

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



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menlo park land use & mobility update

Planning Commission Study Session: M-2 Area Zoning

May 23, 2016



Study Session Purpose



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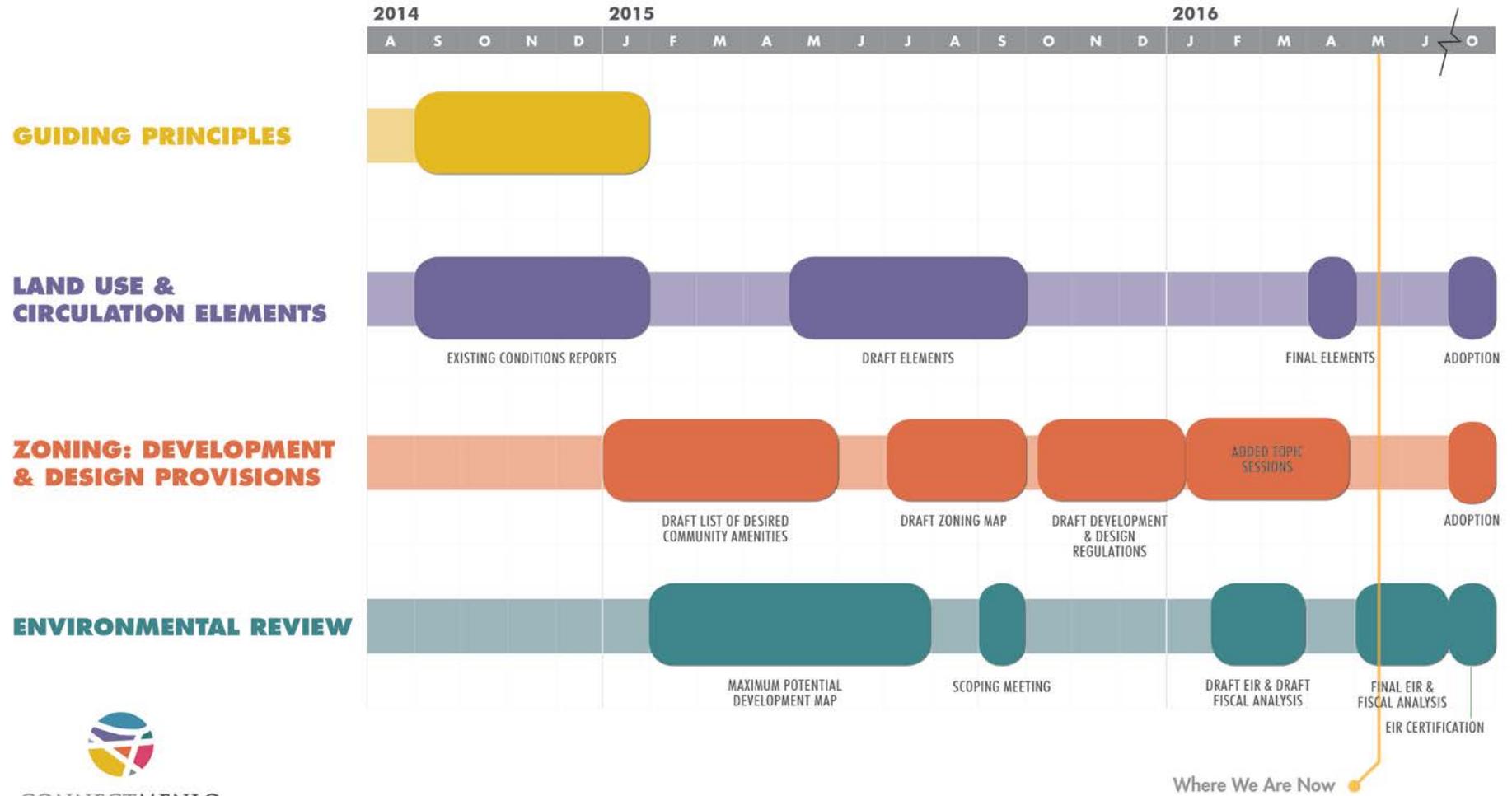
- ❑ Review Draft M-2 Area Zoning Ordinance Regulations and Standards
- ❑ Provide comments on any changes to Draft
 - ❑ Final Planning Commission Review and Recommendation – Aug
 - ❑ Final City Council Review and Action – Sep/Oct

General Plan Update Schedule



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Where We Are Now

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, 2016**
- ❑ **Focus Group – January 14**
- ❑ **GPAC Review – January 28**
- ❑ **Topic Sessions**
 - **Zoning Regulations & Design Standards – March 3**
 - **Green/Sustainable Building – March 10**
 - **Community Amenities – March 24**
- ❑ **GPAC Recommendations – April 21**

Proposed Zoning for M-2 Area

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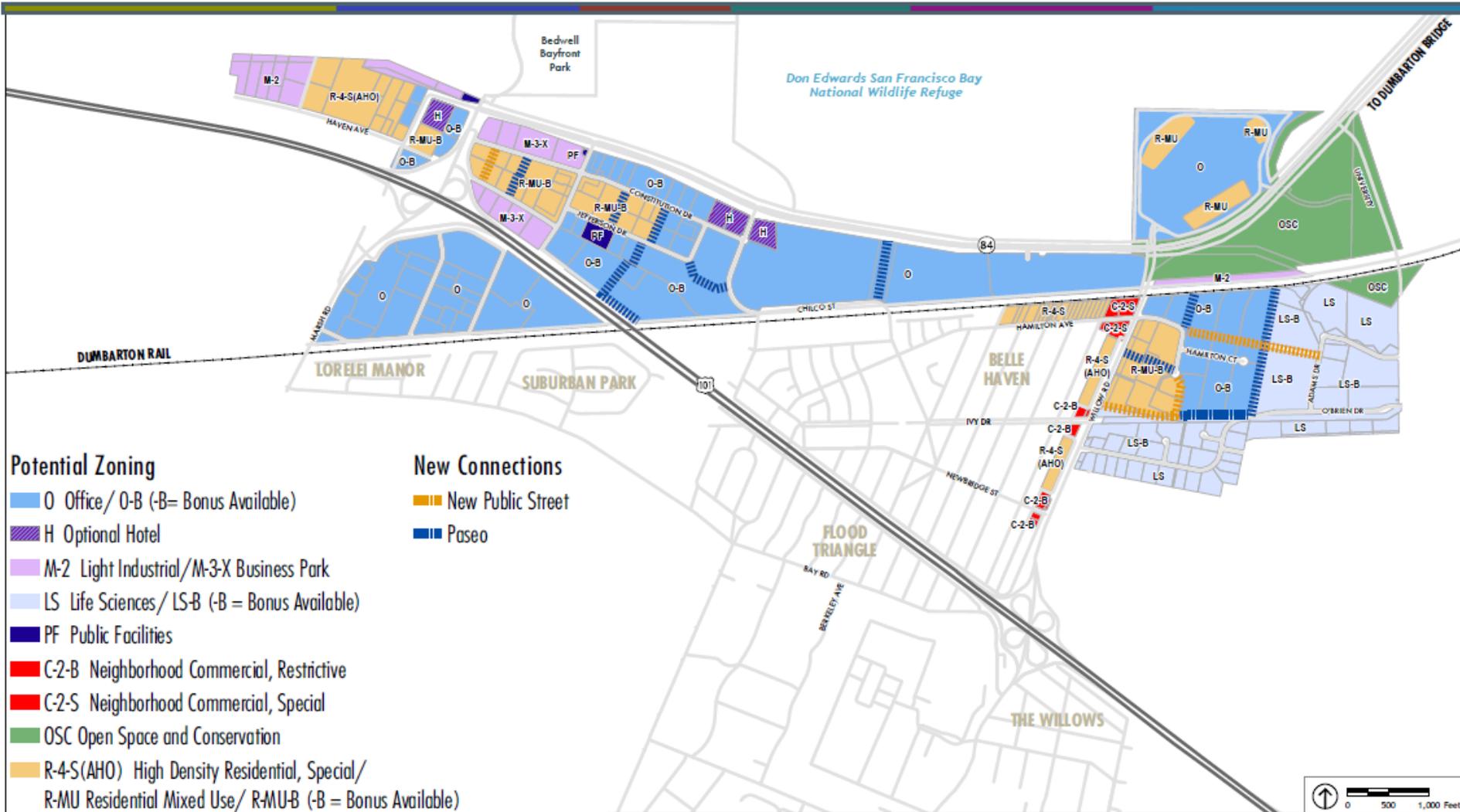
- ❑ **Most land in 3 new zoning districts**
 - ❑ **Office (O)**
 - ❑ **Life Sciences (LS)**
 - ❑ **Residential Mixed Use (R-MU)**
- ❑ **“Bonus” development allowed if community amenities are provided**
- ❑ **Development Regulations and Design Standards**
- ❑ **Parking and TDM Requirements**
- ❑ **Green and Sustainable Building Standards**

Revised Draft Zoning Map



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Topics for Planning Commission Input



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- ❑ Floor Area Ratio (FAR)
- ❑ Building Heights
- ❑ Affordable Housing
- ❑ Community Amenities

Floor Area Ratio



- ❑ **Should properties in close proximity be allowed to share FAR? Across the same or different zones?**
 - ❑ **Provides greater site planning/design flexibility**
 - ❑ **Results in greater differences in height and massing**
- ❑ **Should the total FAR be increased above 200% in the R-MU district in order to provide larger units?**

Building Heights

❑ Should heights be increased?

Proposed	Requested at GPAC
Point of measurement: average grade	+10 feet for flood protection
Hotels (O District): 110 feet / 10 stories maximum	130 feet / 12 stories
Base level in O & R-MU Districts: 45 feet maximum	60 feet
Bonus level in R-MU Districts: 70 feet / 6 stories maximum	85 feet / 7 stories
4.5-story average height for O District east of Willow Road	No average

Maximum Development Potential Map



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Affordable Housing & Amenities

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- ❑ Should residential development be required to provide community amenities plus affordable units?
- ❑ Should the 15% affordable unit requirement for base+bonus residential development be increased?
 - ❑ 25-30% appears highest currently economically feasible
 - ❑ Need to consider sequencing with affordable housing fee nexus study underway
- ❑ Should the list of community amenities change? Should some be prioritized? Removed?

Next Steps

- **Draft EIR & Fiscal Analysis – June**
- **Planning Commission Review of Environmental Impact Report – June 20 (Tentative)**
- **General Plan Adoption – September/October**

For More Information

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- ▣ Download App at: connectmenlo2go.com
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Click on “Community Workshop and Events” and download Zoning Materials for Focus Group Meeting on Proposed M-2 Area Zoning