

City of Menlo Park General Plan Update & M-2 Area Plan

**City Council Study Session
December 17, 2013**

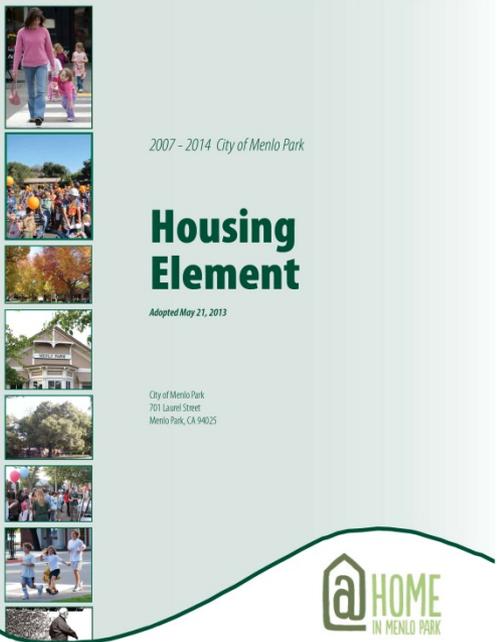
Tonight's Presentation

- **What is a General Plan?**
- **Existing General Plan**
- **Phased Approach**
- **History of M-2 Planning**
- **Plan Update Process**
- **Initial Givens**
- **Council Feedback**
- **Next Steps**

What is a General Plan?

- **Legal Document:** Required by State law and serves as Menlo Park's "constitution" or "blueprint" for development and land use. Land use decisions, zoning, etc. must be consistent with the City's General Plan.
- **Must Be Internally Consistent:** All elements and policies in the General Plan must be consistent with one another.
- **Purpose:** Comprehensive, long-term document, detailing proposals for the physical development of the City, and any land outside its boundaries but within its designated "sphere of influence."
- **Contents:** Seven mandatory elements — Land Use, Housing, Open Space, Safety, Circulation, Conservation and Noise; elements can be combined and optional elements added at a community's discretion.

Existing General Plan

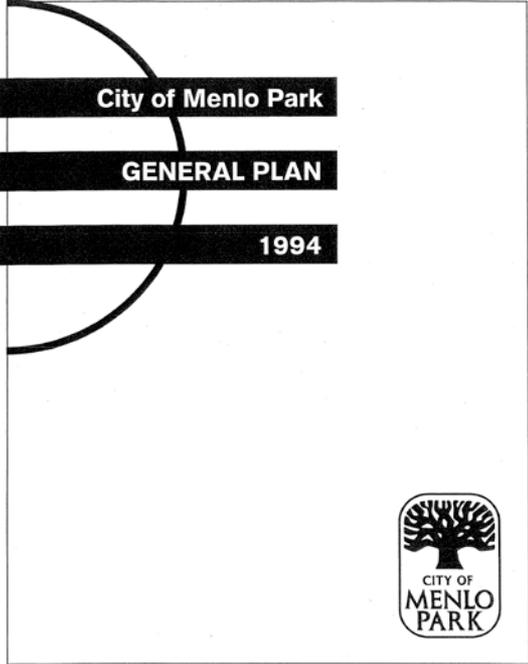


2007 - 2014 City of Menlo Park

Housing Element

Adopted May 21, 2013

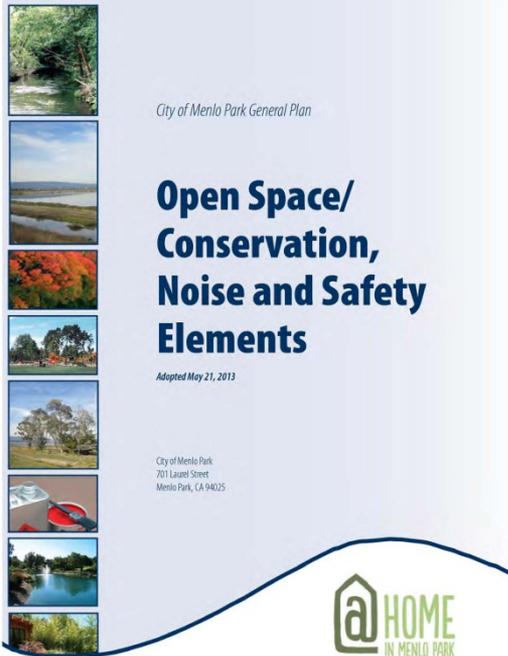
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025



City of Menlo Park

GENERAL PLAN

1994



City of Menlo Park General Plan

Open Space/ Conservation, Noise and Safety Elements

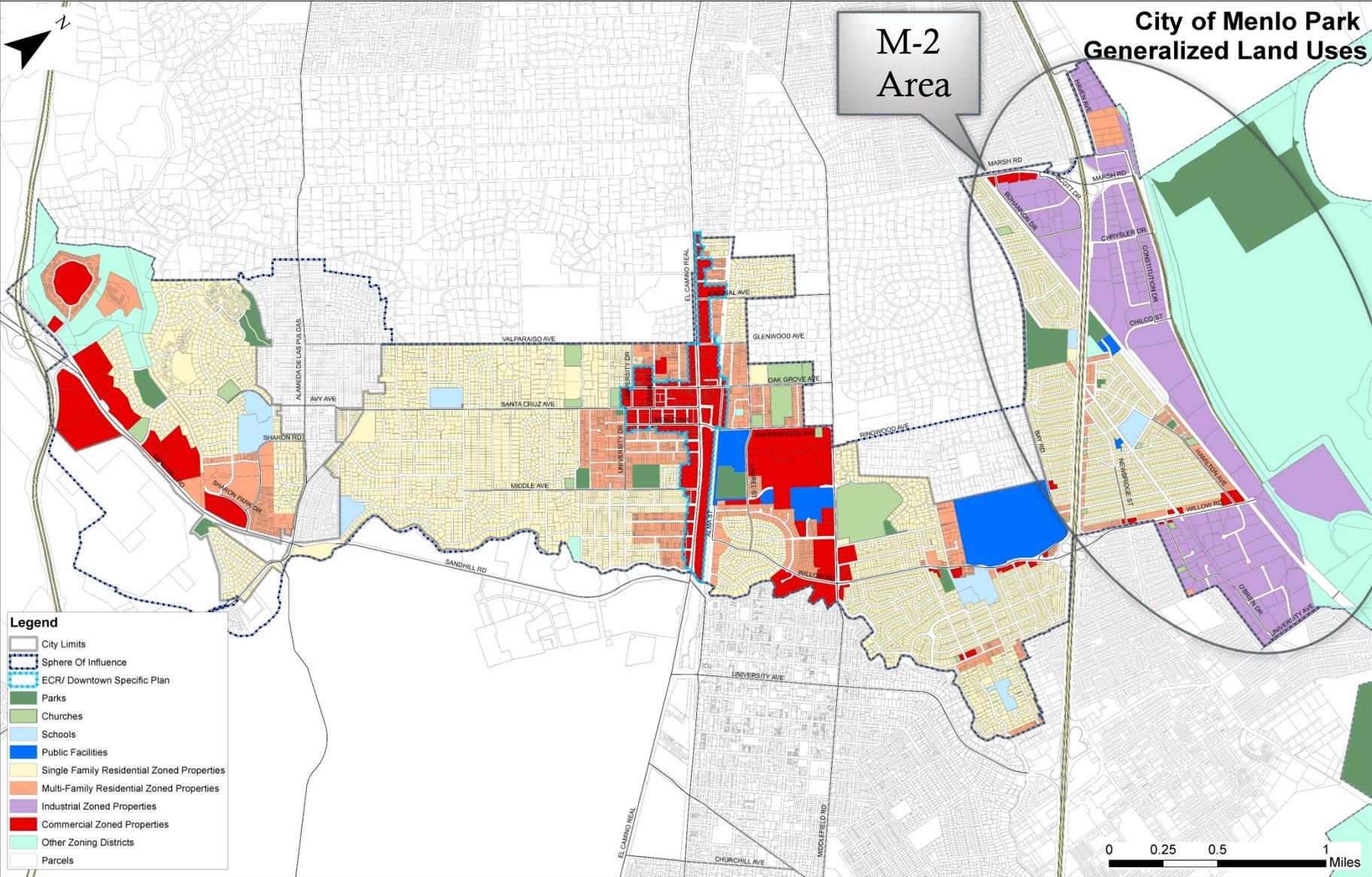
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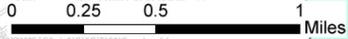


City of Menlo Park Generalized Land Uses

M-2
Area

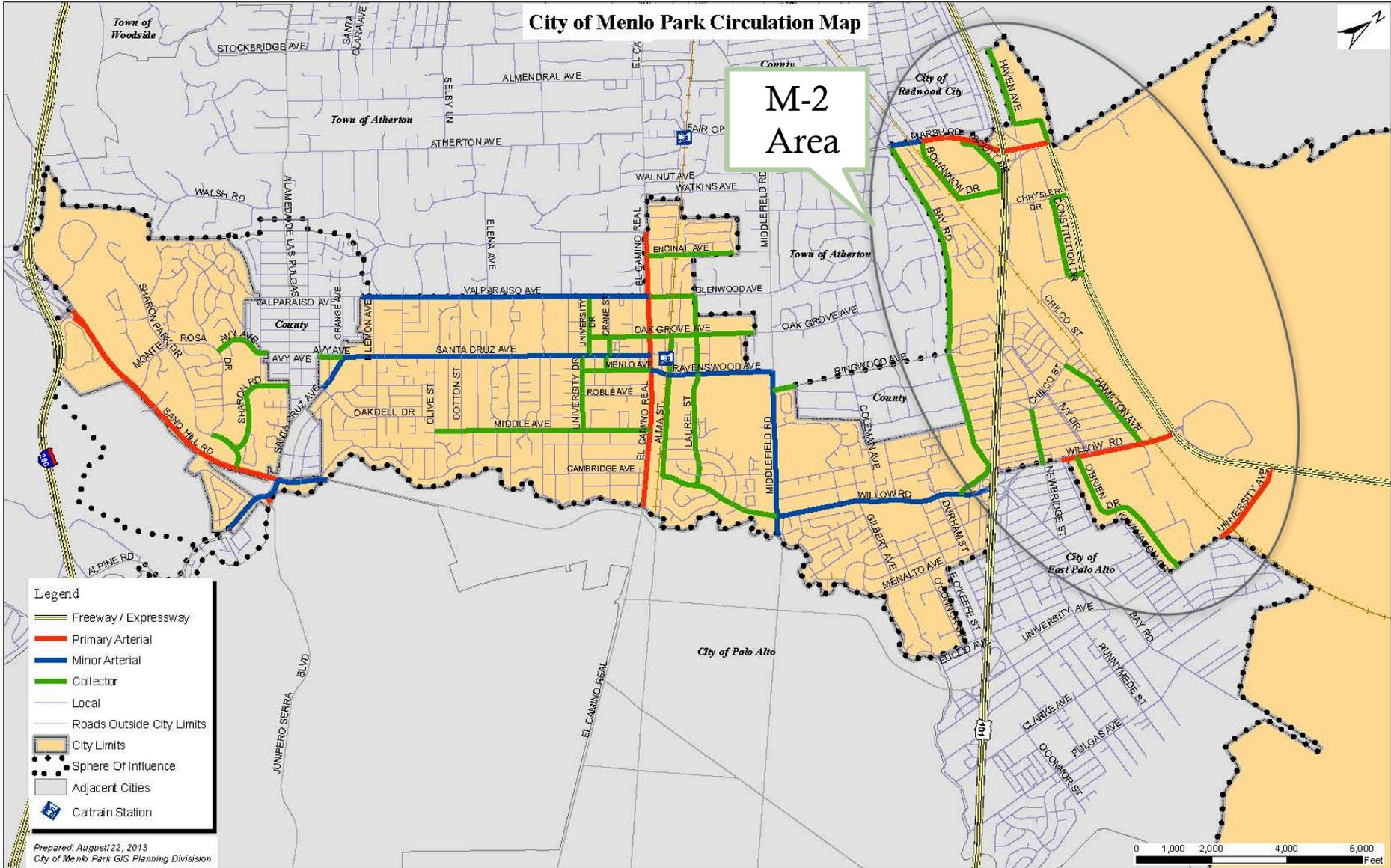


- Legend**
- City Limits
 - Sphere Of Influence
 - ECR/ Downtown Specific Plan
 - Parks
 - Churches
 - Schools
 - Public Facilities
 - Single Family Residential Zoned Properties
 - Multi-Family Residential Zoned Properties
 - Industrial Zoned Properties
 - Commercial Zoned Properties
 - Other Zoning Districts
 - Parcels



City of Menlo Park Circulation Map

M-2 Area

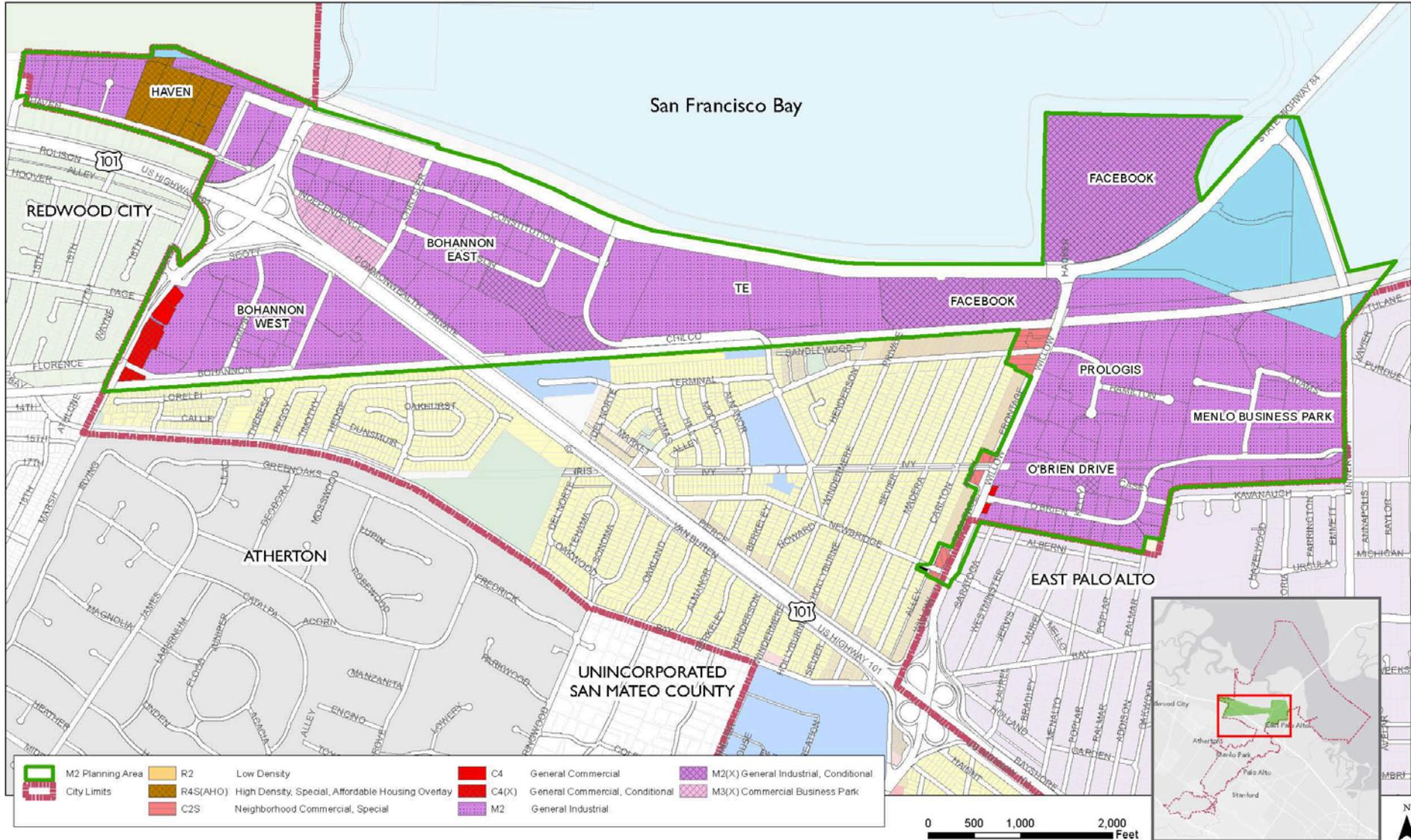


- Legend**
- Freeway / Expressway
 - Primary Arterial
 - Minor Arterial
 - Collector
 - Local
 - Roads Outside City Limits
 - City Limits
 - Sphere Of Influence
 - Adjacent Cities
 - Caltrain Station

Prepared: August 22, 2013
 City of Menlo Park GIS Planning Division

0 1,000 2,000 4,000 6,000 Feet

M-2 Planning Area



Updating the General Plan in Phases

- **Phase 1:** El Camino Real/Downtown Geographic Area (complete)
- **Phase 2:** Housing Element & Open Space Conservation, Noise and Safety Elements (complete)
- **Phase 3:** M-2 Geographic Area
*What type of **place** does the City want the M-2 Area to be?
Land Use, Design, Transportation, Infrastructure, etc.*
- **Phase 4+:** Remainder - TBD

Reasons to Update the General Plan & M-2 Zoning

- **Development Potential:** ~1 million square feet of net new development potential under existing land use intensities of General Plan and Zoning Ordinance in M-2 Area
- **Outdated Projections:** Already exceeded projected commercial/industrial land use to 2010 in the 1994 General Plan
- **Clarify Expectations:** Construction of a new building or an increase of floor area to an existing building requires a Planning Commission use permit
- **Streamline Process:** Combination of General Plan, Zoning Ordinance, City Transportation Guidelines and State Environmental Review requirements effectively require individual EIRs for any development >10,000 net new square feet

Planning Activities Applicable to M-2 Area since 1999

- Use Permit requirement for new construction & structural alteration
- Smart Growth
- M-2 Study and proposed Zoning Ordinance Amendments
- Business Roundtables
- Commercial Streamlining (Multiple Phases)
- Commercial Zoning Ordinance Update (CZOU)
- Dumbarton Station Area Planning (MTC Grant)
- Willow Business Area Planning (Multiple Phases & Charrette)
- Hazardous Materials Use Permit Reviews
- Development of new buildings in the M-2
- Menlo Gateway General Plan Amendment (M-3 Zoning)
- Housing Element Update
- Haven Area Planning (CalPoly Vision Plans)
- Adoption of Transportation Impact Analysis Guidelines

Plan Update Steps

- Work program definition
- Consultant selection
- Data collection and analysis
- Visioning
- Plan preparation
- Environmental and fiscal review
- Extensive public participation

Initial Givens for General Plan Update

- Community outreach and engagement
- *Focus on the M-2 zoning district*
- Streamlining of environmental and development review process
- Inclusion of new concepts and strategies (complete streets, transportation management associations, sea level rise)
- 2040 horizon year
- Environmental Impact Report and Fiscal Impact Analysis
- Comply with State law

Council Feedback

- Citywide vs. M-2 Focus Area (Confirmation)
- Standards of Significance for Environmental Review (LOS vs. MMLOS)
- **Extent of M-2 Area Changes** (3 Potential Options)
- **Project Specific General Plan Amendments** (Concurrent Processing OK)
- Timeline (Complexity = Time; Implications for Other City Projects)
- Council Subcommittee

Potential Extent of M-2 Area Changes

	Land Use	Intensity
Option 1: No Change to Land Use or Intensity	General Industrial, Office, R&D	45/55% Floor Area Ratio (FAR)
Option 2: Land Use Changes Only	Option 1 + Retail, Hotel, Residential	Option 1 Equivalency of Trips
Option 3: Land Use & Intensity Changes	Same as Option 2	Increased FAR/Trips

Project Specific General Plan Amendments

- Allow existing and proposed projects to be processed separately under the existing General Plan
- Ask for potential General Plan Amendments to be proposed during the initial stages of the update process
- Require initial Council review of any General Plan Amendment request after the update process has started

Next Steps

- Meetings for input on the scope of work in January and early February
 - City Commissions
 - M-2 Property Owners
 - Belle Haven Neighborhood

- Draft Request for Proposals (RFP) in February

Recommended Meeting Procedure

- Staff presentation
- Public comments
- Council questions
- Council discussion and feedback