

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



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Community Open House

September 7, 2016



Meeting Purpose



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- ▣ **Learn about:**
 - ▣ **The ConnectMenlo Process**
 - ▣ **Environmental Impact Review (EIR)**
 - ▣ **Housing**
 - ▣ **Transportation**

Meeting Objectives



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- **Community members understand:**
 - **The ConnectMenlo process**
 - **How environmental impacts of the General Plan update will be mitigated**
 - **The City's efforts on affordable housing and transportation improvements**

Project Schedule

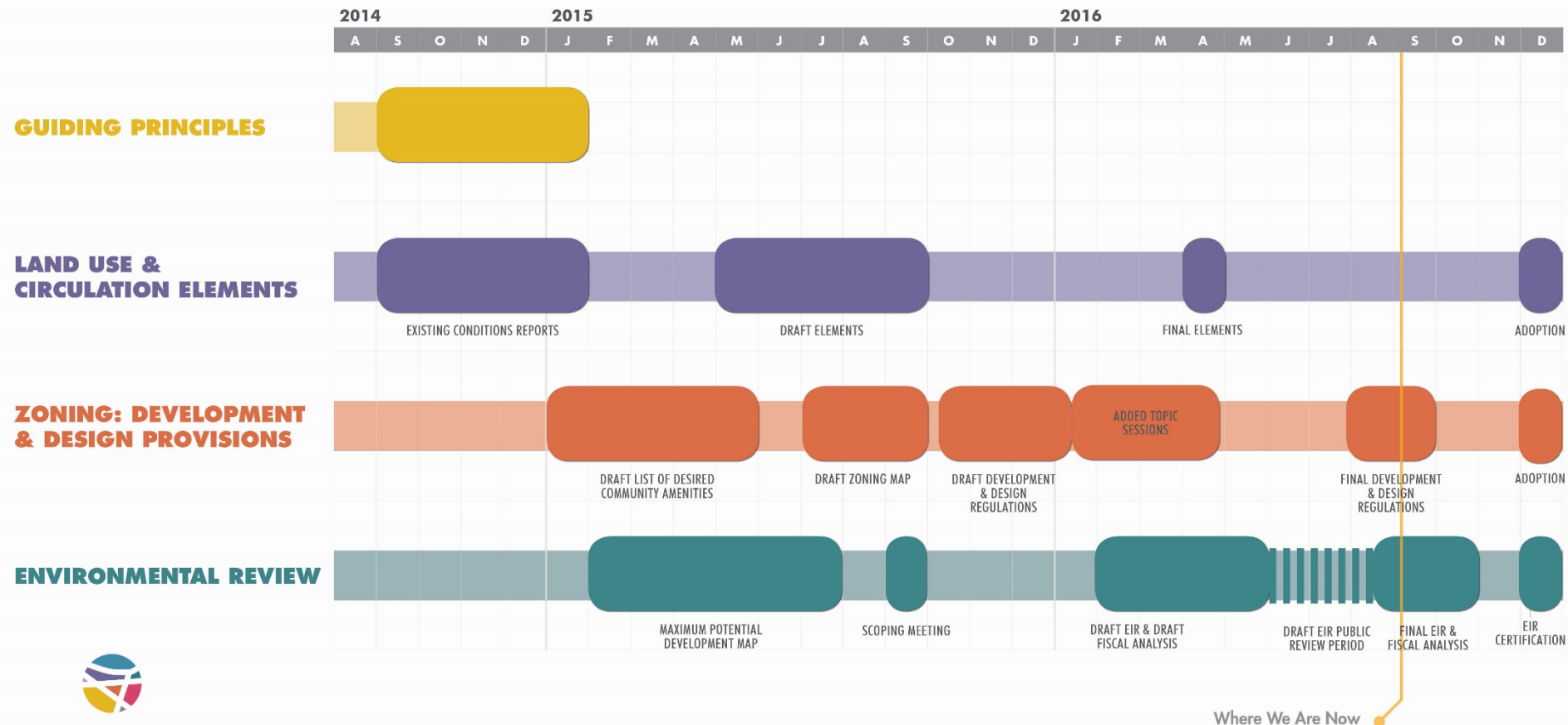


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CONNECTMENLO GENERAL PLAN (LAND USE & CIRCULATION ELEMENTS) AND M-2 (BAYFRONT) AREA ZONING UPDATE



Where We Are Now



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Major Project Objectives

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- ❑ **Establish & achieve community's vision:**
“Create alive/work/play environment”
- ❑ **Realize city's economic potential**
 - ❑ **Land use changes only in M-2 Area**
 - ❑ **Any added development must provide community amenities**
- ❑ **Improve mobility for all travel modes**
- ❑ **Preserve neighborhood character**
- ❑ **Reduce emissions & adapt sustainably**

Policy Framework



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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]

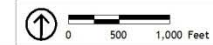
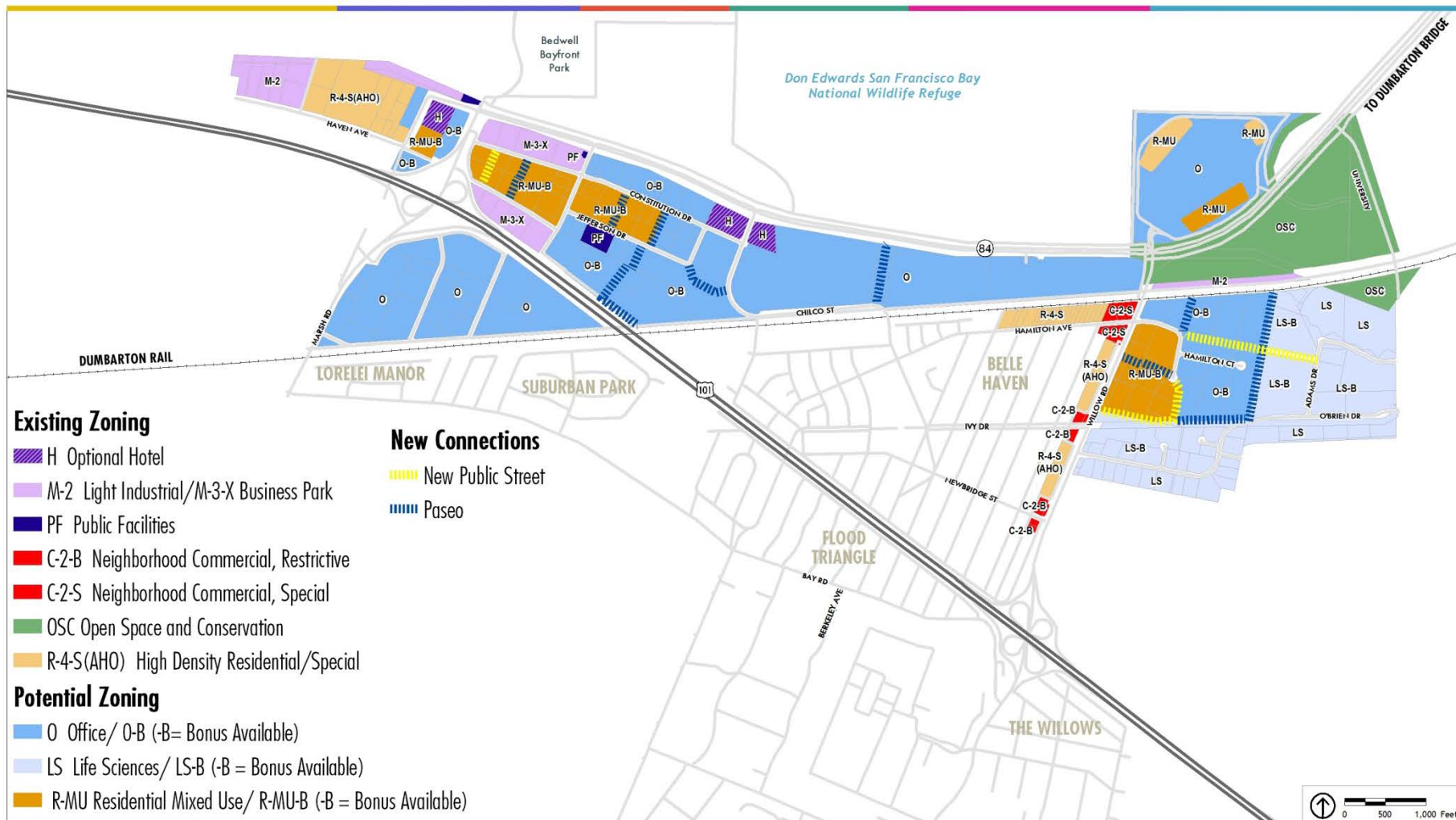
Draft M-2 Area Zoning Map



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Environmental Impact Review



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- **The General Plan Update requires a Program-level Environmental Impact Report (EIR)**
 - **A Program-level EIR describes broad, long-term impacts**
- **Future development projects will undergo Project-level review, where necessary**
 - **Project-Level EIRs can tier off the Program EIR**

Environmental Review Topics



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- **Aesthetics & Visual Quality**
- **Air Quality**
- **Biological Resources**
- **Cultural, Historical & Archaeological Resources**
- **Geology and Soils**
- **Greenhouse Gas Emissions**
- **Hazardous Materials**
- **Hydrology & Water Quality**
- **Land Use & Planning**
- **Noise**
- **Public Services**
- **Recreation**
- **Transportation & Circulation**
- **Utilities & Service Systems**

Addressing Impacts



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- **Impacts are identified as**
 - **“Less Than Significant”**
 - **“Less Than Significant with Mitigation”**
 - **“Significant and Unavoidable”**
- **“Significant and Unavoidable” impacts require mitigation, but are not reduced to a less-than-significant level**
- **General Plan policies and programs, and Zoning standards have been prepared to reduce impacts**



- **Transportation Planning**
 - Projects in progress
 - Measures to reduce/eliminate impacts
 - What's next?
- **Housing Needs**
 - What is being planned and under construction
 - What is “affordable” & “Below Market Rate”
- **Environmental Impacts & Mitigation**
 - Measures to reduce/eliminate impacts

Next Steps and Comments



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- Preparation of Final Zoning
- Preparation of Final EIR
- Planning Commission Review and Recommendation – **October**
- City Council Review and Action – **November/December**

Questions or Comments



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