

Continuation of Oct. 19 Hearing



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menlo park land use & mobility update

Slide 1

- **Staff response to Planning Commission comments**
 - **Biological Resources Mitigation**
 - **Land Use Element**
 - **Circulation Element**
 - **Zoning**
 - **Development Standards**
 - **Green & Sustainable Building Regulations**
 - **Community Amenities**
 - **Comment Letters**

Biological Resources Mitigation



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□ Sensitive Habitat: Mitigation BIO-1

- ConnectMenlo EIR Errata #2 – clarify requirements of the Biological Resource Assessment
- Study area is much broader than a set distance
- Guidance from current resource documents added
- Consultation with the Refuge to occur

Land Use Element: Goal 4

Business Development and Retention



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□ Recommended Revision

“Promote and encourage existing and new businesses to be successful and attract entrepreneurship and emerging technologies for providing goods, services, amenities, local job opportunities and tax revenue for the community while avoiding or minimizing potential environmental and traffic impacts.” ~~the development and retention of business uses that provide goods or services needed by the community, that generate benefits to the City, and avoid or minimize potential environmental and traffic impacts.”~~

□ Compare to Guiding Principle

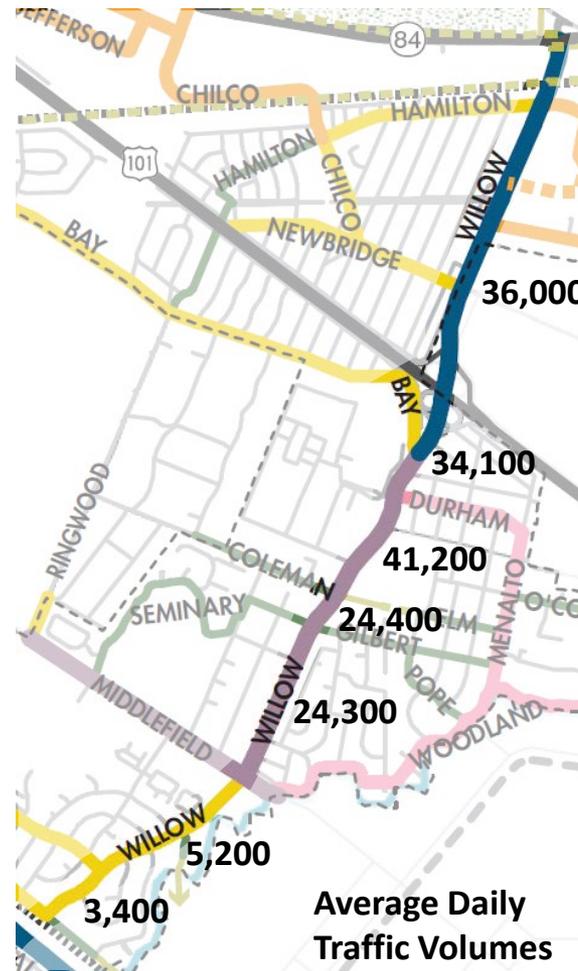
Competitive and Innovative Business Destination

Menlo Park embraces emerging technologies, local intelligence, and entrepreneurship, and welcomes reasonable development without excessive traffic congestion that will grow and attract successful companies and innovators that generate local economic activity and tax revenue for the entire community.

Circulation Element: Willow Road

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- **Boulevard**
 - Major thoroughfare with higher frequency of transit service and mixed commercial and retail frontages.
(FHWA: Primary Arterial)
- **Avenue – Mixed Use**
 - Streets with mixed residential and commercial frontages that serve as a main route for multiple modes.
(FHWA: Minor Arterial)
- **Neighborhood Collector**
 - Primarily residential street that serves a significant destination.
(FHWA: Collector)



Street Classifications

■ Boulevard

Bicycle: ●
Pedestrian: ●
Transit: ●
Vehicle: ●

■ Avenue - Mixed Use

Bicycle: ●
Pedestrian: ●
Transit: ●
Vehicle: ●

■ Neighborhood Collector

Bicycle: ●
Pedestrian: ●
Transit: ○
Vehicle: ●

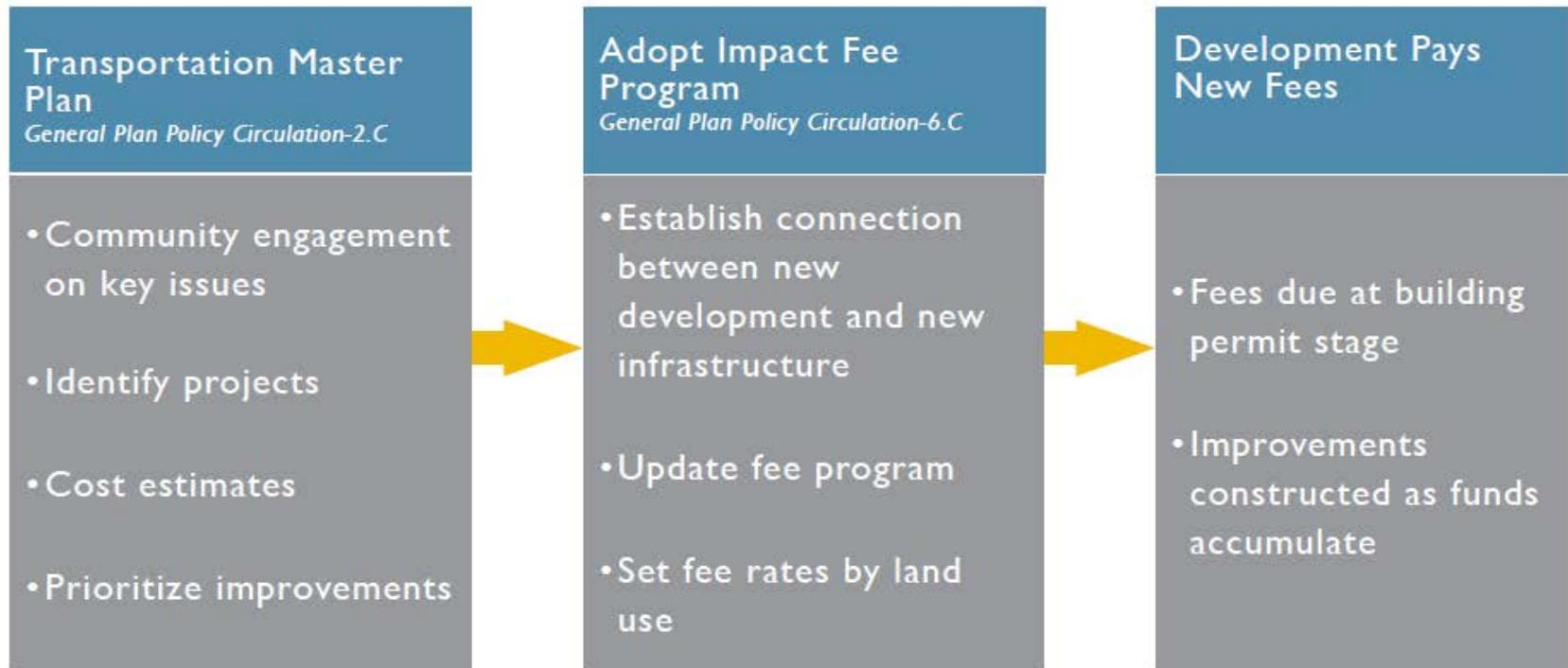
Circulation Element: TIA Modifications

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- **Current Transportation Impact Analysis (TIA) Requirements**
 - Intersection Level of Service (LOS): Delay
 - Daily Traffic Volumes: Quality of Life
- **Circulation Element Proposes**
 - Update TIA Guidelines (Tent. 2018-19)
 - Add Vehicle Miles Traveled (VMT) metric
- **Commission Considerations: scope, timing of update**

Circulation Element: Transportation Impact Fee

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Zoning: General



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- **Sharing Floor Area Ratio (FAR) Across Districts**
 - FAR may be calculated across contiguous properties of the same zoning and owned by the same entity
 - Master Plan concept may be appropriate for FAR calculation across zoning districts, but further evaluation required
- **Parks and Playing Fields**
 - Public open space is required in all new zoning districts
 - Open space improvements are on the list of community amenities
 - Challenging to rezone private property for a public designation
 - Open to private developer to developing a public park and transferring FAR
- **Street Frontage Improvement Threshold**



□ Stepbacks

- Previously eliminated: maximum setback, build-to area, and minor modulation requirements
- Staff recommends:
 - Eliminate the stepback requirement
 - Clarify building modulation: “Minimum of one recess **of 15 feet wide by 10 feet deep** per 200 feet of façade length.”

Zoning: Life Sciences Standards



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- **Average Building Height**
 - Average height for the district remains 4.5 stories; buildings may be as tall as 110 feet provided that the average is satisfied by any development proposal.
 - This approach is consistent in implementation and fair.
 - Staff is open to developer agreements that specify properties to be built later will not exceed a certain height so that multiple properties can be averaged together.
- **Open Space**
 - Staff recommends no change to open space requirement; North Bayshore in Mountain View and San Carlos

Zoning: LEED and Renewable Energy Requirements

- **City adopted aggressive GHG reduction target**
 - 27% GHG reduction by 2020 from 2005 levels
 - Targets require onsite renewable energy and sustainable buildings, especially as built environment, workforce and population grows
- **Connect Menlo Guiding Principle: Sustainability**
 - Requested by City Council and local stakeholders
- **State of California Goals**
 - New commercial buildings meet Zero Net Energy goals by 2030
 - 50% of existing building retrofit to Zero Net Energy by 2050
 - 80% reduction in GHG emissions by 2050 from 1990 levels

Zoning: LEED and Renewable Energy Requirements

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Nearby Cities Approach to GHG Reductions

Menlo Park

- **New Buildings**
 - ▣ LEED Gold for 100,000 + sq. ft.
 - ▣ LEED Silver for 10,000 + sq. ft.
- **Tenant improvements**
 - ▣ LEED Gold ID+C for 25,001 +sq. ft.
 - ▣ LEED Silver ID+C for 1,001 + sq. ft.
- **Solar feasibility study and install 30% of feasible**
- **EV Chargers 5% wired, 2 or more installed depending on size**
- **Energy Star reporting**

Palo Alto

- **CalGreen Tier 2 for all new buildings**
- **CalGreen Tier 1 for all tenant improvements**
- **Minimum 5 kilowatt solar system installation**
- **Cool roofs (all)**
- **EV Chargers 25% wired, 5% installed**
- **Energy Star reporting**

San Mateo

- **LEED Silver for new construction**
- **LEED Silver for tenant improvements**
- **Minimum 3 kilowatt solar system installation**
- **Cool roofs (low slope only)**
- **EV Chargers 10% wired, 3% installed**



Zoning:

LEED and Renewable Energy Requirements

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Comparison of Nearby Cities Approach to GHG Reductions

Palo Alto

- More prescriptive and more stringent for new construction
- More prescriptive and more stringent for tenant improvements
- Less flexible solar requirement
- No flexibility in cool roofs requirement
- More EV charger wiring and installation required
- Similar Energy Star reporting

San Mateo

- Similar LEED requirement
- Less flexible solar requirement
- No flexibility in cool roofs requirement
- More EV charger wiring and installation required

Zoning:

LEED and Renewable Energy Requirements

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3% Electricity Cost Premium for 100% Renewable Electricity

	Peninsula Clean Energy ECOplus	Peninsula Clean Energy ECO100**	PG&E (opt-out)
Renewable Energy***	50%	100%	30%
Greenhouse Gas Free Content	75%	100%	60%
Electric Generation Charge	\$109.30 (PCE)	\$124.30 (PCE)	\$144.32 (PG&E)
PG&E Electric Delivery Charge	\$188.60	\$188.60	\$188.60
Additional PG&E Fees	\$27.82	\$27.82	-----
Average Total Cost	\$325.72	\$340.72	\$332.92

*Based on a typical usage of 1500 kWh at current PG&E rates and PCE rates effective as of September 22, 2016 under the Com-1/A-1 rate schedule. Actual differences may vary depending on usage, rate schedule, and other factors. Estimate provided is an average of seasonal rates.

**ECO100 rates are \$0.01 per kilowatt hour higher than our ECOplus rates.

***Renewable energy content as reported in the [Annual Report to the California Energy Commission Power Source Disclosure Program](#) in June 2016.

Zoning:

Tenant Improvement Alternative

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For Additions/Alterations >1,000sq.ft.:

- LEED ID + C for each TI

OR

- Owner has option to upgrade:
 - Core & Shell to current Building & Energy Code
 - On-site Energy Feasibility Study & 30% Install
 - For three code cycles (9yrs)
 - CALGreen Mandatory* for all TI work

*CALGreen Mandatory measures apply to projects valued \$200,000 or greater

Zoning: Water Efficiency, Recycled Water

- **Potable water supply shortfalls, dry years**
 - 4.5-17% in 2020, 21-31% in 2040
- **How to address water shortfalls?**
 - Conservation and water budgets
 - Ban single pass cooling systems, require dual plumbing
 - **Recycled water program:** treated wastewater that is suitable for non-potable uses (irrigation, toilets/urinals, cooling)
 - Water System Master Plan: feasibility study assessing recycled water purchase from Redwood City and Palo Alto and treatment
 - Requires recycled water infrastructure (treatment plants, pumping stations, distribution mains), large capital investment, **>10 yr timeframe**
 - Alternate Water Source / On-site Water Recycling
 - Developments \geq 250,000 sq. ft., alternative water for non-potable uses
 - **Recycled water use in <5 yr time frame**
 - SFPUC requirement, Non-potable Water Ordinance (2012)
 - 12 systems in San Francisco (blackwater, graywater, rainwater)

Zoning: Community Amenities Ranking

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Results from Workshop and Survey in 2015

MARCH 12 WORKSHOP RANKING	ONLINE - REGISTERED RESPONDENTS	ONLINE - UNREGISTERED RESPONDENTS	PAPER - COLLECTED IN BELLE HAVEN	PAPER - MAILED IN	TOTAL SURVEYS COMBINED
22 RESPONSES	53 RESPONSES	26 RESPONSES	55 RESPONSES	60 RESPONSES	194 SURVEY RESPONSES
Transit and Transportation Improvements					
Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping	Traffic-calming on neighborhood streets	Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping
Bike trails, paths or lanes	Bike trails, paths or lanes	Traffic-calming on neighborhood streets	Sidewalks, lighting, and landscaping	Traffic-calming on neighborhood streets	Traffic-calming on neighborhood streets
Dumbarton Rail	Traffic-calming on neighborhood streets	Bike trails, paths or lanes	Dumbarton Rail	Dumbarton Rail	Bike trails, paths or lanes
Traffic-calming on neighborhood streets	Dumbarton Rail	Dumbarton Rail	Innovative transportation solutions (i.e. personal rapid transit)	Bike trails, paths or lanes	Dumbarton Rail
Bus service and amenities	Bus service and amenities	Bus service and amenities	Bike trails, paths or lanes	Bus service and amenities	Innovative transportation solutions (i.e. personal rapid transit)
Innovative transportation solutions (i.e. personal rapid transit)	Innovative transportation solutions (i.e. personal rapid transit)	Innovative transportation solutions (i.e. personal rapid transit)	Bus service and amenities	Innovative transportation solutions (i.e. personal rapid transit)	Bus service and amenities
Community-serving Retail					
Grocery store					
Restaurants	Restaurants	Pharmacy	Pharmacy	Pharmacy	Restaurants
Pharmacy	Pharmacy	Restaurants	Restaurants	Restaurants	Pharmacy
Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM
Jobs and Training at M-2 Area Companies					
Job opportunities for residents	Education and enrichment programs for young adults	Job opportunities for residents			
Education and enrichment programs for young adults	Job opportunities for residents	Education and enrichment programs for young adults			
Job training programs and education center	Paid internships and scholarships for young adults	Job training programs and education center			
Paid internships and scholarships for young adults	Job training programs and education center	Paid internships and scholarships for young adults			
Social Service Improvements	Energy, Technology, and Utilities Infrastructure	Social Service Improvements	Social Service Improvements	Social Service Improvements	Social Service Improvements
Education improvements in Belle Haven	Underground power lines	Education improvements in Belle Haven			
Library improvements at Belle Haven	Telecommunications investment	Library improvements at Belle Haven	Medical center	Medical center	Medical center
Medical center	Incentives for private home energy upgrades, renewable energy, and water conservation	Medical center	High-Quality Affordable Housing	Senior service improvements	Library improvements at Belle Haven
Senior service improvements	Soundwalks adjacent to Highway 101	High-Quality Affordable Housing	Library improvements at Belle Haven	Library improvements at Belle Haven	High-Quality Affordable Housing
Add restroom at Onetta Harris Community Center		Senior service improvements	Senior service improvements	High-Quality Affordable Housing	Senior service improvements
Pool House remodel in Belle Haven	Social Service Improvements	Add restroom at Onetta Harris Community Center			
High-Quality Affordable Housing	Education improvements in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven
	Library improvements at Belle Haven				
Energy, Technology, and Utilities Infrastructure	Medical center	Energy, Technology, and Utilities Infrastructure			
Underground power lines	Senior service improvements	Underground power lines	Incentives for private home energy upgrades, renewable energy, and water conservation	Underground power lines	Underground power lines
Telecommunications investment	High-Quality Affordable Housing	Telecommunications investment	Underground power lines	Incentives for private home energy upgrades, renewable energy, and water conservation	Incentives for private home energy upgrades, renewable energy, and water conservation
Incentives for private home energy upgrades, renewable energy, and water conservation	Pool House remodel in Belle Haven	Incentives for private home energy upgrades, renewable energy, and water conservation	Telecommunications investment	Telecommunications investment	Telecommunications investment
Soundwalks adjacent to Highway 101	Add restroom at Onetta Harris Community Center	Soundwalks adjacent to Highway 101			
Park and Open Space Improvements					
Bedwell Bayfront Park improvements	Bedwell Bayfront Park improvements	Bedwell Bayfront Park improvements	Tree planting	Bedwell Bayfront Park improvements	Tree planting
Tree planting	Tree planting	Tree planting	Community garden(s)	Tree planting	Bedwell Bayfront Park improvements
Dog park	Dog park	Dog park	Dog park	Community garden(s)	Community garden(s)
Community garden(s)	Community garden(s)	Community garden(s)	Bedwell Bayfront Park improvements	Dog park	Dog park



Zoning: Community Amenities



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- **Community Amenities Process Clarifications:**
 - Option to pay fee requires nexus study
 - Paying an in-lieu fee possible through a development agreement
 - Developer application shall include documentation relative to valuation of proposed amenities
 - For R-MU projects with 15% on-site affordable units, the appraisal to set amenity value accounts for on-site units



Comment Letters



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- ❑ **EIR Comments**
- ❑ **Do Not Support the Proposed Growth**
- ❑ **Support for Growth and Sustainability Improvements, and a Desire to Do Additional Measures**
- ❑ **Impact Fees**
- ❑ **Flexibility in Zoning Regulations**

Next Steps

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- ❑ **Clarifying Questions from Planning Commission**
- ❑ **New Public Comment**
- ❑ **Planning Commission Discussion**
- ❑ **Planning Commission Recommendation**

Final Steps and Contact Info



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□ Tentative City Council Review and Action

Nov 15, 29 & Dec 6

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