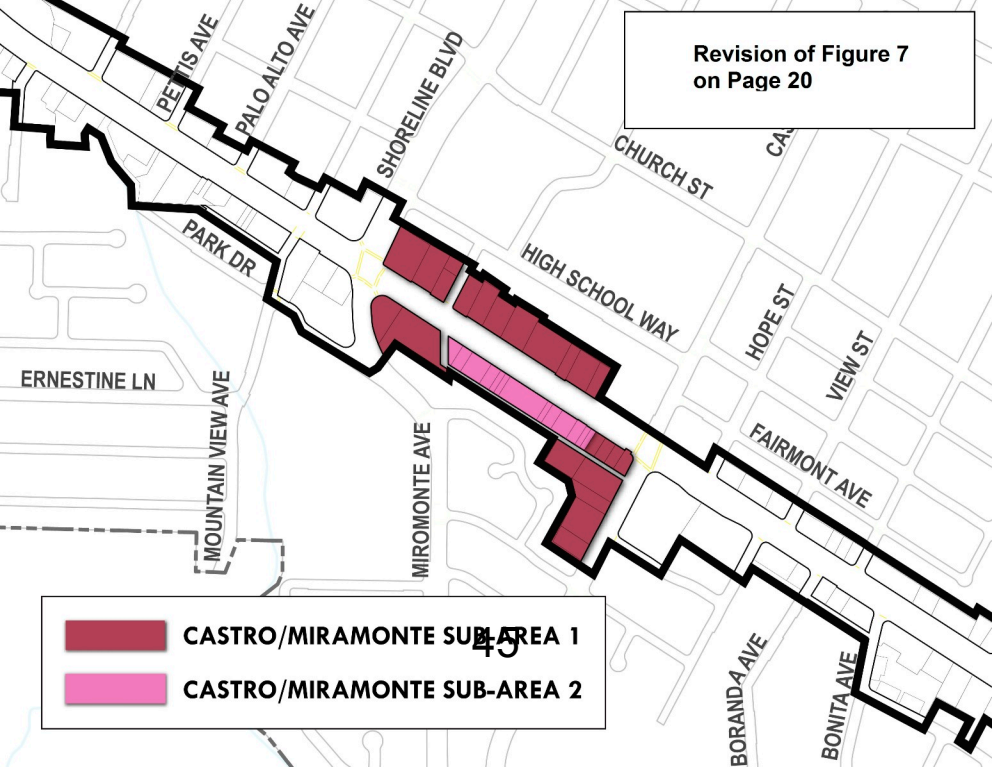
HEIGHT & INTENSITY ZONES

	VILLAGE CENTERS
	CASTRO/MIRAMONTE AREAS
	MEDIUM INTENSITY CORRIDOR
	LOW INTENSITY CORRIDOR
	RESIDENTIAL LAND USE ONLY

Revision of Figure 6 on Page 18



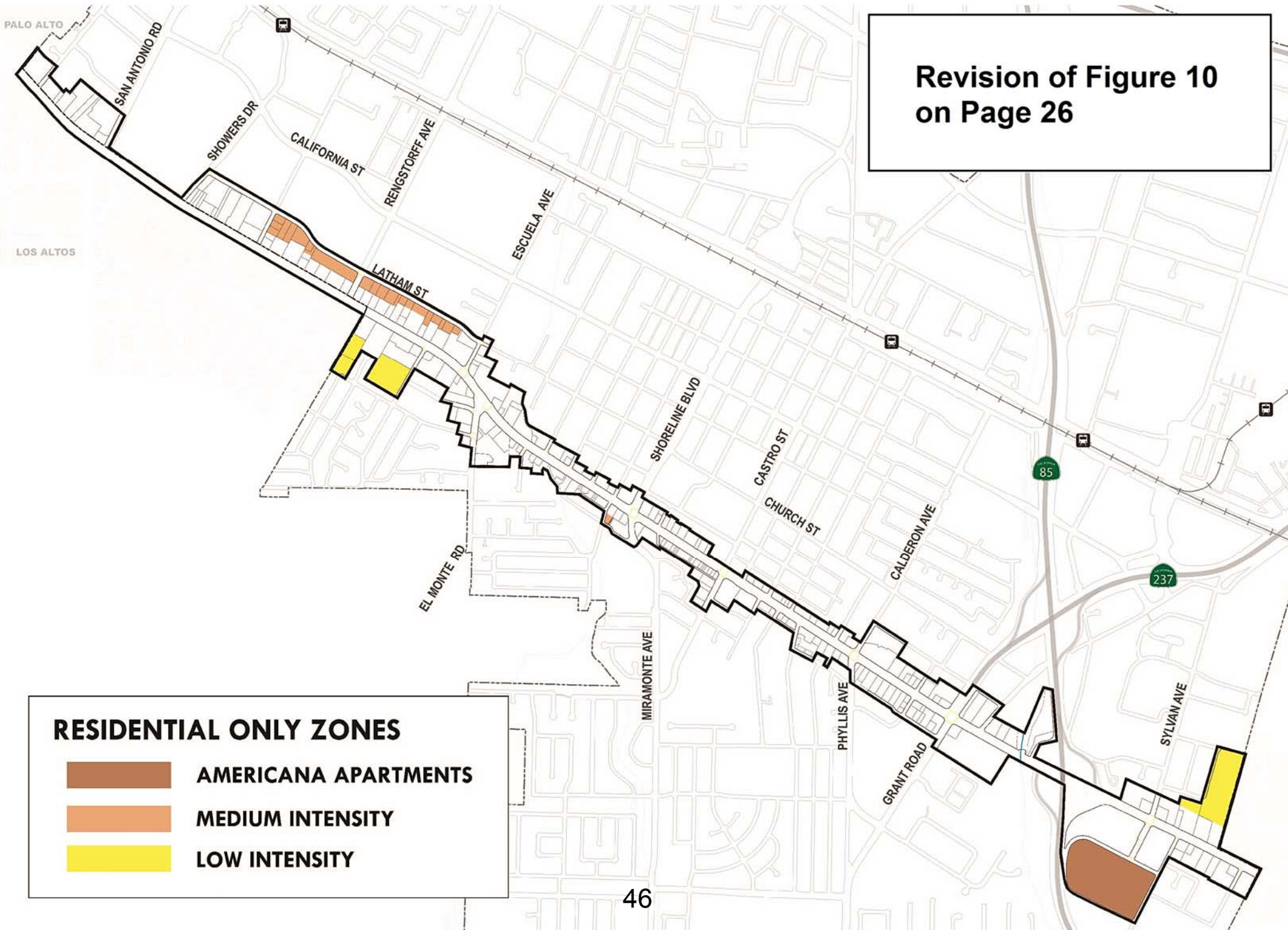
Revision of Figure 7
on Page 20



-  CASTRO/MIRAMONTE SUB-AREA 1
-  CASTRO/MIRAMONTE SUB-AREA 2

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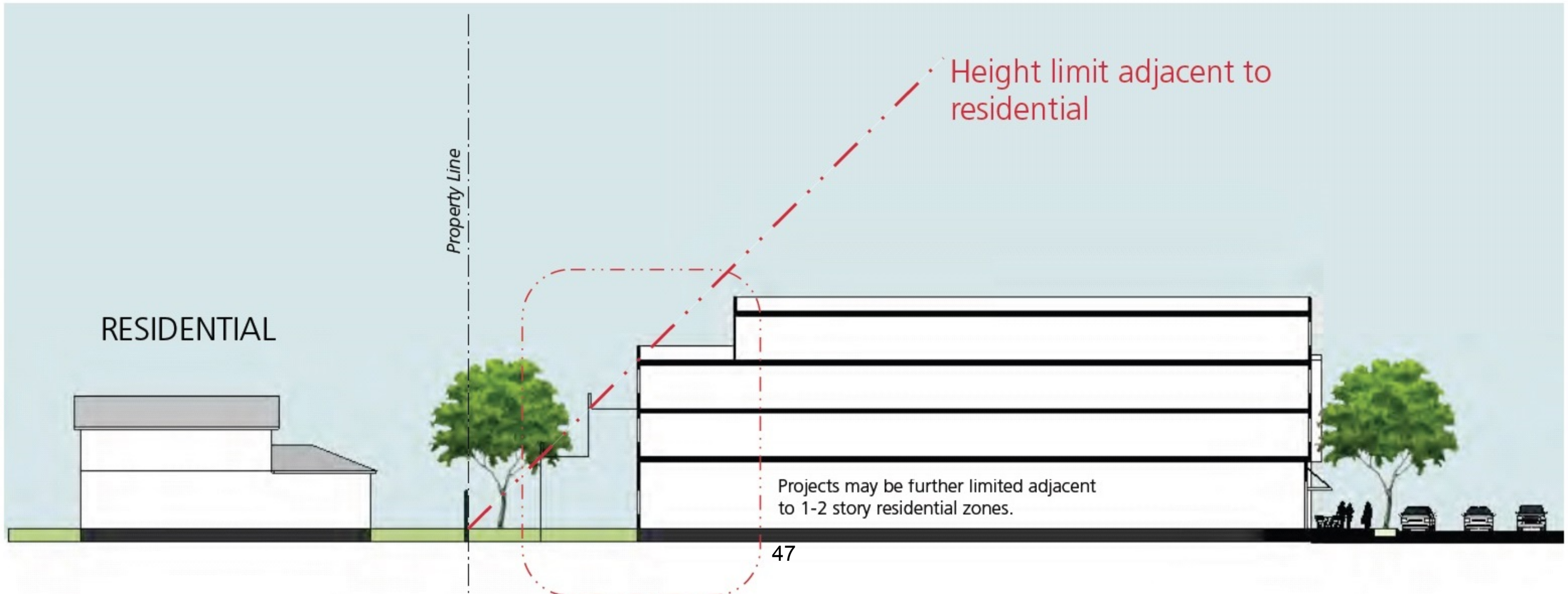
**Revision of Figure 10
on Page 26**



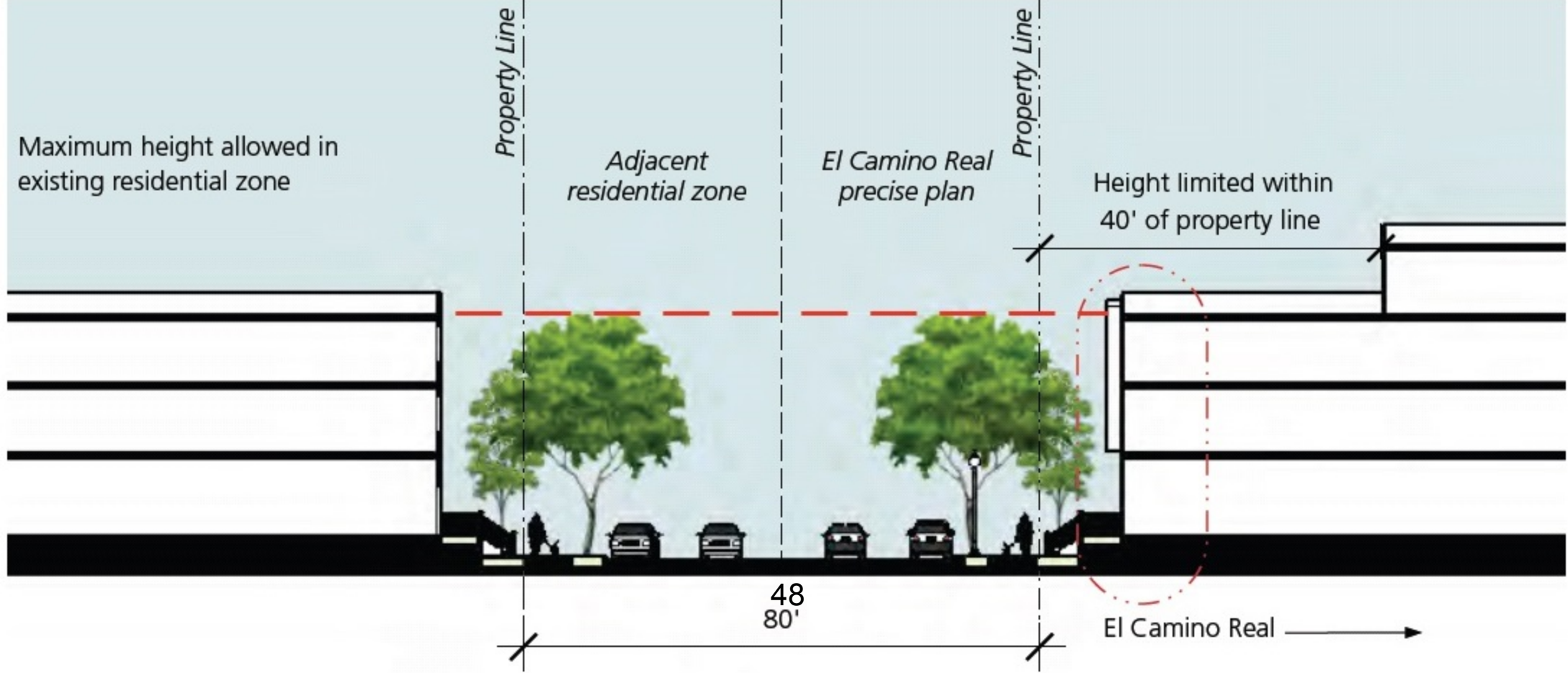
RESIDENTIAL ONLY ZONES

	AMERICANA APARTMENTS
	MEDIUM INTENSITY
	LOW INTENSITY

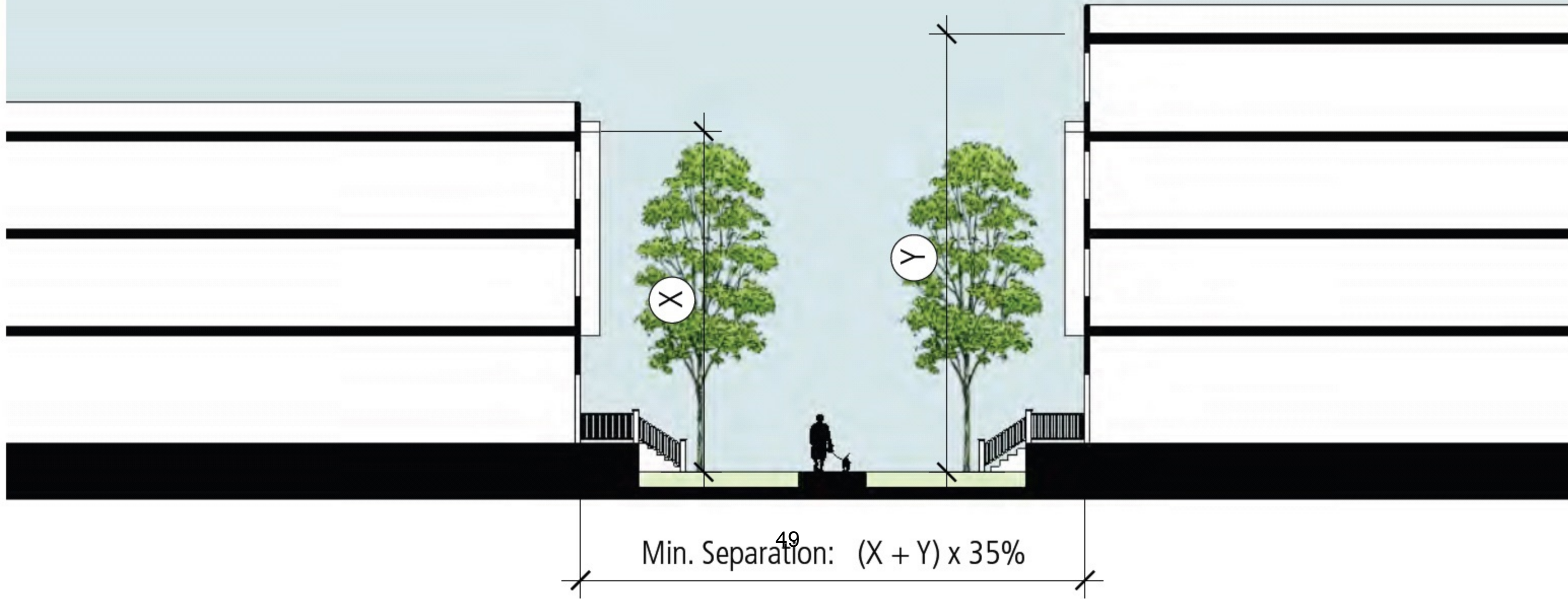
Revision of Figure 11 on Page 28



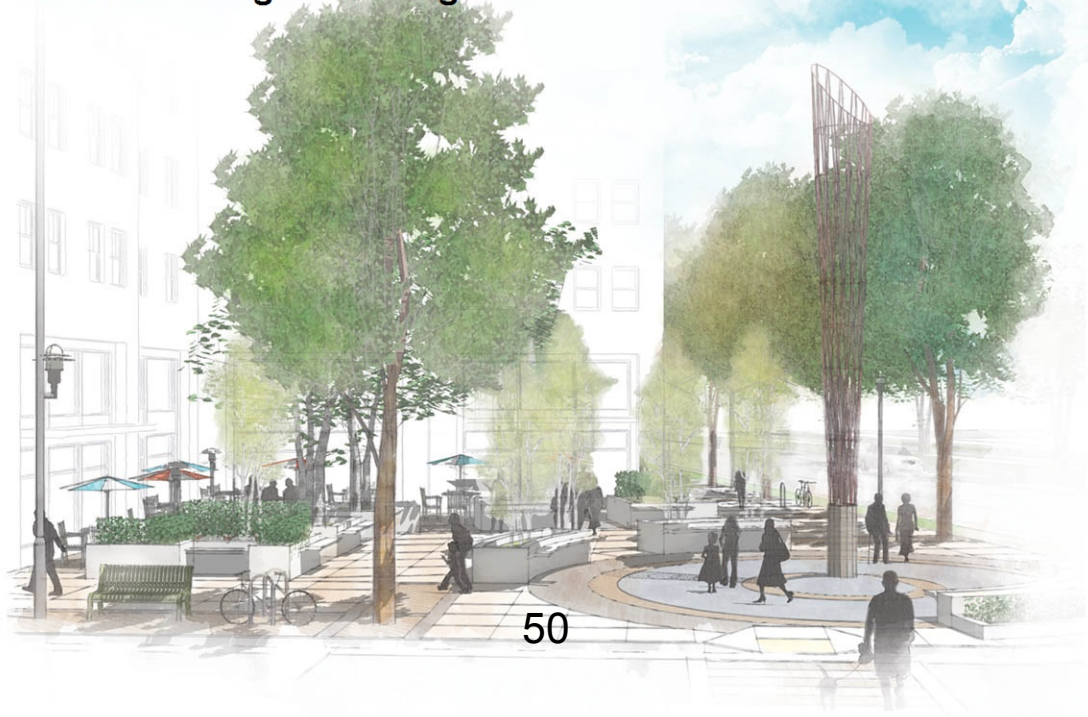
Revision of Figure 12 on Page 28



New figure for Page 31

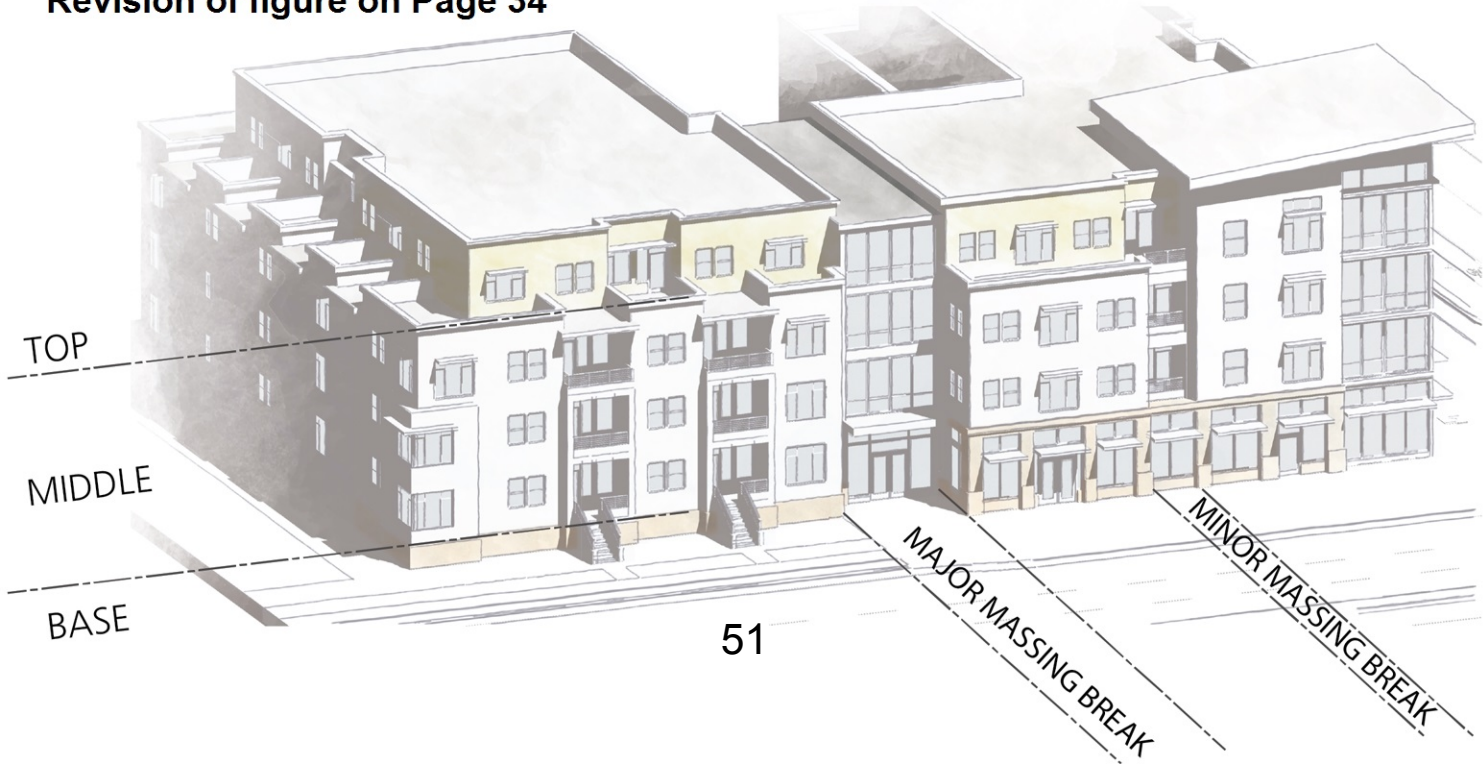


Revision of figure on Page 32

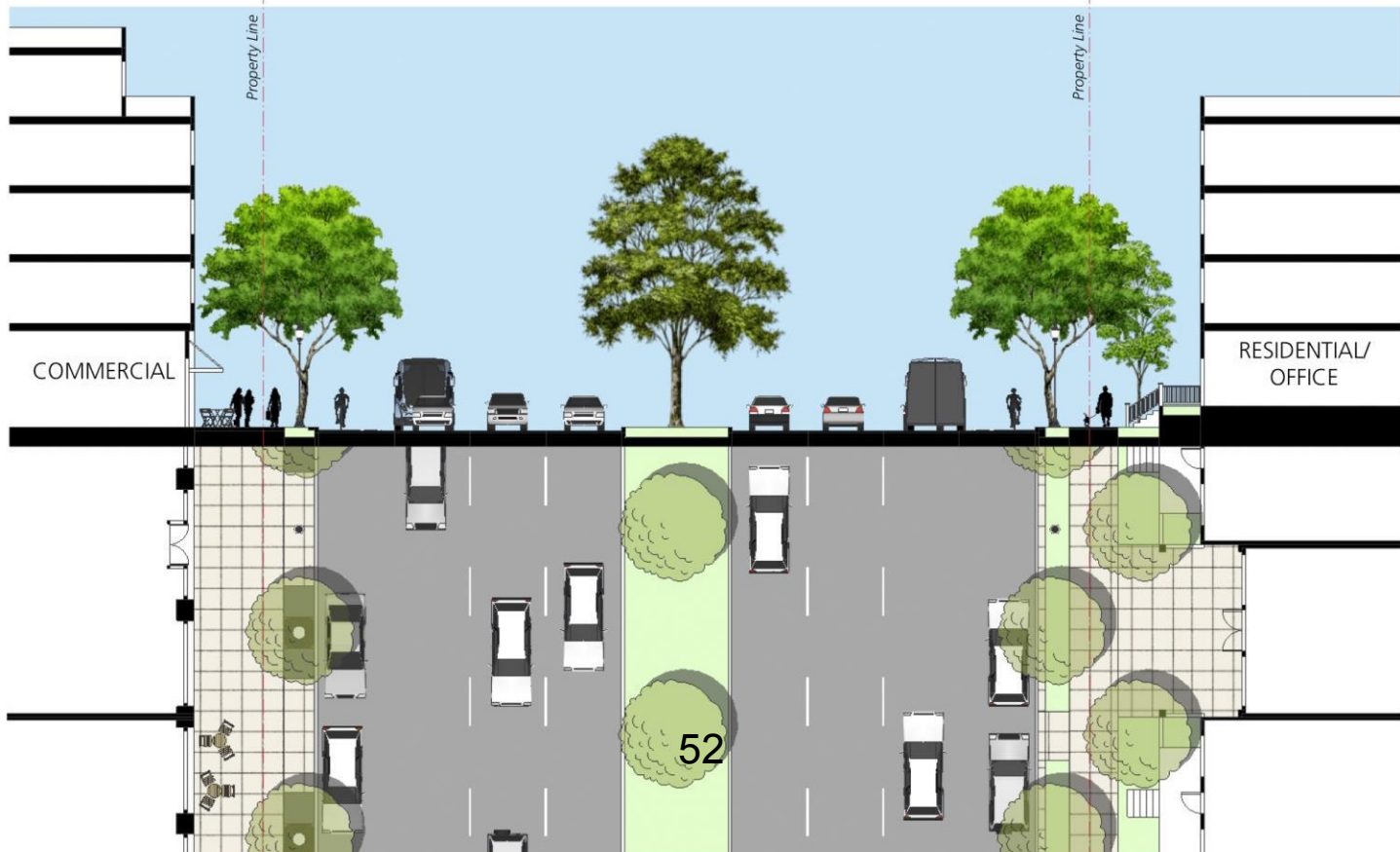


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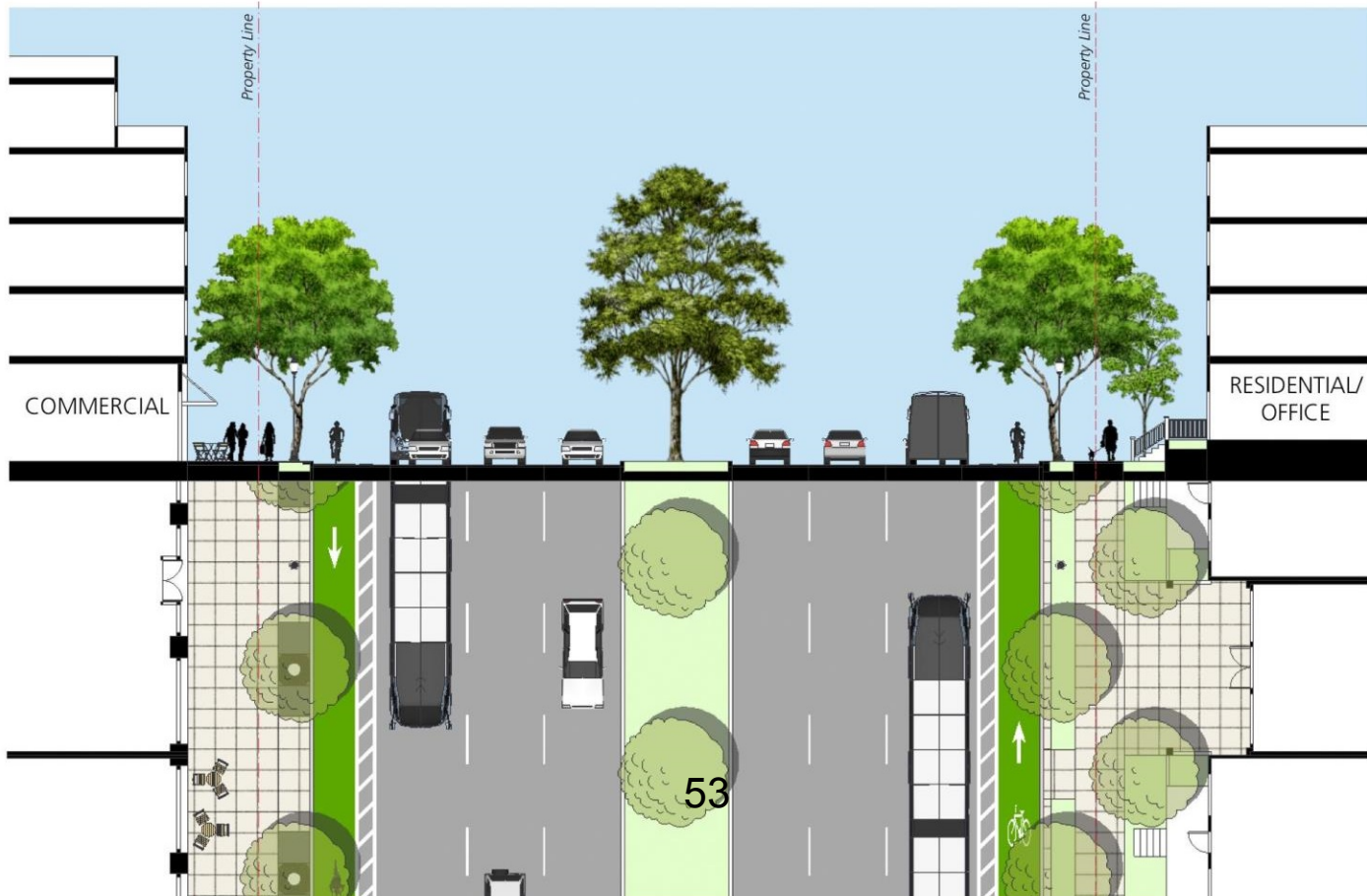
Revision of figure on Page 34



Revision of Figure 13 on Page 40



Revision of Figure 14 on Page 40



Revision of Figure 15 on Page 43

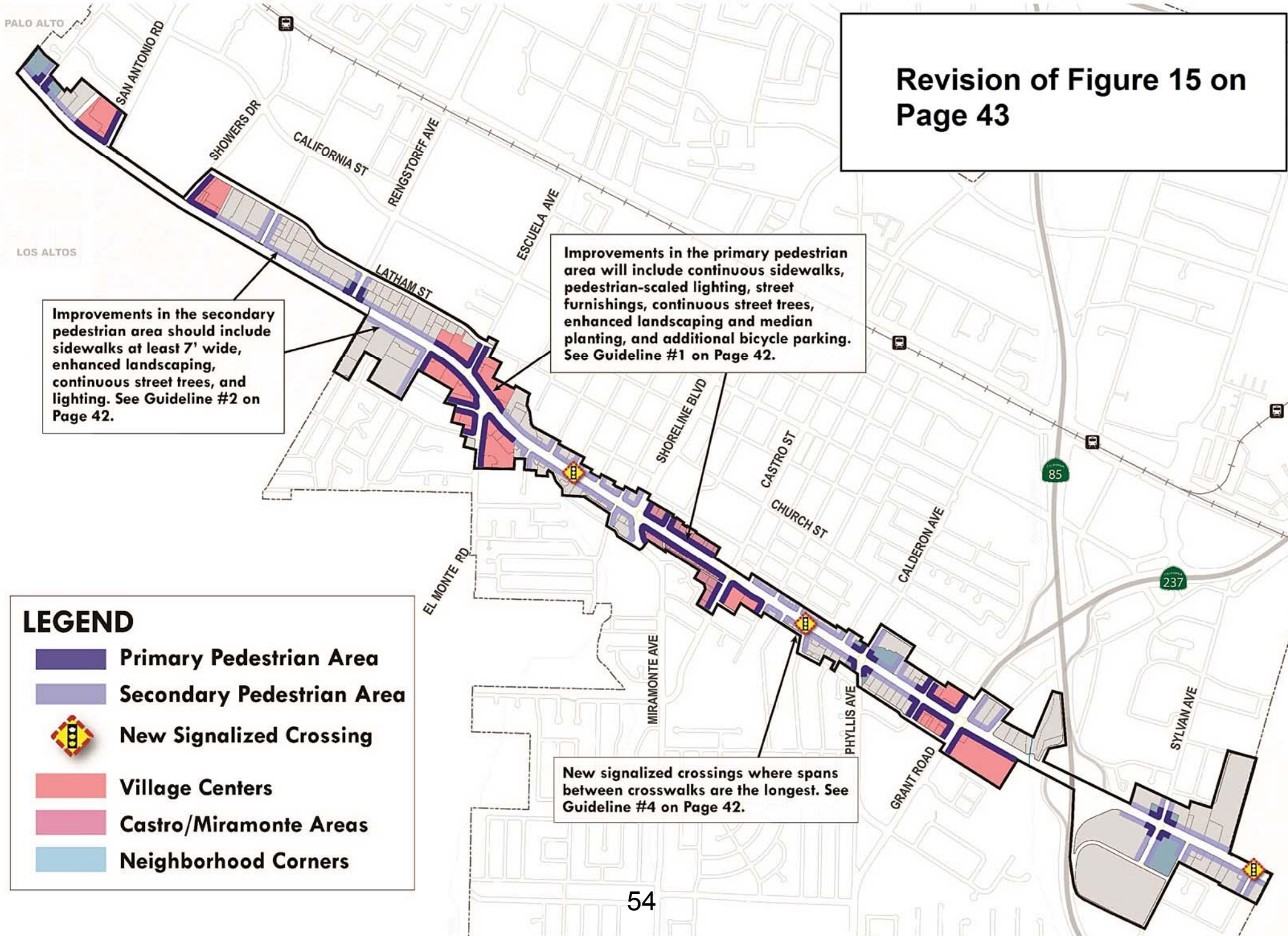
Improvements in the primary pedestrian area will include continuous sidewalks, pedestrian-scaled lighting, street furnishings, continuous street trees, enhanced landscaping and median planting, and additional bicycle parking. See Guideline #1 on Page 42.

Improvements in the secondary pedestrian area should include sidewalks at least 7' wide, enhanced landscaping, continuous street trees, and lighting. See Guideline #2 on Page 42.

New signalized crossings where spans between crosswalks are the longest. See Guideline #4 on Page 42.










LEGEND

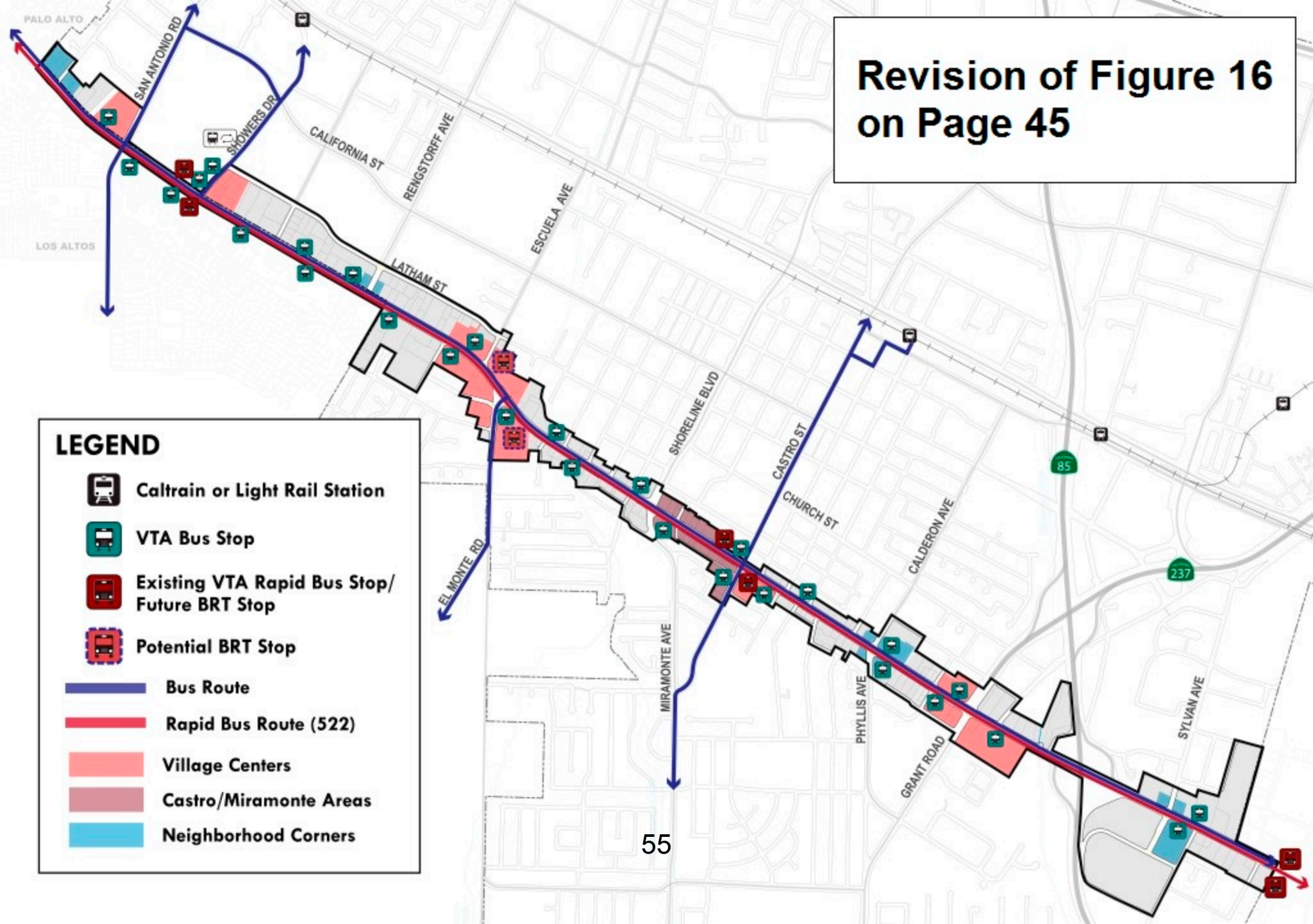
-  Primary Pedestrian Area
-  Secondary Pedestrian Area
-  New Signalized Crossing
-  Village Centers
-  Castro/Miramonte Areas
-  Neighborhood Corners



Revision of Figure 16 on Page 45

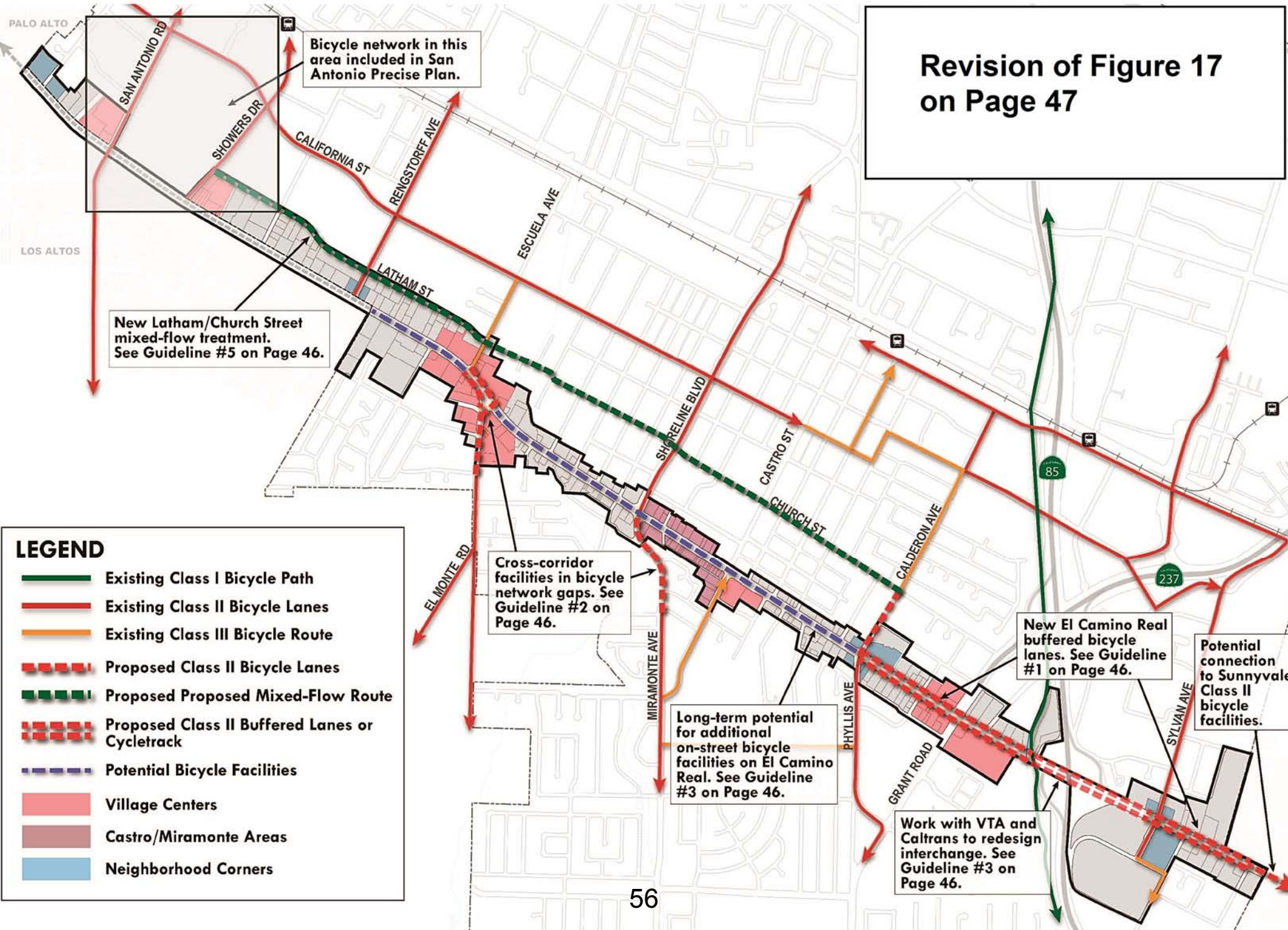
LEGEND

-  Caltrain or Light Rail Station
-  VTA Bus Stop
-  Existing VTA Rapid Bus Stop/
Future BRT Stop
-  Potential BRT Stop
-  Bus Route
-  Rapid Bus Route (522)
-  Village Centers
-  Castro/Miramonte Areas
-  Neighborhood Corners



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Revision of Figure 17 on Page 47



Bicycle network in this area included in San Antonio Precise Plan.

New Latham/Church Street mixed-flow treatment. See Guideline #5 on Page 46.

Cross-corridor facilities in bicycle network gaps. See Guideline #2 on Page 46.

Long-term potential for additional on-street bicycle facilities on El Camino Real. See Guideline #3 on Page 46.

New El Camino Real buffered bicycle lanes. See Guideline #1 on Page 46.

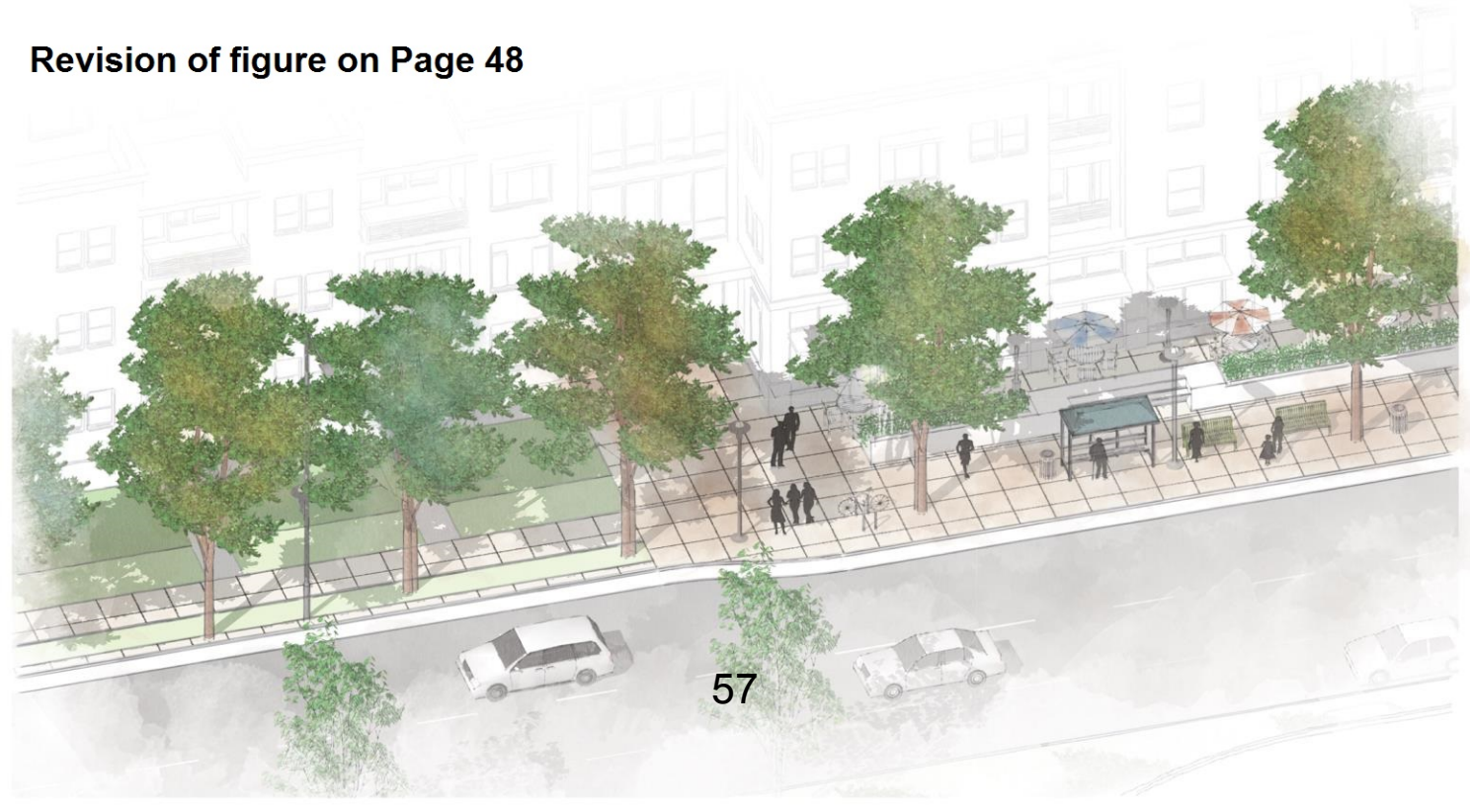
Potential connection to Sunnyvale Class II bicycle facilities.

Work with VTA and Caltrans to redesign interchange. See Guideline #3 on Page 46.

LEGEND

- Existing Class I Bicycle Path
- Existing Class II Bicycle Lanes
- Existing Class III Bicycle Route
- - - Proposed Class II Bicycle Lanes
- - - Proposed Proposed Mixed-Flow Route
- - - Proposed Class II Buffered Lanes or Cycletrack
- - - Potential Bicycle Facilities
- Village Centers
- Castro/Miramonte Areas
- Neighborhood Corners

Revision of figure on Page 48

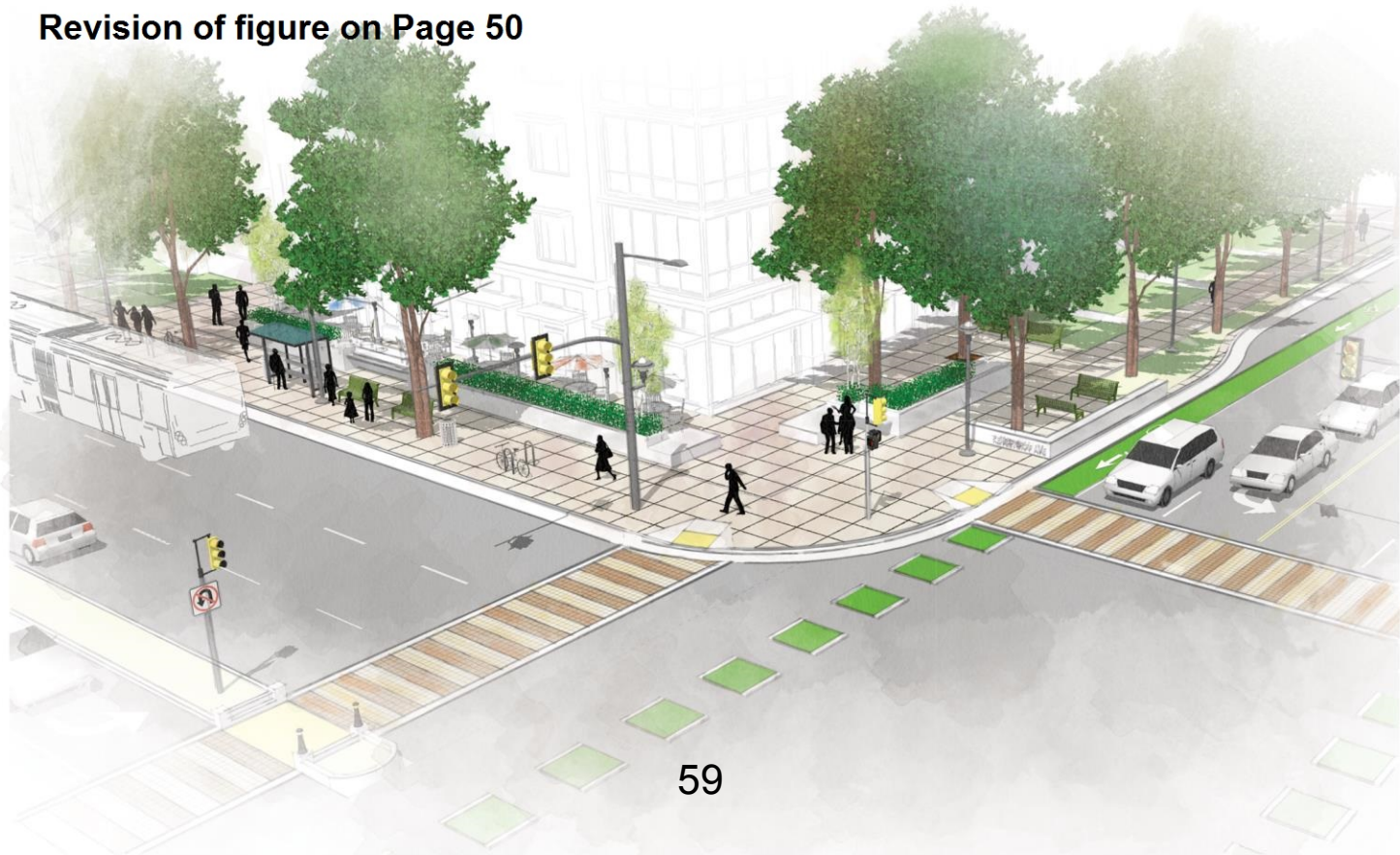


57

Revision of figure on Page 49



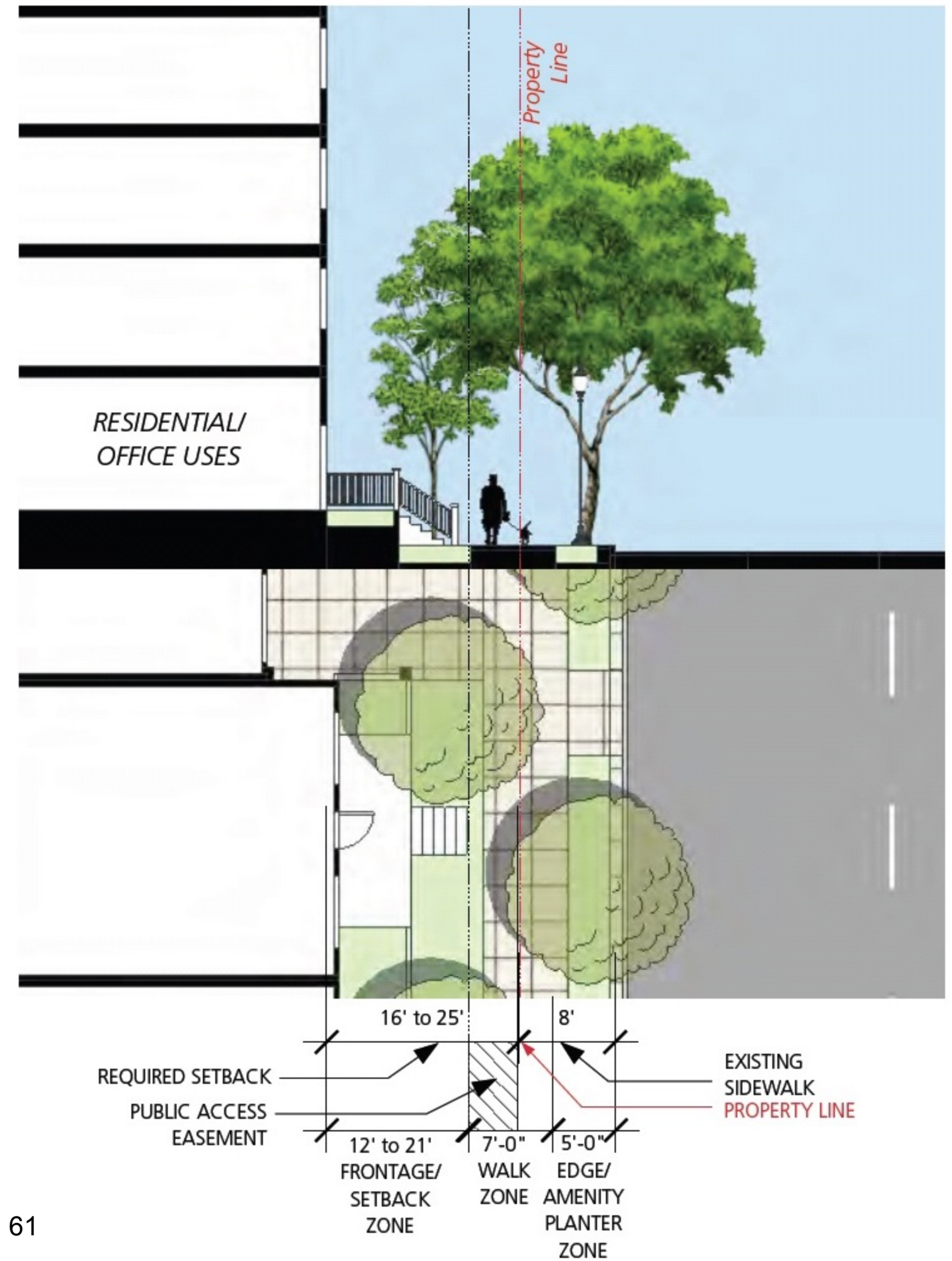
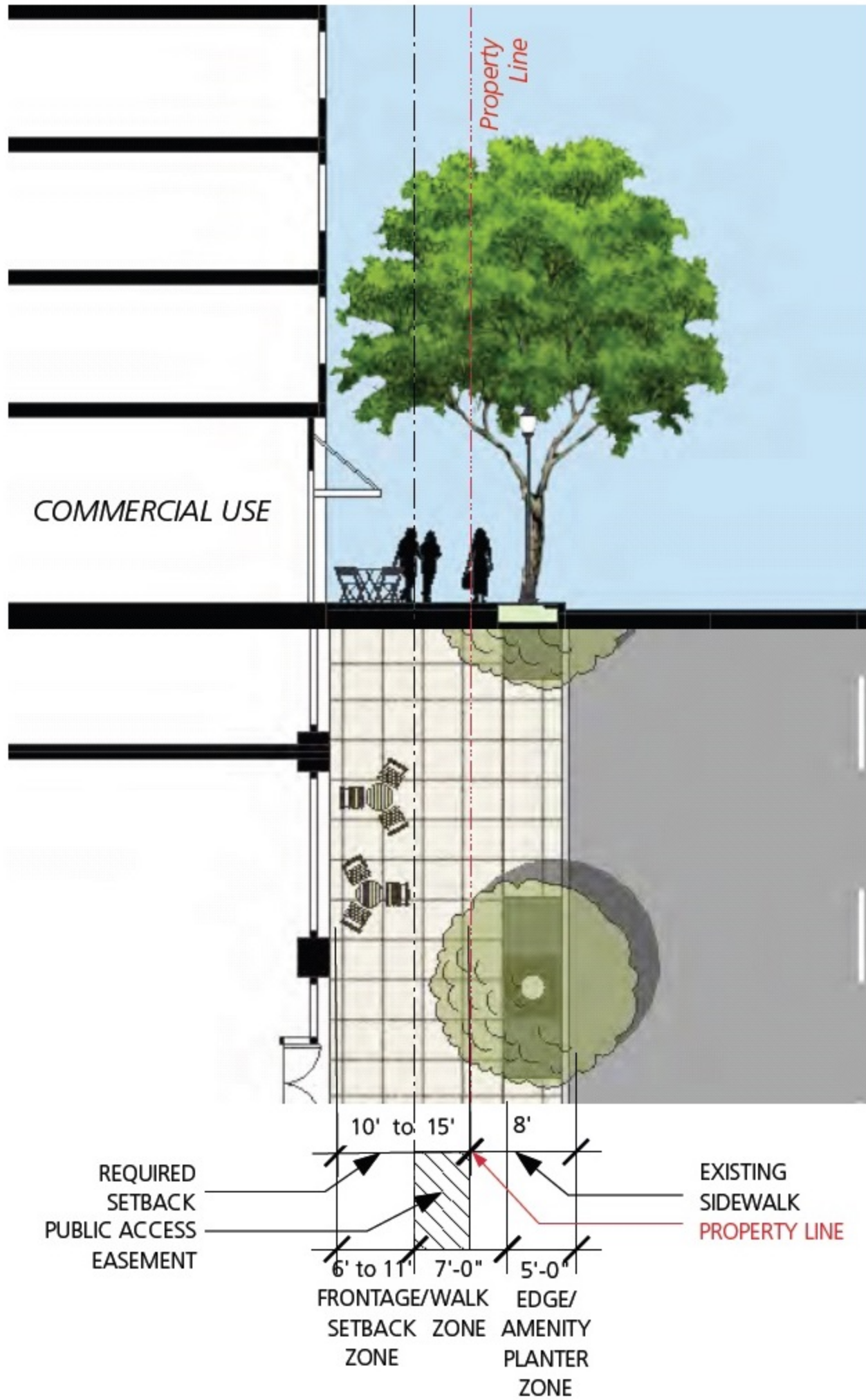
Revision of figure on Page 50



Revision of figure on Page 51



Revision of Figure 21 on Page 53



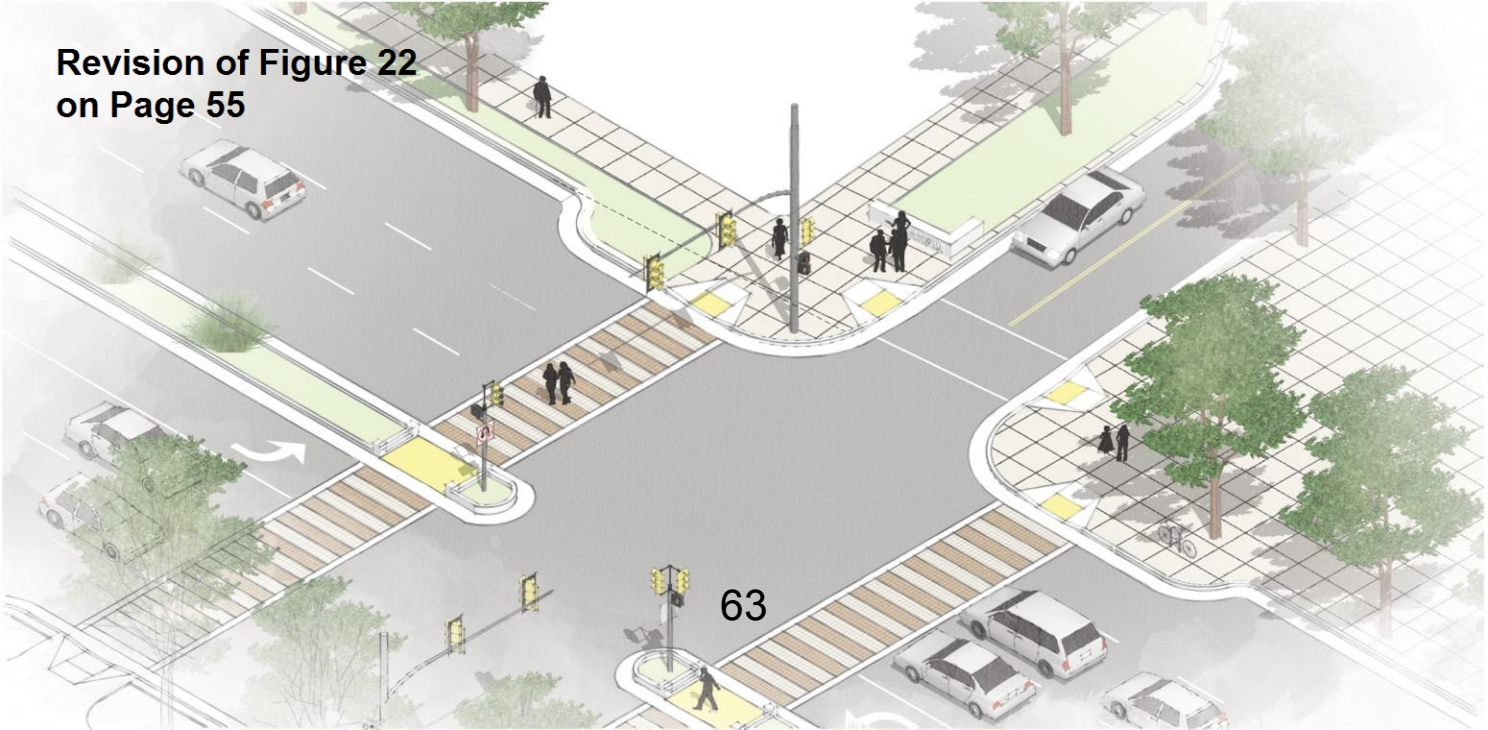
New figure for Page 54



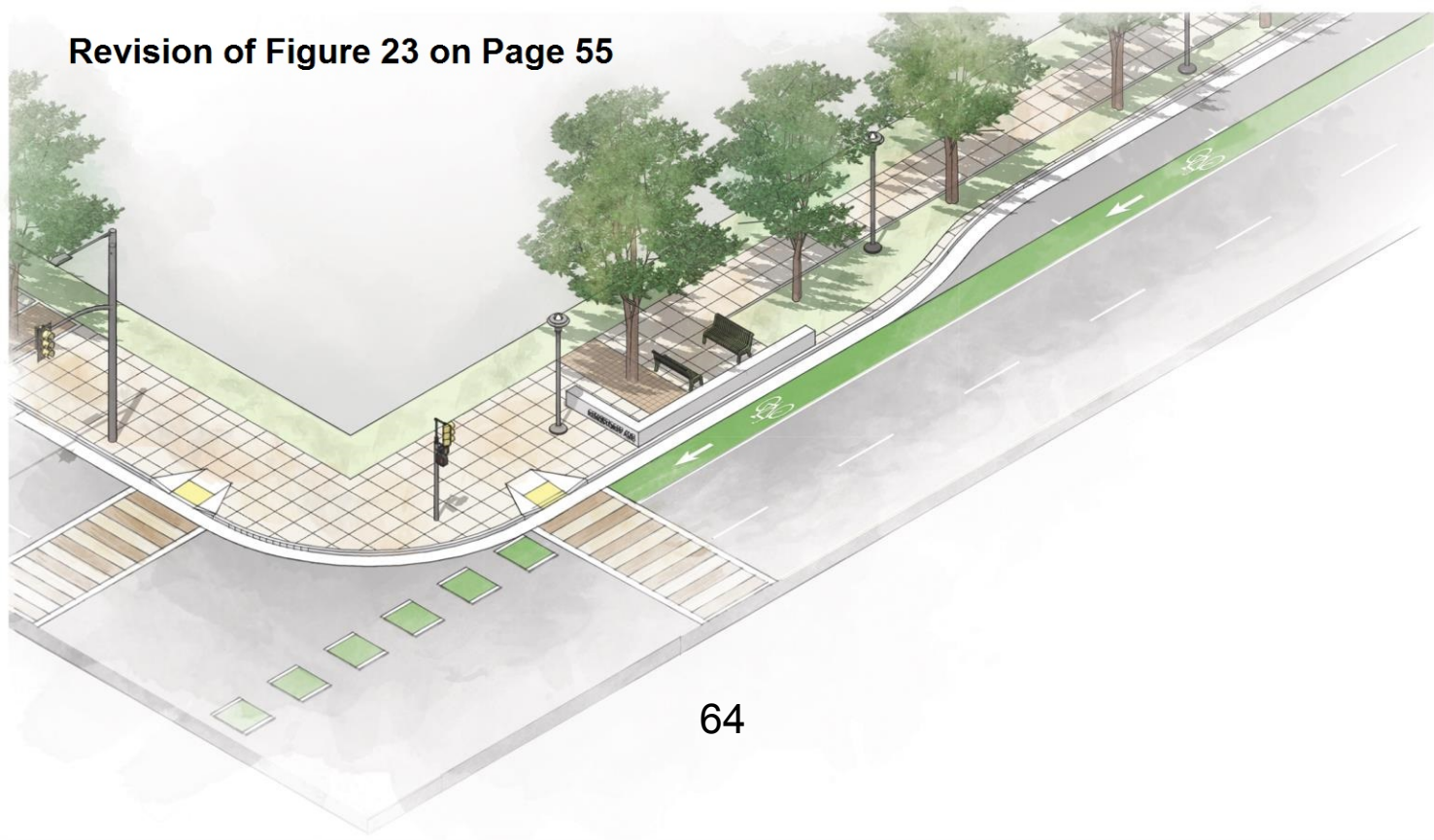
RETROFIT EXISTING ECR
STREETLIGHT TYPES

NEW PEDESTRIAN-SCALE
STREET LIGHTING

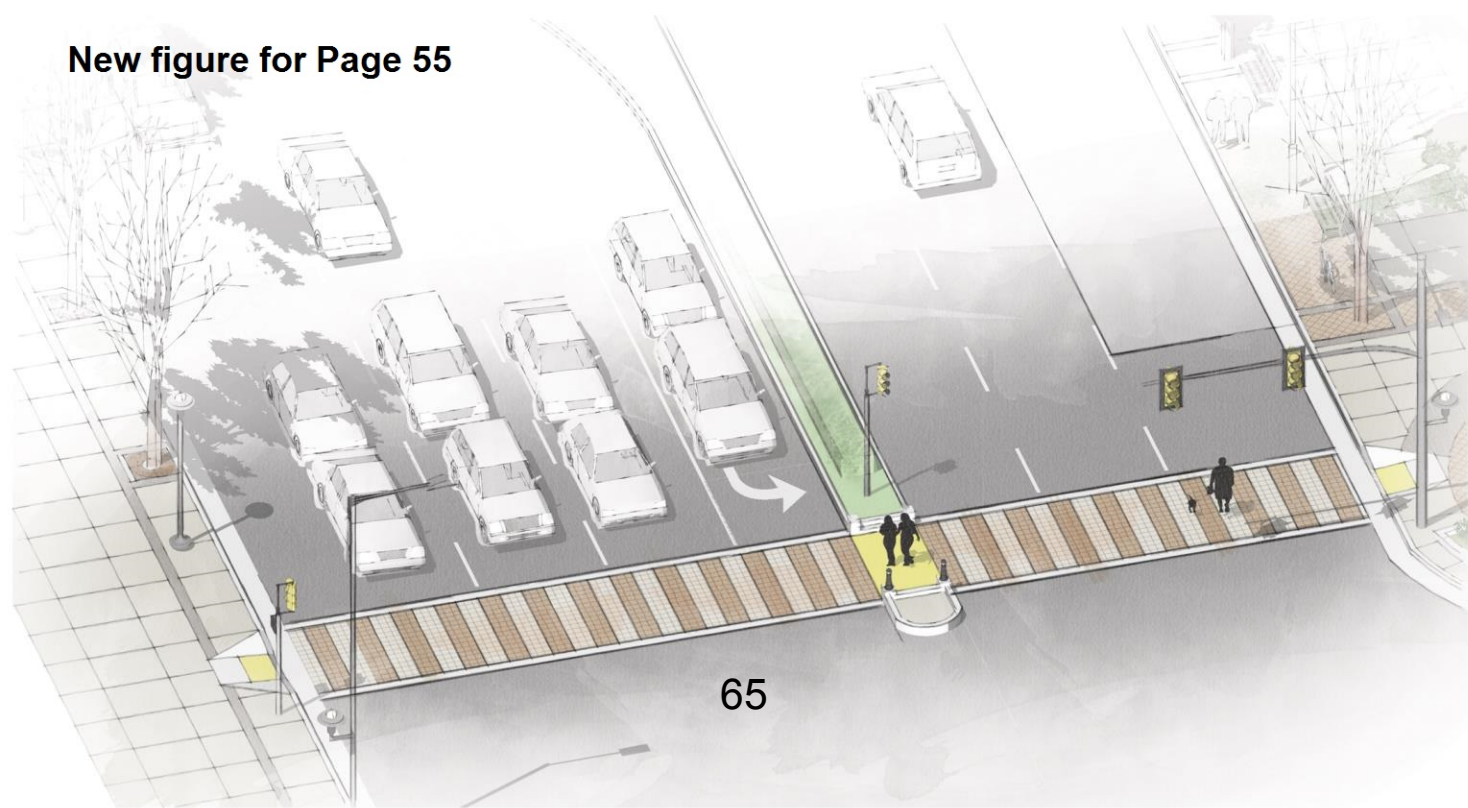
**Revision of Figure 22
on Page 55**



Revision of Figure 23 on Page 55

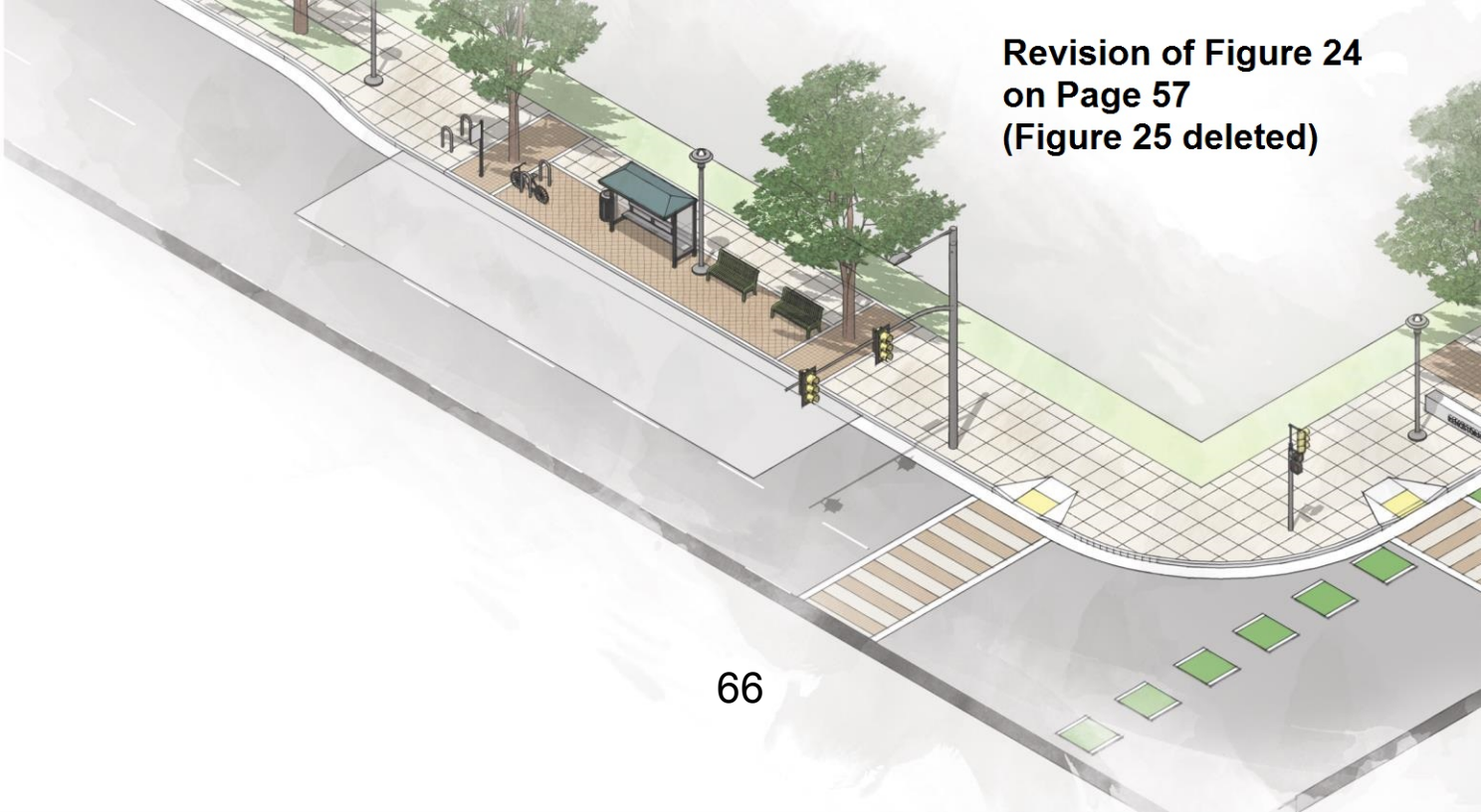


New figure for Page 55

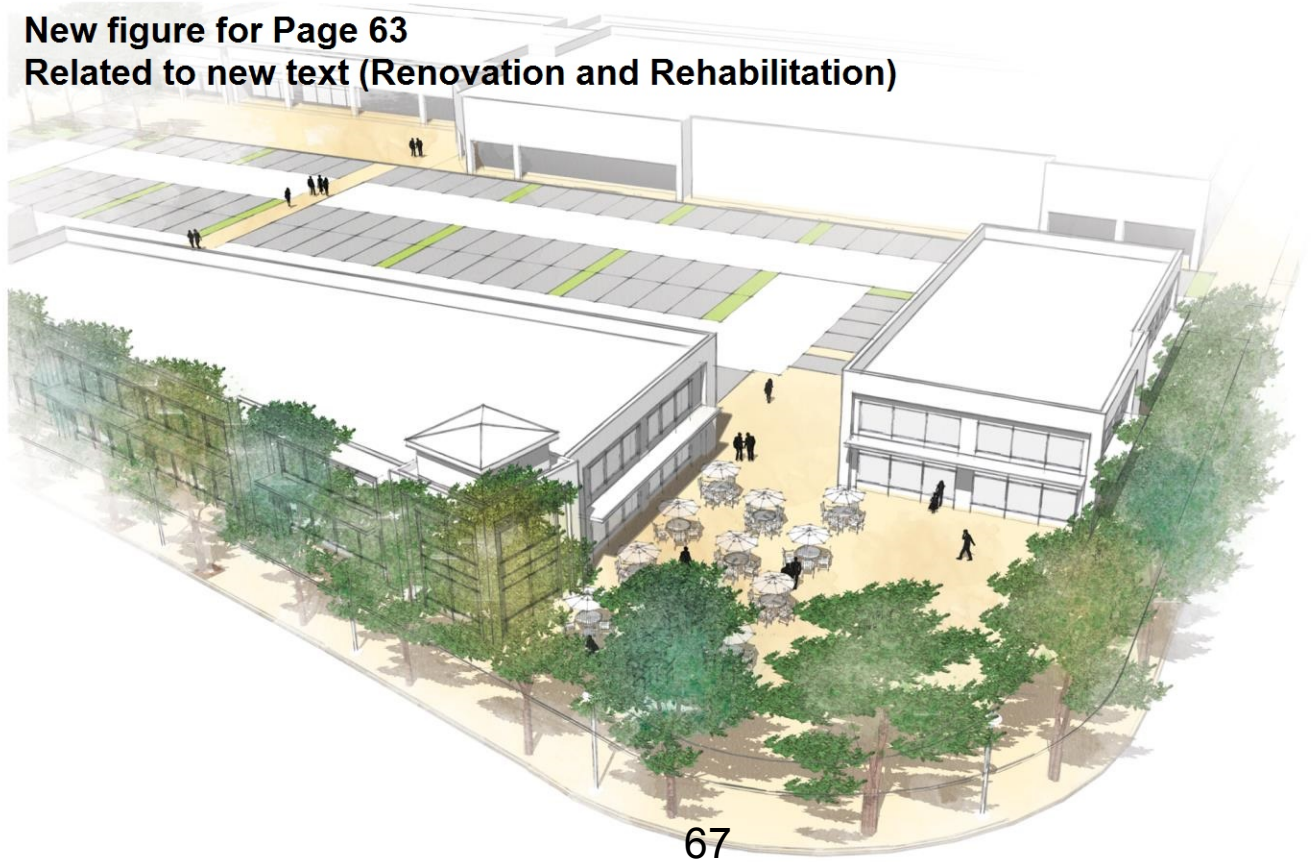


65

**Revision of Figure 24
on Page 57
(Figure 25 deleted)**



**New figure for Page 63
Related to new text (Renovation and Rehabilitation)**



New figure for Page 63
Related to new text (Renovation and Rehabilitation)



Proposed El Camino Real Precise Plan changes based on EPC direction

Page 5 of the Public Draft

[New paragraph under Village Centers]

The City's General Plan defines Village Centers as places with neighborhood-serving uses, public spaces and strong connections to surrounding neighborhoods. The Precise Plan's Village Centers implement this General Plan direction as areas for
c~~Concentrations of retail, services and new public gathering areas will characterize Village Centers.~~ They are located near existing retail destinations, major transit stops, and major intersections. The Precise Plan allows...

Page 3 of Attachment 3, Exhibit B

Balconies. Balconies oriented toward single family homes residentially-zoned properties and duplexes shall be screened. Screening may include architectural features or year-round landscaping. Architectural design and building orientation may also be considered to reduce privacy impacts from balconies.

Page 4 of Attachment 3, Exhibit B

Suggested routes to schools and parks. Pedestrian and bicycle crossing improvements and facilities should be prioritized within 1,000 feet of schools and parks and along major pedestrian and bicycle routes to schools and parks, especially where students people must cross El Camino Real.

Page 5 of Attachment 3, Exhibit B

El Camino Real bicycle facility implementation. Bicycle lanes or cycletracks should be introduced along El Camino Real west of Calderon Avenue, replacing on-street parking. New development will facilitate this transition by meeting off-street parking requirements and reducing the number of existing curb-cuts. This change will occur

~~gradually over time, and~~ The City should consider the following prior to installing a segment of bicycle facilities:

- Key bicycle network gaps should be closed.
- Most nearby commercial buildings should have adequate off-street parking to serve their businesses.
- New segments should connect to cross streets or other parts of the City-wide bicycle network.

~~New development will facilitate this transition by providing off-street parking adequate for its own needs and reducing the number of existing curb cuts.~~

Page 8 of Attachment 3, Exhibit B

[EPC recommendation]

Public Benefit value. Tier 1 and Tier 2 development shall provide public benefits, with value proportional to the project's building square footage in excess of 1.35 FAR (inclusive of covered parking but not underground parking). ~~Ground floor commercial square footage may be exempted from this amount.~~ The City Council may exempt a portion of ground floor commercial square footage from this calculation, if provided in excess of what is required by the Plan.

Page 8 of Attachment 3, Exhibit B

[Option 2]

Public Benefit value. Tier 1 and Tier 2 development shall provide public benefits, with value proportional to the project's building square footage in excess of 1.35 FAR (inclusive of covered parking but not underground parking). ~~Ground floor commercial square footage may be exempted from this amount.~~

Additional proposed El Camino Real Precise Plan changes

Page 3 of Attachment 3, Exhibit B

Village Center public plazas. Village Center public plazas are special street-facing open areas that ~~act-serve~~ as gathering spaces for surrounding neighborhoods. They should be designed as unique and notable destinations with the potential to accommodate a range of activities. They should have amenities ~~such as~~including but not limited to benches, art or water features. Plazas should be fully visible from El Camino Real, but should use space or landscaping to buffer the street's impacts. They should be associated with active commercial frontages, such as restaurants and retail uses, and key pedestrian access routes to transit and surrounding neighborhoods. This paragraph is a requirement for projects requesting an additional story, as described under "Gathering Space" on Page XX.

Page 9 of Attachment 3, Exhibit B

...

Development ~~in Village Center areas with a public plaza consistent with the Village Center plazas guideline~~ may be eligible for one additional story and 10 additional feet of height above Table 4. For example, Tier 1 development may be up to 5 stories and 55 feet in height. Approval of this additional story is at the discretion of the reviewing body, based on providing a public plaza that meets the "Village Center public plazas" guideline, and determination that the additional story considers Nneighborhood transition, urban design and other ~~considerations~~principles and objectives of the Precise Plan may limit the application of this exception. This additional story may not be combined with the rooftop amenity height exception, but it may be combined with the corner building treatment height exception.