

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



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Symposium #3: Zoning Regulations and Design Standards

November 18, 2015



Symposium Overview



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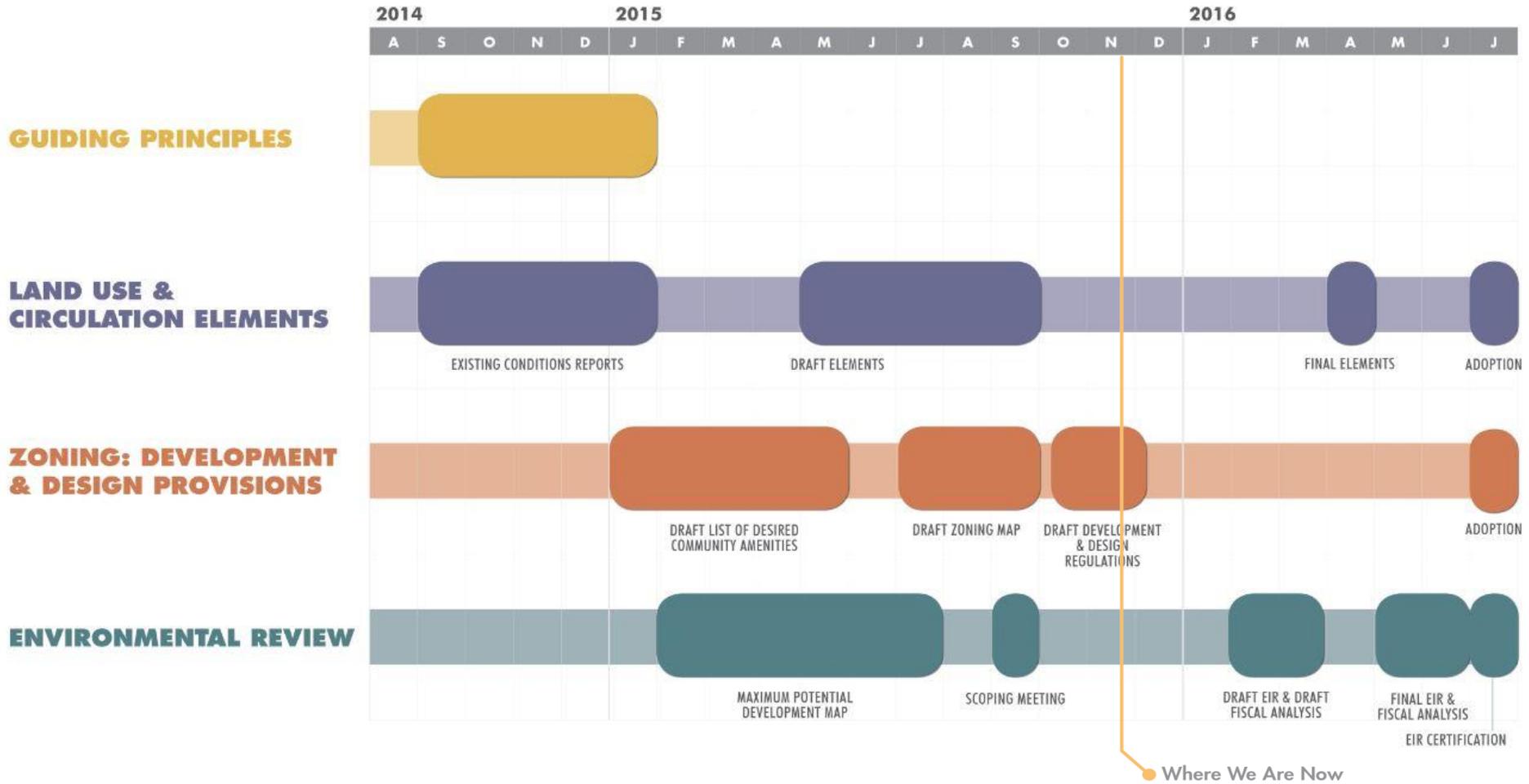
- ❑ Introduction to purposes and use of zoning regulations and design standards
- ❑ How zoning and design provisions are applied in everyday use by City staff and can:
 - ❑ be made more understandable and useful
 - ❑ help realize the vision expressed in General Plan goals, policies, and actions
 - ❑ facilitate high-quality, sustainable development with beneficial space for public use

Project Schedule



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Where We Are Now

City Council Project Objectives



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- Establish and achieve the community's vision
- Realize economic and revenue potential
- Anticipate land use changes only in M-2 Area
 - Directly Involve Property Owners
- Streamline development review process
- Improve mobility for all travel modes
- Preserve neighborhood character
- Reduce emissions and adapt sustainably

Purposes of Zoning



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- ❑ **Protect community health and welfare**
 - ❑ **Guard against impacts of incompatible uses**
- ❑ **Implement the General Plan**
- ❑ **Ensure that development will match ability to provide access, utilities, and services**
- ❑ **Preserve access to light and air, and “quiet enjoyment of property”**
- ❑ **Locate uses together where they can create synergy and sense of place, and reduce the need for travel**

Zoning Basics



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- ❑ Introduced ~1900 due to dangerous, unhealthy conditions
- ❑ 1926 – U.S. Supreme Court upholds local government zoning authority
[Euclid, OH vs Ambler Realty]
- ❑ Almost all U.S. cities have zoning regulations



Traditional Zoning

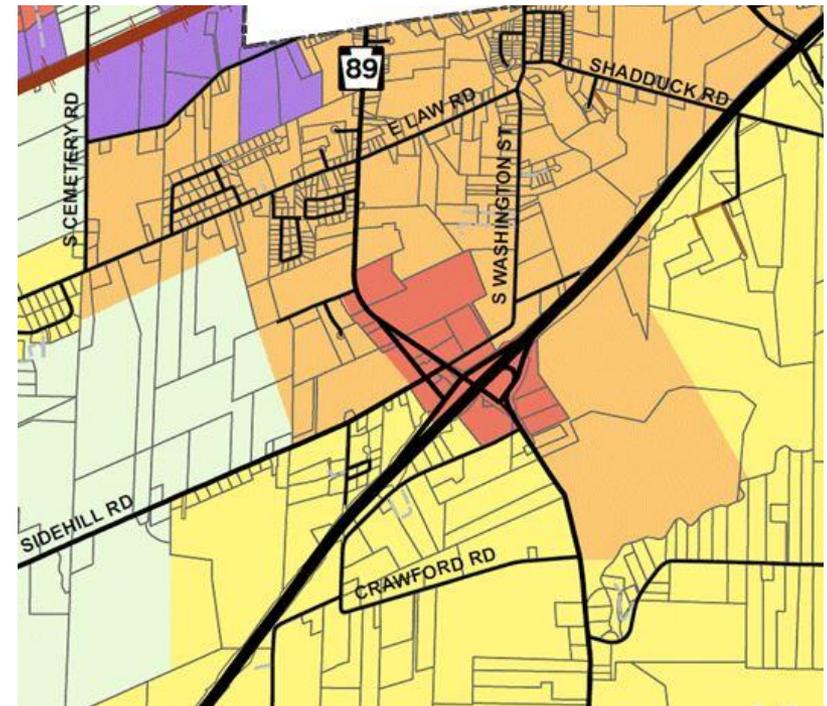


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- Sometimes called “Euclidean” per Supreme Court case
 - Not for the Greek thinker, though geometric
- Focuses on separating instead of mixing uses



Other Zoning Options



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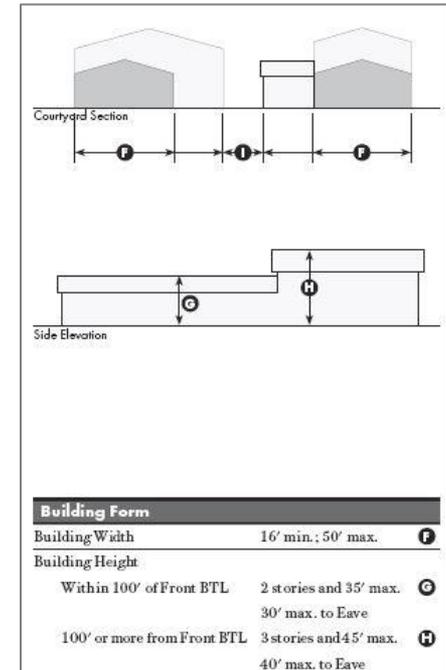
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- ❑ “Form-based” codes
 - ❑ Focus on appearance and sense of place more than on land uses

- ❑ “Hybrid” zoning
 - ❑ Enable complementary uses by emphasizing use and appearance

 - ❑ Proposed zoning for the M-2 Area fits into this category



Making Zoning Work



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- **Straightforward, efficient review**
 - **What really needs to go to Planning Commission?**
- **Predictability, transparency, fairness, and flexibility**
 - **New uses in the market are always a step ahead**



The City of
OKLAHOMA CITY

APPLICATION
RESIDENTIAL SALE APPLICATION

Intervals between sales: "No person shall hold, conduct, engage in or participate in any manner or allow a residential sale to be held or conducted on the same premises under his/her control or ownership more than two times in any calendar year...."



Making Zoning Understandable



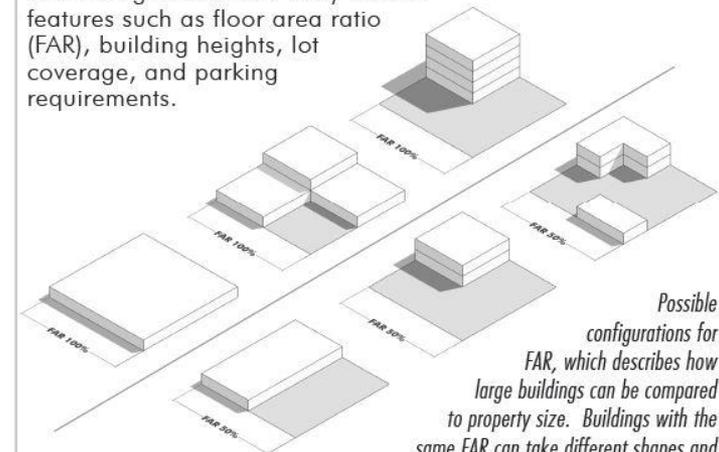
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- ❑ Clear unambiguous map and rules
 - ❑ What do we want to regulate and how?
- ❑ Non-jargon terms and definitions
 - ❑ Community, decision-makers, and City staff need to agree on what the words mean
 - ❑ Graphics can help

Development regulations and design standards are primarily contained in the Zoning Ordinance. They control features such as floor area ratio (FAR), building heights, lot coverage, and parking requirements.



Possible configurations for FAR, which describes how large buildings can be compared to property size. Buildings with the same FAR can take different shapes and form, depending on other development regulations such as height and lot coverage.



Locally Appropriate Rules

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- ❑ **Allowed Uses**
- ❑ **Development pattern**
 - ❑ **block length, lot size, access, sidewalks**
- ❑ **Site characteristics**
 - ❑ **coverage, setbacks, height, floor area ratio, amount of public & private open space, parking**
- ❑ **Required Form and Design**
 - ❑ **building mass and scale**
 - ❑ **facades, projections, roof planes, upper-story stepbacks, paseos**



Everyday Use of Zoning Code



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CITY OF
MENLO PARK
CALIFORNIA

GOVERNMENT

SERVICES

OUR COMMUNITY

DOING BUSINESS

I WANT TO...

DISTRICT

- + Chapter 16.28 R-L-U RETIREMENT LIVING UNITS DISTRICT
- + Chapter 16.30 C-1 ADMINISTRATIVE AND PROFESSIONAL DISTRICT, RESTRICTIVE
- + Chapter 16.32 C-1-A ADMINISTRATIVE AND PROFESSIONAL DISTRICT
- + Chapter 16.36 C-1-C ADMINISTRATIVE, PROFESSIONAL AND RESEARCH DISTRICT, RESTRICTIVE
- + Chapter 16.37 C-2-5 NEIGHBORHOOD COMMERCIAL DISTRICT, SPECIAL
- + Chapter 16.38 C-2 NEIGHBORHOOD SHOPPING DISTRICT
- + Chapter 16.39 C-2-A NEIGHBORHOOD SHOPPING DISTRICT, RESTRICTIVE
- + Chapter 16.40 C-2-B NEIGHBORHOOD COMMERCIAL DISTRICT, RESTRICTIVE
- + **Chapter 16.42 C-4 GENERAL COMMERCIAL DISTRICT**
- + Chapter 16.46 M-2 GENERAL INDUSTRIAL DISTRICT
- + Chapter 16.47 M-3 COMMERCIAL BUSINESS PARK
- + Chapter 16.48 OSC OPEN SPACE AND CONSERVATION DISTRICT
- + Chapter 16.49 P-E PUBLIC FACILITIES

Chapter 16.42 C-4 GENERAL COMMERCIAL DISTRICT

Sections:

- [16.42.010](#) Permitted uses.
- [16.42.015](#) Administratively permitted uses.
- [16.42.020](#) Conditional uses.
- [16.42.030](#) Development regulations.

16.42.010 Permitted uses.

Permitted uses in the C-4 district, all within a building and not requiring new construction therefor, are as follows:

- (1) Retail stores;
- (2) Financial establishments, unless an administrative permit is required pursuant to Section [16.42.015](#) of this chapter;
- (3) Professional and administrative offices, unless an administrative permit is required pursuant to Section [16.42.015](#) of this chapter;
- (4) Personal services;
- (5) Cafes and restaurants not serving liquor. (Ord. 936 § 4 (part), 2005; Ord. 863 § 10, 1994; Ord. 619 § 2 (part), 1977; Prior code § 30.318(A)).

Realizing the General Plan Vision



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GUIDING PRINCIPLES

CITYWIDE EQUITY

HEALTHY COMMUNITY

COMPETITIVE AND INNOVATIVE BUSINESS DESTINATION

CORPORATE CONTRIBUTION

YOUTH SUPPORT AND EDUCATION EXCELLENCE

GREAT TRANSPORTATION OPTIONS

COMPLETE NEIGHBORHOODS AND COMMERCIAL CORRIDORS

ACCESSIBLE OPEN SPACE AND RECREATION

SUSTAINABLE ENVIRONMENTAL PLANNING

GENERAL PLAN

The City's Long-term Blueprint

Goal

A general, overall, desired outcome

Policy

A specific statement of commitment that sets a direction for the City to follow

Program

An action carried out pursuant to a policy to achieve a specific goal

MUNICIPAL CODE

Translates Objectives into Rules

Streets [Title 13]

Subdivision [Title 15]

Zoning [Title 16]

Governs Land Uses

- Development Standards
- Community Amenity Requirements
- Parking Regulations
- Code Enforcement

Storm Water [Chapter 7.42]

Flood Damage Prevention
[Chapter 12.42]

Water-Efficient Landscaping
[Chapter 12.44]

Updated General Plan Goals



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□ Land Use

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

□ Circulation

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

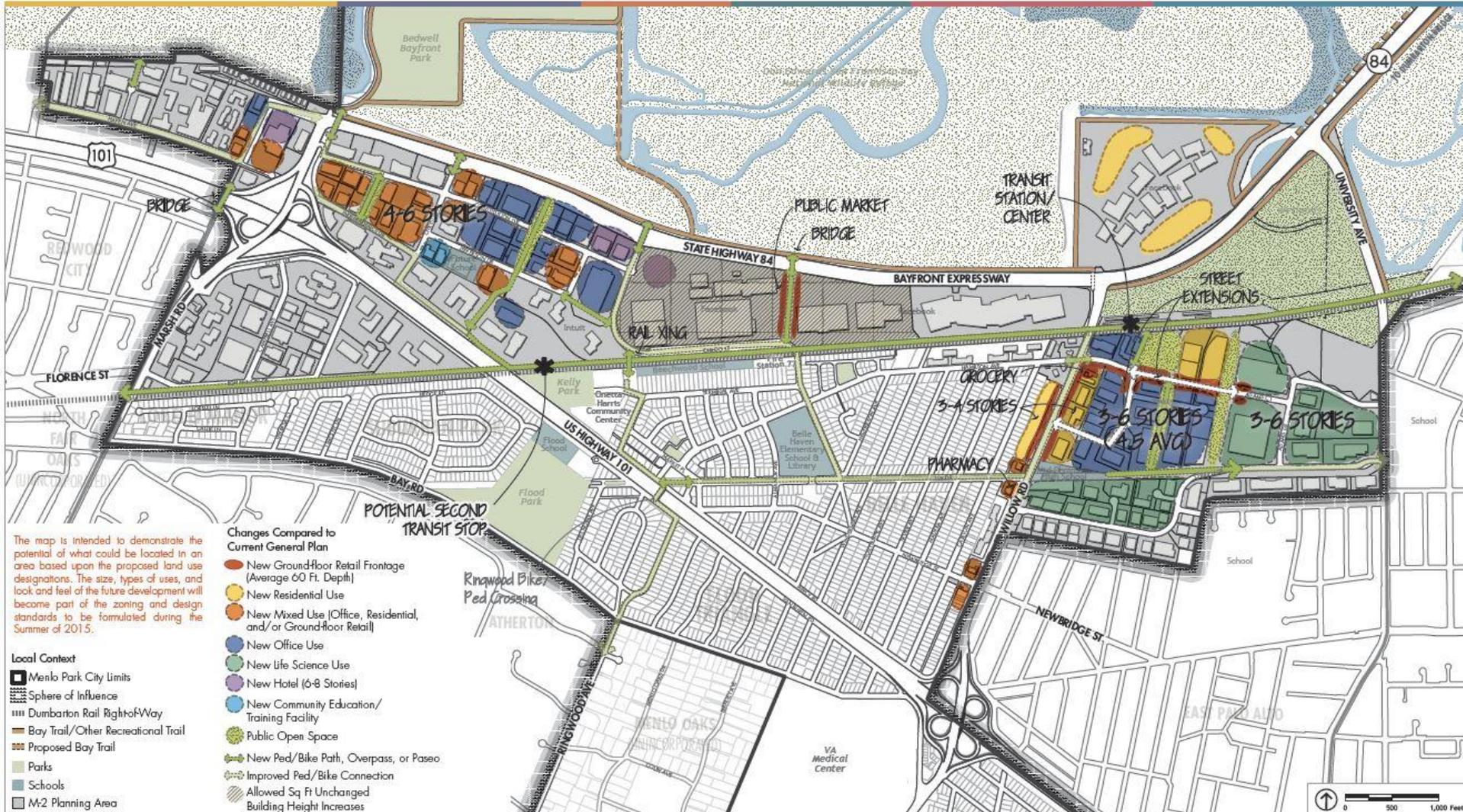
Maximum Potential Development



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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.

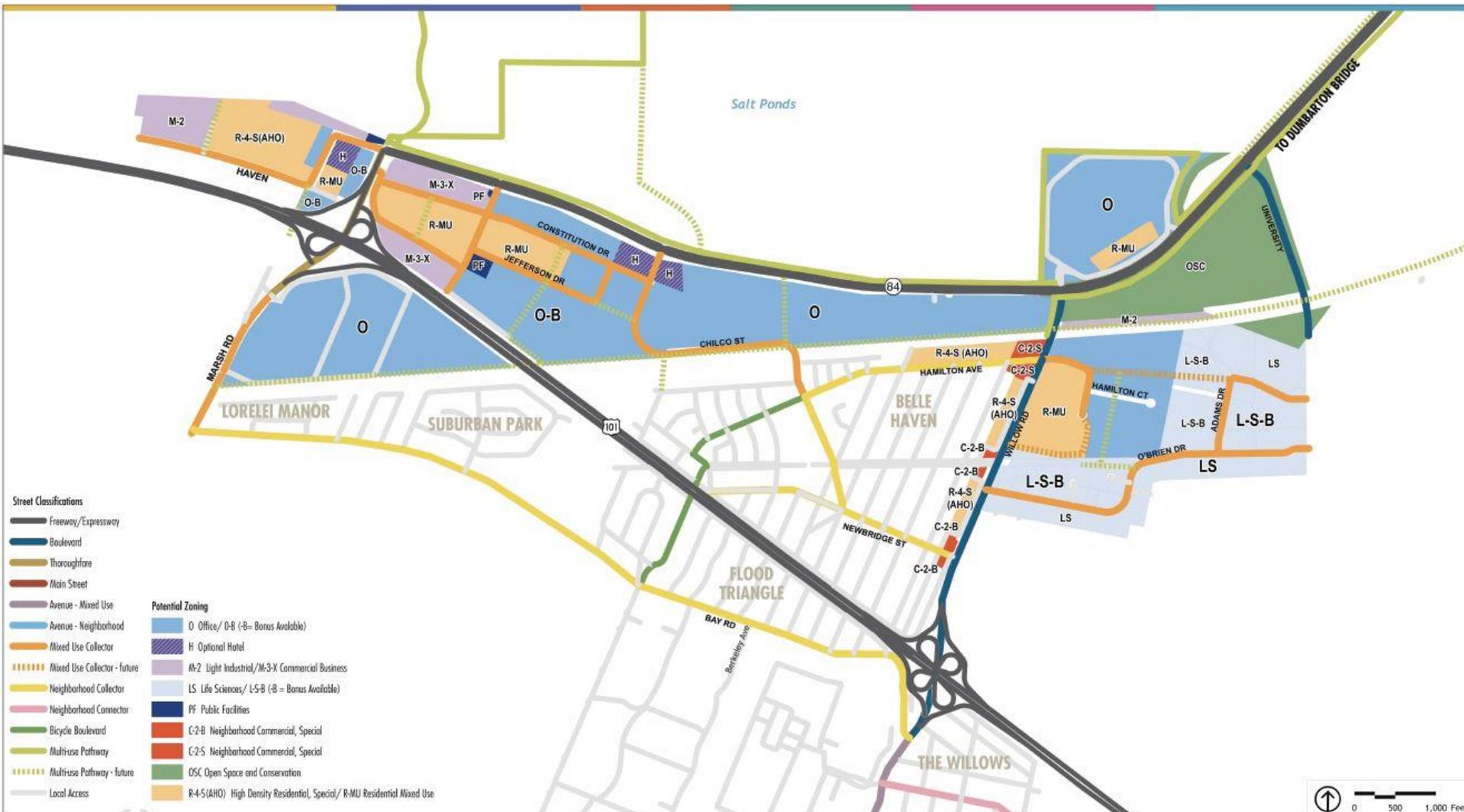
Draft Zoning & Street Types Map



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Draft Zoning Framework



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NEW ZONING DISTRICTS	NONRESIDENTIAL DEVELOPMENT ALLOWED BY CURRENT ZONING (BASE LEVEL)				ALLOWABLE WITH COMMUNITY AMENITIES/BENEFITS			Max Added Potential (per NOP)	ENCOURAGED USES
	Max Height	Equivalent Stories	DU/Acre	Max FAR	Bonus Max Height	Bonus Equivalent Stories	Bonus Max FAR		
O – Office (-B = bonus available)	35 feet	2	N/A	45%	110 feet (not incl. mech. equip.)	6 (more for hotel)	100%	0.7M sq. ft.	Offices, high tech businesses, and R&D that does not involve potentially volatile chemicals or disruptive noise; supporting retail, restaurants and entertainment; hotel option in several locations
LS – Life Sciences (-B = bonus available)				55%			100-125%**	1.4M sq. ft.	Bioscience and biomedical product development and manufacturing
R-MU – Mixed Use Residential	Residential uses up to 80 feet in height (6-story equivalent) and 50 du/acre plus office and retail uses						4500 units	Attached multifamily residences for all income levels; offices per O District; ground floor, street front retail, restaurants, and services per C-2-B District	

**FAR not used in LS area may be transferred via permanent purchase into LS-B area to achieve FAR greater than 100%.

Note: Parcels in the same designation that are in close proximity may calculate residential density and FAR based on aggregate lot area provided the maximum overall residential density and/or FAR of the combined parcels is not exceeded. Additions to Existing Districts: C-2-B Neighborhood Commercial: Residential allowed above retail

Community Amenities



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Transit and Transportation Improvements
Sidewalks, lighting, and landscaping
Traffic-calming on neighborhood streets
Bike trails, paths or lanes
Dumbarton Rail
Innovative transportation solutions (i.e. personal rapid transit)
Bus service and amenities
Community-serving Retail
Grocery store
Restaurants
Pharmacy
Bank/ATM
Jobs and Training at M-2 Area Companies
Job opportunities for residents
Education and enrichment programs for young adults
Job training programs and education center
Paid internships and scholarships for young adults

Social Service Improvements
Education improvements in Belle Haven
Medical center
Library improvements at Belle Haven
High-Quality Affordable Housing
Senior service improvements
Add restroom at Onetta Harris Community Center
Pool House remodel in Belle Haven
Energy, Technology, and Utilities Infrastructure
Underground power lines
Incentives for private home energy upgrades, renewable energy, and water conservation
Telecommunications investment
Soundwalls adjacent to Highway 101
Park and Open Space Improvements
Tree planting
Bedwell Bayfront Park improvements
Community garden(s)
Dog park

Requiring High-Quality Design



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- ❑ Relationship of buildings to streets
- ❑ Building mass and scale
- ❑ Ground level sense of place
- ❑ Publicly accessible open space
- ❑ Sustainable design and construction



Stepbacks help keep buildings from appearing too large.

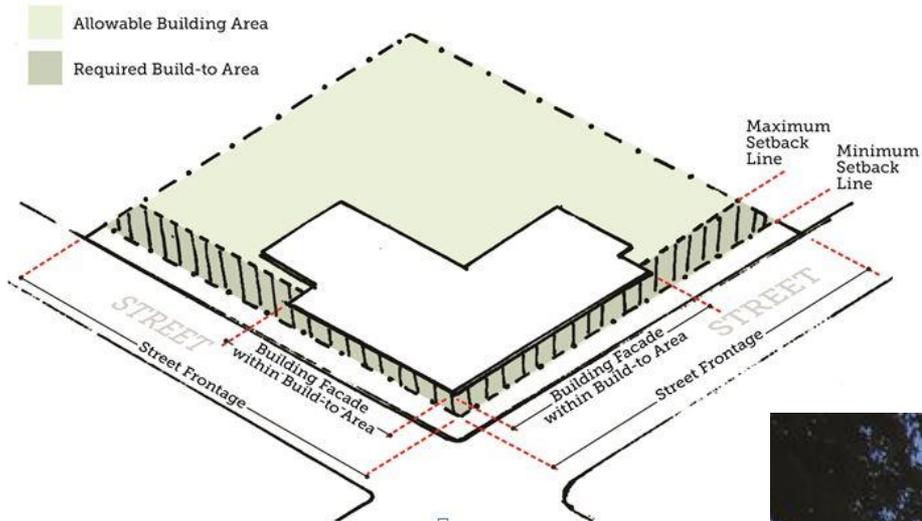
Relationship of Buildings/Streets



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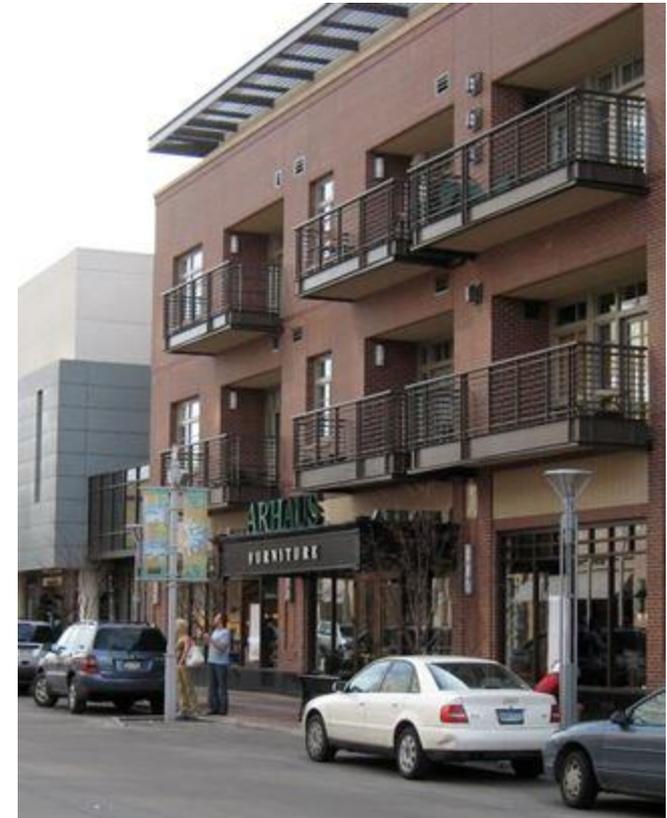
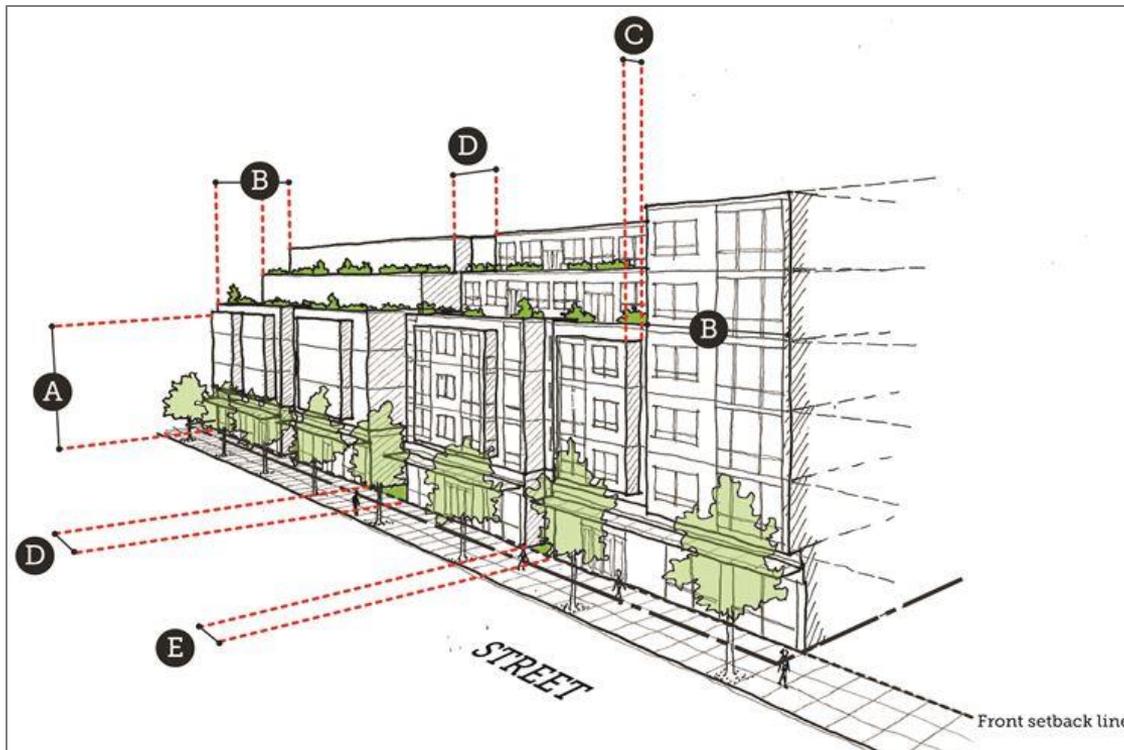
Building Mass and Scale



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Ground Level Sense of Place



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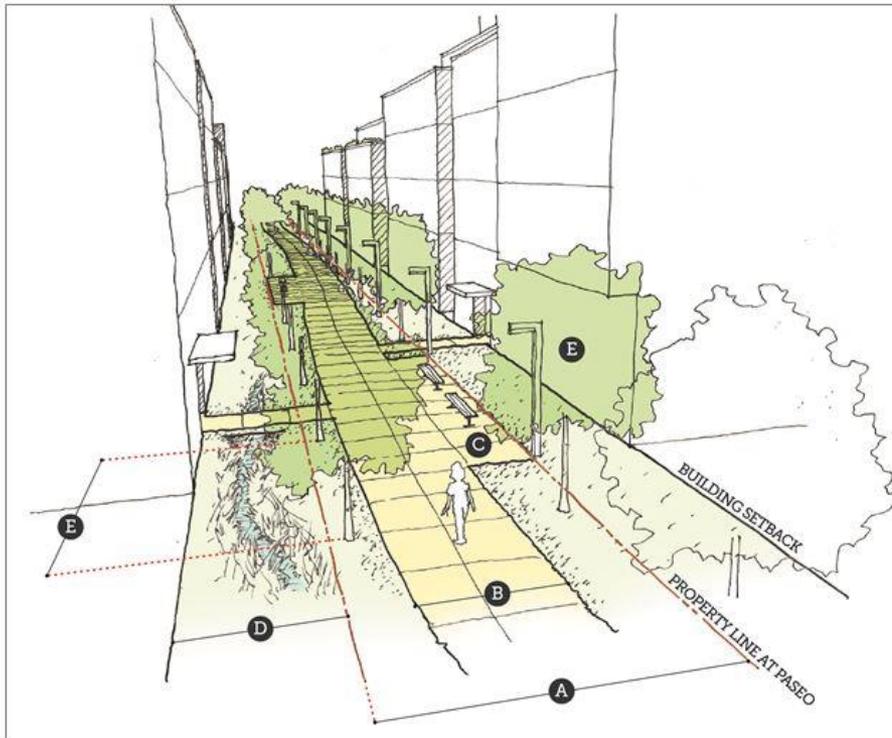
Publicly Accessible Open Space



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Sustainable Design



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- ❑ Green building
- ❑ Energy efficiency
- ❑ Water conservation
- ❑ Waste management
- ❑ Recycling and re-use
- ❑ Exterior lighting



Next Steps



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- **Zoning Focus Group – Dec 17**
- **General Plan Advisory Committee – Jan 2016**
- **Planning Commission – February 2016**
- **Draft EIR & Fiscal Analysis – March 2016**
- **Final General Plan Adoption – July/August 2016**

For More Information



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- Visit: www.menlopark.org/connectmenlo
- Download App at: connectmenlo2go.com
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