

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

**City Council Meeting
February 25, 2014**

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

RFP Parameters for General Plan Update

- Circulation Element Update
- Complete Streets Compliance
- Measuring Transportation Impacts for All Modes (peds, bikes, vehicles)
- Land Use Changes Limited to M-2
- Potential FAR Increase and Mixed Use (Retail, Hotel, Residential)
- **Concurrent M-2 Area Zoning Ordinance Update (HazMat)**
- Sustainability, Integration, Connection
- Open Space/Conservation, Noise & Safety Elements update as needed
- Housing Element update only if needed
- Stretch goal – two years after contract signing
- Consultant team characteristics
- OPTIONAL: Community Character Element

Recommended Edits to Draft RFP

- Include references to Transportation Impact Analysis (TIA) Guidelines
- Include review of Master Sidewalk Plan and recommendations for developing a Pedestrian Plan
- Include reference to evaluating City policies related to proposed rail projects
- Include references to the SAFER Bay project
- Include sea level rise as a potential factor for land use decisions

Reasons for Updating the General Plan & M-2 Zoning

- **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

Specific Streamlining Tasks (*in RFP*)

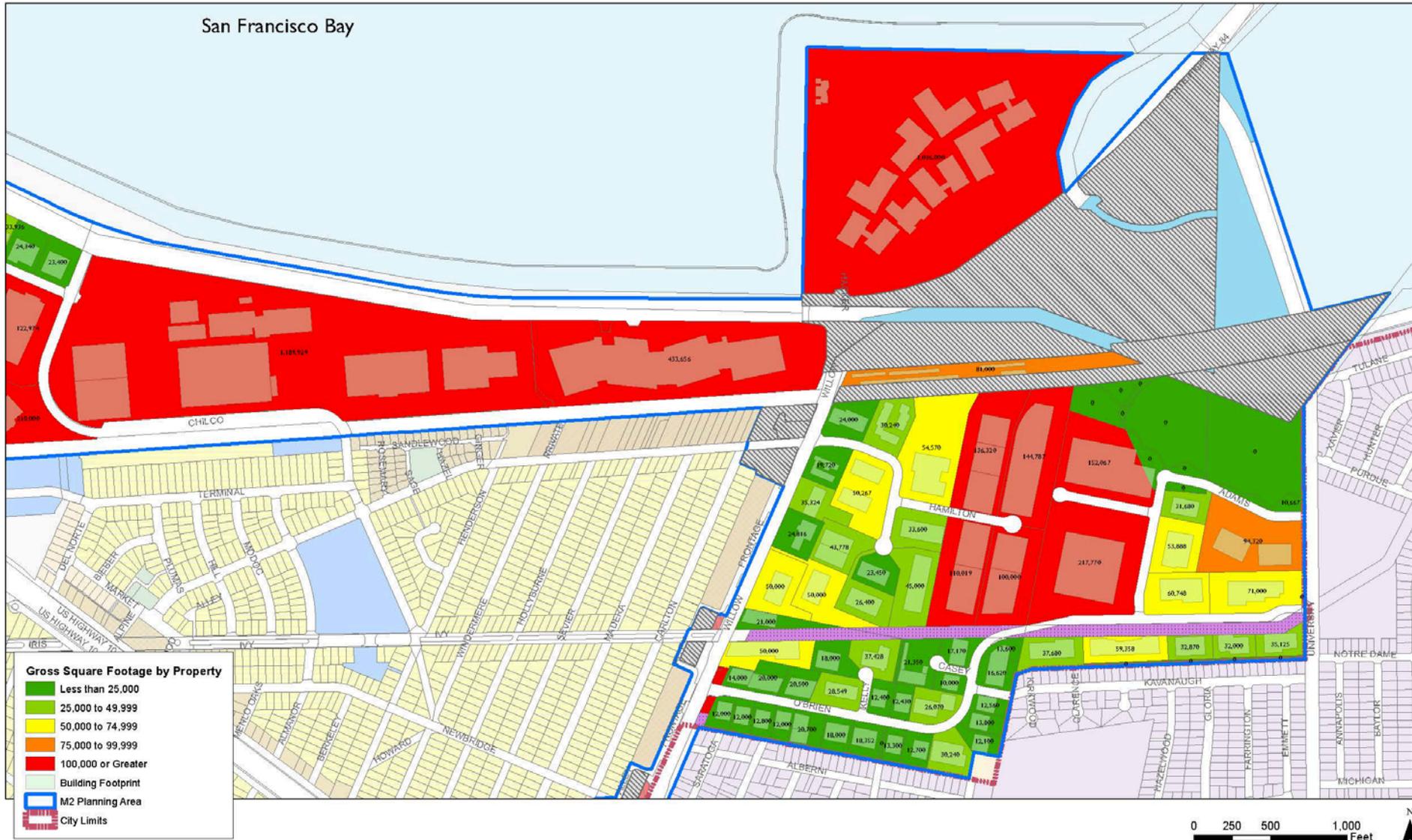
- Update **Transportation Impact Analysis Guidelines** (e.g., seconds of delay for a significant impacts, impacts under Caltrans jurisdiction, roadway segment analysis for non-residential streets)
- Adopt **Uniformly Applicable Development Standards** (in lieu of standard mitigation measures)
- Conduct comprehensive reviews instead of case-by-case reviews (i.e., **Historic Resource Assessment** for all of M-2)

Streamlining Ideas *(for discussion purposes)*

- How much **discretion** is the City willing to forgo?
- Could consider **eliminating** the current use permit requirement in exchange for objective **standards** for the following:
 - use and storage of hazardous materials below a certain amount (e.g., the Maximum Allowable Quantities established by the Fire Code)
 - tenant improvements for buildings under a certain size (e.g., 75,000 or 100,000 square feet)
 - additions or new buildings under a certain size (e.g., 25,000 or 50,000 square feet)

M-2 Planning Area Gross Square Footage (Building Footprint)

San Francisco Bay



M-2 Planning Area Gross Square Footage (Building Footprint)



RFP Schedule

- **Release RFP:** Friday, February 28
- **Submittal Deadline:** Monday, March 31
- **Interviews:** Week of April 7
- **Council Contract Approval:** Tuesday, April 29

“Prime” Consultants for Forming Teams

- **Dyett & Bhatia**
- **MIG**
- **Mintier Harnish**
- **Raimi + Associates**
- **The Planning Center/DC&E**

Consultant Selection Advisory Panel

- **Mayor Mueller**
- **Council Member Ohtaki**
- **Planning Commission Chair Kadvany**
- **Planning Commissioner Riggs**
- **City Manager McIntyre**
- **Community Development Director Heineck**
- **Public Works Director Taylor**

Options for Finalizing the RFP

- **Authorize staff to issue the RFP as amended at the Council meeting, subject to minor edits if needed for clarification before release of the RFP;**
- Authorize the Council Subcommittee to finalize the RFP with staff by February 28, 2014; or
- Continue the item to the next Council meeting on March 4, 2014 for further refinements. *(This option would affect the proposed schedule).*

Recommended Meeting Procedure

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