

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



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Town Hall and Planning Commission Meetings: Draft EIR

July 11, 2016



Meeting Purpose



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- **Overview California Environmental Quality Act (CEQA)**
- **Summarize Draft Environmental Impact Report (EIR)**
- **Ask questions about the Draft EIR**
- **Receive Commissioner and public comment on the adequacy of the Draft EIR**

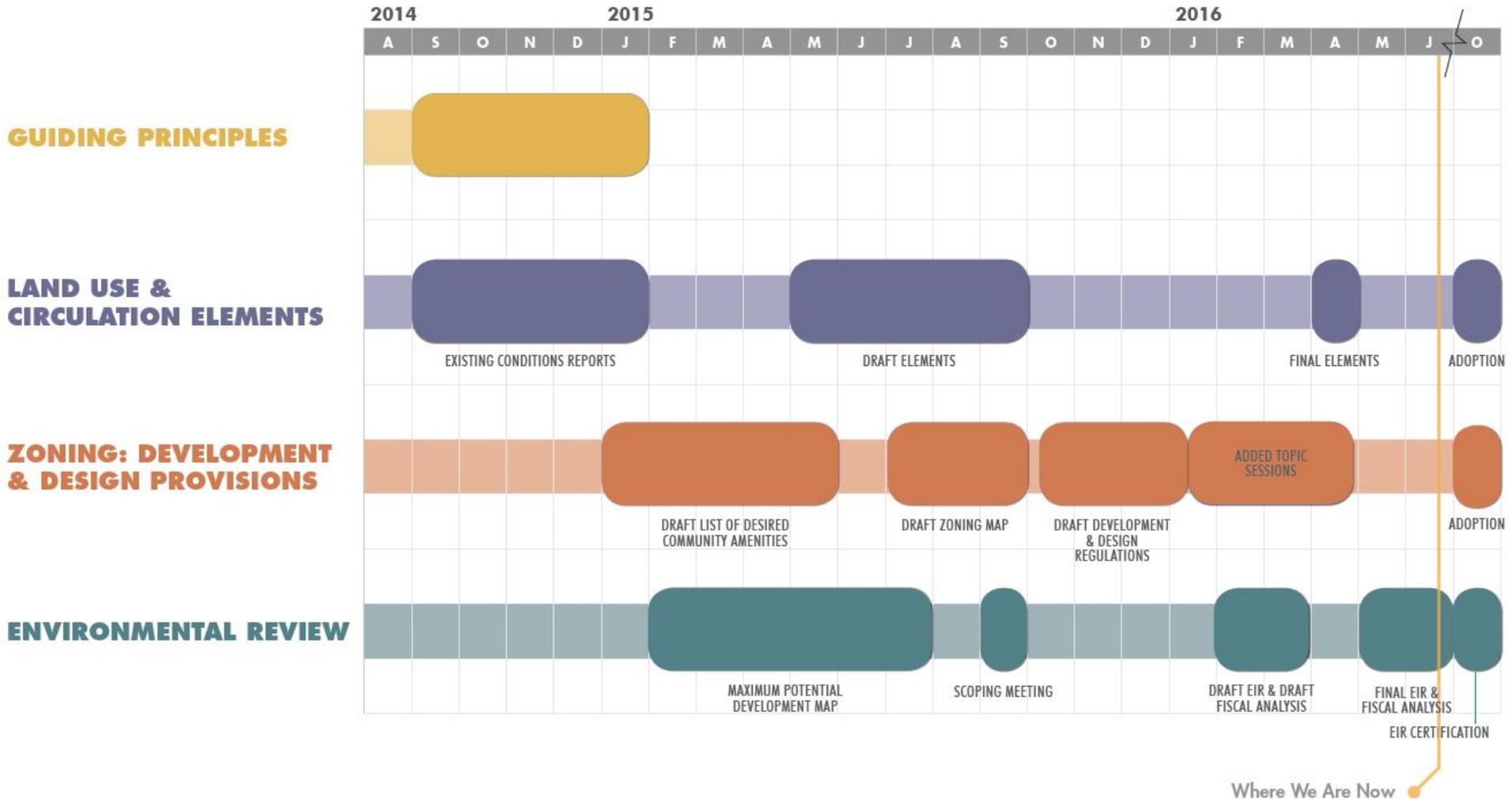
Project Schedule



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Major Project Objectives



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- ❑ **Establish & achieve community's vision**
- ❑ **Realize city's economic potential**
 - ❑ **Land use changes only in M-2 Area**
 - ❑ **Any added development must provide community amenities**
- ❑ **Improve mobility for all travel modes**
- ❑ **Preserve neighborhood character**
- ❑ **Reduce emissions & adapt sustainably**

Policy Framework



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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]

CEQA Overview



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- California Environmental Quality Act (CEQA) requires identification of potential impacts on the environment
- Impacts must be mitigated, or City adopt a statement of overriding considerations
- Program-level EIR for the General Plan

EIR Topics



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- **Aesthetics & Visual Quality**
- **Air Quality**
- **Biological Resources**
- **Cultural, Historical & Archaeological Resources**
- **Geology and Soils**
- **Greenhouse Gas Emissions**
- **Hazardous Materials**
- **Hydrology & Water Quality**
- **Land Use & Planning**
- **Noise**
- **Public Services**
- **Recreation**
- **Transportation & Circulation**
- **Utilities & Service Systems**



Program-level EIR



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- ▣ Describes broad, long-term issues
- ▣ Mitigation occurs through policies, programs and zoning where feasible
- ▣ Allows for streamlined (tiered) environmental review for future projects
 - ▣ Must comply with updated zoning

EIR Process

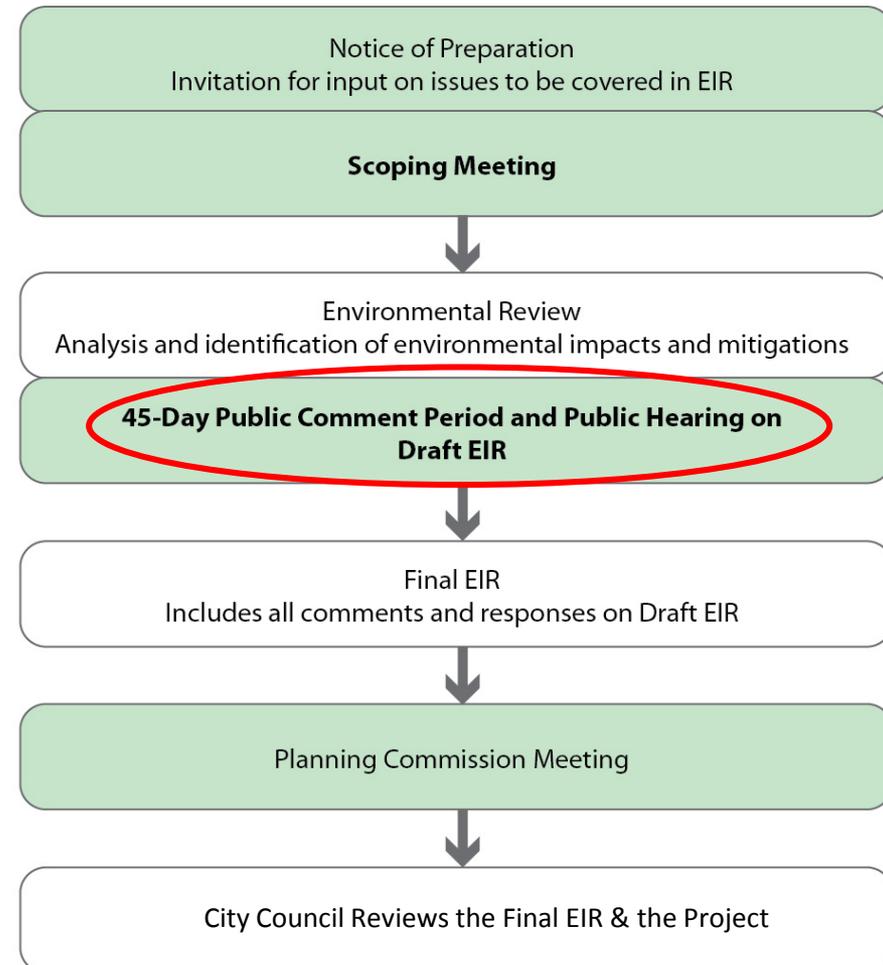


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- **Comments received during 45-day period are responded to in writing**
- **Comment period closes July 15**



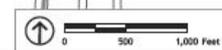
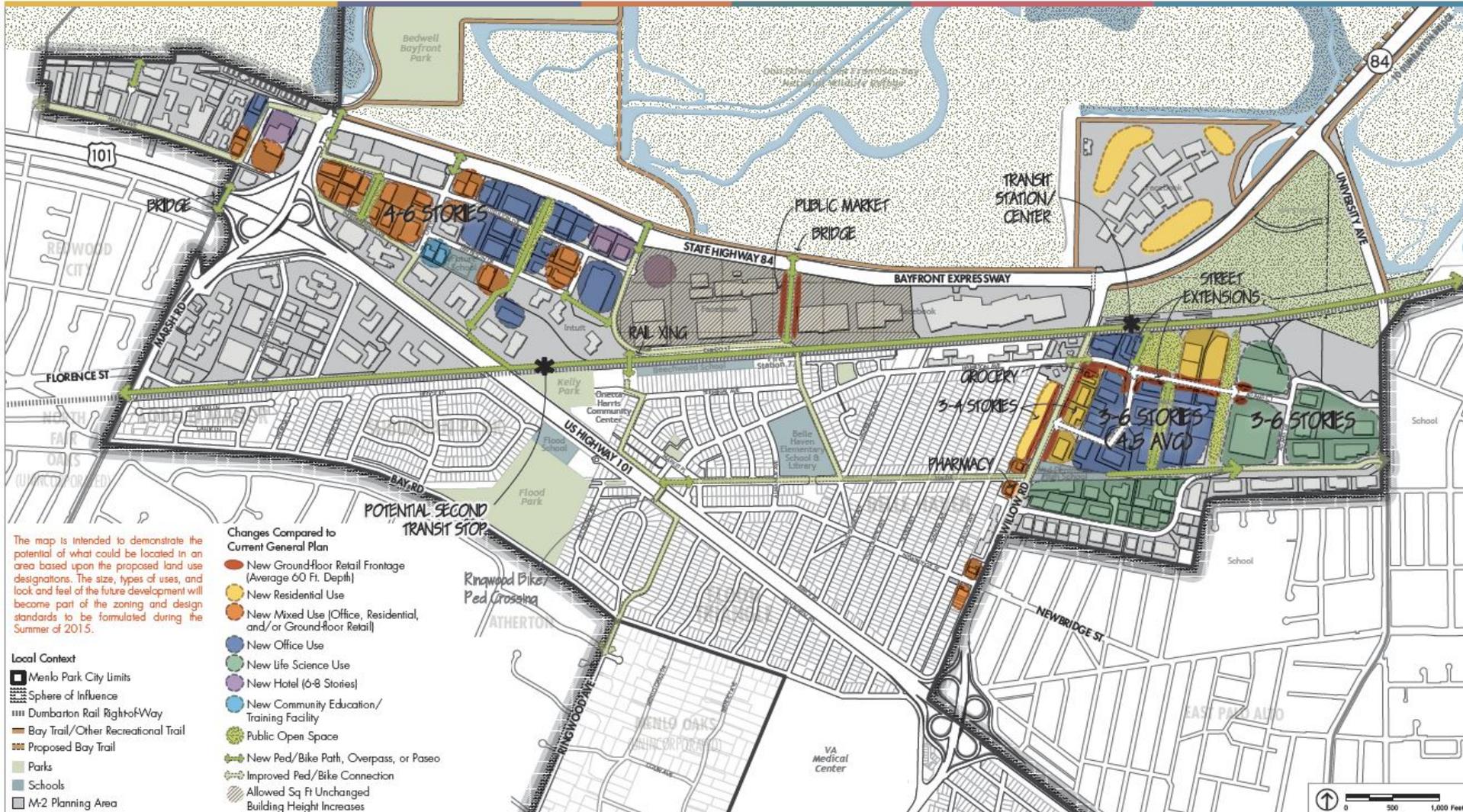
Maximum Potential Development



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Potentially Significant Impacts



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□ Less Than Significant with Mitigation

- Biological Resources
- Cultural Resources
- Hazardous Materials
- Noise
- Utilities

□ Significant and Unavoidable

- Air Quality
- Greenhouse Gas Emissions
- Transportation
- (Population & Housing – *will be mitigated by ABAG update*)

Alternatives



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- **“No Project”** (*no zoning changes in M-2 Area*)
 - Highest impact alternative
- **Reduced Overall Development**
 - 25% less than per ConnectMenlo
 - Similar impacts to project
- **Reduced Nonresidential Development**
 - 50% of amount allowed per ConnectMenlo
 - “Environmentally Superior” due primarily to more housing compared to new jobs

Alternatives Comparison



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Category	Proposed Project			No Project Alternative Total	50% Reduced Non-Residential Intensity Alternative Total	25% Reduced Intensity Alternative Total
	Current General Plan	+ Proposed Bayfront Area	= Proposed Project Total			
BAYFRONT AREA						
Non-Residential Square Feet	1.4 million	+ 2.3 million	= 3.7 million	1.4 million	2.6 million	3.1 million
Hotel Rooms	n/a	+ 400	= 400	n/a	200	300
Residential Units	150	+ 4,500	= 4,650	150	4,650	3,525
Population	390	+ 11,570	= 11,960	390	11,960	9,068
Employees	3,400	+ 5,500	= 8,900	3,400	6,150	7,525
REMAINDER OF CITY						
Non-Residential Square Feet	355,000	+ n/a	= 355,000	355,000	355,000	355,000
Hotel Rooms	n/a	+ n/a	= n/a	n/a	n/a	n/a
Residential Units	850	+ n/a	= 850	850	850	850
Population	2,190	+ n/a	= 2,190	2,190	2,190	2,190
Employees	1,000	+ n/a	= 1,000	1,000	1,000	1,000
CITYWIDE TOTALS						
Non-Residential Square Feet	1.8 million	+ 2.3 million	= 4.1 million	1.8 million	2.9 million	3.5 million
Hotel Rooms	0	+ 400	= 400	0	200	300
Residential Units	1,000	+ 4,500	= 5,500	1,000	5,500	4,375
Population	2,580	+ 11,570	= 14,150	2,580	14,150	11,258
Employees	4,400	+ 5,500	= 9,900	4,400	7,150	8,525

Impacts/Alternatives



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Areas of Significant & Unavoidable Impact

	Project	No Project	Reduced Nonresidential	Reduced Overall
Regional Air Quality & Construction Emissions	SU	>	<	<
Greenhouse Gas Emissions	SU	>	<	=
Roadway & Intersection Level of Service	SU	>	<	=
Bike & Pedestrian Connections	SU	>	<	=
Transit Demand	SU	<	=	=

> higher, = similar, or < lower when compared to the proposed project

Next Steps and Comments



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- Preparation of Final EIR
- Planning Commission Review and Recommendation – **Aug 29**
- City Council Review and Action –
Tentative: Sept 27/Oct 11

Comments on Draft EIR



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■ Submit by 5pm, Friday July 15, 2016

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