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

Planning Commission Study Session: M-2 Area Zoning

May 23, 2016
Study Session Purpose

- Review Draft M-2 Area Zoning Ordinance Regulations and Standards
- Provide comments on any changes to Draft
  - Final Planning Commission Review and Recommendation – Aug
  - Final City Council Review and Action – Sep/Oct
From Principles to Regulations

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]
Community Engagement on Zoning

- Focus Group – January 14
- GPAC Review – January 28
- Topic Sessions
  - Zoning Regulations & Design Standards – March 3
  - Green/Sustainable Building – March 10
  - Community Amenities – March 24
- GPAC Recommendations – April 21
Proposed Zoning for M-2 Area

- Most land in 3 new zoning districts
  - Office (O)
  - Life Sciences (LS)
  - Residential Mixed Use (R-MU)
- “Bonus” development allowed if community amenities are provided
- Development Regulations and Design Standards
- Parking and TDM Requirements
- Green and Sustainable Building Standards
Topics for Planning Commission Input

- Floor Area Ratio (FAR)
- Building Heights
- Affordable Housing
- Community Amenities
Floor Area Ratio

- Should properties in close proximity be allowed to share FAR? Across the same or different zones?
  - Provides greater site planning/design flexibility
  - Results in greater differences in height and massing
- Should the total FAR be increased above 200% in the R-MU district in order to provide larger units?
# Building Heights

Should heights be increased?

<table>
<thead>
<tr>
<th>Proposed</th>
<th>Requested at GPAC</th>
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<tbody>
<tr>
<td>Point of measurement: average grade</td>
<td>+10 feet for flood protection</td>
</tr>
<tr>
<td>Hotels (O District): 110 feet /10 stories maximum</td>
<td>130 feet / 12 stories</td>
</tr>
<tr>
<td>Base level in O &amp; R-MU Districts: 45 feet maximum</td>
<td>60 feet</td>
</tr>
<tr>
<td>Bonus level in R-MU Districts: 70 feet / 6 stories maximum</td>
<td>85 feet / 7 stories</td>
</tr>
<tr>
<td>4.5-story average height for O District east of Willow Road</td>
<td>No average</td>
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Maximum Development Potential Map

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, type, and cost of the future development will become part of the zoning and design standards to be formulated during the Summer of 2015.

Local Connect:
- Menlo Park City Limits
- Sphere of Influence
- Dumbarton Rail Right-of-Way
- Bay Trail/Other Recreational Trail
- Proposed Bay Trail

Changes Compared to Current General Plan:
- New Ground-Floor Retail Frontage
- New Multi-Unit Rental
- New Residential Use
- New Mixed Use (Commercial, Residential, and/or Ground-Floor Retail)
- New Office Use
- New Life Science Use
- New Hotel (6+ Stories)
- New Educational/Training Facility
- Public Open Space
- New Ped/Bike Path, Overpass, or Massive
- Improved Ped/Bike Connections
- Allowed Soy ft. Unchanged Building Height Increases
Should residential development be required to provide community amenities plus affordable units?

Should the 15% affordable unit requirement for base+bonus residential development be increased?
- 25-30% appears highest currently economically feasible
- Need to consider sequencing with affordable housing fee nexus study underway

Should the list of community amenities change? Should some be prioritized? Removed?
Next Steps

- Draft EIR & Fiscal Analysis – June
- Planning Commission Review of Environmental Impact Report – June 20 (Tentative)
- General Plan Adoption – September/October
For More Information

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

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