

Nov. 29, 2016 Council Hearing



CONNECTMENLO

menlo park land use & mobility update

GENERAL PLAN

PUBLIC HEARING DRAFT

City of Menlo Park

OCTOBER 2016





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Hearing Purpose

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- ❑ Follow-up on Council items from Nov. 15
- ❑ More public comment
- ❑ Council consideration of and action on EIR, General Plan & Zoning





Why update the General Plan?



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- Economic Activity
- Community Priorities
- Sustainability





What if we do nothing?



- 1.8 million unbuilt sq. ft. in current plan
- Limited means to address impacts

Issues	Current Plan	Connect Menlo
Traffic	<i>Worse</i>	<i>Better</i>
Air Quality	<i>Worse</i>	<i>Better</i>
Housing Opportunity	<i>Addressed</i>	<i>Better</i>



Nov. 15 Council Items



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- ▣ Land Use Policies
- ▣ Development Standards
- ▣ Phasing
- ▣ Street Classification
- ▣ Fiscal Impact
- ▣ Community Amenities
- ▣ Wildlife & Habitat Protection



Land Use Policies



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- ❑ Review General Plan in 3 years
- ❑ Assessment & impact fee options remain
- ❑ Affordable housing preference for current or recently displaced Belle Haven residents
- ❑ *Following Plan adoption*
 - ❑ *Housing solutions*
 - ❑ *Entertainment, enrichment & retail incentives*
 - ❑ *Belle Haven funding*
 - ❑ *Modify “Bayfront”?*



Development Standards



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- ❑ Measure building height in feet (*not stories*)
- ❑ Increase floor area for range of dwelling sizes
- ❑ Reduce Life Sciences open space to 20%
- ❑ Higher sq. ft. trigger for energy upgrades



Phasing



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- **Sunnyvale Lawrence Station Area Plan**
 - Recommendation to require half of housing before 2nd half of office

- **Mountain View North Bayshore Specific Plan**
 - Requires development to meet trip caps (*but not to construct specific physical projects*)



Street Classification



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- **New system retains underlying federal categories**
- **Does not affect expected traffic volumes**



Fiscal Impact



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- **Long-term capital costs not part of General Plan analyses**
 - Water districts pursue multiple funding sources
 - Traffic Impact Fee addresses transportation needs
- **Fire District estimate lower due to exclusion of a portion of planned development**



Community Amenities



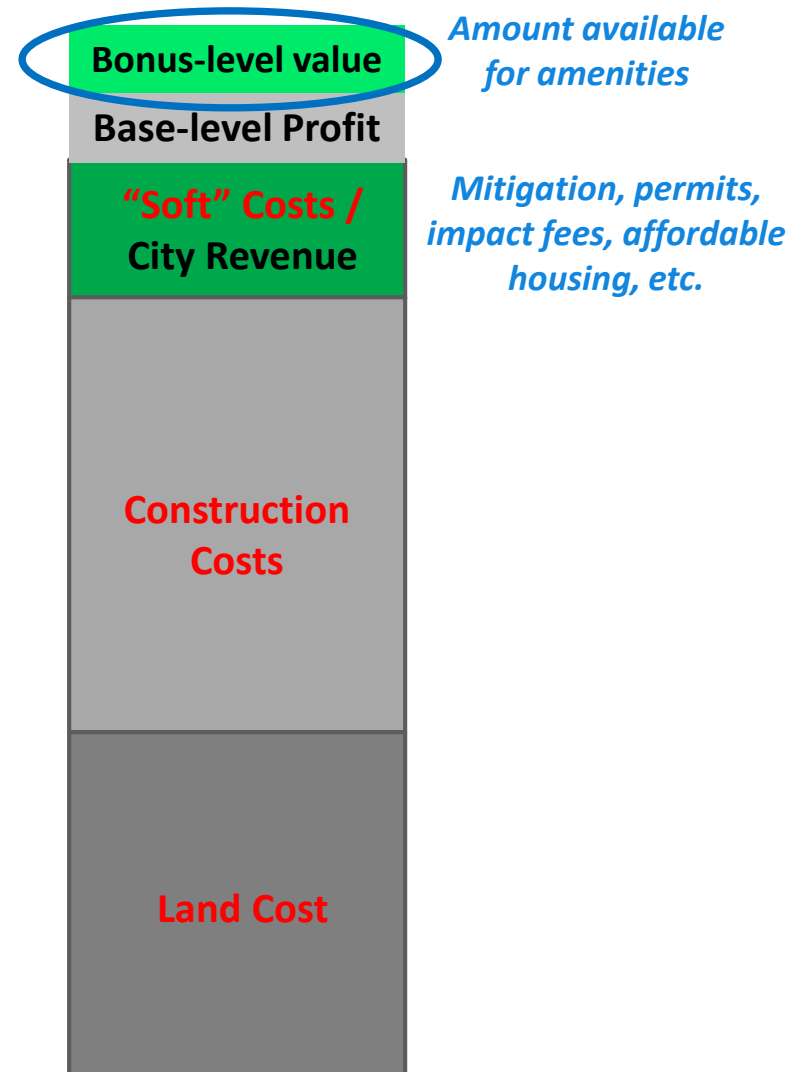
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- ❑ Cost estimates for amenities provided
- ❑ Example of the appraisal process explained

- ❑ *Following Plan adoption*
 - ❑ *Prioritize amenities?*





Wildlife & Habitat Protection



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- **Collaboration with Citizens Committee to Complete Refuge**
 - **New program to consider zoning options for Refuge**
 - **Details added to EIR resource protection requirements**
 - **Refinements to bird-safe design standards**

Final Steps



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□ Council Action

- Certify EIR & adopt Statement of Overriding Considerations
- Adopt General Plan Land Use & Circulation Elements
- Amend Zoning Ordinance
 - *Include any Council final modifications*

□ Second Reading of Ordinances

- First opportunity **Dec. 6**