

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



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GPAC: Zoning Regulations and Design Standards

January 28, 2016



Agenda



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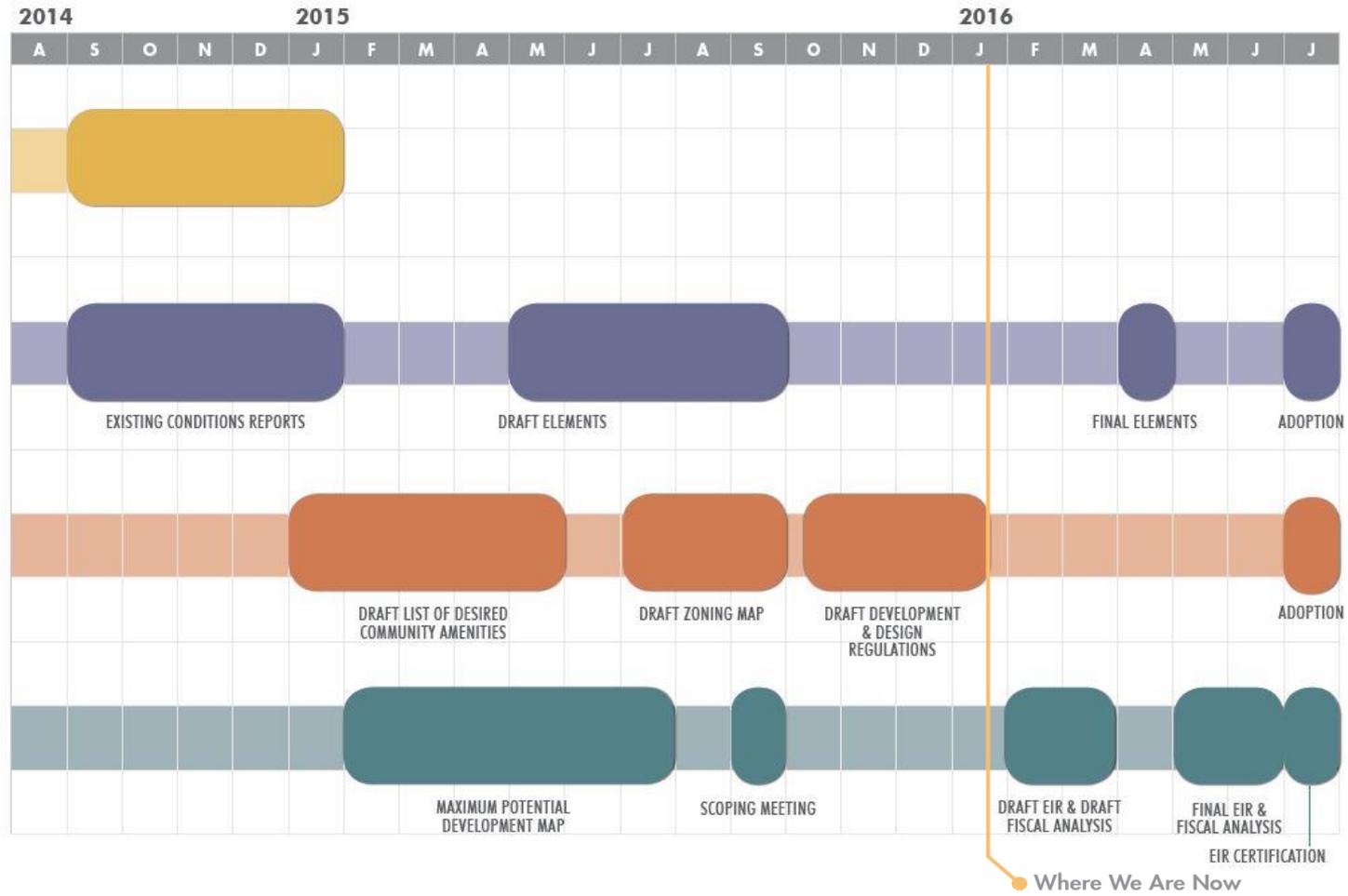
- ❑ **Welcome and Introductions**
- ❑ **Presentation of Proposed New Zoning:**
 - **Locations (See Map)**
 - **Comparison of Districts (See Table)**
 - **What's Changing/What's Not (See Memo)**
- ❑ **Discussion:**
 - **Community Amenities**
 - **Affordable Housing**
 - **Transportation**
 - **Green and Sustainable Building**
 - **Zoning Regulations and Design Standards**
- ❑ **Next Steps**

Project Schedule



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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]

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)

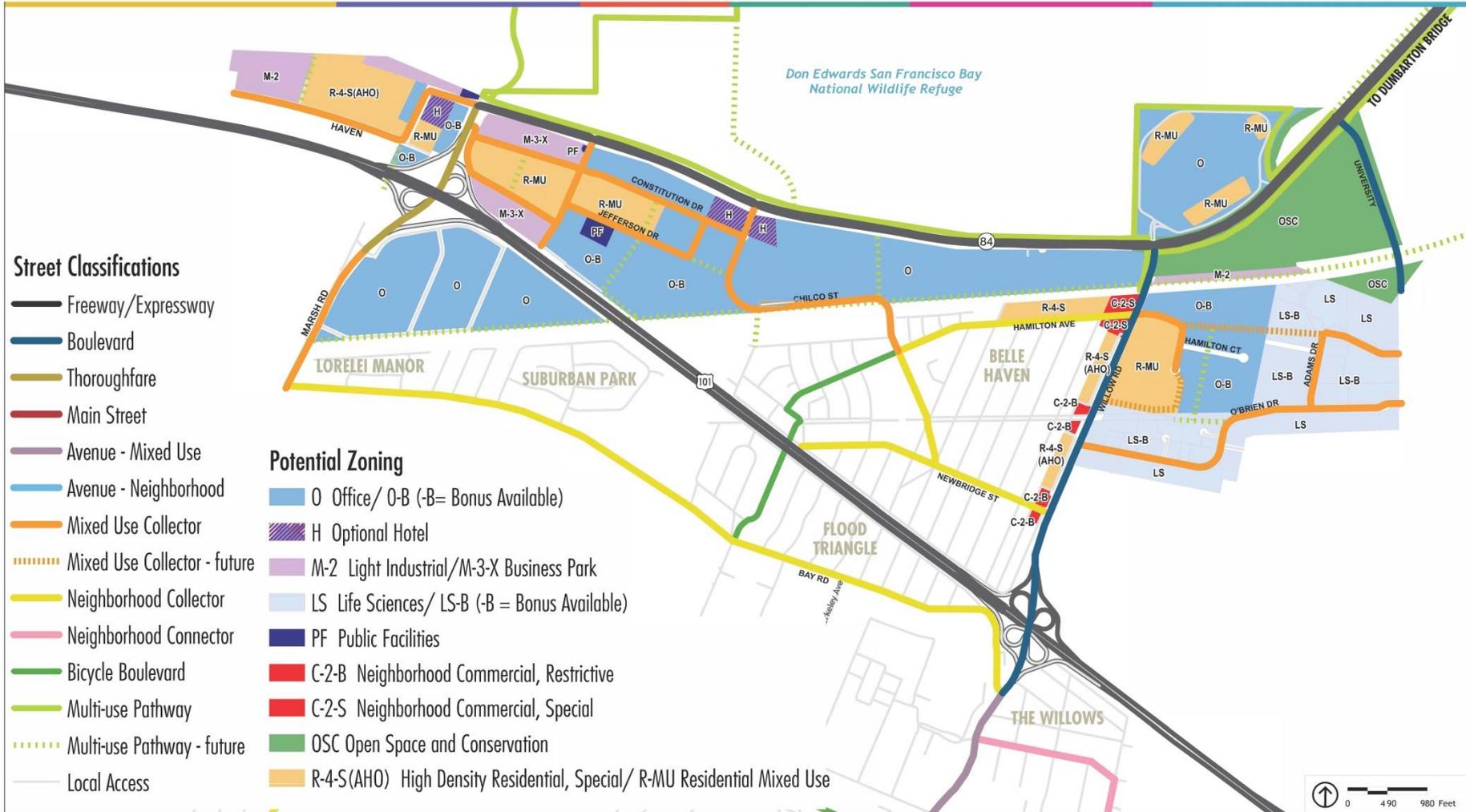
Draft Zoning Map



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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 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 25% non-office 175% Hotel	Office, retail, restaurant, hotel					
LS – Life Sciences [NEW]	20,000 square feet				40 feet / 4 stories			Minimum: 20 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% 30 du/ac: 90%	70 feet	Stepback 10 feet at 50 feet height	6	200% 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% Industrial 55%	Light industrial, research and development, office			
M-2 – Light Industrial	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% Industrial 55%	Light industrial, research and development, office											
M-3 – Commercial Business Park	3 acres	200 feet	45 feet	20 feet	45%	35%	45%; 137.5% with Dev Agreement on parcels >10 ac (office cannot exceed 100%)	Light industrial, research and development, hotel, fitness center												
C-2-B – Neighborhood Commercial, Restrictive	N/A	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-S – Neighborhood Commercial, Special			set per PC	Maximum: 18.5	set per project by Planning Commission			50%	Residential, retail and restaurant											
R-4-S (AHO) – High Density Residential, Special	20,000 square feet	100 feet	40 feet	Minimum: 20 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% 30 du/ac: 90%	45-degrees at 25 feet height	Attached multifamily residences for all income levels									
P-F – Public Facilities	N/A														Governmental, public utility, and educational 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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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

Community Amenities Process



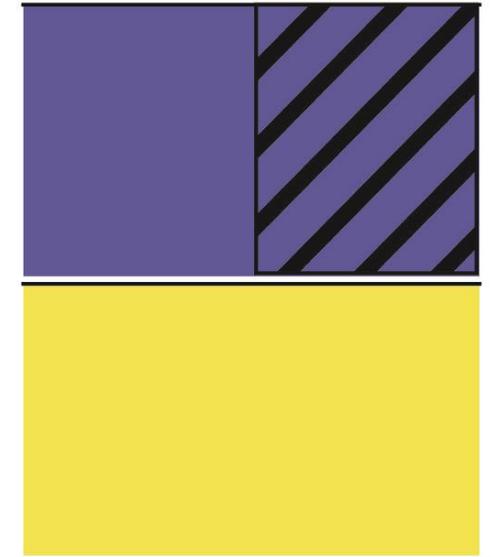
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- ❑ Required for development above current “base-level” FAR
- ❑ 50% of “bonus value” to be spent on amenities
 - ❑ Bonus value = increased land value due to added development allowed
- ❑ Located between US 101 and the Bay
 - ❑ Affordable housing may be citywide

-  Value Required for Community Amenities
-  Bonus Value
-  Base-level Value



Community Amenities Example



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3-acre lot ($3 \times 43,560 = 130,680$ sq ft)

- **55% Base Floor Area Ratio = 71,875 sq ft**
($130,680 \times .55$)
- **100% Bonus FAR = 130,680 sq ft**
- **Area subject to community amenities = 58,805 sq ft**
($130,680 - 71,875$)
- **Total project Bonus Value = \$8.8 million**
($58,805 \times \$150$ estimated FAR foot value*)
- **50% for community amenities = \$4.4 million**

**Estimate only; each project requires separate appraisal*

Affordable Housing



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- ❑ **15% of housing units in bonus residential projects**
- ❑ **Bonus development can provide affordable housing anywhere in Menlo Park to fulfill all or part of community amenities requirement**



- ❑ **Street type informs 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**
 - ❑ **More bicycle parking**

Green & Sustainable Building



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New development is required to:

- ❑ Meet water consumption budget**
- ❑ Offset 80% of energy use with on-site or other clean energy sources**
- ❑ Adhere to a trash management plan**
- ❑ Include hazard mitigation, sea level rise and flooding resiliency plans**
 - ❑ 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

Next Steps



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- **Submit Written Comments – February 10**
- **GPAC Meeting (tentative) – February 25**
- **Planning Commission Review – March 21 (tentative)**
- **Draft EIR & Fiscal Analysis – March**
- **General Plan Adoption – July-August**

For More Information



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

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