



MEMORANDUM

DATE: June 8, 2015

TO: Planning Commission

FROM: Deanna Chow, Senior Planner
Community Development Department

RE: **Agenda Item F2: Review and Provide a Recommendation Regarding the Notice of Preparation with a Maximum Potential Development to be Studied in the General Plan Update Environmental Impact Report**

BACKGROUND

The General Plan serves as the City's comprehensive and long range guide to land use and development in the City's jurisdiction, and is required by State law. In late Summer 2014, the City of Menlo Park kicked off its General Plan Land Use and Circulation Element Update known as ConnectMenlo. A list of the events and activities to date are listed in Attachment A for reference. The events and activities have varied in content, format and purpose, some being more educational in nature like the symposiums while other events, such as the workshops and focus groups, were aimed at soliciting opinions and ideas. In addition, a number of meetings with the General Plan Advisory Committee (GPAC), Planning Commission and City Council have occurred and will occur to receive feedback and direction on the process and policies to be considered.

On March 31, 2015, the City Council and Planning Commission conducted a joint study session to review and provide feedback on the "Refined Draft M-2 Area Preferred Alternative" map. The study session staff report, map, correspondence, and presentation are available for review at the following link:

<http://www.menlopark.org/809/Presentations-and-Staff-Reports>.

The "Refined M-2 Preferred Alternative" map is the result of input from the public at community workshops and via surveys as well as guidance from the GPAC, and

shows the potential types and locations of land uses in the future, as well as potential infrastructure improvements such as new roadway and bicycle/pedestrian connections for the greater M-2 area. The total building square footage, number of housing units, hotel rooms, and jobs associated with potential new development are estimated based on the Refined Draft M-2 Area Preferred Alternative map, which is now being referred to as the Draft M-2 Area Alternative (Maximum Potential Development). The Planning Commission and City Council recognized the complexity of the topic, and requested more time in the schedule for additional dialogue and outreach with the broader community.

On April 14, 2015, the Council approved a modified schedule which included seven additional meetings between April 30 and June 18, 2015. The revised schedule results in a delay in the release of the Notice of Preparation (NOP) for the Environmental Impact Report (EIR) by approximately one month and a corresponding delay to the overall project schedule by one month, ending in July 2016.

ANALYSIS

Since mid-April, the ConnectMenlo team conducted a number of meetings and events to engage with the community to focus on key issues such as housing and transportation, and to solicit feedback on the M-2 area maximum potential development map. These meetings and events are summarized below. Additional information related to these items, including presentations, meeting summaries, and handouts, is available for review on the ConnectMenlo webpage at www.menlopark.org/connectmenlo.

- *Community Amenities Survey* – Following the March workshops, the City launched its third online survey to receive input on a number of benefits and improvements the community would like to see in Belle Haven and the M-2 Area. Participants were asked to prioritize broad topics such as transportation and community-serving retail, as well as specific implementation items within each topic. The results, which are available on the project webpage, will help inform the City about which community amenities should be prioritized as development in the M-2 Area occurs. The next steps are to:
 - Assign cost estimates for each program to get an idea of how much the program will cost to fund.
 - Engage M-2 property and business owners regarding the structure to implement the community benefits program.
 - Share the results with the Menlo Park Planning Commission and City Council to help the City determine which programs/projects should be funded first. The meetings are targeted for August 24 and September 8, 2015, respectively.
- *Open House* – The City hosted two open houses, one of which was held on Saturday, May 2, the second on Thursday, May 7. The purpose of the open houses was for participants to learn more about the ConnectMenlo process

and to provide feedback on the M-2 Area maximum potential development and other topic areas such as transportation. Attendees were encouraged to visit the five information “stations” and engage in dialogue with staff, the consultants, and each other. In addition, several of the major M-2 property owners, including representatives from Facebook, CS Bio and Tarlton Properties, hosted a station to share their ideas about the future of their properties and to receive input from the community. The second component of the open house was a facilitated question and answer session.

- *City Manager’s Budget Workshop* – Throughout the ConnectMenlo process, there have been questions regarding what are the City revenue sources and how and where City funds are allocated. On May 26, 2015, the City Manager hosted a budget workshop, which included a “Budget 101” session to provide a broad overview of how City budgets work and a preview the City’s fiscal year 2015-16 budget.
- *Housing Commission Meeting* – Housing has been one of the key components in the land use discussion. How much housing? What is the right mix of housing to build? Will there be affordable housing? How can the City address displacement of our current community members? These have been some of the questions that have been raised throughout the process. On May 28, 2015, ConnectMenlo, in conjunction with the Housing Commission, hosted a panel of four housing experts to share their perspectives on a variety of housing-related issues, such as housing economics, affordable housing policies and strategies, anti-displacement policies, and local housing implementation. The panel agreed that housing is a regional issue that needs to be addressed locally through both the production of more housing units that “fit” the community needs and a complimentary strategy for community stabilization, but not to the exclusion of new growth.
- *Joint Transportation/Bicycle Commission Meeting* – In addition to housing, transportation has been a key topic throughout the ConnectMenlo process. Jeff Tumlin of Nelson Nygaard was invited to speak to the Commissions and community to share ideas about ways to respond to growth and change while creating safe streets, options for getting around town, and new metrics for measuring performance.

GPAC Meeting

The GPAC conducted a meeting on June 3 to review the May open houses, results from the community amenities survey, and to provide a recommendation to the Planning Commission and City Council regarding the maximum potential development to be studied in the Notice of Preparation (NOP) for the Environmental Impact Report (EIR). Correspondence received since the March 25 GPAC meeting is provided at the following link: <http://menlopark.org/DocumentCenter/View/6965>.

In addition, the GPAC considered one additional piece of correspondence from Facebook, included as Attachment B, as well as the comments that were recorded at the community open houses in May, which are included as Attachment C. Comments related to the land use map include the desire to study a broad range of housing options, ideas about where and where not to include a grocery store, support for transit on the Dumbarton rail corridor, and a question about whether mixed-use is feasible at the MidPen site on the 1300 block of Willow Road.

The GPAC's discussion primarily focused on two issues: 1) maximum stories on the former Prologis site on Willow Road and 2) a property owner's request to expand the mixed use designation to a few properties on Haven Avenue. A few members of the public also provided comments at the meeting, including clarification on the square footages and stories of residential buildings, ideas for outreach, housing in-lieu fees, and questions about the survey results.

With regard to building height at the former Prologis site, several members expressed discomfort with the maximum residential height of eight stories, particularly along Willow Road. To reflect an earlier version of the land use map, members suggested that the maximum height be reduced to six stories, with an average of 4.5 stories. The range of heights would still provide modulation in the design and maintain the overall development figures while being sensitive to the neighborhood context. At the meeting, Facebook representatives indicated that they have no plans for eight story buildings, so a change to six stories would be a more accurate reflection of what is desired by the property owner. Although the map shows increased heights from existing conditions on the Prologis and Tarlton properties, the GPAC confirmed that there would be no changes to the current two story height limit along O'Brien Drive adjacent to the single-family residences.

The proposed change to the Haven Avenue area stems from a request from a property owner who owns land between existing R-4-S-residentially zoned property and proposed mixed use and hotel land uses. The property owner felt that to not change this land area would be a lost opportunity. The GPAC agreed that a change in land use for mixed use and office would be appropriate in the area and provide greater flexibility for the future.

The GPAC recommended (8-1; with Zumstein opposed and Bims, Butz, Mueller and Royse absent) to accept the Draft M-2 Area Alternative map with changes to reduce the maximum height to six stories at the Prologis site and an expansion of office and mixed-use land uses in a portion of the Haven Avenue area. These proposed modifications would not materially change the overall maximum potential development to be studied in the EIR.

Draft M-2 Area Alternative (Maximum Potential Development)

The M-2 Area Alternative map, inclusive of the GPAC's recommendations, is included as Attachment D. The map reflects the input from the community

workshops, online and paper surveys, property owners, and refinements from the GPAC at their meeting in March. The combination and location of land uses are intended to create two distinct live/work/play areas, one in the Jefferson Drive area and the second along Willow Road.

The maximum potential development will be used to establish the project description in the EIR and fiscal impact analysis (FIA), and for developing General Plan and zoning policies and standards. The Draft M-2 Area Alternative map could potentially result in new development for the area, including:

- Up to 2.1 million square feet of non-residential buildings beyond what is currently allowed in the General Plan;
- Approximately 4,500 new housing units;
- Approximately 5,500 new jobs; and
- Approximately 600 new hotel rooms.

The Planning Commission should review and make a recommendation on the maximum potential development for the M-2 Area at its meeting on June 8. The recommendation will be forwarded to the City Council for consideration at its June 16, 2015 meeting.

Notice of Preparation

The Notice of Preparation (NOP) is typically the first public step in the environmental review process. The NOP is distributed to all responsible agencies who may have discretionary approval over the project, as well as trustee agencies who are responsible for natural resources potentially affected by the project. The NOP solicits input from these agencies as well as the public on the scope and content of the environmental information to be included in the EIR.

At the Planning Commission meeting of June 8, the Commission will have an opportunity to provide feedback on the draft NOP before it is officially released to the public. The draft NOP is included as Attachment E, with the maximum potential development figures shown on page six.

Once the NOP is released, a 30-day public review period begins. Staff anticipates releasing the NOP on June 18, 2015, following the City Council's review of the maximum potential development and draft NOP. In September 2015, staff is scheduled to conduct an EIR scoping session at a Planning Commission meeting. A scoping session allows the public and staff to learn about potential concerns and further refine issues to be studied in the EIR. This step in the process allows members of the public another opportunity to comment on the content of the EIR. Comments received during the public scoping are considered in preparing the Draft EIR analysis.

Upcoming Milestones

Following the Planning Commission meeting, the City Council will review and provide guidance on the maximum potential development. The figures will be included in the NOP, with the intent of releasing the NOP on June 18, 2015. The end of the NOP review period would be July 20, 2015.

During the summer of 2015, ConnectMenlo will enter its next phase and begin discussing goals, policies, programs and development regulations. The GPAC is scheduled to meet on June 25, 2015 to begin review of the draft General Plan policies, followed by a meeting in late July to review the drafts of the Land Use and Circulation Elements and the Zoning Ordinance Update. A community workshop and meetings with the Planning Commission and City Council are scheduled in August and September, respectively. A summary of the upcoming schedule through September 2015 is included as Attachment F.

RECOMMENDATION

The Draft M-2 Area Alternative map represents collective input from the community, property owners and GPAC through an extensive outreach process. The map translates into the maximum potential development for the M-2 area, and will be used for study purposes in the EIR and FIA. Staff recommends that the Planning Commission concur with the GPAC's recommendation, and in turn, recommend that the City Council accept the Draft M-2 Area Alternative map and associated maximum potential development figures and release NOP to begin preparation of the EIR.

ENVIRONMENTAL REVIEW

The General Plan and M-2 Zoning update is subject to the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) will be prepared as part of the process.

PUBLIC NOTICE

Public notification consisted of publishing a legal notice in the local newspaper and by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting. In addition, the City sent an email update to subscribers of the ConnectMenlo project page, which is available at the following location: www.menlopark.org/connectmenlo. This page provides up-to-date information about the project, allowing interested parties to stay informed of its progress and allow users to sign up for automatic email bulletins, notifying them when content is updated or meetings are scheduled.

ATTACHMENTS

- A. ConnectMenlo Schedule as of June 2015
- B. Correspondence from Fergus O'Shea of Facebook, dated May 21, 2015
- C. Summary of May 2 and May 7, 2015 Open Houses
- D. Draft M-2 Area Alternative (Maximum Potential Development) map
- E. Draft NOP for General Plan Update
- F. ConnectMenlo Schedule through September 2015



CONNECTMENLO

menlo park land use & mobility update

ConnectMenlo Activities and Events (August 2014 – June 2015)

Meeting Topic	Meeting Date
GPAC Meeting #1	August 25, 2014
Launch ConnectMenlo Survey – Guiding Principles	September 10, 2014
Workshop #1 – Guiding Principles	September 11, 2014
Workshop #1 – Guiding Principles (repeat)	September 17, 2014
Symposium #1: Growth Management & Economic Development	September 23, 2014
Focus Group #1: Receive community feedback on ideas discussed at Symposium #1	September 29, 2014
Mobile Tour #1: Menlo Park	October 1, 2014
Stakeholders Meeting	October 2, 2014
Symposium #2 – Transportation – LOS Case Studies	October 8, 2014
Mobile Tour #2 – Other Communities	October 14, 2014
Focus Group #2 – Receive community feedback on ideas discussed at Symposium #2	October 16, 2014
Launch ConnectMenlo mobile app	October 20, 2014
End Survey on Guiding Principles	October 26, 2014
GPAC Meeting #2	November 10, 2014
City Council Presentation – Guiding Principles	November 18, 2014
GPAC Meeting #3	December 4, 2014
Joint City Council/Planning Commission Study Session – Guiding Principles	December 9, 2014
City Council – Accept the Guiding Principles	December 16, 2014
Workshop #2- Present Future Land Use and Circulation in M-2 Area	December 18, 2014

AI

Meeting Topic	Meeting Date
Launch ConnectMenlo Survey – M-2 Area Land Use Alternatives Map	December 30, 2014
Open House	January 8, 2015
Release Pubic Review Draft Existing Conditions Reports	Week of January 12, 2015
City Council Status Report	January 13, 2015
End Survey on Land Use Alternatives	Tuesday, January 20, 2015
GPAC Meeting #4 – Review Findings from Workshop #2 and Land Use Alternatives	Wednesday, January 28, 2015
Comment Deadline for Public Review Draft Existing Conditions Reports	Week of February 9, 2015
Planning Commission Status Report	Monday, February 9, 2015
GPAC Meeting #5 – Discuss Preferred Alternative	Thursday, February 12, 2015
City Council Status Report	Tuesday, February 24, 2015
Workshop #3 Review Preferred Land Use Alternative and Community Programs	Thursday, March 12, 2015
Launch ConnectMenlo Survey – Community Programs/Amenities	March 17, 2015
Open House #3 Review Preferred Land Use Alternative and Community Programs Survey	Thursday, March 19, 2015
GPAC Meeting #6 – Review Findings from Workshop #3	Wednesday, March 25, 2015
Joint City Council/Planning Commission Meeting on Preferred Land Use Alternative	Tuesday, March 31, 2015
City Council Schedule Update	Tuesday, April 14, 2015

Meeting Topic	Meeting Date
End Survey on Community Amenities	Monday, April 20, 2015
Community Open House	Saturday, May 2, 2015
Community Open House	Thursday, May 7, 2015
City Manager's Budget Workshop	Tuesday, May 26, 2015
Housing Commission Meeting – Housing Panel Discussion	Thursday, May 28, 2015
Joint Transportation and Bicycle Commission Meeting on Circulation/Transportation Issues	Monday, June 1, 2015

Subject:

FW: Facebook Update to Connect Menlo GPAC

From: Fergus O'Shea [<mailto:fergus@fb.com>]

Sent: Thursday, May 21, 2015 8:10 AM

To: harrybims@me.com; david.bohannon@ddbbo.com; Vincent Bressler; heidibutz@aol.com; James Cebrian; Kristin.kuntz.duriseti@gmail.com; Adina Levin; Mueller, Raymond; Ohtaki, Peter I; rroyse@rroyse.com; Katherine Strehl; lmichele.tate@gmail.com; mzumstein@rmkb.com

Cc: Justin Gurvitz; Tosta, Timothy; John Tenanes; Murphy, Justin I C; Charlie Knox; Ryan Patterson

Subject: Facebook Update to Connect Menlo GPAC

Dear GPAC Members,

You will soon be making a recommendation to the City Council regarding the maximum development envelope to study in the EIR for the City's General Plan Update. Before you do, we would like to share some thoughts about why we feel studying a range of housing solutions is important.

At the meeting in February, we suggested studying significant housing as part of the ConnectMenlo process. Since then, we've been exploring ways in which housing might help alleviate traffic, support a better jobs/housing balance, create sufficient demand for grocery and other retail services, and help support public education.

Through the ConnectMenlo process and our own outreach, we've heard about many of the challenges facing our community and we believe housing will play an important role in addressing some of these issues. By studying the options now, we will have real data on the costs and benefits of different amounts and types of housing. This process will ensure that the public is informed about how different levels of housing could support the broader vision for the M-2 and deliver solutions to many of the challenges facing the community. The city will be under no obligation to approve it. For these reasons, we recommend studying a wide range of housing solutions as part of the General Plan Update EIR.

Thank you for your time and consideration.

Regards

Fergus O'Shea



CONNECTMENLO

menlo park land use & mobility update

MENLO PARK GENERAL PLAN UPDATE

COMMUNITY OPEN HOUSE # 4

MAY 2, 2015 (9-11 AM)

& MAY 7, 2015 (7-9 PM)

The purpose of these two open houses was to provide the community with more time to learn more about the ConnectMenlo process and the General Plan components and give feedback on the land use map for the M-2 Area.

The open house included a gallery of display boards which participants were encouraged to review after signing in. Rosie Dudley of Placeworks briefly welcomed the community members in attendance, introduced the ConnectMenlo team and described the purpose and the format of the open house.

The display boards were arranged into five stations around the room. Each station included post-it notes, which participants were encouraged to use to write down their comments and ideas and post them to the display boards. The stations were grouped as follows:

1. An overview of the ConnectMenlo process including the project's schedule, meetings to date, planning boundary map, and established Guiding Principles. City staff and members of the General Plan Advisory Committee were in attendance to answer questions and respond to comments.
2. A land use station including the existing and approved land uses in the M-2 Area, images of projects that have already been permitted or are under construction, the draft maximum development potential map for the M-2 Area, and a board showing how the community input has shaped the maximum development potential map for the M-2 Area. Charlie Knox of PlaceWorks was present to answer questions and respond to comments.
3. A summary board of the most recent community survey findings which showed how the community has ranked community amenities in online and paper surveys. Rosie Dudley was present to answer questions and respond to comments.
4. A transportation station including the projects that are already underway and/or funded throughout the city, examples of what pedestrian, bicycle and transit improvements could look like, and examples of what activating the Dumbarton Rail could look like. Jessica Alba of Nelson\Nygaard and Nikki Nagaya, the City's Transportation Manager were present to answer questions and respond to comments.

5. A property owners' station including proposals from three of the M-2 Area property owners: Facebook, CS Bio and Tarlton. A number of representatives from each company were present to answer questions and respond to comments.

After an hour of reviewing the boards and talking to the team representatives, the participants were gathered to engage in a facilitated Question and Answer (Q&A) Session to ask the ConnectMenlo team questions. Rosie Dudley facilitated the May 2 open house Q&A session and AddieRose Mayer of Peninsula Conflict Resolution Center facilitated the May 7 open house Q&A session. Justin Murphy, Assistant Community Development Director, Deanna Chow, Senior Planner, Charlie Knox, Nikki Nagaya and Jessica Alba responded to the questions.

The question and responses from the ConnectMenlo staff and consultant team from each open house are summarized here:

Question 1: What's the big picture for all of Menlo Park? How can we provide access to quality education? New development needs to connect to schools in other parts of Menlo Park

Answer: *Safe routes to school are underway. Bike and pedestrian improvements, including grade-separated bridge and tunnel across major roadways and railways are being planned. City-wide traffic signal timing improvements are underway.*

Question 2: What consideration/attention is there for those who have to drive to work?

Answer: *Increasing options to take transit and making the above-mentioned improvements will lessen the number of drivers on the street and make it easier for those who do have to drive.*

Question 3: What resources are being allocated to existing gridlock and traffic problems?

Answer: *Many projects have been funded and are underway (see map), including:*

- *Willow/101 interchange*
- *Neighborhood traffic-calming techniques can be considered such as speed bump*

Question 4: What is the percentage of Affordable Housing in Belle Haven? Compared to Menlo Park? Will this change with new development?

Answer: *There are 240 units in Belle Haven; 400 units in Menlo Park. New development should include housing for workers so they can walk to work. Not all will be affordable housing. There are various programs to allocate some new housing for Belle Haven residents and workers.*

Question 5: Will senior housing be built? What's the process to apply for senior housing?

Answer: *MidPen Housing is proposing a new 90 affordable senior development on Willow Road. The City has a list/application coordinated with MidPen. Contact us to get*

connected. In addition, 60 affordable units are under construction on the VA campus and are targeted to serve veterans.

Question 6: How many City Council members live in Belle Haven?

Answer: *None. It's not a legal requirement nor typical for a city of this size to have council members represent each district/neighborhood.*

Question 7: Can we get data to see how City tax revenue is being spent per neighborhood?

Answer: The City receives funds through a variety of sources and through the budget process, allocates resources. The City will schedule a meeting to discuss how the budget is allocated.

UPDATE: *The City has scheduled a City Budget Workshop on May 26 at the Senior Center.*

Question 8: What is the plan for the train tracks?

Answer: *Caltrain will move the ballast by October 1st. We have heard various ideas for better use of the right-of-way, including ped/bike trails and bus, light rail or train between Redwood City and Willow Road to use existing tracks and the adjacent area. The City is meeting with Caltrain to plan how to use the tracks and right-of-way.*

Question 9: There has been talk about new one-bedroom or studio units, but they may actually have many people living in them. How will the new housing actually serve residents? Even if residents are primarily Facebook employees they have families, too and will need schools.

Answer: *When we study small units we make assumptions about parking/trips. There are ways to require/limit number of people in units (e.g. tenant agreements). Not all units will be small; we have heard the need for family units.*

Question 10: What are the plans to address education? We have to be responsible for our school districts and meet demand with quality schools. How can we work together to improve education in Belle Haven?

Answer: *The Guiding principles address this need. Because the City doesn't control the school districts, we are working to make improvement in partnership with the School District.*

Next steps: The City will look into coordinating a meeting between the Districts and the community to see how we can work together to improve education in Belle Haven.

Question 11: What about private schools? Is Facebook planning to fund an elementary school?

Answer: *Not at this time; working on STEM (Science, Technology, Engineering, Math) education with Ravenswood School District. Facebook has provided computers and funding to support programs.*

Question 12: Can the Belle Haven Library hours be extended to get more use out of it? Same with the pool hours?

Answer: *We have heard the desire for the need to improve/enhance these services and will let the providers know there is demand.*

Question 13: How will this process address near-term transportation issues especially as tech companies are no longer allowing employees to work from home? Can we start congestion pricing on neighborhood streets and charge non-residents?

Answer: *The key is using incentives more than disincentives so we are not placing additional burden on those who commute long distances. . We must give transit incentives and fund Bus Rapid Transit (BRT), bicycle improvements, and rail so people have options.*

Question 14: What is Menlo Park doing to partner with other cities to reduce traffic?

Answer: *We're working with Palo Alto and Redwood City to address and prioritize strategies. There is room for more collaboration to address Willow. The City's Capital Improvement Project and its budget is updated annually and this year's update may result in more shuttles and circulators.*

Question 15: How will the City ensure current residents/renters don't get pushed out of homes? How will City ensure Belle Haven doesn't take on all of Menlo Park's affordable housing?

Answer: *We are looking at best practices to address this complex regional problem. We will discuss with a panel of experts at the Housing Commission on May 28 held in the Senior Center. The City's Housing Element has upzoned downtown and provided an affordable housing overlay to encourage development. Units have yet to be built; it will depend on property owners. When we change the M-2 Area zoning, we will look at including affordable development into the code.*

Question 16: How do in-lieu fees work in Menlo Park?

Answer: *The City's Below Market Rate (BMR) program includes low-income ownership housing and separate assessment for low-income rental housing. We're in the process of updating the Nexus study to require inlieu fees on rental units, as well. There are benefits to allowing in-lieu fees so units can be built elsewhere by affordable housing developers and there are benefits to having affordable units built on-site. MidPen Housing is the only housing developer to have responded to use the BMR funding available.*

Question 17: Can we have a healthy market? Whole Foods is discussing a lower cost market which would be good in Belle Haven. Are the locations for a grocery store and pharmacy shown on the M-2 Area Maximum Development Potential Map for sure?

Answer: *We have heard that request throughout the process and are noting it as a priority community amenity. None of the locations are for sure until a development is permitted and gets built, but the property owners in the area have been listening to the desire and will be funding community amenities.*

Question 18: Is BART connecting down the peninsula?

Answer: *BART is in the process of being extended along the East Bay from San Jose to San Jose. There are no plan to extend BART beyond Millbrae.*

Question 19: Is the City considering relinquishing Caltrans-owned roadways like 101, Willow, Bayfront? Have other cities done this?

Answer: *The City has considered taking ownership of locally serving streets. San Jose has taken ownership of El Camino Real within its city limits and other cities along the peninsula are considering the same. East Palo Alto took over University Drive within the past decade.*

Question 20: Will the new housing on Facebook property be open to anyone?

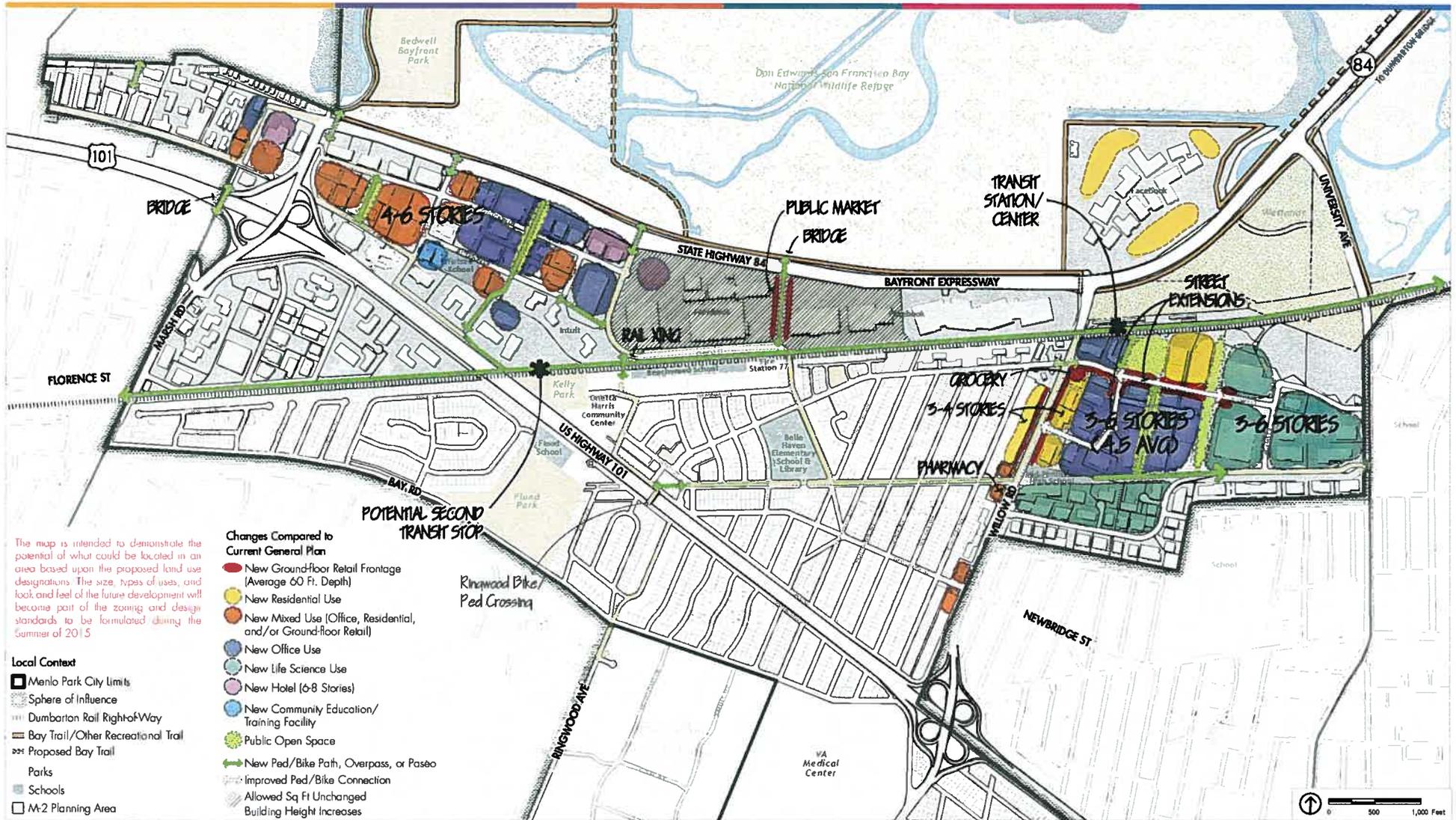
Answer: *The units on the Facebook campus would be for employees only, but the units proposed on the Prologis site would be open to anyone.*

WRITTEN COMMENTS

Participants were asked to post their comments and ideas on the display boards. The following comments were made:

- Dog Park on Belle Haven side of Willow-- add to park on Market Place.
- Speeding and cut-through on Chilco Street and Newbridge Street
- With the Willow/101 improvements will there be capacity increase?
- Bus shelters in Belle Haven
- Queuing from Willow on to 101 and LTs (left turns) on to Newbridge
- Dumbarton Rail Funding
- University/84 traffic is backing up into Menlo Park/Willow/Marsh/101. With the signals connected will it result in actual improvements?
- Higher speed numbs in 1300 block of Hamilton near Greenheart project
- Improvement/remodel Belle Haven Park (Chilco and Ivy) – bathrooms, lighting, update structure (play), make it safer
- Please don't put a grocery store on the corner of Willow and Hamilton. It is already too congested and putting a grocery store will only increase congestion.
- Is the retail on MidPen's housing site on Willow possible now that there are changes to the right-of-way?
- The parcel at the southeast corner of Independence and Chrysler (next to Intuit) should have four stories of housing above a first level of retail (grocery).
- Provide permits for Belle Haven residents; charge others to use Willow Road.
- Relinquish Willow [from Caltrans control.]

- Congestion pricing.
 - We need an additional Caltrain line on Dumbarton railway.
 - I don't believe that education and a grocery store should be considered "services." I feel these are basic needs and other services should be considered.
 - Thank you!
 - Expand hours and enhancement of Belle Haven Library.
 - Expand hours and upgrade pool facility.
 - Whole Foods market.
 - Speaker/Arts program to enhance literacy, arts, culture in Belle Haven.
- For planned Facebook public park—to make it truly inviting to public, please include some sort of children's play structure so it will be welcoming to parks' key audience: kids! Thanks!



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.

- Local Context**
- Menlo Park City Limits
 - Sphere of Influence
 - Dumbarton Rail Right-of-Way
 - Bay Trail/Other Recreational Trail
 - Proposed Bay Trail
 - Parks
 - Schools
 - M-2 Planning Area

- Changes Compared to Current General Plan**
- New Ground-floor Retail Frontage (Average 60 Ft. Depth)
 - New Residential Use
 - New Mixed Use (Office, Residential, and/or Ground-floor Retail)
 - New Office Use
 - New Life Science Use
 - New Hotel (6-8 Stories)
 - New Community Education/ Training Facility
 - Public Open Space
 - New Ped/Bike Path, Overpass, or Paséo
 - Improved Ped/Bike Connection
 - Allowed Sq Ft Unchanged
 - Building Height Increases



DRAFT M-2 AREA MAXIMUM POTENTIAL DEVELOPMENT



CONNECT MENLO
menlo park





DRAFT NOTICE OF PREPARATION ENVIRONMENTAL IMPACT REPORT CITY OF MENLO PARK

Date: June 18, 2015

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

From: Deanna Chow
Senior Planner
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Subject: **Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the Menlo Park General Plan (Land Use & Circulation Elements) and M-2 Area Zoning Update**

Lead Agency: City of Menlo Park Planning Division

Project Title: Menlo Park General Plan (Land Use & Circulation Elements) and M-2 Area Zoning Update, also known as ConnectMenlo

Project Area: City of Menlo Park

Notice is hereby given that the City of Menlo Park (the City) will be the Lead Agency and will prepare a program level environmental impact report (EIR) for the Menlo Park General Plan (Land Use & Circulation Elements) and M-2 Area Zoning Update, also known as ConnectMenlo ("proposed Project" or "Project"). The proposed Project, its location, and potential environmental effects are described below. Pursuant to the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations Section 15060(d)), the City has determined that an EIR is required for the proposed Project, and therefore an Initial Study will not be prepared and the City will begin work directly on the EIR.

Even though ConnectMenlo is technically a "project" that requires environmental review under CEQA, as a collection of City policies and regulations it qualifies for program level analysis, which evaluates total potential effects on the environment due to anticipated growth and change, but does not require the kind of building-by-building mitigation activities that may be assigned to individual construction and development projects that follow adoption of the General Plan and Zoning Ordinance updates. The level of review and associated processing time needed for those



individual activities may be streamlined if they comply with overarching rules prescribed in the ConnectMenlo Update and EIR.

The City is requesting comments and guidance on the scope and content of the EIR from interested public agencies, organizations and individuals. With respect to the views of Responsible and Trustee Agencies as to significant environmental issues, the City needs to know the reasonable alternatives and mitigation measures that are germane to each agency's statutory responsibilities in connection with the Project. Responsible agencies may need to use the EIR prepared by the City when considering permitting or other approvals for the Project.

Comments on the NOP are due no later than the close of the NOP review period 5:00 p.m. on **Monday, July 20, 2015**. However, we would appreciate your response at the earliest possible date. Please send your written comments to Deanna Chow at the address shown above or email to connectmenlo@menlopark.org with "Menlo Park General Plan Update EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency. A Scoping Session is currently tentatively scheduled to be held by the Planning Commission at its regular meeting on:

September 21, 2015, 7:00 p.m.
Menlo Park City Council Chambers
701 Laurel Street
Menlo Park, CA 94025

The scoping meeting will provide an opportunity for the City to summarize the General Plan and Zoning Code Update process. **The focus of the scoping meeting will be on the content to be studied in the EIR.** The Scoping Meeting is purposely being held several months after release of this Notice of Preparation to allow the community to participate in the development and review of proposed General Plan Land Use and Circulation Element goals, policies, and programs, and M-2 Area Zoning Ordinance provisions and Design Standards, as those are expected to provide mitigation of environmental effects, in addition to any mitigation measures prescribed in the EIR.

INTRODUCTION

The purpose of an EIR is to inform decision-makers and the public of the potential environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential to cause significant effects on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to a proposed project. A Fiscal Impact Analysis (FIA) is also being prepared to evaluate fiscal impacts on the City of Menlo Park and special districts from the proposed project.



The Menlo Park General Plan (Land Use & Circulation Elements) and M-2 Area Zoning Update EIR, also known as ConnectMenlo, will be prepared as a program EIR in accordance with CEQA and the CEQA Guidelines. The project location, project description, and the potential environmental effects that will be evaluated in the EIR are described generally below. As mentioned above, subsequent projects to General Plan and Zoning changes will be subject to a separate environmental review process.

PROJECT LOCATION

The Project Study Area consists of all land within the city of Menlo Park, its Sphere of Influence (where the City maintains a role in land use and transportation decisions through future annexations of unincorporated areas), and a proposed Planning Area (where the City believes the Menlo Park community should be able to participate in influencing land use and transportation decisions). As shown in Figure 1, Menlo Park is located at the southern edge of San Mateo County. The City is generally bounded by San Francisco Bay to the north and east; the cities of East Palo Alto and Palo Alto and Stanford University to the southeast; and Atherton, unincorporated North Fair Oaks, and Redwood City to the northwest. The City is accessed by Interstate 280 (I-280), U.S. Highway 101 (US 101), Caltrain, State Route 84 via the Dumbarton Bridge, and a variety of arterial, collector and residential streets, as well as regional and local pedestrian and bicycles routes. The majority of land in Menlo Park is designated for residential use; other General Plan land use categories include Industrial/Business Park, Open Space/Recreation, Commercial, and Public Facilities/Institutional.

The M-2 Area, which is the focus of future land use change under the Project, comprises the northern-most portion of Menlo Park. The M-2 Area (see Figure 2) is generally bounded by San Francisco Bay to the north; Redwood City to the west; East Palo Alto to the southeast; and the Menlo Park neighborhoods of Belle Haven, Flood Triangle, Suburban Park, and Lorelei Manor to the south. Currently, most land in the M-2 Area is designated for industrial/business park use. The M-2 Area contains major regional transportation links, including Bayfront Expressway (State Route 84), Willow Road (State Route 114), and University Avenue (State Route 109) all of which are utilized heavily to provide access to the Dumbarton Bridge.

PROJECT DESCRIPTION

Often described as each city's "constitution," general plans are required by State law to guide land use and development, usually for a period of 20 years. With the Menlo Park Housing, Open Space/Conservation, Noise, and Safety Elements having been recently updated, the focus of the Project is on the Land Use and Circulation Elements (as well as zoning provisions to implement any land use changes in the M-2 Area). These two elements are central components of the General Plan because they describe which land uses should be allowed in the City, where those



land uses should be located, how those land uses may be accessed and connected, and how development of those uses should be managed so as to minimize impacts and maximize benefits to the City and its residents.

The Land Use Element frames the type and scale of potential development that may occur over the next 20 years, particularly in the M-2 Area. The Circulation Element will address transportation issues throughout the City, and both updated Elements will be consistent with the other General Plan Elements and the El Camino Real/Downtown Specific Plan.

The Project also includes an update to the City's Zoning Ordinance provisions for the M-2 Area to implement the updated General Plan programs, as well as Design Standards for development in the M-2 Area.

Community engagement is the foundation of the Project. Updated planning policy language will only be meaningful if it helps achieve the community's vision for the future. The in-person public outreach and participation process has included workshops and open houses; mobile tours of Menlo Park and nearby communities; informational symposia; stakeholder interviews; focus groups; recommendations by a General Plan Advisory Committee (GPAC) composed of City commissioners, elected officials, and community members; and consideration by the City Council and Planning Commission at public meetings. Many more opportunities will occur throughout the process to ensure that community members play a central role in guiding the General Plan and Zoning Ordinance updates. In addition, the Project features a comprehensive website, online surveys, and a mobile app that provides access to information and documents.

The Menlo Park General Plan and M-2 Area Zoning Update will be evaluated using a program EIR that determines whether potential future land use and circulation system changes may result in impacts that need to be mitigated. By incorporating implementation provisions that purposely reduce environmental impacts, the proposed updates can be made largely "self-mitigating," which reduces the need for separate EIR mitigation measures, improves the efficiency of implementation, and increases the likelihood that development will be environmentally sustainable.

Given the potential for change in Menlo Park and especially the M-2 Area, the City Council established the following objectives for the Project:

- Establish and achieve the community's vision
- Realize economic and revenue potential
- Assume that changes to General Plan Land Use Designations and Zoning will occur only in M-2 Area
- Streamline the development review process
- Improve mobility for all travel modes

- Preserve neighborhood character throughout the city
- Reduce emissions and adapt sustainably

In pursuit of these goals, the Menlo Park General Plan and M-2 Area Zoning Update is making use of the following Guiding Principles, which reflect the stated goals of members of the public, elected officials, and various stakeholders who have participated in the Project, to date. These aspirational statements, accepted by the City Council in December 2014, describe the kind of place that community members want Menlo Park to be. City representatives and community members developed them in a collaborative public process for consideration in guiding growth and preserving the City's unique features over the next 20 years.

- **Citywide Equity:** Menlo Park neighborhoods are protected from unreasonable development and unreasonable cut-through traffic, share the benefits and impacts of local growth, and enjoy equal access to quality services, education, public open space, housing that complements local job opportunities with affordability that limits displacement of current residents, and convenient daily shopping such as grocery stores and pharmacies.
- **Healthy Community:** Everyone in Menlo Park enjoys healthy living spaces, high quality of life, and can safely walk or bike to fresh food, medical services, employment, recreational facilities, and other daily destinations; land owners and occupants take pride in the appearance of property; Menlo Park achieves code compliance and prioritizes improvements that promote safety and healthy living; and the entire city is well-served by emergency services and community policing.
- **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.
- **Corporate Contribution:** In exchange for added development potential, construction projects provide physical benefits in the adjacent neighborhood (such as Belle Haven for growth north of US 101), including jobs, housing, schools, libraries, neighborhood retail, childcare, public open space, high speed internet access, and transportation choices.
- **Youth Support and Education Excellence:** Menlo Park children and young adults have equal access to excellent childcare, education, meaningful employment opportunities, and useful training, including internship opportunities at local companies.
- **Great Transportation Options:** Menlo Park provides thoroughly-connected, safe and convenient transportation, adequate emergency vehicle access, and multiple options for people traveling by foot, bicycle, shuttle, bus, car, and train, including daily service along the Dumbarton Rail Corridor.
- **Complete Neighborhoods and Commercial Corridors:** Menlo Park neighborhoods are complete communities, featuring well integrated and designed development along vibrant



commercial corridors with a live-work-play mix of community-focused businesses that conveniently serve adjacent neighborhoods while respecting their residential character.

- **Accessible Open Space and Recreation:** Menlo Park provides safe and convenient access to an ample amount of local and regional parks and a range of public open space types, recreational facilities, trails, and enhancements to wetlands and the Bay.
- **Sustainable Environmental Planning:** Menlo Park is a leader in efforts to address climate change, adapt to sea-level rise, protect natural and built resources, conserve energy, manage water, utilize renewable energy, and promote green building.

The Guiding Principles will help chart future change throughout Menlo Park through a careful balance of benefits and impacts, as charted in the General Plan goals, policies, and programs, whether applied to expanding transportation options citywide, to protecting the character of the city's residential neighborhoods, or to managing the growth expected to occur in the M-2 Area. How much the M-2 Area might grow has also been established through an intensive process of community workshops, public meetings, and surveys. Based on this significant body of community input, GPAC recommendations, and Planning Commission and City Council review, a theoretical level of maximum potential development that could be accommodated by the Project has been established (as depicted in Figure 3).

This maximum potential development would consist of approximately 2.1 million additional square feet of nonresidential building space and 4,500 additional multifamily dwelling units beyond what is already realistically achievable under the current Menlo Park General Plan Land Use Element. About 1.4 million square feet of the added nonresidential development would be concentrated in the area between Willow Road and University Avenue (primarily for new and expanded life sciences uses). About 2,000 of the additional dwelling units would be located in that same area, with another 1,000 units in the Jefferson Drive area, and 1,500 units on the Facebook East campus.

The nonresidential development would also include ground floor retail in a number of locations and roughly 500,000 square feet for three hotels with 200 rooms each, one in the Haven area, one in the Jefferson Drive area, and one on the Facebook West campus. The anticipated development would be estimated to increase the number of jobs in the M-2 Area by about 5,500 beyond the amount accommodated by the current General Plan.

LAND USE ELEMENT UPDATE

The updated Land Use Element will reflect the Guiding Principles to ensure that goals, policies and programs integrate the extensive community input on the Project. Where appropriate, policies and programs will also respond to State legislation established since adoption of the



1994 General Plan. These actions range from items such as updating maps of flood prone areas to exercising the ability to adopt “Uniformly Applicable Development Standards” for reducing potential environmental impacts that then may allow individual “infill” development projects to undergo streamlined environmental review per recent changes in State Law.

In addition to reinforcing the community’s vision for the city, the updated Land Use Element primarily will describe the changes shown in Figure 3 for future development in the M-2 Area, including any needed new Land Use Designations and changes in designations for individual parcels. The Land Use Element will also summarize the new pedestrian and bicycle improvements shown in Figure 3 to be installed as development occurs in the M-2 Area.

As with the updated Circulation Element, the updated Land Use Element will include programs that require new or expanded development to provide community amenities such as transportation and quality-of-life improvements, and others that describe how the City will utilize its Capital Improvement Program to prioritize needed infrastructure and physical projects throughout Menlo Park.

CIRCULATION ELEMENT UPDATE

Goals, policies, and programs in the updated Circulation Element will describe a variety of strategies and requirements to improve mobility and address congestion citywide, including Transportation Impact Analysis, Complete Streets, Transportation Demand Management (TDM), Traffic Management Associations, and the Neighborhood Traffic Management Program. It is important to note that a Complete Streets approach – where bicycle, pedestrian and transit usage are considered in evaluating the effectiveness and performance of a street or intersection – does not assume that all modes of travel can be well accommodated on every street, nor that sidewalks are appropriate in residential neighborhoods where they do not currently exist.

The updated Circulation Element will identify needed transportation system changes to address both existing issues and anticipated development, ranging from physical improvements such as right-of-way modifications, to transit service enhancements, to adjustments to regulations such as parking standards. A summary description of needed improvements and implementation mechanisms for updating the 2009 Transportation Impact Fee Study as an implementation program will specifically be included.

The Circulation Element Update will also specifically evaluate current off-street and on-street parking policies and requirements in the M-2 Area as they relate to providing an appropriate supply of parking and regulating the intensity of land uses. Parking impacts associated with the



M-2 Area Zoning Update will be discussed qualitatively based on the proposed parking requirements.

M-2 AREA ZONING ORDINANCE UPDATE

The Project also includes an update to the City Zoning Ordinance for the M-2 Area to ensure consistency with the General Plan Update and previously adopted ordinances and policies. Zoning changes may be needed for any of the districts in the M-2 Area (M2, M3, C4, C2S, C2B, FP, PF, and U), and new districts within the M-2 Area may be created to reflect the community's preferences as established in the Guiding Principles and through additional input during the ConnectMenlo process. Modifications to zoning standards will also be recommended as needed to respond to updated State requirements.

Updates to zoning will also address the following topics, among others:

- Site standards, such as height, bulk, and building design; sidewalk and bike route dimensions; streetscape design; outdoor lighting; and operational issues (e.g., air quality, glare, vibration, and use and storage of hazardous materials);
- Types and mix of land uses;
- Potential affordable housing requirements, housing density bonus provisions, and related incentives, consistent with the City's Municipal Code and State law;
- Landscaping standards, including specific requirements for preliminary and final landscape plan submittal and review;
- TDM, off-street car parking, bicycle parking, and loading standards;
- Development contributions to community amenities and city programs and services;
- Best practices to ensure protection of wildlife and habitat; and
- Energy and water conservation construction and operation practices.

A Water Supply Assessment will be developed as part of the EIR to determine which, if any, strategies may be needed to ensure adequate water supply for anticipated development.

PUBLIC AGENCY APPROVALS

The EIR will evaluate the Project for potential impacts on the environment and analyze proposed goals, policies, and programs, as well as Zoning provisions and Design Standards, to determine the potential environmental consequences of future change under the updated General Plan Land Use and Circulation Elements and M-2 Area Zoning. The cumulative impacts discussion required per CEQA will consider relevant projects in and around the Planning Area that are not included as part of the Project.

CEQA requires that an EIR evaluate alternatives to a project that could reasonably attain the project objectives while reducing any significant impact of the project, as well as considering the “No Project” Alternative (i.e., what could happen if the Project were not to occur). With the establishment of a Maximum Potential Development alternative for the M-2 Area to ensure that adequate mitigation for any potential environmental is identified, it is expected that other EIR alternatives might describe some lesser subset of development to be considered by the City Council.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The EIR will analyze whether development anticipated pursuant to the proposed Project would have significant environmental effects in the following areas:

- **Aesthetic Resources:** the analysis will discuss potential impacts in terms of height and intensity, and the potential for increased light and glare impacts on the existing setting.
- **Air Quality:** the analysis will discuss the potential for local and regional air quality impacts from construction and demolition, and impacts from new development and traffic.
- **Biological Resources:** the analysis will discuss potential impacts on nesting birds, heritage and/or mature trees, and waterways, marshlands and other wildlife habitat.
- **Cultural Resources:** the analysis will discuss potential impacts on known historic buildings and cultural resources.
- **Geology, Soils, and Seismicity:** the analysis will discuss the potential for soil erosion and exposure to seismic risk, including liquefaction.
- **Greenhouse Gas Emissions:** the analysis will discuss the potential to generate greenhouse gases and for conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.
- **Hazardous Materials and Hazards:** the analysis will discuss areas of potential soil or groundwater contamination, and the potential for exposure to hazardous materials.
- **Hydrology and Water Quality:** the analysis will discuss the potential for impacts on waterways, or exceedance of the capacity of stormwater drainage systems or violation of water quality standards or waste discharge requirements.
- **Land Use and Planning Policy:** the analysis will discuss the potential for anticipated development to divide an existing community or conflict with applicable land use policy and plans.
- **Noise:** the analysis will discuss potential impacts from demolition, construction, and operational activities.

- **Population and Housing:** the analysis will discuss the potential for inducing substantial population growth or displacing existing housing, businesses, or people.
- **Public Services and Utilities:** the analysis will discuss the potential for an increase in public services such as fire and police protection, solid waste, water supply, and wastewater disposal services. A Water Supply Assessment will determine whether any strategies may be needed to ensure adequate water supply for anticipated development.
- **Recreation:** the analysis will discuss the potential for an increase in the use of existing recreational facilities to the detriment of those facilities, or the need to create new recreational facilities.
- **Transportation and Circulation:** the analysis will discuss potential increases in traffic load on the circulation system that could result in inadequate emergency access, parking capacity, or travel efficiency for vehicles, transit and pedestrians and bicyclists.

The following topics are likely to be associated with less-than-significant impacts and are not expected to be evaluated in detail in the EIR:

- Agriculture and Forestry Resources
- Mineral Resources

ATTACHMENTS:

Figure 1: Menlo Park Regional Location

Figure 2: M-2 Area

Figure 3: M-2 Area Maximum Potential Development



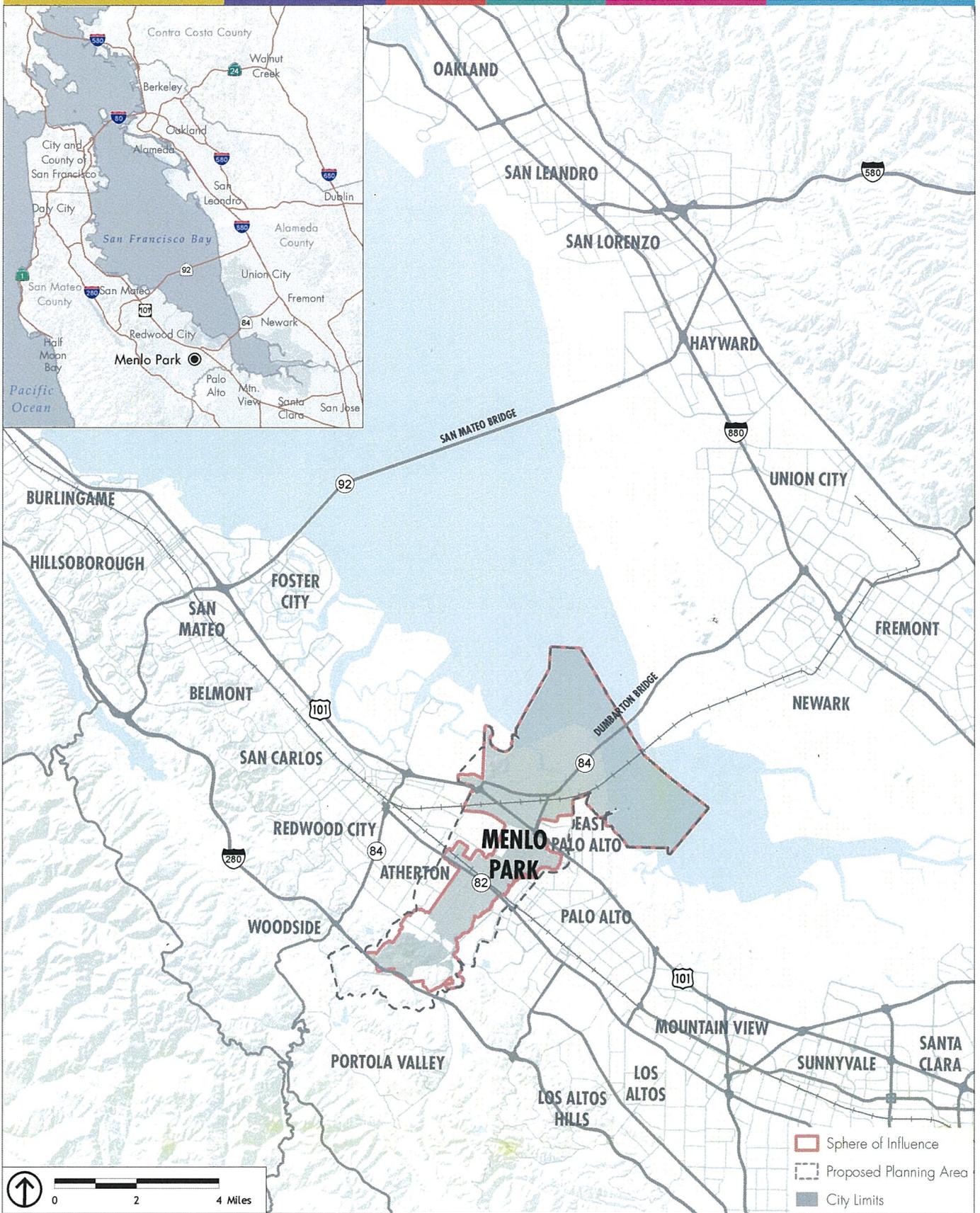


FIGURE 1: MENLO PARK REGIONAL LOCATION

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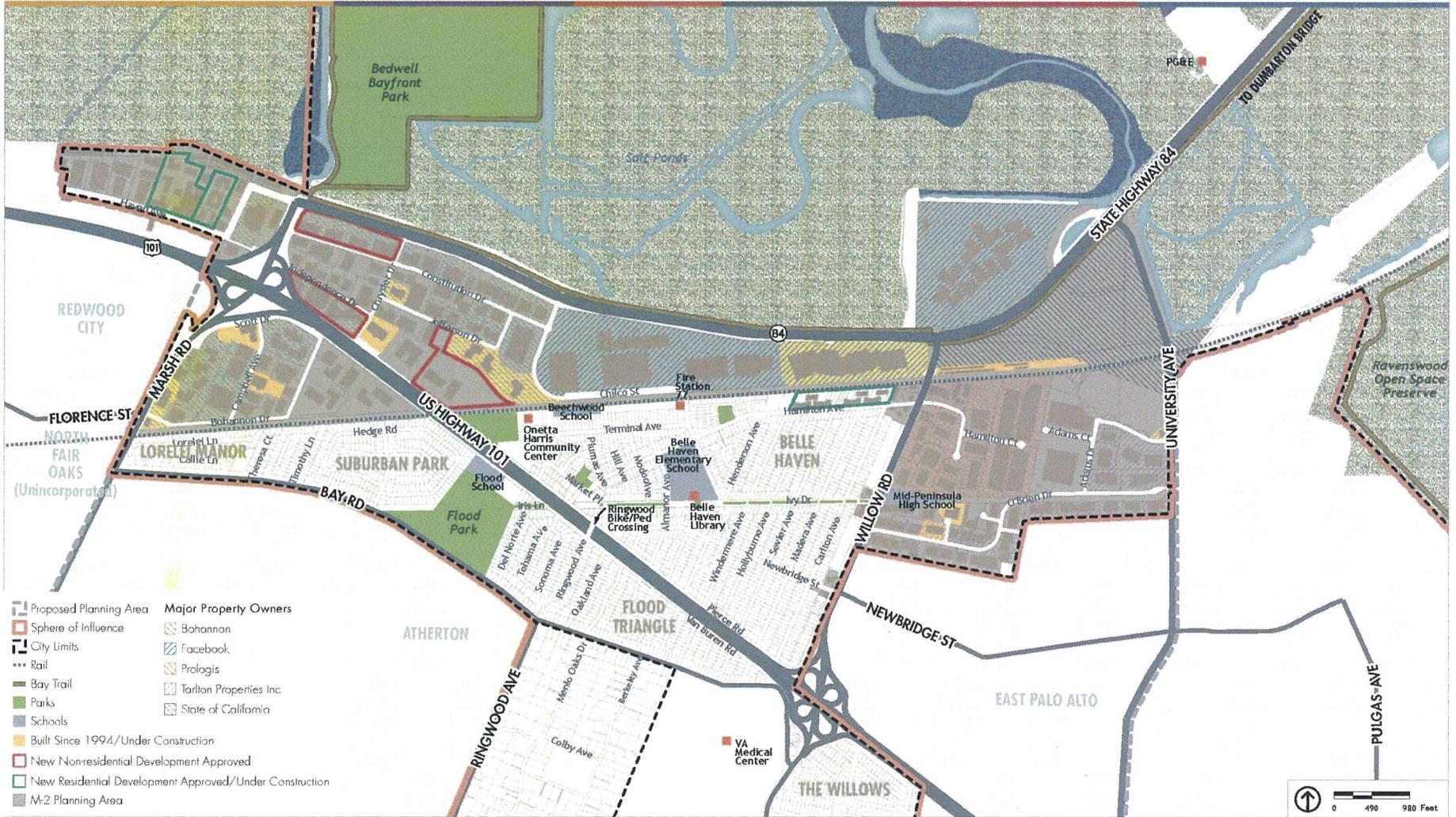
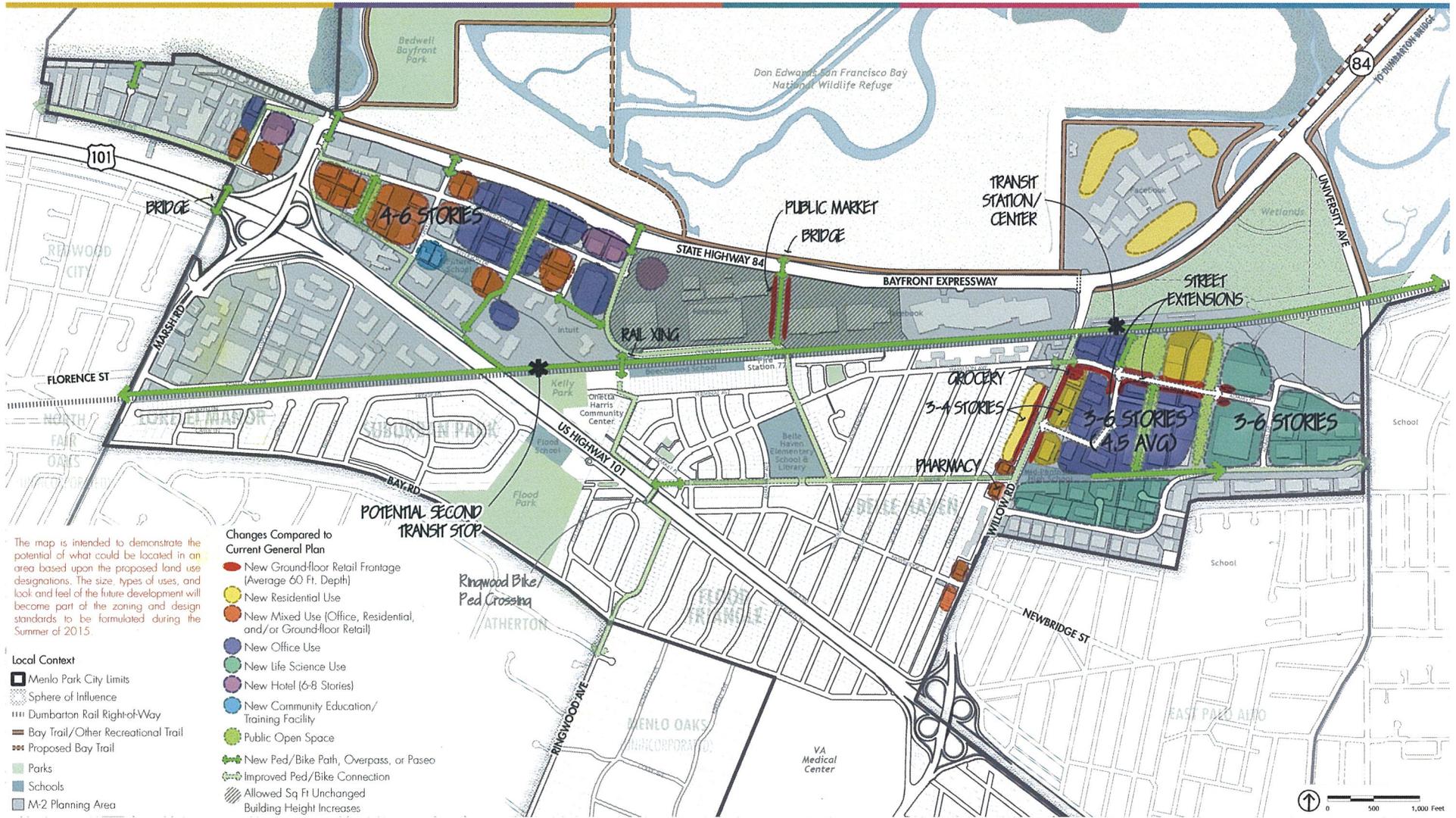


FIGURE 2: M-2 AREA



DRAFT M-2 AREA MAXIMUM POTENTIAL DEVELOPMENT



ConnectMenlo Upcoming Activities and Events

Item #	Event	Date	Time	Location
5	GPAC Meeting #6.5 on Preliminary Draft Notice of Preparation (NOP) with Description of Maximum Development Potential and Review Results of Community Program Survey	Wednesday, June 3, 2015	6:00 p.m.	Rec Center
9	Belle Haven Community Resource Fair	Saturday, June 6, 2015	10:00 a.m. to 1:00 p.m.	Belle Haven Center (871 Hamilton Ave.)
10	Planning Commission Meeting on Draft NOP with Description of Maximum Development Potential	Monday, June 8, 2015	7:00 p.m.	City Council Chambers
11	City Council Meeting to Authorize Release of NOP with a Maximum Development Potential	Tuesday, June 16, 2015	7:00 p.m.	City Council Chambers
12	Downtown Block Party	Wednesday, June 17, 2015	5:00 p.m.	Downtown
13	<i>Release Notice of Preparation (NOP) for Environmental Impact Report (EIR) for 30-day comment period</i>	<i>Thursday, June 18, 2015</i>		
14	GPAC Meeting #7 – Review Draft General Plan Policies and Consistency Analysis	Thursday, June 25, 2015	6-8:00 p.m.	TBD
15	<i>End of NOP Comment Period</i>	<i>Monday, July 20, 2015</i>		
16	GPAC Meeting #8 – Review Draft Land Use and Circulation Elements and Zoning Ordinance Update	Thursday, July 23, 2015	6-8:00 p.m.	TBD
17	Community Workshop on Draft Land Use and Circulation Elements and Zoning Ordinance Update	Thursday, August 13, 2015	7:00 p.m.	Senior Center
18	Planning Commission Meeting to Review Preliminary Draft Land Use and Circulation Elements and Zoning Ordinance Update	Monday, August 24, 2015	7:00 p.m.	City Council Chambers

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Item #	Event	Date	Time	Location
19	City Council Meeting on Acceptance of Draft Land Use and Circulation Elements and Zoning Ordinance Update	Tuesday, September 8, 2015	7:00 p.m.	City Council Chambers
20	EIR Scoping Session at a Planning Commission Meeting	Monday, September 21, 2015	7:00 p.m.	City Council Chambers
<i>Prepare Draft EIR/FIA, Final EIR/FIA and Final Versions of All Documents with Input from Public Comments</i>				
21	<i>Estimated Completion of Overall Project</i>	<i>July 2016</i>		

Note: For more information about the ConnectMenlo process, please visit the project webpage at www.menlopark.org/connectmenlo. Actual meeting dates, times, and locations are subject to change.