

# General Plan (Land Use & Circulation) & M-2 Area Zoning Update



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## General Plan Advisory Committee: M-2 Area Final Zoning Recommendations

April 21, 2016



# Agenda



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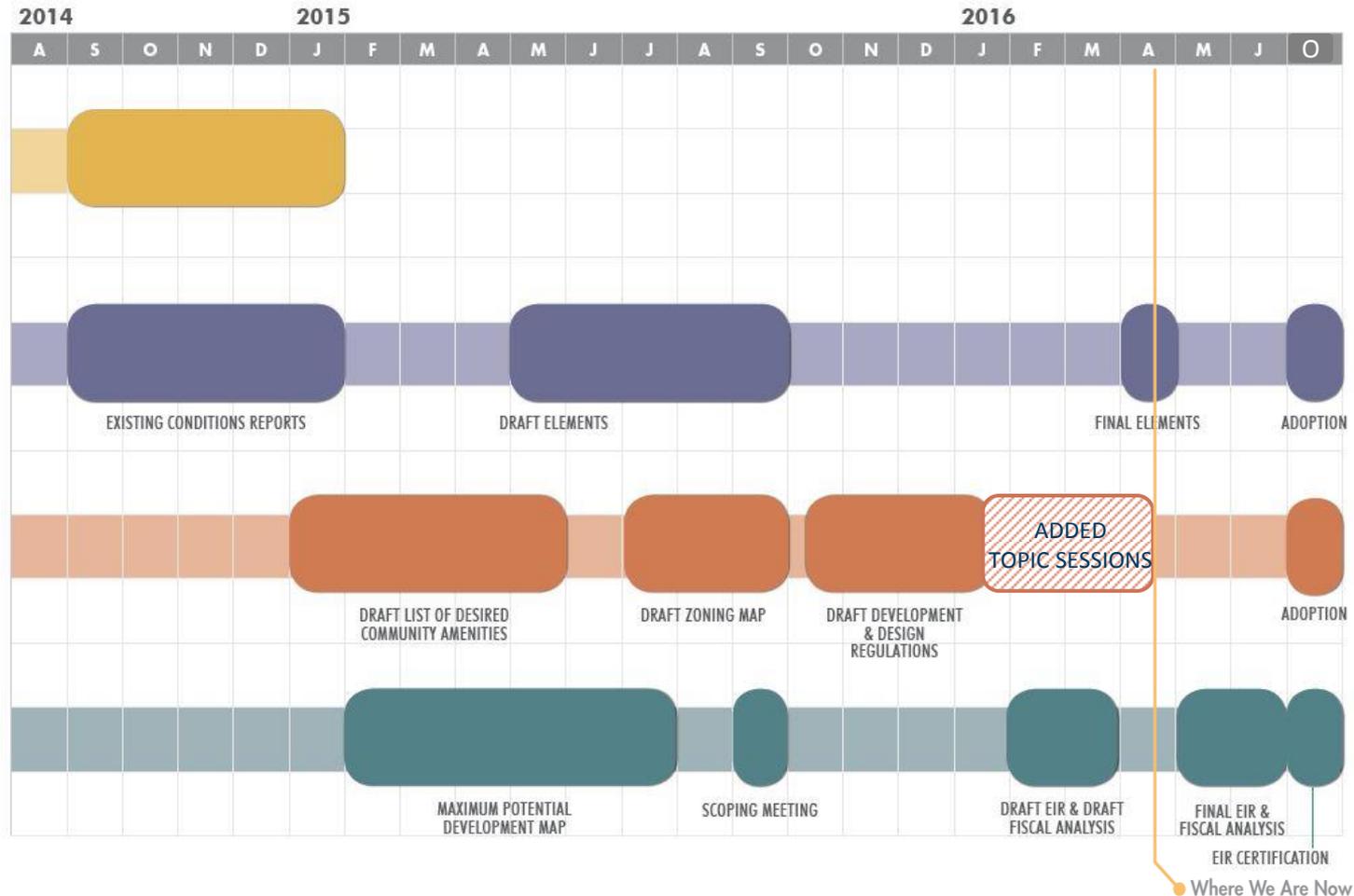
- ❑ **Public Comment on Non-agenda Items**
- ❑ **Review Meeting Purpose**
- ❑ **GPAC Review of Zoning Regulations, Community Amenities and Green and Sustainable Regulations**
  - ❑ **Presentation**
  - ❑ **GPAC Clarifying Questions**
  - ❑ **Public Comment**
  - ❑ **GPAC Discussion and Recommendations**
- ❑ **Summary, Concluding Remarks, Next Steps**

# General Plan Update Schedule



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# From Principles to Regulations



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## GUIDING PRINCIPLES

- |   |   |
|---|---|
| CITYWIDE EQUITY                                 | GREAT TRANSPORTATION OPTIONS                    |
| HEALTHY COMMUNITY                               | COMPLETE NEIGHBORHOODS AND COMMERCIAL CORRIDORS |
| COMPETITIVE AND INNOVATIVE BUSINESS DESTINATION | ACCESSIBLE OPEN SPACE AND RECREATION            |
| CORPORATE CONTRIBUTION                          | SUSTAINABLE ENVIRONMENTAL PLANNING              |
| YOUTH SUPPORT AND EDUCATION EXCELLENCE          |   |

## GENERAL PLAN

The City's Long-term Blueprint

### Goal

A general, overall, desired outcome

### Policy

A specific statement of commitment that sets a direction for the City to follow

### Program

An action carried out pursuant to a policy to achieve a specific goal

## MUNICIPAL CODE

Translates Objectives into Rules

**Streets** [Title 13]

**Subdivision** [Title 15]

**Zoning** [Title 16]

Governs Land Uses

- Development Standards
- Community Amenity Requirements
- Parking Regulations
- Code Enforcement

**Storm Water** [Chapter 7.42]

**Flood Damage Prevention**  
[Chapter 12.42]

**Water-Efficient Landscaping**  
[Chapter 12.44]

# Community Engagement on Zoning



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- ❑ **Draft M-2 Area Zoning released – January 7**
- ❑ **Focus Group – January 14**
- ❑ **GPAC Review – January 28**
- ❑ **Topic Sessions**
  1. **Zoning Regulations & Design Standards – March 3**
  2. **Green/Sustainable Building – March 10**
  3. **Community Amenities – March 24**
- ❑ **GPAC Recommendations – Tonight**
- ❑ **Planning Commission – May**



# Comments Review Process

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## Summarized in Table of Comments

- ❑ **Written and verbal comments received**
- ❑ **Project team responses offer more flexibility while maintaining Council directive to specify standards (not guidelines)**
- ❑ **Remaining issues require GPAC guidance this evening**

# Proposed Zoning for M-2 Area

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- ❑ **Three new zoning districts**
  - ❑ **Office (O)**
  - ❑ **Life Sciences (LS)**
  - ❑ **Residential Mixed Use (R-MU)**
- ❑ **Allowance for “bonus” development**
  - ❑ **Taller buildings**
  - ❑ **More floor area**
  - ❑ **More housing**
  - **Requires community amenities**

# Major Zoning Comments



- ❑ Land use compatibility
- ❑ How to calculate floor area ratio (FAR)
- ❑ Appropriate FAR and densities in R-MU
- ❑ Taller buildings are needed to address sea level rise and specific construction types
- ❑ Block length standards will impede development

# Response to Zoning Comments



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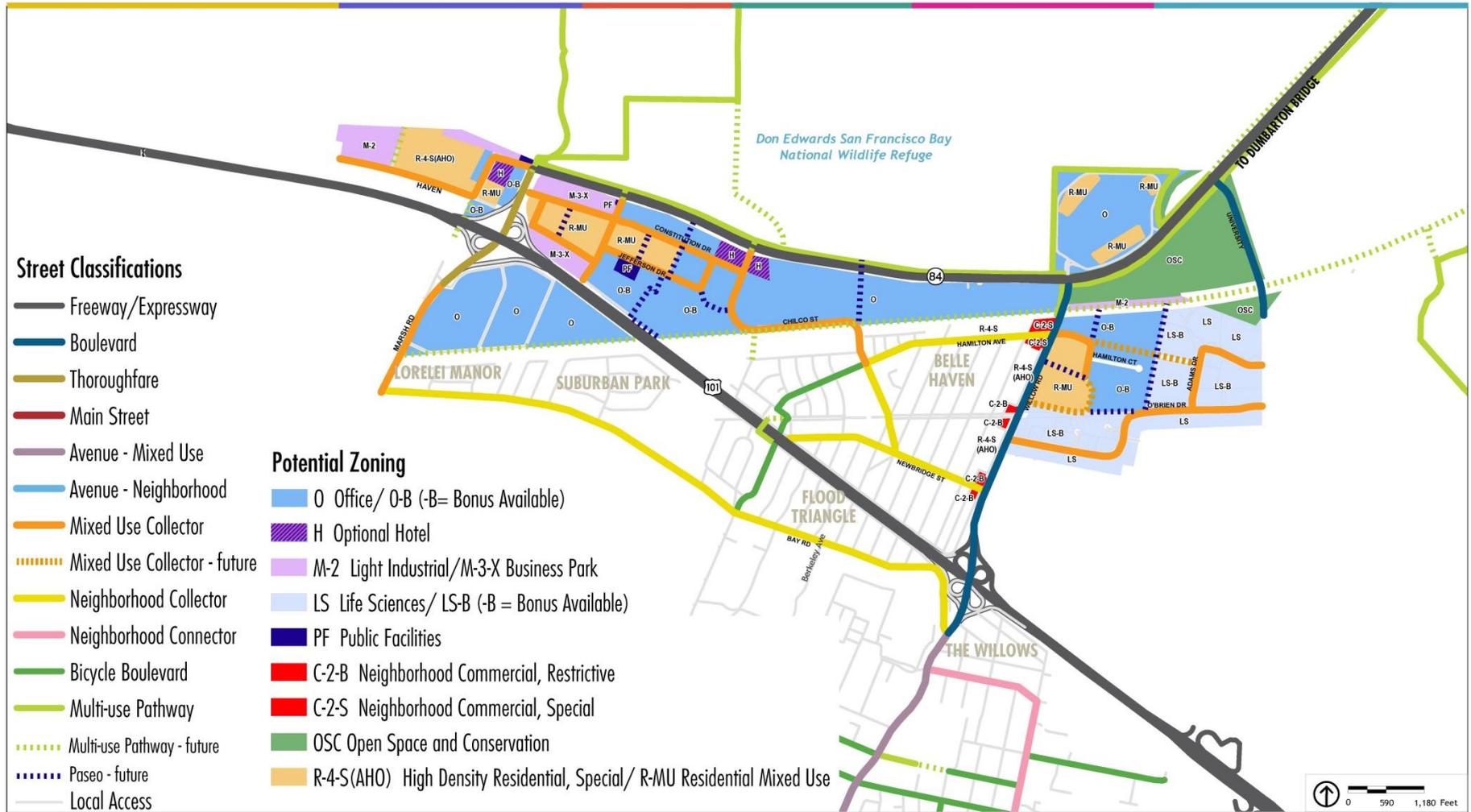
- ❑ **Allow for more flexibility in design standards**
  - ❑ Fewer required modulations
  - ❑ Fewer required setbacks
  - ❑ Fewer required entrances
- ❑ **Clarify FAR calculations**
- ❑ **Remove block length standard and replace with map that specifies new streets and paseos**

# Revised Draft Zoning Map



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# Proposed Community Amenities



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- ❑ **City grants “bonus” development, and developers provide amenities desired by community**
  - ❑ List built from Belle Haven Vision through Connect Menlo
- ❑ **Amenities occur between US 101 & the Bay**
  - ❑ Affordable housing can be located anywhere in city
  - ❑ Monetary option if project is too small to provide a specific amenity



# Contribution Methods

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- ❑ **Negotiation (*ECR/Downtown SP*)**
- ❑ **Fee per square foot or housing unit**
- ❑ **Percentage of increased profit**
- ❑ **Alternative Proposed**
  - ❑ **Appraisal determines added land value due to bonus development rights**
  - ❑ **Developer contributes half of that value**



# Major Amenity Comments

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- ❑ **Some items should be provided by the City**
- ❑ **Prioritize most-desired amenities**
- ❑ **Developer contribution proposal is too complicated**
- ❑ **Need for more affordable housing**
  - ❑ **15% requirement is too low**
  - ❑ **Include extremely low income units**
- ❑ **Affordable housing requirements may result in no affordable units**

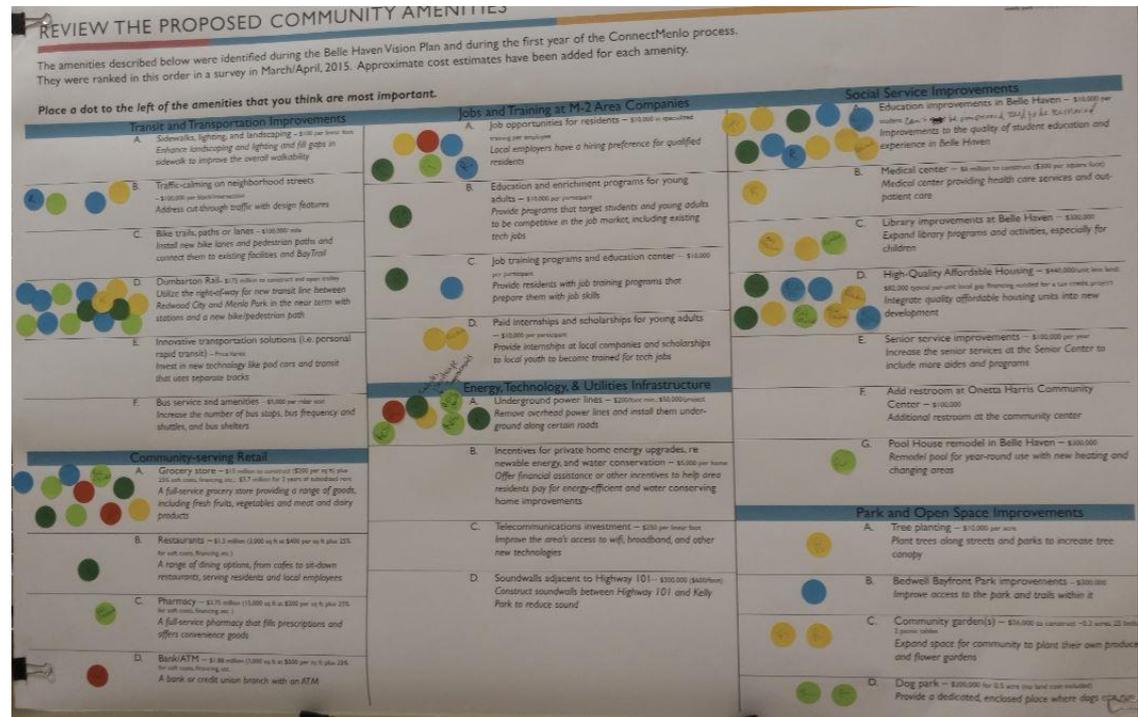
# Desired Community Amenities



## Top-rated Amenities

- ❑ Dumbarton Rail
- ❑ Improved education in Belle Haven

- ❑ Underground power lines
- ❑ Grocery store
- ❑ Jobs for local residents



# Response to Amenities Comments



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- ❑ **New Approach**
  - ❑ **Developer provides identified community amenity (e.g. grocery store) to be eligible for bonus development**
  - ❑ **City prepares nexus study to establish per square foot fee for bonus development**
  - ❑ **Developer can pursue a Development Agreement to provide other amenities that cannot be quantified by nexus study**

# Proposed Green/Sustainable Requirements



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- ❑ LEED Gold (ID+C, O+M, ND)
- ❑ Offset 80% of energy use with on-site solar or other on-site energy production
- ❑ Water budgets and monitoring
- ❑ Adhere to a trash management and stormwater plans
- ❑ Include sea level rise protection and resiliency plans
- ❑ Include bird safe features

# Major Green/Sustainable Comments



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- ❑ Requirements are laudable but costly
- ❑ Flexibility in the standards based on building size and occupancy type
- ❑ On-site power generation may not be feasible
- ❑ Support 100% renewable power
- ❑ Sea level rise topic needs further specificity and resiliency planning at the project level is unrealistic
- ❑ City should focus on regional approach to recycled water

# Response to Green/Sustainable Comments



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- ❑ **Comprehensive edits to ease implementation**
- ❑ **LEED requirements based on building size and scope of work**
  - ❑ New construction under 25,000 sf – LEED Silver
  - ❑ New construction over 25,000 sf – LEED Gold
  - ❑ Alterations over 25,000 sf – LEED Gold ID+C
  - ❑ Deleted O+M and ND requirements
- ❑ **Energy**
  - ❑ Site-specific feasibility study for on-site energy production (30%)
  - ❑ 100% of energy demand will be met in a combination of on-site production, purchase of renewable energy, installation of local renewable energy generation, and purchase of certified renewable energy credits.

# Response to Green/Sustainable Comments



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## □ Water

- Water budgets and monitoring for buildings 100,000 sf and larger
- Dual plumbing required for all new buildings
- On-site recycling systems for new buildings/developments 250,000 sf and larger

## □ Hazard Mitigation

- Removed requirement for resiliency planning at project level
- First floor elevation of all new buildings shall be 24 inches above 100 yr. event flood elevation

Lighting and Stormwater Plans have been deleted from this section as these subjects are adequately addressed through other mandates.

# Next Steps

- **Revise Draft Zoning/Design Standards – April/May**
- **Planning Commission Study Session – May**
- **Draft EIR & Fiscal Analysis – May**
- **General Plan Adoption – September/October**

# For More Information

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- Visit: [www.menlopark.org/connectmenlo](http://www.menlopark.org/connectmenlo)
- Download App at: [connectmenlo2go.com](http://connectmenlo2go.com)
- Contact: Deanna Chow  
Principal Planner  
City of Menlo Park  
Tel: (650) 330- 6733  
Email: [connectmenlo@menlopark.org](mailto:connectmenlo@menlopark.org)

*Click on “Community Workshop and Events” and download Zoning Materials for Focus Group Meeting on Proposed M-2 Area Zoning*

# Consideration by Topic



1. **Zoning**
2. **Community Amenities**
3. **Green/Sustainable Development**
  - ❑ **GPAC Questions of Clarification**
  - ❑ **Public Comment**
  - ❑ **GPAC Discussion & Recommendations**

# Zoning Questions



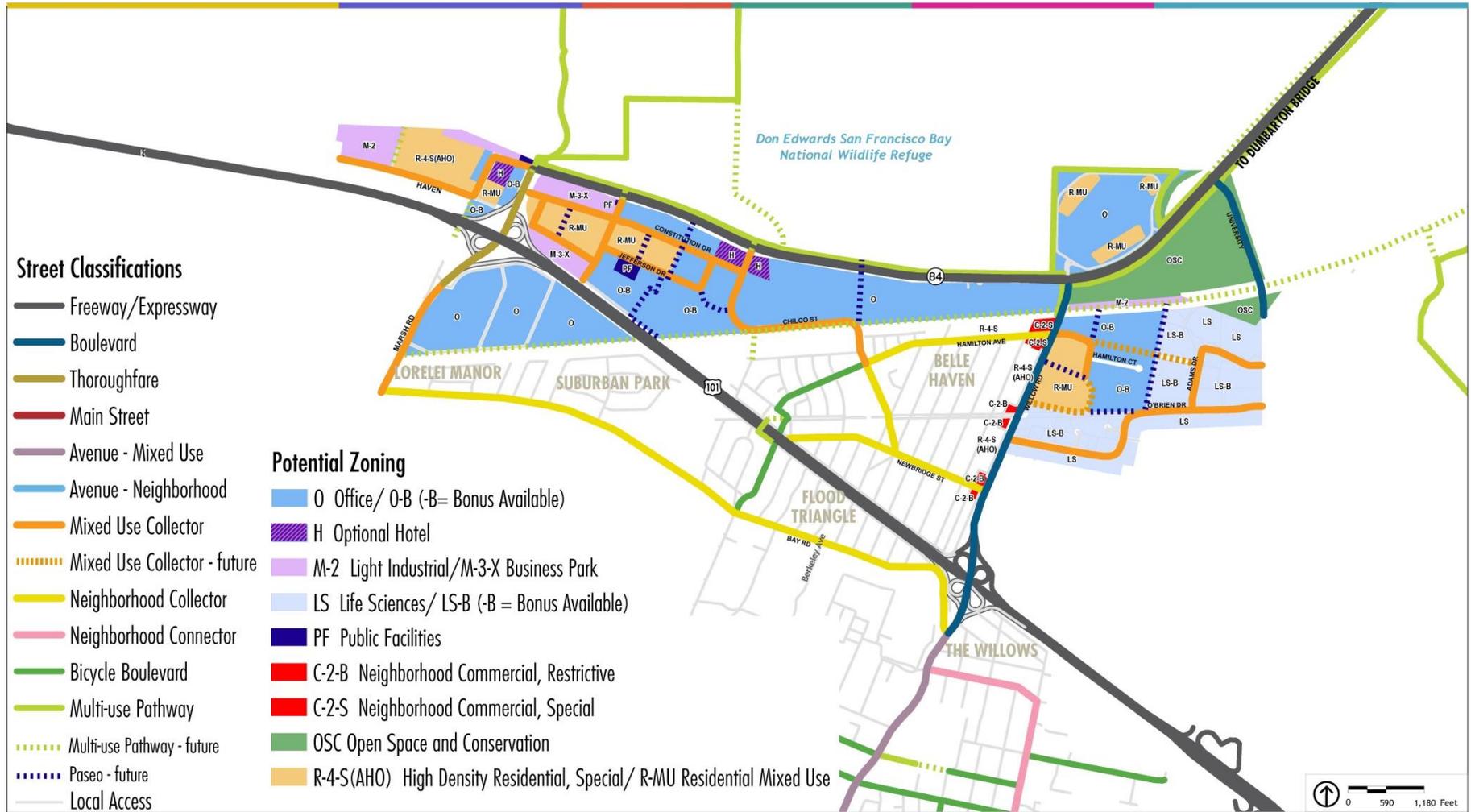
- ❑ Are theaters in O/R-MU districts and auto dealers in O district appropriate?
- ❑ Should nearby properties be allowed to share FAR?
- ❑ Should R-MU district FAR be increased to allow for 3-bedroom units
- ❑ Should taller buildings be allowed due to flood protection and construction-type needs?
- ❑ Should mapped locations of paseos and streets substitute for block length standards?

# Revised Draft Zoning Map



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# Community Amenity Questions



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- ❑ Should the list be revised, including by removing or adding any?
- ❑ Should the contribution process be changed to allow direct responsibility, study-based fee and/or development agreements?
- ❑ Should residential projects provide:
  - ❑ >15% affordable units?
  - ❑ amenities in addition to required affordable units?
- ❑ Can non-residential projects provide affordable housing as an amenity anywhere in the city?

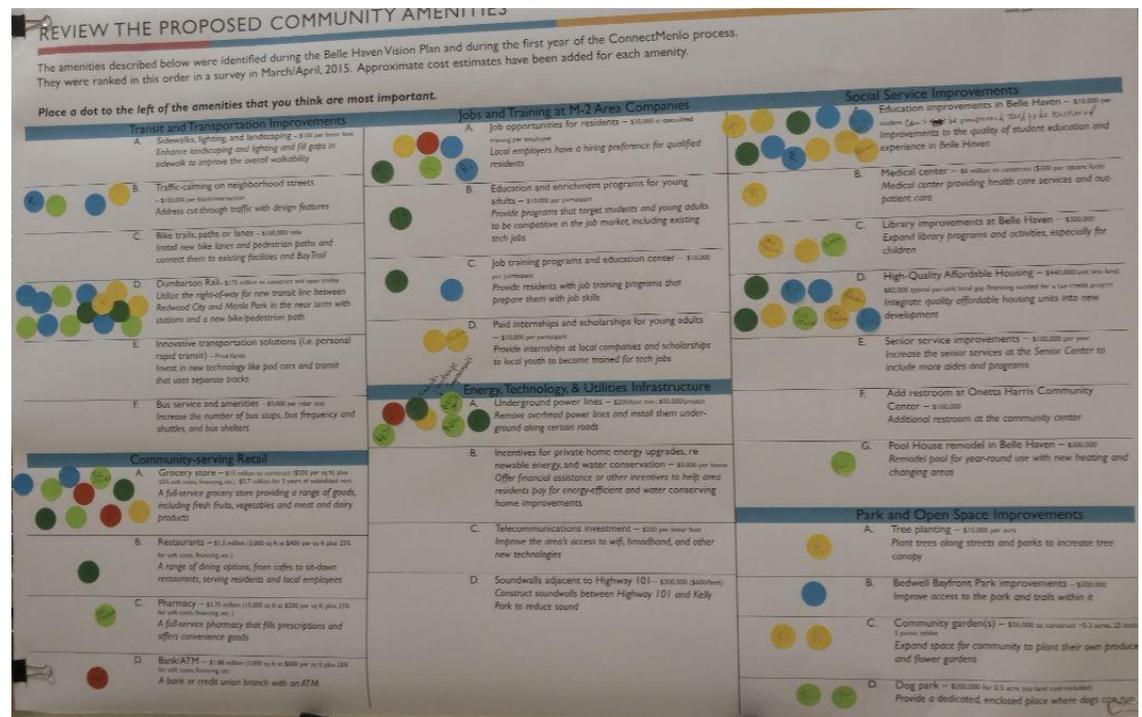
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# Green/Sustainable Questions



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- ❑ **Should projects of varying sizes meet different levels of LEED?**
- ❑ **What X% of potential on-site energy generation should be required?**
- ❑ **Should the use of recycled water and on-site treatment systems be required?**
- ❑ **Should buildings incorporate design standards for sea level rise protection?**