



## NOTICE OF PUBLIC HEARING

### CITY OF MENLO PARK CITY COUNCIL MEETINGS OF NOVEMBER 15, 2016 AND NOVEMBER 29, 2016

#### GENERAL PLAN AND M-2 AREA ZONING UPDATE

NOTICE IS HEREBY GIVEN that the City Council of the City of Menlo Park, California is scheduled to review and consider the following item:

**City of Menlo Park General Plan and M-2 Area Zoning Update, including a General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Environmental Review:**

The City is proposing to update the Land Use and Circulation Elements of the General Plan, including revised goals, policies and programs, the establishment of new land use designations, and the creation of a new street classification system. The General Plan Update seeks to create a live/work/play environment that fosters economic growth, increased sustainability, improved transportation options and mobility, while preserving the existing residential neighborhood character and quality of life enjoyed today. The land use changes are generally focused in the M-2 Area (which is primarily the existing industrial and business parks located between Bayfront Expressway and Highway 101) and could result in an increase in development potential above what would be allowed under the current General Plan, as follows:

- Up to 2.3 million square feet of non-residential space;
- Up to 4,500 residential units; and
- Up to 400 hotel rooms

This additional development potential in the M-2 Area, combined with the remaining development potential under the current General Plan, would result in a total of up to 4.1 million square feet of non-residential development and up to 5,500 residential units in the City.

The City Council will consider and make decisions on the following:

1. Environmental Review: Certify the Final Environmental Impact Report (EIR) prepared for the General Plan and M-2 Area Zoning Update, which analyzes the potential environmental impacts of the General Plan and M-2 Area Zoning Update, and adopt Findings, the Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations.
2. General Plan Amendments: Incorporate the updated Land Use and Circulation Elements into the General Plan to replace the existing elements. Change the General Plan land use designations of properties in the M-2 Area, as shown in the included figure, to one of the following designations - Office, Life Sciences, Mixed Use Residential, Public Facilities, and Baylands. No land use designation changes are anticipated outside of the M-2 Area and Baylands Area.
3. Zoning Ordinance Amendments: Create three new zoning districts in the M-2 Area for consistency with the proposed General Plan Land Use Element. The proposed zoning districts include Office (O), Life Sciences (LS) and Residential-Mixed Use (R-MU). The O district includes overlays to allow hotels (O-H) and corporate housing (O-CH). Overlays for bonus level development are also proposed in the Office, Life Sciences and

Mixed-Use zoning districts (O-B, LS-B, and R-MU-B). The proposed bonus level development would allow increased density (up to 100 dwelling units per acre), intensity (up to 200% floor area ratio) and/or height up to 120 feet in exchange for community amenities. Each zoning district includes development regulations, design standards, green and sustainable building requirements, and potential new public paseos and street connections. In addition, proposed changes to the C-2-B (Neighborhood Commercial District, Restrictive) zoning district would allow for residential uses with up to 30 dwelling units per acre and heights of up to 40 feet for mixed use development. The zoning ordinance amendments also include proposed modifications to streamline the hazardous materials review process as an administrative permit, subject to the review and approval of the Community Development Director (or designee) when certain criteria are met, and other minor modifications, such as allowing administrative review for architectural changes in the O and LS districts similar to current regulations for the M-2 district, changes to the nonconforming uses and structures chapter, and other minor text amendments for consistency in implementing the proposed changes to the M-2 Area.

4. Rezoning: Rezone property in the M-2 Area, as shown in the included figure, to one of the following zoning districts for consistency with the proposed General Plan land use designation amendments – O (Office), Office, Hotel (O-H), Office, Corporate Housing (O-CH), Office, Bonus (O-B), Life Sciences (LS), Life Sciences, Bonus (LS-B), Residential Mixed Use (R-MU-B), Public Facilities (P-F), and Flood Plain (FP).

NOTICE IS HEREBY FURTHER GIVEN that said City Council will hold a public hearing on this item in the Council Chambers of the City of Menlo Park, located at 701 Laurel Street, Menlo Park, on **Tuesday, November 15, 2016, at 7:00 p.m.** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon. A second City Council meeting on the proposed project has been scheduled for **Tuesday, November 29, 2016 at 7:00 p.m.** or as near as possible thereafter. If you challenge this item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

*The City Council will be the final decision-making body on the proposed project.*

Documents related to these items may be inspected by the public on weekdays between the hours of 7:30 a.m. and 5:30 p.m. Monday through Thursday and 8:00 a.m. to 5:00 p.m. on Friday, with alternate Fridays closed, at the Community Development Department, 701 Laurel Street, Menlo Park.

Please call Deanna Chow, Principal Planner, if there are any questions or comments on this item. She can be reached at 650-330-6733 or by email at [connectmenlo@menlopark.org](mailto:connectmenlo@menlopark.org). Up-to-date information on the project can be found on the project webpage: <https://menlopark.org/ConnectMenlo>.

*Si usted necesita más información sobre este proyecto, por favor llame al 650-330-6702, y pregunte por un asistente que hable español.*

DATED: October 27, 2016 Pamela Aguilar, City Clerk  
PUBLISHED: November 4, 2016

If there are any questions, please call the Planning Division at (650) 330-6702.

Visit our Web site for City Council public hearing, agenda, and staff report information: [www.menlopark.org](http://www.menlopark.org).

