

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



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Topic Session 1: Zoning Regulations and Design Standards

March 3, 2016

Agenda

Slide 2

- ❑ **Welcome & Introductions**
- ❑ **General Plan Overview**
- ❑ **Presentation: Zoning Regulations & Design Standards**
- ❑ **Topic Stations**
- ❑ **Questions & Comments**
- ❑ **Next Steps**
 - **TBD: Green & Sustainable Building**
 - **March 10: Community Amenities**

Meeting Objectives

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More Education on Zoning Regulations & Design Standards

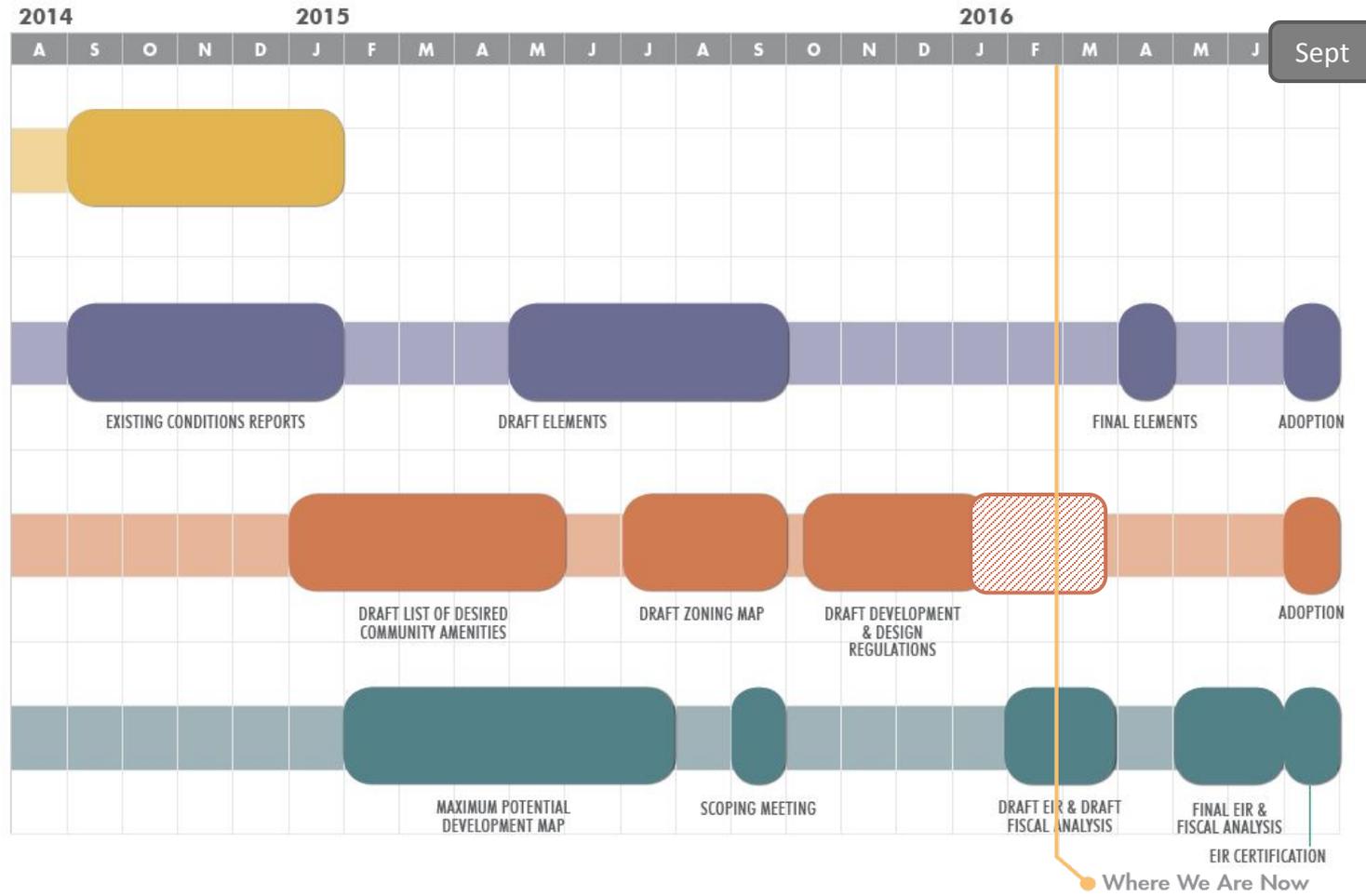
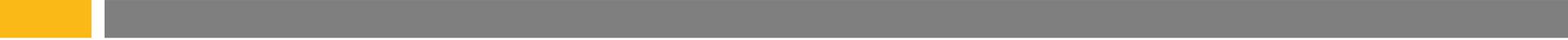
- ❑ Provide Information
- ❑ Receive comments

Group Agreements

Slide 4

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

General Plan Update Schedule



Realizing the General Plan Vision

GUIDING PRINCIPLES

CITYWIDE EQUITY

GREAT TRANSPORTATION OPTIONS

HEALTHY COMMUNITY

COMPLETE NEIGHBORHOODS AND COMMERCIAL CORRIDORS

COMPETITIVE AND INNOVATIVE BUSINESS DESTINATION

ACCESSIBLE OPEN SPACE AND RECREATION

CORPORATE CONTRIBUTION

SUSTAINABLE ENVIRONMENTAL PLANNING

YOUTH SUPPORT AND EDUCATION EXCELLENCE

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]

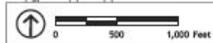
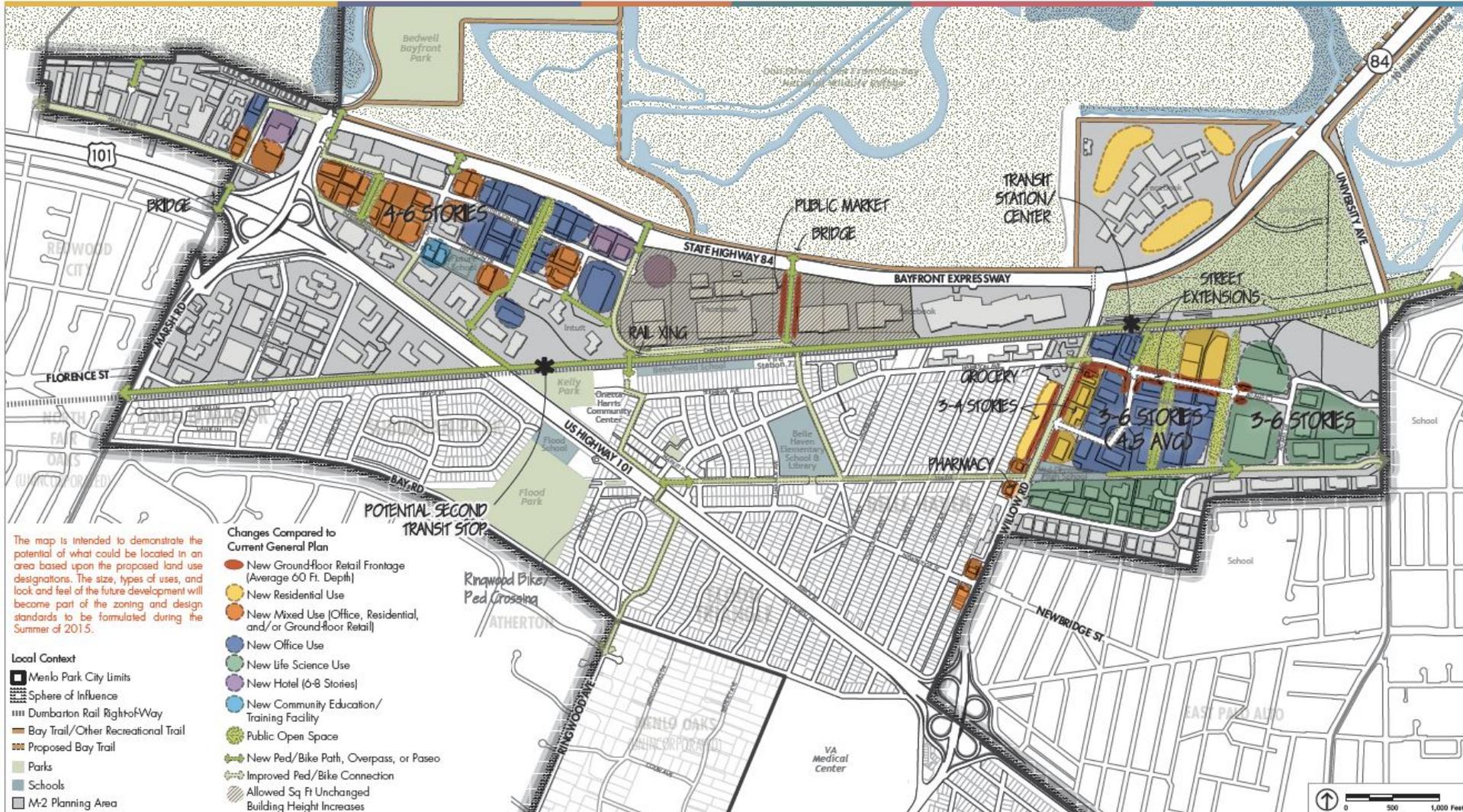
Water-Efficient Landscaping
[Chapter 12.44]

Maximum Potential Development



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Overview

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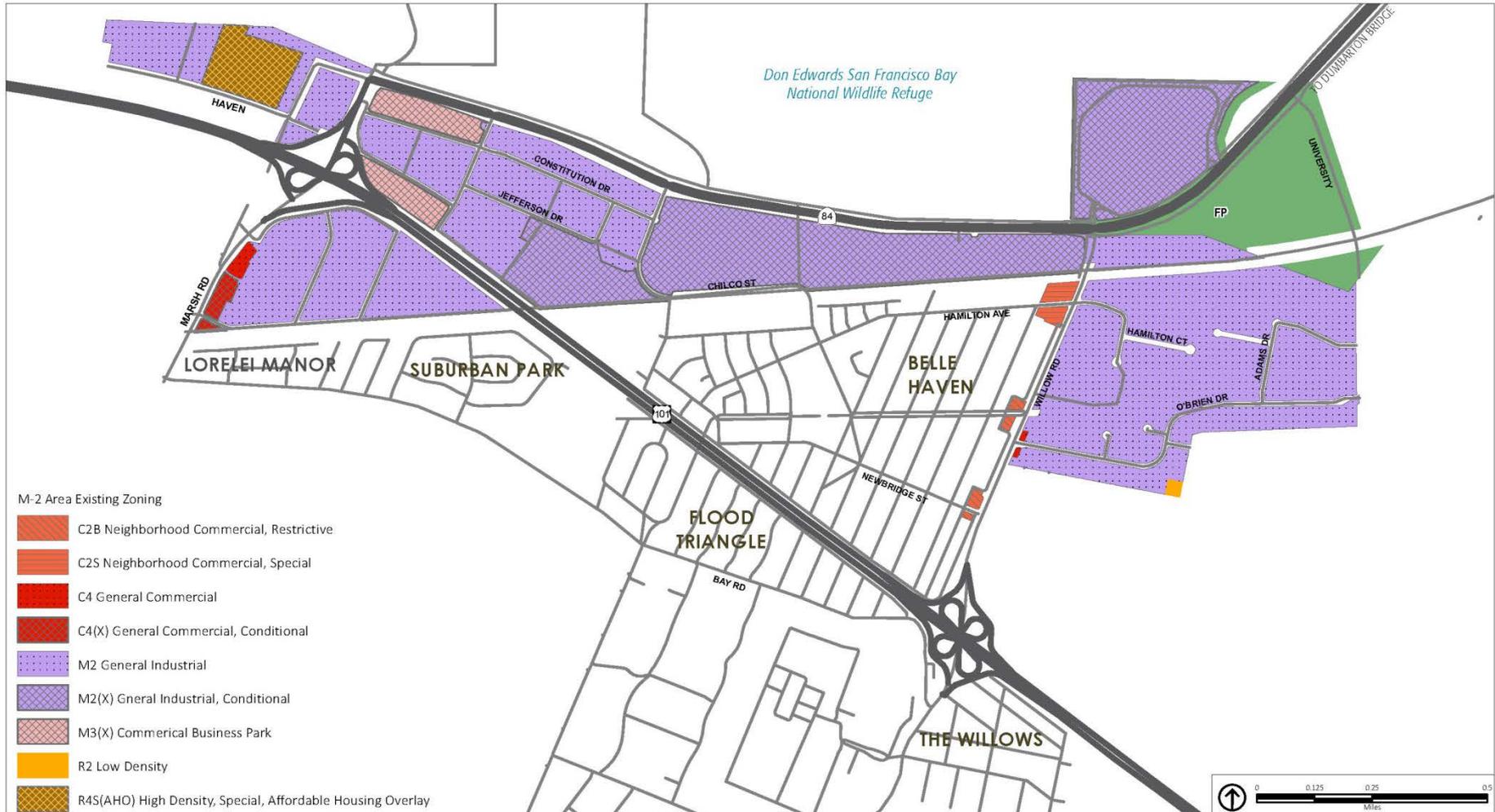
- ❑ **Three new zoning districts**
 - **Permitted Uses**
 - **Development Regulations**
 - **Parking Standards**
 - **Maximum Block Length**
 - **Required Street Improvements**
 - **Design Standards**

Existing Zoning Map (Today)



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Source: PlaceWorks, 2015.

What's Changing

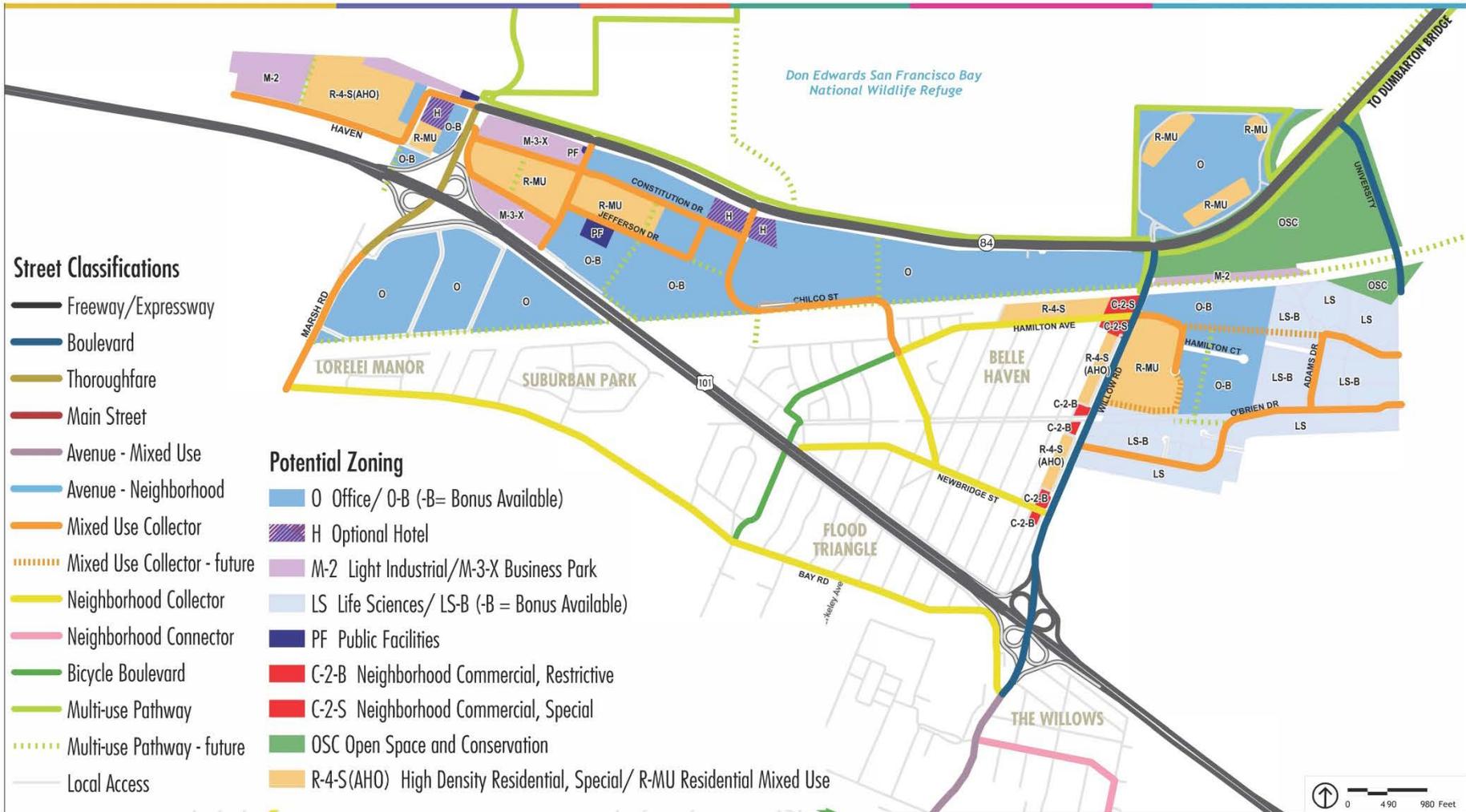
- ❑ **Three new zoning districts**
 - Office District (O)
 - Life Sciences (LS)
 - Residential Mixed Use (R-MU)
- ❑ **Allowance for “bonus” development**
 - Taller buildings
 - More floor space
 - More housing
 - *Requires community amenities*

Proposed Zoning Map



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M-2 AREA POTENTIAL ZONING AND STREET CLASSIFICATIONS

Revised: November, 2015

Proposed Permitted Land Uses

- ❑ **Office (O): Office**
 - 25% of development can be commercial (retail, restaurant)
 - Three locations for hotels
- ❑ **Life Sciences (LS): Bioscience and biomedical product development and manufacturing**
 - 10% of development can be commercial uses
- ❑ **Residential Mixed Use (R-MU): Residential**
 - 25% of development can be commercial uses

Comparison Table



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
L5 – Life Sciences [NEW]	5-35 feet adjacent to street; 10 feet side and rear; 0 feet interior side possible w/ retail frontage				Up to 2.5 per 1000 square feet; 1 bike per 5000 square feet			55% life sciences 10% commercial	6, 4.5 average				125% life sciences 10% commercial	Bioscience and biomedical product development and manufacturing; <i>Parcels rezoned as Open Space Conservation (OSC) may permanently transfer development rights via permanent purchase to L5-B parcels.</i>	
R-MU – Residential Mixed Use [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
M-2 – General Industrial	25,000 square feet	100 feet	35 feet without CDP	N/A	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%	N/A	45-degrees at 25 feet height				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		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%						Attached multifamily residences for all income levels
P-F – Public Facilities	N/A														Governmental, public utility, and educational facilities

Blue denotes new zoning.

Parking Standards



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Land Use	Minimum Spaces (Per 1,000 Sq. Ft.)	Maximum Spaces (Per 1,000 Sq. Ft.)	Minimum Bicycle Parking (Per 5,000 Sq. Ft.)
Residential Units	1 per unit	1.5 per unit	1.5 long-term per unit 10% add'l short-term
Office	2	3	1 Minimum two spaces 50% for long-term ²
Light Industrial, R&D	1.5	2.5	
Retail	2.5	3.3	
Financial services	2	3.3	
Eating/drinking establishment	2.5	3.3	
Personal services	2	3.3	
Private recreation	2	3.3	
Daycare facility	2	3.3	
Hotel	0.75 spaces per room	1.1 spaces per room	
Public parking lot/structure			One space per 20 vehicle spaces
Other	At Community Transportation Manager discretion	At Transportation Manager discretion	At Transportation Manager discretion

Transportation Demand Management

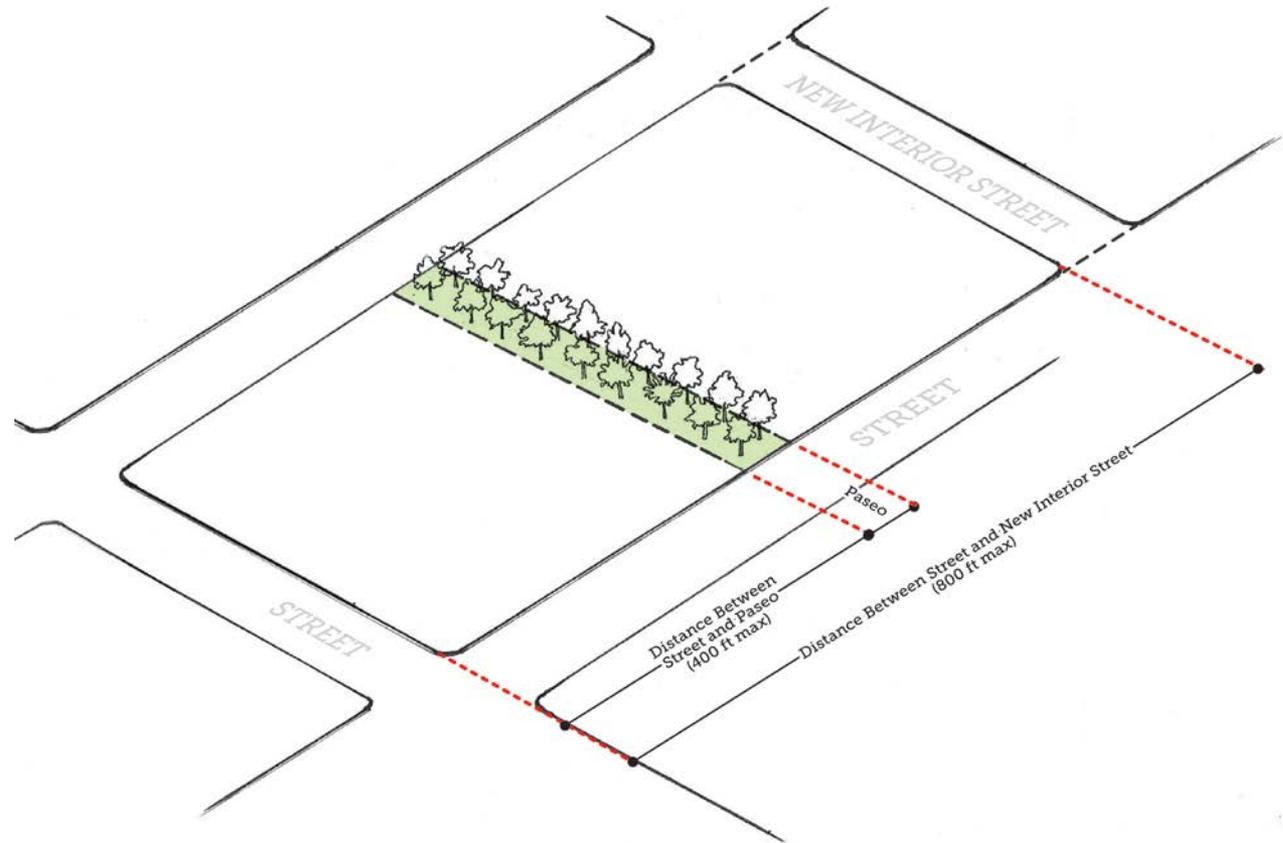
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- ❑ **New projects must include Transportation Demand Management (TDM) measures**
 - Reduce potential vehicle trips by 20%
 - Required participation in Transportation Management Association (TMA)
 - Requirements are results-focused and allow for flexibility over time

Maximum Block Length (Proposed)

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- New projects must support connectivity and circulation



Design Standards

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- **Relationship to the Street**
- **Building Mass and Scale**
- **Ground-floor Exterior**
- **Open Space**
- **Publicly Accessible Pedestrian Paseos**
- **Building Design**
- **Access and Parking**

Relationship to the Street (Today)



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- ❑ Buildings set back
- ❑ Parking and landscaping in front
- ❑ Lack of sidewalks



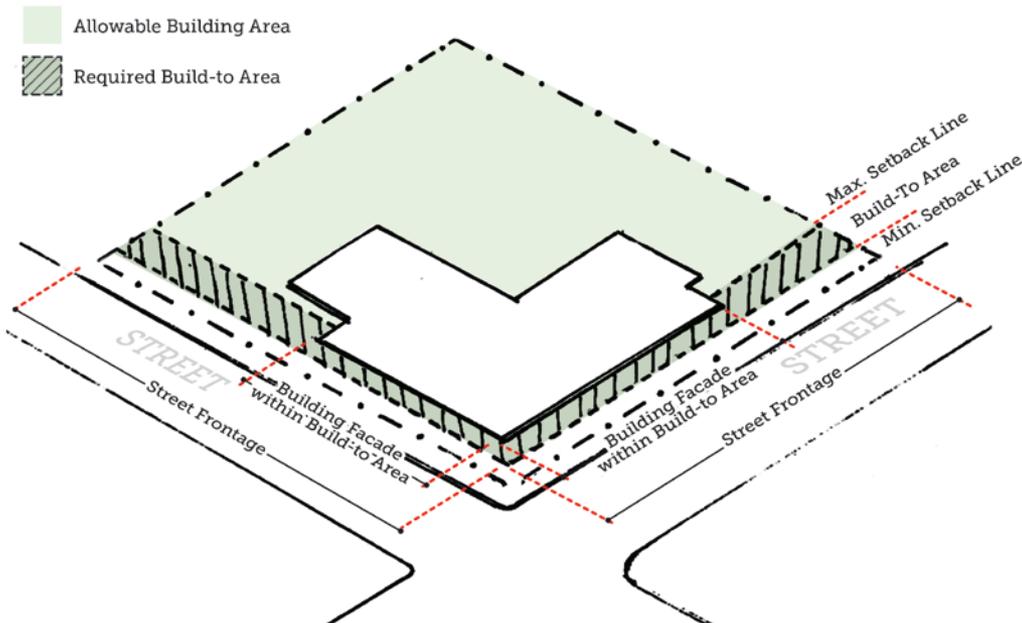
Relationship to the Street (Proposed)



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- ❑ Sites are developed with buildings along the street in the “build-to” Area
 - Depending on the type of street and use, the build-to area includes 40% to 75% of the building façade

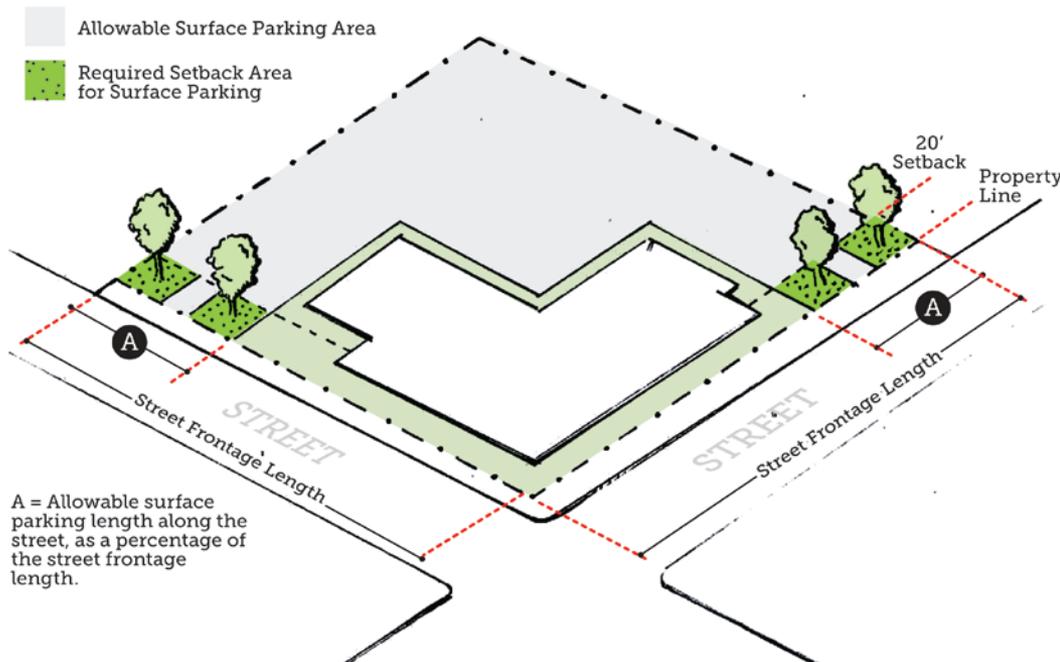


Relationship to the Street (Proposed)



□ Surface parking generally is at rear

- Depending on the street and use, surface parking along the street is allowed to be 0% to 25% of street frontage



Building Mass and Scale (Today)



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- ❑ 1-2 stories
- ❑ Tilt-up concrete slab
- ❑ Long, blank façades



Building Mass and Scale (Proposed)

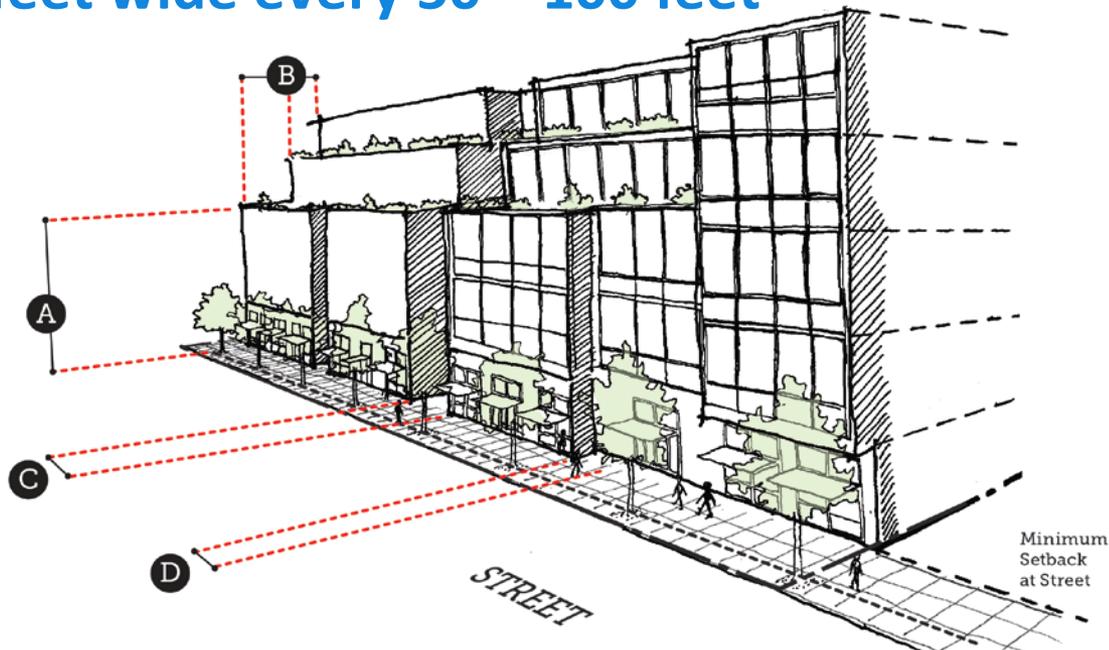
Office and Life Sciences



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- A. Base Height: 35 – 45 feet
- B. Stepbacks: 15 feet above 45 feet; 10 feet above 60 feet
- C. Projections: 5 feet
- D. Modulation: Major: 10 – 20 feet wide every 100 – 200 feet
Minor: 10 feet wide every 50 – 100 feet



Building Mass and Scale (Proposed)

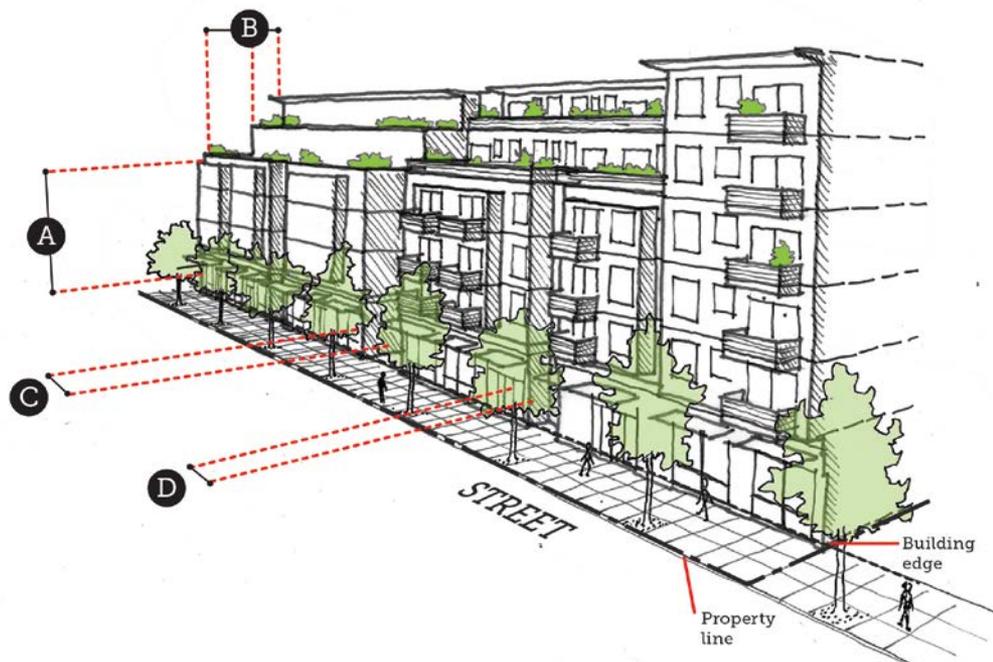
Residential Mixed Use



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- A. Base Height: 40 – 45 feet
- B. Stepbacks: 15 feet above 45 feet; 10 feet above 55 feet
- C. Projections: 5 feet
- D. Modulation: Major: 15 feet wide every 200 feet
Minor: 5 feet wide every 50 feet



Ground-floor Exterior (Today)



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- ❑ Limited visibility into buildings
- ❑ Low ground-floor ceilings
- ❑ Lack of defining features



Ground-floor Exterior (Proposed)

Office and Life Sciences



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- A. Building Entrances: Every 100 - 200 feet**
- B. Ground-floor Transparency: 35 – 50%**
- C. Minimum Ground Floor Height Along Street Frontage: 15 feet**
- D. Awning, Sign & Canopy Depth: 7 feet**



Ground-floor Exterior (Proposed)

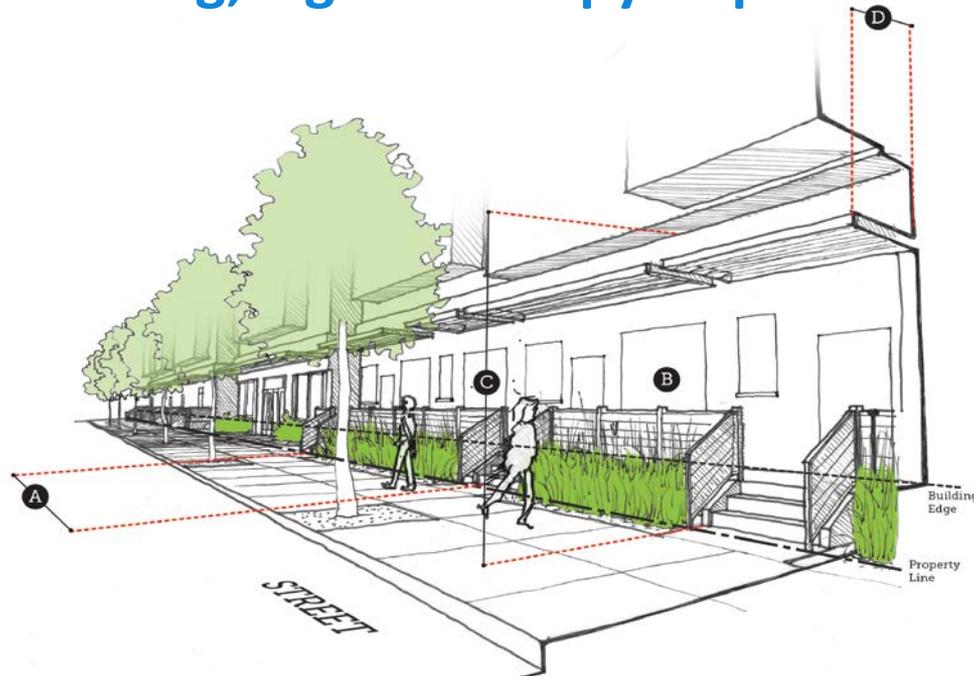
Residential Mixed Use



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- A. Building Entrances: Every 100 feet
- B. Ground-floor Transparency: 30 – 70%
- C. Minimum Ground Floor Height Along Street Frontage: 15 feet
- D. Awning, Sign & Canopy Depth: 7 feet



Open Space (Today)



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- ❑ No public open space between Bayfront Expressway and Dumbarton Rail
- ❑ Private development not required to provide open space



Open Space (Proposed)



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- ❑ **Should include space for landscaping, resting, seating, gathering, active/passive recreation, and pedestrian circulation**
 - **O and LS districts: 40%**
50% should be public
(i.e., 20% of total lot area)
 - **R-MU district: 25%**
25% should be public
(i.e., 12.5% of total lot area)



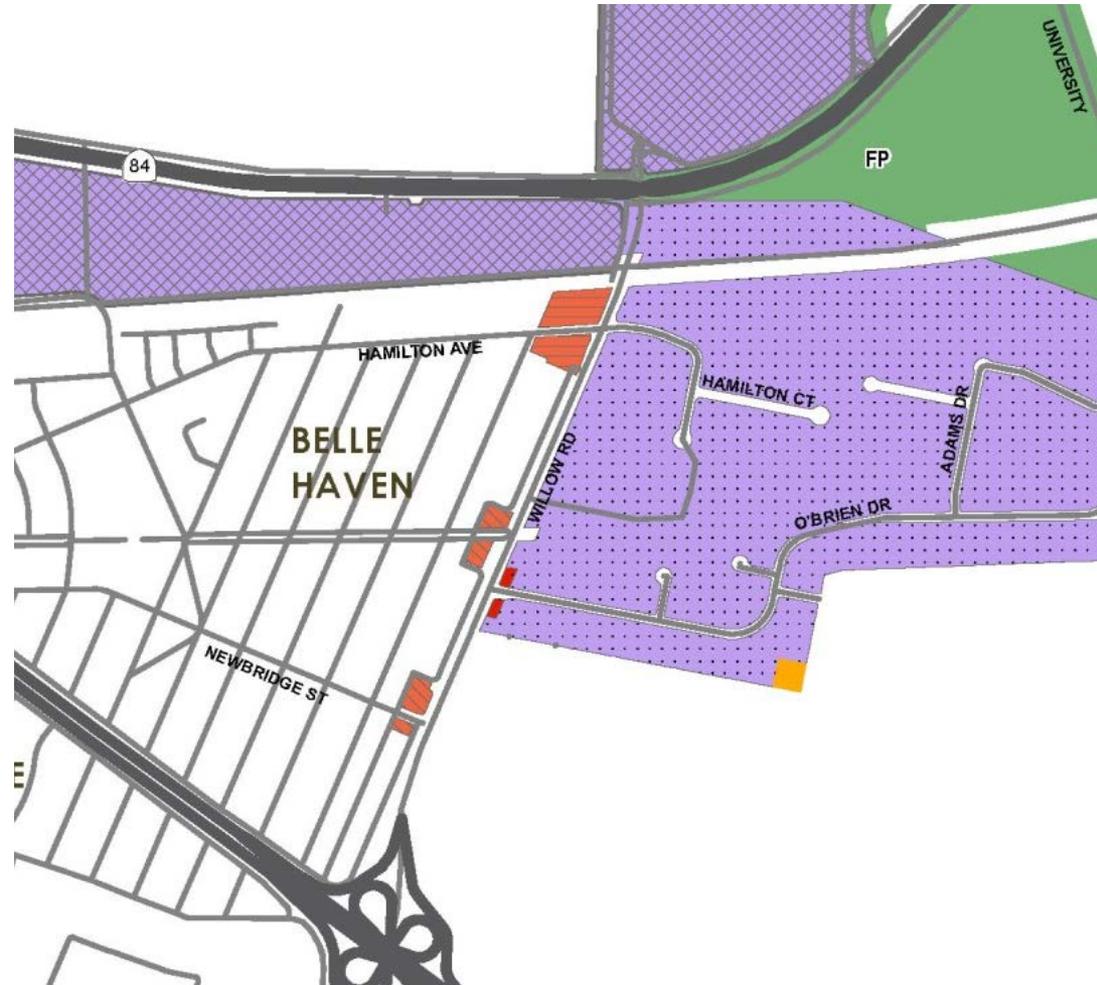
Ped/Bike Connections (Today)



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- ❑ Large parcels
- ❑ Irregular blocks
- ❑ Limited ped/bike connections



Ped/Bike Connections (Proposed)



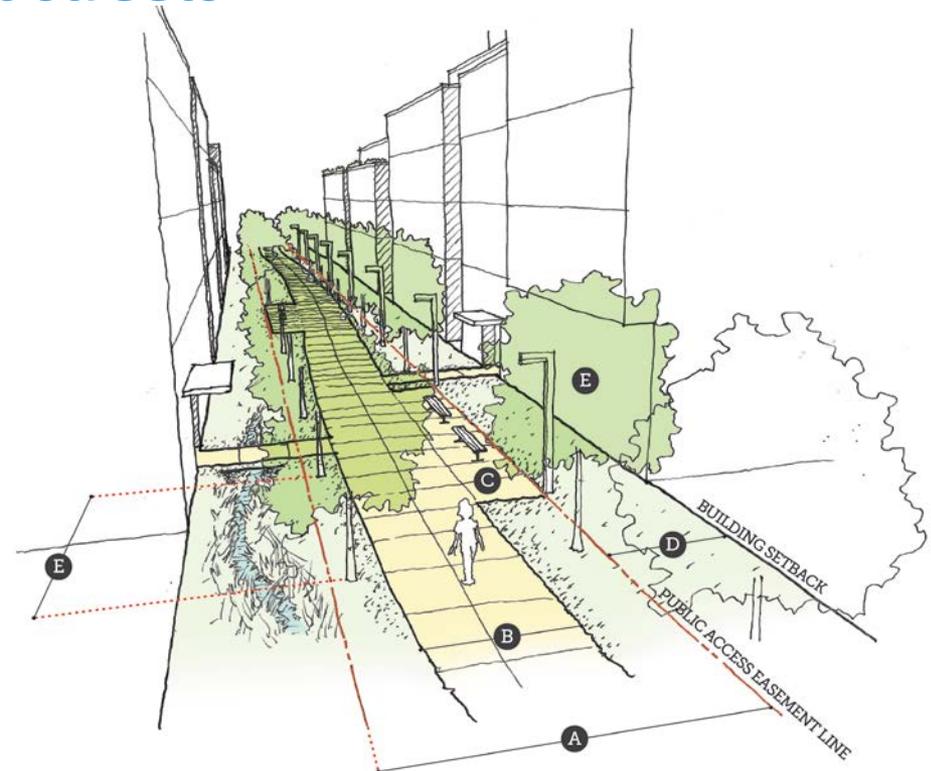
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- All new development must provide ped/bike connections every 400 feet (on street or on “paseo”)
- Bonus Office development must provide a public walkway (“paseo”) that connects public streets

- A. Paseo Width: 20 feet
- B. Pathway Width: 10-14 feet
- C. Furnishing Zones: 5' x 20' max
- D. Paseo Frontage Setback: 5' -10'
- E. Trees: spaced 40 feet apart

Also includes Landscaping, Building Entrances, and Lighting



Building Design (Today)



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❑ No requirements



Building Design (Proposed)



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- ❑ Buildings oriented to public streets
- ❑ Unsightly features concealed (e.g., trash, utilities, rooftop equipment)
- ❑ High-quality, durable materials
- ❑ Varied building façades and roof planes



Access and Parking (Today)



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- ❑ Most buildings surrounded by surface parking lots
- ❑ Inconsistent sidewalks
- ❑ No bike parking required

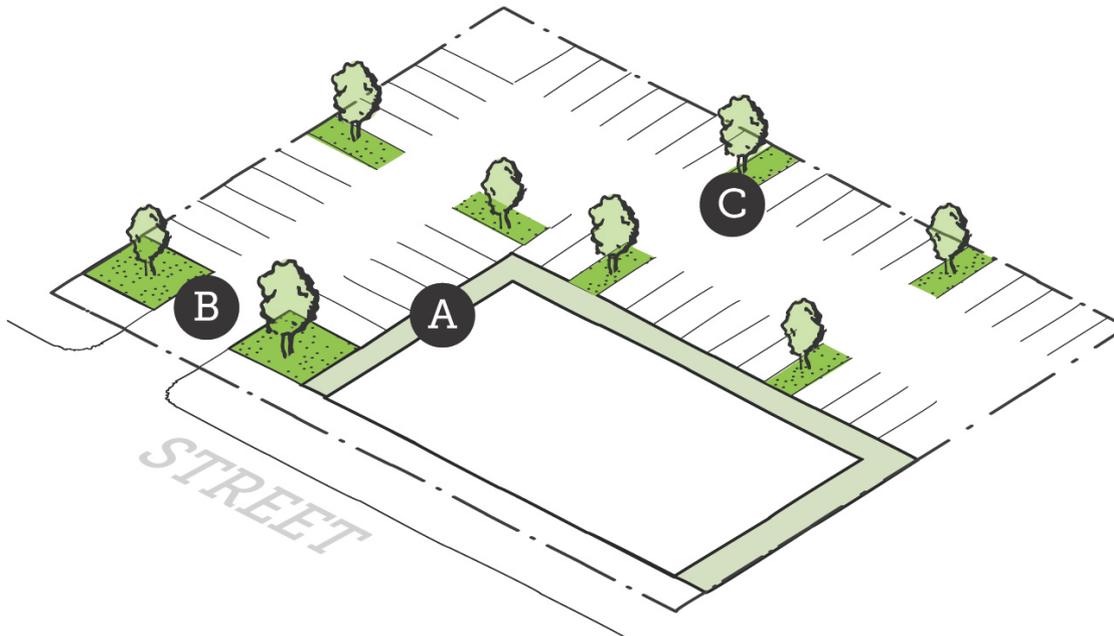


Access and Parking (Proposed)

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□ Parking lots mostly behind buildings and landscaped

- A. Minimum of 6-foot buffer; pathway or landscaping between lot & building
- B. Parking lots set back 20 feet from sidewalks; screened by landscaping
- C. One tree planting for every 8 parking spaces



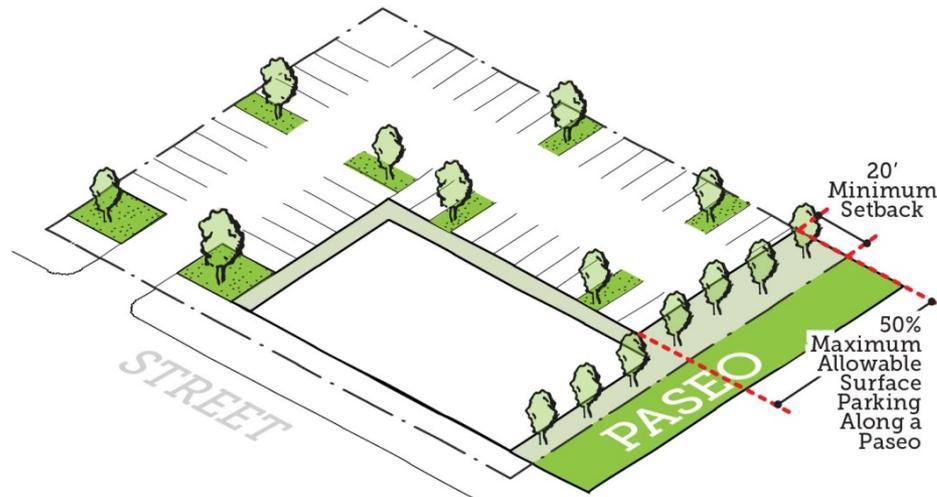
Access and Parking (Proposed)



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- ❑ Garages wrapped with active uses and screened from public streets
- ❑ Vehicle access not allowed on public open space or paseos
- ❑ Parking set back 20 feet from paseos



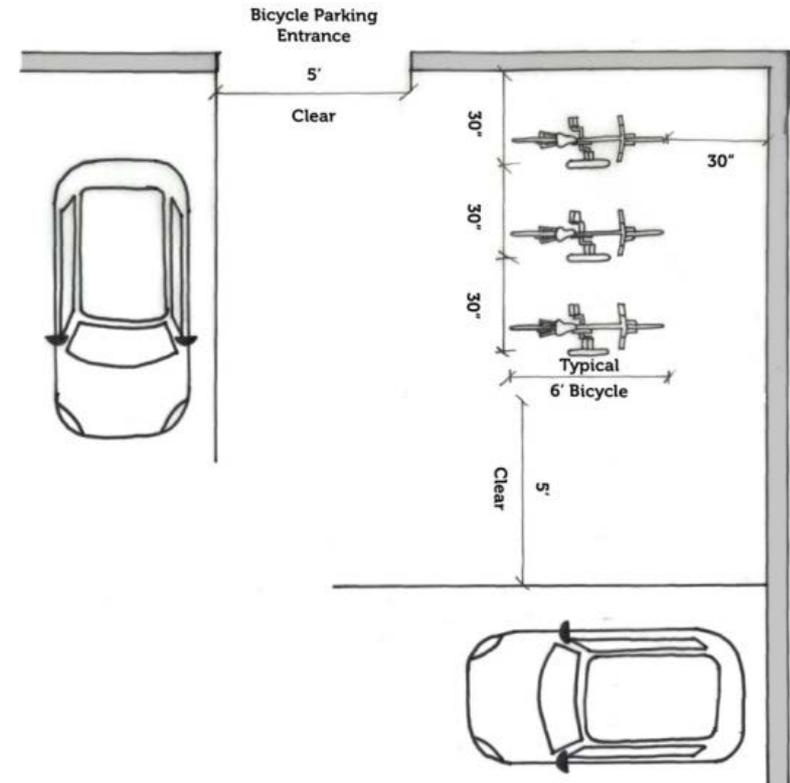
Access and Parking (Proposed)



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- ❑ Long-term and Short-term bicycle parking is required
- ❑ Long-term bicycle parking shall be located:
 - In weather-resistant area
 - At street-level
 - Within 20 feet of main entrance



Three Topic Stations

- ❑ Land use & zoning regulations
 - Floor Area Ratio (FAR), Height, etc.
- ❑ Parking standards & Transportation Demand Management measures
- ❑ Block length & design standards

*What do you like about the proposed zoning?
Is there any component of the proposed zoning
that you would like changed?*

Questions and Comments



- ❑ **Questions?**
- ❑ **Comments on proposed:**
 - Land Use
 - Zoning Regulations (FAR, Height, etc.)
 - Parking Standards and TDM
 - Maximum Block Length
 - Required Street Improvements
 - Design Standards

Next Steps

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- ❑ **Topic Session on Green Buildings – March 10**
- ❑ **Topic Session on Community Amenities – March 24**
- ❑ **GPAC Meeting – April 21**
- ❑ **Revise Draft Zoning/Design Standards – April/May**
- ❑ **Planning Commission Study Session – May**
- ❑ **Draft EIR & Fiscal Analysis – May**
- ❑ **General Plan Adoption – September/October**

For More Information

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- ❑ Visit: www.menlopark.org/connectmenlo
- ❑ Download App at: connectmenlo2go.com
- ❑ Contact: Deanna Chow
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