

Attachment B
El Camino Real/Downtown Specific Plan
Planning Commission Preliminary Recommendations on Station Area
July 21, 2011 Planning Commission Meeting

The following are the preliminary recommendations of the Planning Commission on the Station Area. The recommendations will be further considered and possibly modified prior to forwarding final recommendations to the City Council.

Planning Commission Preliminary Recommendations on Station Area

Height (7-0)

- Reduce the façade height from the proposed 45 feet by one full story; staff and consultants to recommend a specific dimension to achieve the reduction; and
- Staff to work with consultants to determine alternative mechanisms to limit maximum building height to a portion of the building with the intent of increasing the architectural interest of the building; possible mechanisms include changes in the bulk restrictions, added setbacks, and/or requirements for architectural merit.

Residential Parking (6-0; Commissioner Yu absent)

- Modify the parking ratio for the Station Area from the proposed 1.85 units per space for residential development to a minimum of 1.0 space per unit and a maximum of 1.5 spaces per unit with an emphasis on the accommodation of shared vehicles, guest parking, shared parking and unbundled parking, subject to review and comment by staff and the consultant.
- Commission recognizes that reduced parking ratios may encourage development of smaller units and senior housing and potentially reduce traffic and school impacts.

Procedures for Approval of Future Projects (6-0; Commissioner Yu absent)

- If not adequately addressed in the Specific Plan, add language to the Specific Plan that states that during Architectural Control review by the Planning Commission, the Commission will look for overall quality of materials, and specifically look for a change of materials, setbacks, and break-up of massing of upper floors.

Safety Across Railroad Tracks at Ravenswood (6-0; Commissioner Yu absent)

- The Planning Commission recommends that the safety of pedestrians and bicyclists at the intersection of the railroad tracks and Ravenswood Avenue be a high priority and possible solutions to the safety issues be expedited either through the Specific Plan or alternative programs.

The Planning Commission also discussed but either tabled or otherwise did not act on the following topics:

- Public Benefits
- Uses
- Oak Grove Bike Lane

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