

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



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## Focus Group: Zoning Regulations and Design Standards

January 14, 2016



# Agenda



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- ❑ **Welcome and Introductions**
- ❑ **Presentation:**
  - ❑ **Purpose of Rezoning the M-2 Area**
  - ❑ **Review of Proposed New Zoning Districts:**
    - **Locations** (See Map)
    - **Comparison of Districts** (See Comparison Table)
    - **What's Changing/What's Not** (See Memo)
- ❑ **Discussion and Suggestions**
- ❑ **Next Steps**
- ❑ **Adjourn**

# Meeting Objectives



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- ❑ **Community understands purpose of zoning and learns about proposed zoning changes in the M-2 Area**
- ❑ **Community offers comments on proposed zoning changes and design standards**

# Group Agreements



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- **Speak one at a time**
- **Speak respectfully**
- **Listen for understanding**
- **Speak from your own experience**
- **Let the facilitator guide the process**



# 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]

# Overall Purposes of Zoning



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- ❑ Achieve community vision and goals and policies identified in the General Plan process
- ❑ Manage the physical development of land
- ❑ Promote complementary uses and appearance
- ❑ Ensure all development in an area follows the same rules

# Effective Zoning



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- ❑ **Straightforward review**
- ❑ **Predictability**
- ❑ **Transparency**
- ❑ **Fairness**
- ❑ **Flexibility**
- ❑ **Locally appropriate rules**

# Objectives for M-2 Rezoning



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- ❑ **Preserve neighborhood character**
- ❑ **Include space for public use**
- ❑ **Provide community amenities**
- ❑ **Facilitate high-quality, sustainable development**
- ❑ **Locate uses together to create synergy, sense of place and reduce the need for travel**
- ❑ **Improve mobility for all travel modes**
- ❑ **Realize economic and revenue potential for community**

# What's Changing



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- ❑ **Three new zoning districts**
  - ❑ **Office District (O)**
  - ❑ **Life Sciences (LS)**
  - ❑ **Residential Mixed Use (R-MU)**
- ❑ **Allowance for “bonus” development**
  - ❑ **Taller buildings**
  - ❑ **More floor space**
  - ❑ **More housing**
  - ❑ **Requires community amenities**

# What's Staying the Same



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## Six existing zoning districts:

- ❑ Light Industrial (M-2)
- ❑ Commercial Business Park (M-3)
- ❑ Neighborhood Commercial, Restrictive (C-2-B)  
*(though now will allow housing above ground floor)*
- ❑ Neighborhood Commercial, Special (C-2-S)
- ❑ High Density Residential (R-4-S) with Affordable Housing (AHO)
- ❑ Public Facilities (PF)

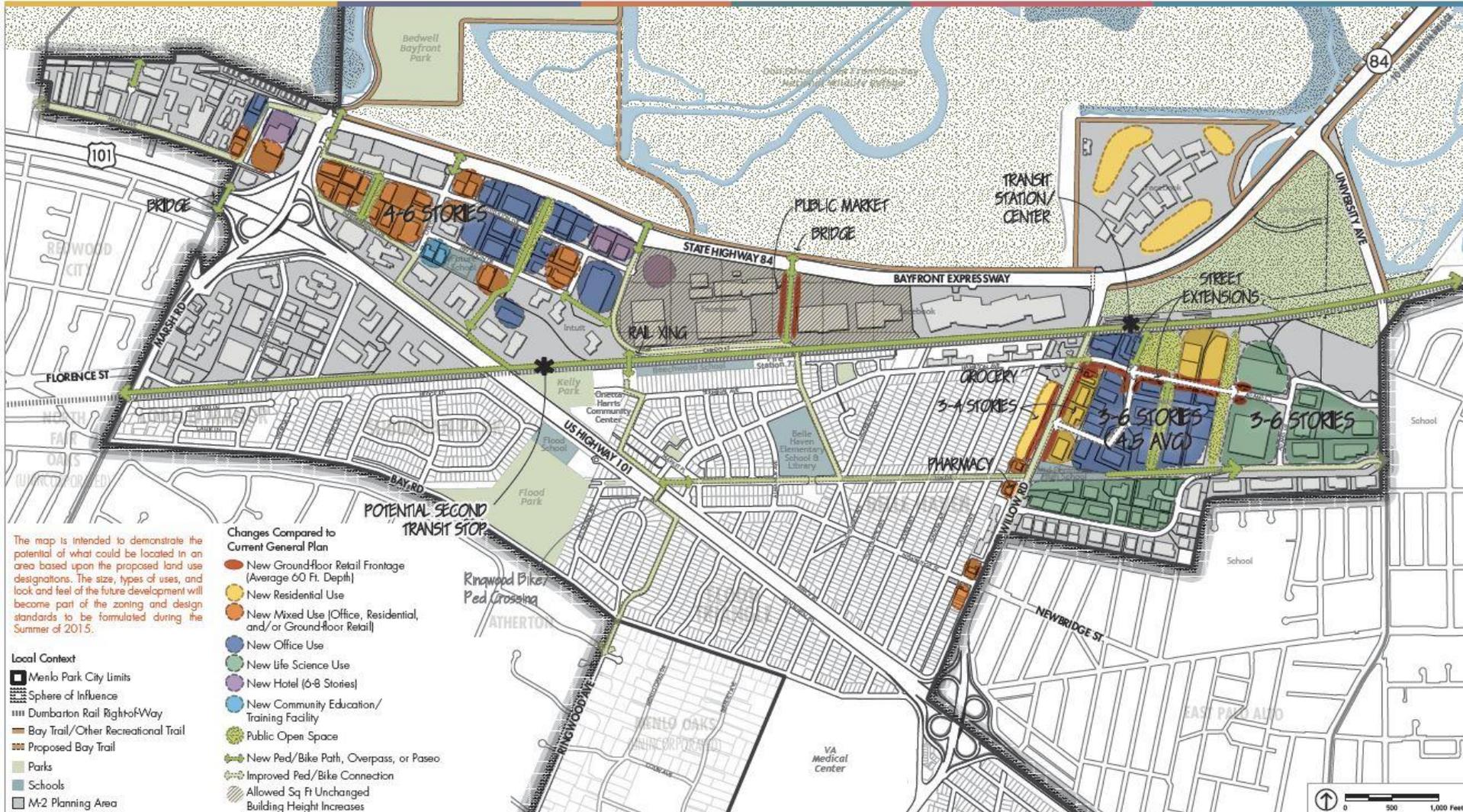
# Maximum Potential Development



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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.

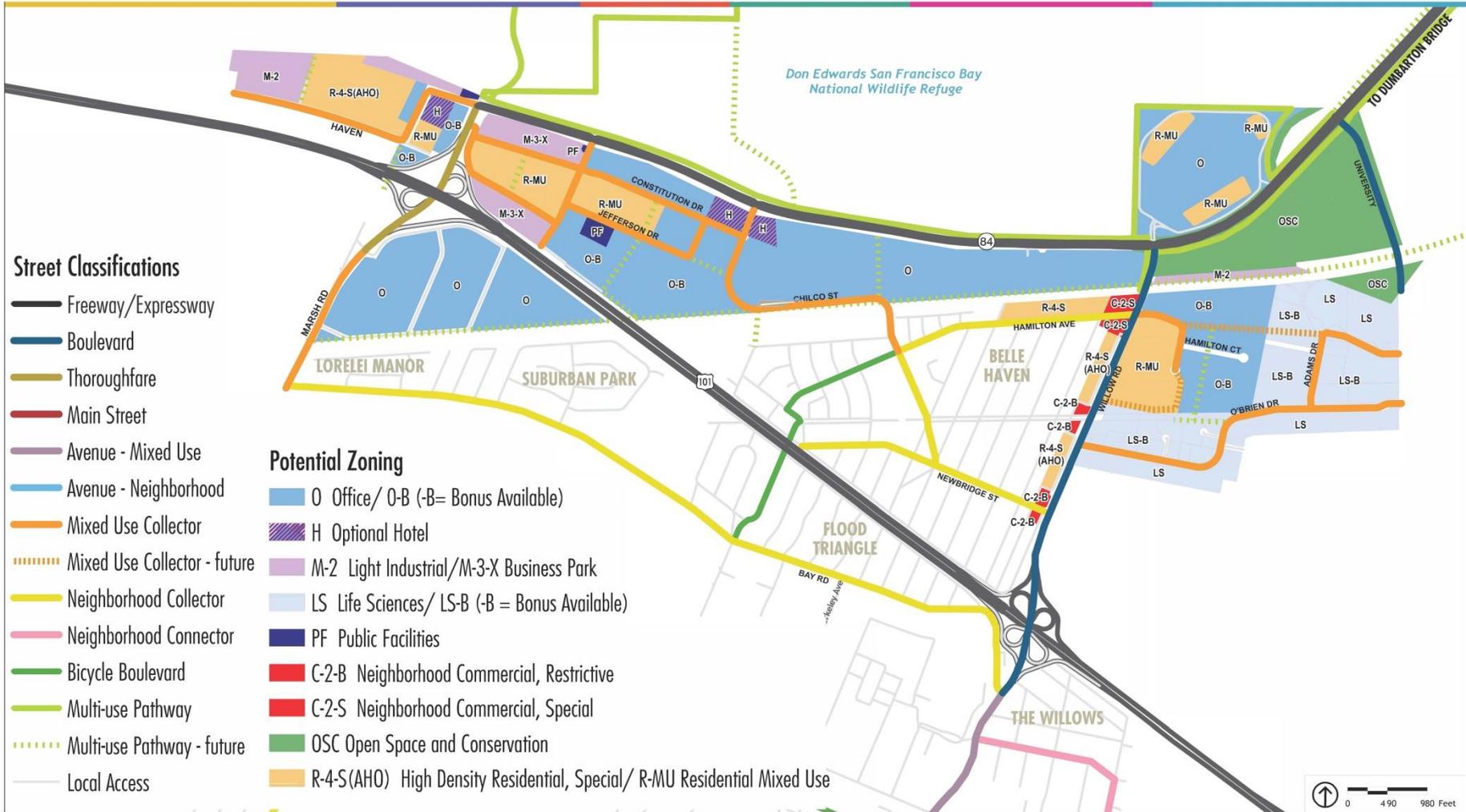
# Draft Zoning Map



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M-2 AREA POTENTIAL ZONING AND STREET CLASSIFICATIONS

Revised: November, 2015

# Draft Zoning Comparison Table



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| Zoning Districts                                | Base Development Level {New zoning districts shaded in blue; others districts show existing regulations} |                             |                     |                                                 |                                                                                                       |                                        |                                                                              |                                                                  |                                                                                  | Allowable with Community Amenities/Benefits |                                                                                                                 |                                                                    |                              |                                                       | Encouraged Uses                                          |                                                    |                                    |   |                                                |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------|---------------------|-------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------|-------------------------------------------------------|----------------------------------------------------------|----------------------------------------------------|------------------------------------|---|------------------------------------------------|
|                                                 | Minimum Lot Area                                                                                         | Minimum Lot Width and Depth | Maximum Height      | Dwelling Units/Acre                             | Setbacks                                                                                              | Maximum Building Coverage              | Minimum Open Space                                                           | Parking                                                          | Maximum FAR                                                                      | Minimum Lot Area                            | Maximum Height                                                                                                  | Building Profile                                                   | Maximum Stories              | Maximum FAR & DU/Acre                                 |                                                          |                                                    |                                    |   |                                                |
| O – Office [NEW]                                | 25,000 square feet                                                                                       | 100 feet                    | 35 feet / 2 stories | N/A                                             | 5-25 feet adjacent to street; 10 feet side and rear; 0 feet interior side possible w/ retail frontage | N/A                                    | 40%                                                                          | Up to 3.3 per 1000 square feet; 1 bike per 5000 square feet      | 45% office<br>10% commercial                                                     | 3 acres                                     | 110 feet (not including mechanical equipment)                                                                   | Stepback 15 feet at 45 feet height, plus 10 feet at 60 feet height | 6 (10 for hotel)             | 100% office<br>25% non-office<br>175% Hotel           | Office, retail, restaurant, hotel                        |                                                    |                                    |   |                                                |
| LS – Life Sciences [NEW]                        | 20,000 square feet                                                                                       |                             |                     |                                                 | 40 feet / 4 stories                                                                                   |                                        |                                                                              | Minimum: 20<br>Maximum: 30                                       | 0-20 feet adjacent to street; 10 feet side & rear; 5 feet interior side possible |                                             |                                                                                                                 |                                                                    | 25%                          | Max: 1.5 per unit; 1 bike per unit                    | 20 du/ac: 60%<br>30 du/ac: 90%                           | 70 feet                                            | Stepback 10 feet at 50 feet height | 6 | 200%<br>100 du/ac with 15% of units affordable |
| R-MU – Mixed Use Residential [NEW]              | 25,000 square feet                                                                                       |                             | 100 feet            |                                                 | 35 feet without CDP                                                                                   |                                        |                                                                              | 20 front; 0 rear but 20 feet next to residential; 0-10 feet side | 50%                                                                              |                                             |                                                                                                                 |                                                                    | N/A                          | 1/300 square feet                                     | Office 45%<br>Industrial 55%                             | Light industrial, research and development, office |                                    |   |                                                |
| M-2 – Light Industrial                          | 3 acres                                                                                                  | 200 feet                    | 45 feet             | 20 feet                                         | 45%                                                                                                   | 35%                                    | 45%; 137.5% with Dev Agreement on parcels >10 ac (office cannot exceed 100%) | N/A                                                              | Light industrial, research and development, hotel, fitness center                |                                             |                                                                                                                 |                                                                    |                              |                                                       |                                                          |                                                    |                                    |   |                                                |
| M-3 – Commercial Business Park                  | N/A                                                                                                      | 30 feet                     | Maximum: 18.5       | 10 feet front; 20 feet rear next to residential | 60%                                                                                                   | 10% landscaping                        | 6/1000 square feet                                                           |                                                                  |                                                                                  | 40%; 50% with CUP                           | Retail; personal, financial, and professional services; restaurants; NEW: residential above ground-floor retail |                                                                    |                              |                                                       |                                                          |                                                    |                                    |   |                                                |
| C-2-B – Neighborhood Commercial, Restrictive    |                                                                                                          |                             |                     | set per PC                                      | Maximum: 18.5                                                                                         | set per project by Planning Commission |                                                                              |                                                                  | 50%                                                                              | Residential, retail and restaurant          |                                                                                                                 |                                                                    |                              |                                                       |                                                          |                                                    |                                    |   |                                                |
| C-2-S – Neighborhood Commercial, Special        |                                                                                                          |                             |                     | 20,000 square feet                              | 100 feet                                                                                              | 40 feet                                | Minimum: 20<br>Maximum: 30                                                   | 10 feet; 5 feet interior side possible                           | 40%                                                                              | 25%                                         | 1-2/du (3% EV); 1 bike/unit w/o garage + 1/10 du                                                                | 20 du/ac: 60%<br>30 du/ac: 90%                                     | 45-degrees at 25 feet height | Attached multifamily residences for all income levels |                                                          |                                                    |                                    |   |                                                |
| R-4-S (AHO) – High Density Residential, Special | N/A                                                                                                      |                             |                     |                                                 |                                                                                                       |                                        |                                                                              |                                                                  |                                                                                  |                                             |                                                                                                                 |                                                                    |                              |                                                       | Governmental, public utility, and educational facilities |                                                    |                                    |   |                                                |
| P-F – Public Facilities                         |                                                                                                          |                             |                     |                                                 |                                                                                                       |                                        |                                                                              |                                                                  |                                                                                  |                                             |                                                                                                                 |                                                                    |                              |                                                       |                                                          |                                                    |                                    |   |                                                |

Blue denotes new zoning.

# Key Topics for Discussion



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- ❑ **Community Amenities**
- ❑ **Affordable Housing**
- ❑ **Transportation**
- ❑ **Green and Sustainable Building**
- ❑ **Other Zoning Regulations and Design Standards**

# Community Amenities



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|                                                                   |
|-------------------------------------------------------------------|
| <b>Transit and Transportation Improvements</b>                    |
| 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                                         |
|                                                                   |
| <b>Community-serving Retail</b>                                   |
| Grocery store                                                     |
| Restaurants                                                       |
| Pharmacy                                                          |
| Bank/ATM                                                          |
|                                                                   |
| <b>Jobs and Training at M-2 Area Companies</b>                    |
| Job opportunities for residents                                   |
| Education and enrichment programs for young adults                |
| Job training programs and education center                        |
| Paid internships and scholarships for young adults                |

|                                                                                       |
|---------------------------------------------------------------------------------------|
| <b>Social Service Improvements</b>                                                    |
| 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                                                     |
|                                                                                       |
| <b>Energy, Technology, and Utilities Infrastructure</b>                               |
| Underground power lines                                                               |
| Incentives for private home energy upgrades, renewable energy, and water conservation |
| Telecommunications investment                                                         |
| Soundwalls adjacent to Highway 101                                                    |
|                                                                                       |
| <b>Park and Open Space Improvements</b>                                               |
| Tree planting                                                                         |
| Bedwell Bayfront Park improvements                                                    |
| Community garden(s)                                                                   |
| Dog park                                                                              |

# Community Amenities Process

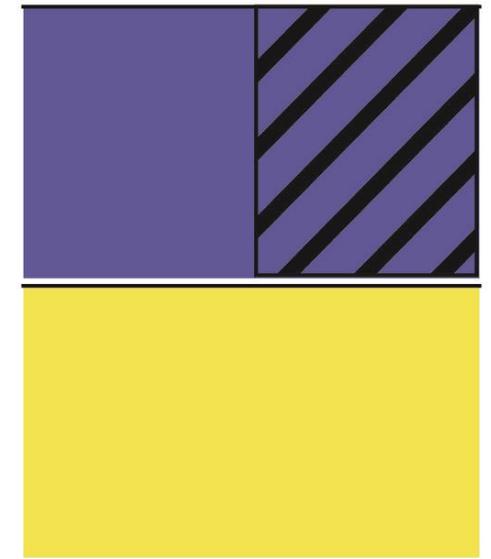


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- ❑ Required for any development above currently allowed “base-level” FAR
- ❑ 50% of project “bonus value” will be spent on amenities
  - ❑ Bonus value = how much the added floor area/height beyond currently allowed increases property value
- ❑ Located between US 101 and the Bay
  - ❑ Affordable housing may be citywide



# Community Amenities Example



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**3-acre Life Sciences lot (3 x 43,560 = 130,680 sq ft)**

- **Base Floor Area Ratio of 55% = 71,875 sq ft (130,680 x .55)**
- **Maximum Bonus FAR of 125% = 163,350 sq ft (130,680 x 1.25)**
- **Max area subject to community amenities = 91,475 sq ft (163,350 – 71,875)**
- **Total Bonus Value = \$13.72 million (91,475 x \$150 estimated FAR foot value\*)**
- **50% for community amenities = \$6.86 million**

\*Estimate only; each project requires separate appraisal to calculate value

# Affordable Housing



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- ❑ **15% of the units in bonus residential projects will be for low income households**
- ❑ **Bonus level Office and Life Sciences development can also provide low income housing as a community amenity anywhere in Menlo Park**

# Transportation



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- ❑ **Street type shapes development standards**
- ❑ **New projects must include Transportation Demand Management (TDM) measures**
  - ❑ **Reduce potential vehicle trips by 20%**
  - ❑ **Incentivize shared vanpools, carpools and biking**
- ❑ **New parking rules**
  - ❑ **Less residential and employee parking allowed**
  - ❑ **More bicycle parking required**

# Green & Sustainable Building



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**New development is required to:**

- ❑ Meet water consumption budget or pay fee**
- ❑ Offset 80% of energy use with on-site solar power or other on-site energy sources**
- ❑ Adhere to a trash management plan or pay fine**
- ❑ Include a hazard mitigation and sea level rise and flooding resiliency plan**
  - ❑ Build first floor above projected sea level rise**
- ❑ Be LEED Gold and include bird safe features**

# Zoning Regulations & Standards



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- ❑ Land uses
- ❑ Block length
- ❑ Paseos
- ❑ Floor Area Ratio (FAR) and density
- ❑ Height
- ❑ Setbacks
- ❑ Design



- ❑ **What are your comments and questions on proposed zoning changes and design standards?**
  - ❑ **10 minutes on each topic**
    - ❑ **Community Amenities**
    - ❑ **Affordable Housing**
    - ❑ **Transportation**
    - ❑ **Green and Sustainable Building**
    - ❑ **Other Zoning Regulations and Design Standards**
  - ❑ **Be mindful of our group agreements**

# Next Steps



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- **Report Focus Group input to General Plan Advisory Committee – Jan 28**
- **Revise Draft Zoning/Design Standards – February**
- **Planning Commission Review – March**
- **Draft EIR & Fiscal Analysis –March**
- **General Plan Adoption – July-August**

# For More Information



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- Visit: [www.menlopark.org/connectmenlo](http://www.menlopark.org/connectmenlo)
- Download App at: [connectmenlo2go.com](http://connectmenlo2go.com)
- Contact: Deanna Chow  
Principal Planner  
City of Menlo Park  
Tel: (650) 330- 6733  
Email: [connectmenlo@menlopark.org](mailto:connectmenlo@menlopark.org)

*Click on “Community Workshop and Events” and download Zoning Materials for Focus Group Meeting on Proposed M-2 Area Zoning*