

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



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menlo park land use & mobility update

## Planning Commission Review and Recommendation

October 19, 2016





# Hearing Purpose

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- **Review draft documents**
  - **General Plan Intro, Land Use Element & Circulation Elements**
  - **M-2 Area Zoning**
  - **Environmental Impact Report**
- **Ask clarifying questions of staff/consultant team**
- **Receive public comment**
- **Formulate any suggested changes**
- **Forward a recommendation to City Council**
  - **Council certify EIR, adopt Findings and Statement of Overriding Considerations**
  - **Council approve updated General Plan Elements and Zoning**



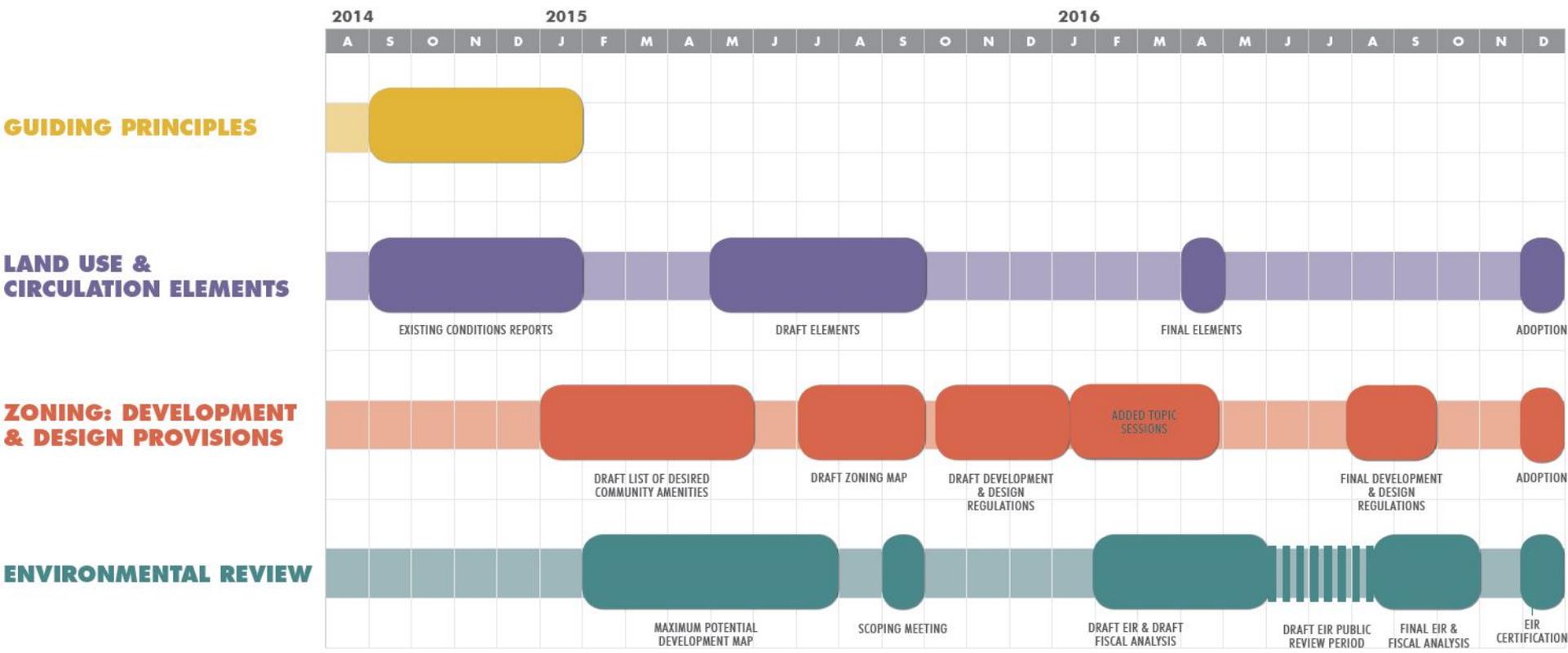
# Project Schedule



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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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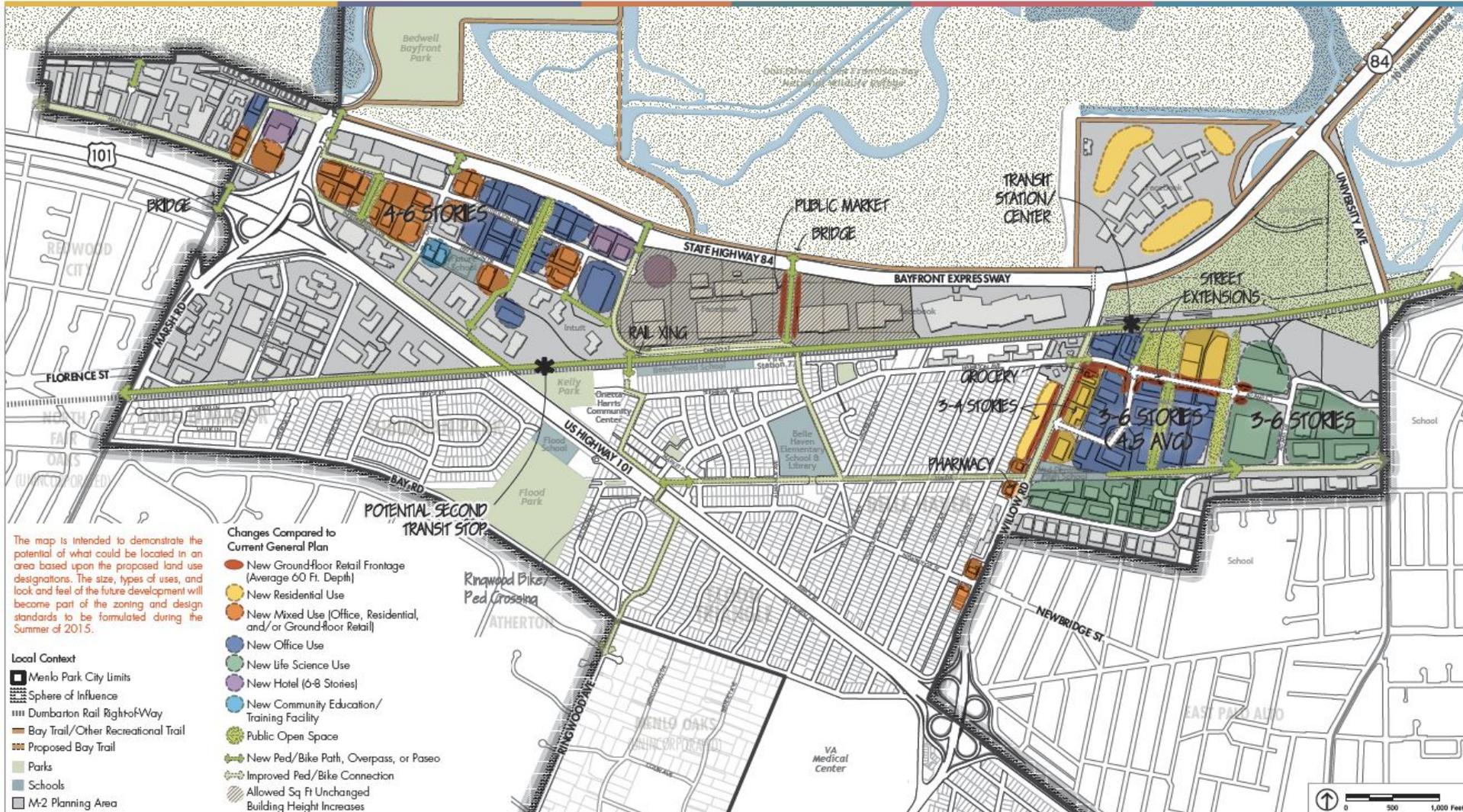
# Maximum Potential Development



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The map is intended to demonstrate the potential of what could be located in an area based upon the proposed land use designations. The size, types of uses, and look and feel of the future development will become part of the zoning and design standards to be formulated during the Summer of 2015.

# Maximum Potential Development



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Category	Remaining Potential Current General Plan	Proposed in M-2 Area	TOTAL	Maximum Citywide 2040 Buildout
Non-residential	1.8 million	2.3 million	<b>4.1 million</b>	20.6 million
Hotel Rooms	n/a	400	<b>400</b>	1,490
Residential Units	1,000	4,500	<b>5,500</b>	19,880
Population	2,580	11,570	<b>14,150</b>	50,350
Employees	4,400	5,500	<b>9,900</b>	53,250



## □ Land Use Element Overview

- Orderly Development
- Neighborhood Preservation
- Neighborhood-Serving Uses
- Business Development and Retention
- Downtown/El Camino Real
- Open Space
- Sustainable Services

## □ Changes since Sept. 2015 Draft

- Added Intro history, photos, updated maps
- Clarified requirement for annual review of General Plan implementation progress tied to Capital Improvement Plan
- Clarified that community amenities list may be modified over time as desired



## □ Overview

- Safe Transportation System
- Complete Streets
- Sustainable Transportation
- Health & Wellness
- Transit
- Transportation Demand Management
- Parking

## □ Changes since 2015 Draft

- Clarification to re-establish the City's LOS standards
- Addition of program to establish trip reduction goal in zoning



# M-2 Area Zoning



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## □ Overview

- 2.3M sq. ft. new non-residential uses (office, R&D, life sciences, retail, personal services)
- Up to 4,500 new housing units (1,500 corporate housing units)
- Up to 400 new hotel rooms
- Three new zoning districts
  - Office (O)
  - Life Sciences (LS)
  - Residential Mixed Use (R-MU)



# M-2 Area Zoning



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- **Key features of new districts include:**
  - **Transportation Demand Management (TDM)**
  - **Green and Sustainable Building Regulations**
  - **Design Standards**
  - **Community Amenities for bonus level development**
- **Additional changes:**
  - **Allowing residential and increased height in C-2-B Zone**
  - **Streamlined hazardous materials process**



# M-2 Area Zoning



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- **Changes since May 2016 per PC and Public Comment**
  - Additional height allowed for flood protection
  - FAR sliding scale for bonus level development in R-MU
  - Added flexibility of design standards
    - Eliminate exterior façade projects as a trigger for compliance
    - Eliminate maximum setback in LS
    - Corner build-to envelope
    - Rooflines
  - **Community Amenities for Bonus Level in R-MU**
    - Required to provide 15% affordable housing and 50% of the value of the additional gross floor area
    - Provision of the housing would be credited toward the 50% value
    - Remaining value would be applied to other community amenities

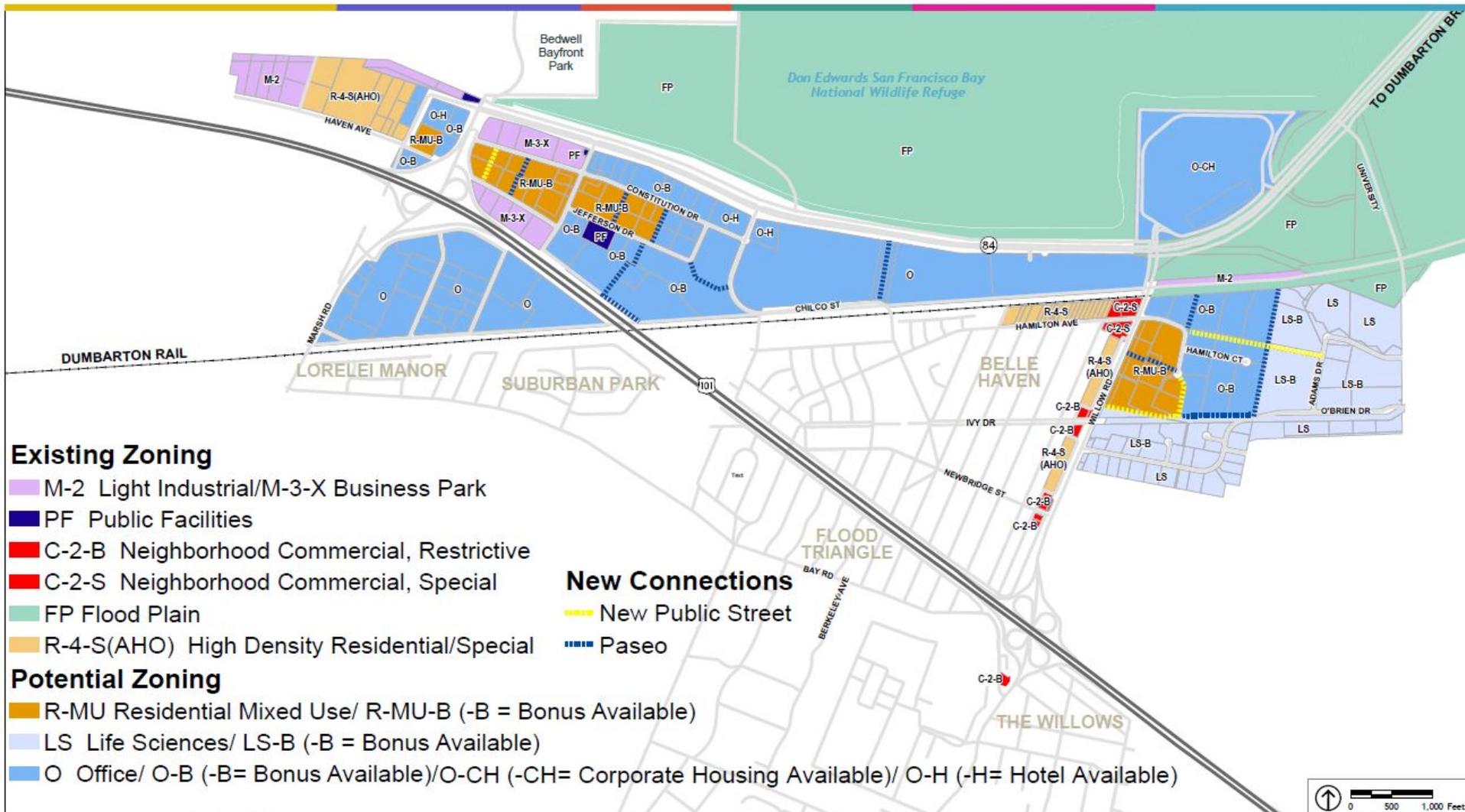
# Draft M-2 Area Zoning Map



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# EIR Overview



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



# 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 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**



# Final EIR Components

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- ▣ **Draft EIR and Appendices**
- ▣ **Public and Agency Comments**
- ▣ **Response to Comments**
  - ▣ Master Responses
  - ▣ Individual Responses
- ▣ **Revisions to Draft EIR**
- ▣ **Mitigation Monitoring & Reporting Program**
- ▣ **Findings & Statement of Overriding Considerations**
  - ▣ Social, Environmental and Economic Benefits of ConnectMenlo

# 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

# 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			
<b>BAYFRONT AREA</b>						
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
<b>REMAINDER OF CITY</b>						
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
<b>CITYWIDE TOTALS</b>						
<b>Non-Residential Square Feet</b>	<b>1.8 million</b>	<b>+ 2.3 million</b>	<b>= 4.1 million</b>	<b>1.8 million</b>	<b>2.9 million</b>	<b>3.5 million</b>
<b>Hotel Rooms</b>	<b>0</b>	<b>+ 400</b>	<b>= 400</b>	<b>0</b>	<b>200</b>	<b>300</b>
<b>Residential Units</b>	<b>1,000</b>	<b>+ 4,500</b>	<b>= 5,500</b>	<b>1,000</b>	<b>5,500</b>	<b>4,375</b>
<b>Population</b>	<b>2,580</b>	<b>+ 11,570</b>	<b>= 14,150</b>	<b>2,580</b>	<b>14,150</b>	<b>11,258</b>
<b>Employees</b>	<b>4,400</b>	<b>+ 5,500</b>	<b>= 9,900</b>	<b>4,400</b>	<b>7,150</b>	<b>8,525</b>

# 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



- **Stronger Resource Protection Requirements**
  - **Air Quality**
  - **Biological Resources**
  - **Water Supply**
  - **Flooding**

***\*\*No New Impacts or Required Mitigation\*\****

# Fiscal Impact Analysis



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- **Net annual fiscal benefits to City**
  - +\$2.6M – current General Plan buildout
  - +\$5.7M – ConnectMenlo added development
    - +\$2.6M – Reduced Non-Residential Alternative
    - +\$4.2M – Reduced Intensity Alternative
- **MP Fire Protection District: +\$2.4M/year**
- **Other Minor Beneficiaries**
  - County Community College District
  - Midpeninsula Regional Open Space District
  - Sequoia Healthcare District

# Final FIA Adjustments



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- ❑ **Current GP buildout impacts shown separately**
- ❑ **Refined distribution of housing by school district**
- ❑ **1,500 corp. housing units at Facebook East Campus**
  - ❑ **No property sales**
  - ❑ **Less valuable product type**
  - ❑ **No students**

# School District Fiscal Impact



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- **Ravenswood City, Redwood City: None**
- **Las Lomas: \$672,600/year**
  - 3% of current budget
  - All from current General Plan
- **Menlo Park City: \$3.4M/year**
  - 8% of current budget
  - All from current General Plan
- **Sequoia Union: \$1.6M/year** (with 1,500 corporate units)
  - 1.3% of current budget

# Key Planning Comm. Considerations



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## □ Change in M-2 Area Land Use pattern

- Live/work/play environment
- Building heights, jobs, housing units, and hotel rooms

## □ Design Standards

- Sense of place desired by community
- Green and Sustainable Building Regulations
- Community Amenities

## □ New Street Classifications

- Emphasis on Complete Streets

## □ EIR

- Social, economic, and other benefits versus impacts identified in EIR



## □ Recycled Water

- Is it appropriate to require developments of multiple buildings (being proposed at one time) totaling 250,000 square feet or more to use an alternative water source for non-potable purposes?

## □ Community Amenities Approach in R-MU

- Is the new hybrid approach for community amenities in the R-MU district appropriate?
- Should a minimum amount of housing units be provided at the various affordability levels?
- Should affordability for moderate income households be included?

# Key Questions



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## □ Land Uses in C-2-B

- Should any of the conditionally permitted nonresidential uses or regulations be modified?

## □ Phasing

- Should a certain amount of residential units be required to be built prior to non-residential development?

# Final Steps and Contact Info



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- *If needed:* Continuation of Planning Comm. Review and Recommendation – Oct 24
- Tentative City Council Review and Action – Nov 15 & Dec 6

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