



## MEMORANDUM

**DATE:** February 9, 2015

**TO:** Planning Commission

**FROM:** Deanna Chow, Senior Planner  
Community Development Department

**RE:** **Agenda Item G1: ConnectMenlo (General Plan and M-2 Area Zoning Update) Status Update**

This item is an information item only. No action or discussion is required by the Planning Commission.

### **BACKGROUND**

On January 13, 2015, the City Council received an informational item on the upcoming meetings and events related to ConnectMenlo. Since then, the General Plan Advisory Committee (GPAC) conducted its fourth meeting and the land use survey deadline has passed. Between now and April 2015, the schedule includes several GPAC meetings, two community workshops, and a joint City Council/Planning Commission study session, which will lead to a City Council meeting on the acceptance of a “Preferred Alternative.” The Preferred Alternative will be used in conducting the environmental impact report (EIR) and fiscal impact analysis (FIA), and for developing General Plan and zoning policies and standards. This report serves as an update of recent past events and upcoming milestones.

### **ANALYSIS**

In January 2015, a number of meetings and events occurred to solicit feedback on the various land use alternatives and other materials. The meetings and events are summarized below. Additional information related to these items, including presentations, meeting summaries, and handouts, is available for review on the ConnectMenlo webpage at [www.menlopark.org/connectmenlo](http://www.menlopark.org/connectmenlo).

- Open House – On January 8, the City hosted an Open House at the Belle Haven Neighborhood Service Center to build from the December workshop on

land use alternatives and to encourage participation in the land use survey. Approximately 30 members of the public attended the meeting, which was the first ConnectMenlo event for several attendees. The main focus of questions that evening centered around the potential new development, how the land use alternatives were developed, and how traffic would be addressed in the plan.

- *M-2 Area Land Use Survey* – At the end of December 2014, the City launched an online survey to garner input on three different land use alternatives. Participants in the survey were asked to rank the alternatives in order of preference and to provide comments to explain what was liked, disliked, and what, if any, changes should be made to the alternatives. A preliminary summary of the comments and results are included in the Preliminary Survey Results section below, and the complete survey data and comments are all available for review on the project webpage. The ranking results and ideas regarding the three alternatives will be used to help create a Preferred Alternative, which the Council is scheduled to review in March and April.
- *Release of Existing Conditions Report* – On January 21, 2015, the Draft [Existing Conditions Report](#) for ConnectMenlo was released for public review and comment. The Draft Existing Conditions Reports includes information addressing Land Use, Circulation, and Economics, and are complemented by a Community Character Report that documents unique features of the city’s many neighborhoods. In combination with the Guiding Principles established for the General Plan and M-2 Area Zoning Update, the information in these reports is intended to help the community create sound policies and programs to achieve the goals of the updated General Plan Land Use and Circulation Elements. All public comments on the Draft Existing Conditions Reports need to be received by Thursday, February 19, 2015 at 5:00 p.m.
- *GPAC Meeting* – The GPAC conducted its fourth meeting on January 28, 2015. The meeting provided a brief review of the December land use workshop, open house, and survey results. Using this information, members of the GPAC were able to provide guidance and state his/her preference on the alternatives. Staff and the consultant team are using the information to develop a Preliminary Draft of the Preferred Alternative, which will be presented at the next GPAC meeting on February 12 for review.

### Preliminary Land Use Survey Results

From the 172 surveys received, Alternative 3, which was the land use compilation from the workshop, ranked first with 85 votes, Alternative 2 was second with 57 votes, and Alternative 1 was the least preferred with 29 votes. In addition, an average ranking was calculated for each alternative. For each survey received, each alternative received a number based upon the ranking in the priority list. For example, Alternative 1 received a ‘3’ if it was the third item in the list, and Alternative

1 received a '1' if it was the first item in the list. The assignments were done for each priority list received. Using an average of the rankings, Alternatives 2 and 3 were tied with a score of 1.7 and Alternative 1 had a score of 2.5. This demonstrates that participants ranked Alternatives 2 and 3 higher than Alternative 1. Of the respondents, 88 provided comments in addition to the rankings. A number of comments shared common themes, with the following being the four most discussed topics:

- Desire for a walkable, mixed-use, "live/work/play" environment;
- Utilize Dumbarton Rail and increase public transit;
- Increase housing; and
- Address gridlock and improve traffic flow.

The comments also included requests for additional analysis, including information on how new development will impact water, traffic, and emergency response, how sea-level rise will affect existing and proposed developments, what are projected housing and population figures, what will be the regional impact from new development, and how to ensure accountability that the promised amenities are built when new developments are built. These questions will be addressed as part of future documents such as the environmental impact report and fiscal impact analysis.

#### GPAC Meeting – February 12, 2015

Members of the GPAC will review the Preliminary Draft of the Preferred Alternative, which is based on the feedback received from the land use surveys and at the GPAC meeting on January 28. The guidance from the GPAC meeting is intended to be used to refine the Preliminary Draft Preferred Alternative, which will be highlighted at the next community workshops scheduled for March 12 and 19. In addition, the GPAC will have an opportunity to review and discuss more of the details in the Draft Existing Conditions Reports.

#### Upcoming Milestones

Following the GPAC meeting, the focus will be on the preparation for workshop #3 in mid-March. The GPAC is scheduled to convene in late March with the City Council and Planning Commission targeting March 31 for a joint study session on the preferred land use alternative. Input that is provided at the joint meeting will be evaluated, with changes brought forward to the City Council for acceptance of the Preferred Alternative at its meeting on April 14, 2015. A summary of the upcoming schedule through April 2015 is included as Attachment. A.

### **ENVIRONMENTAL REVIEW**

The General Plan and M-2 Zoning update is subject to the California Environmental Quality Act (CEQA) and an Environmental Impact Report (EIR) will be prepared as part of the process.

## **PUBLIC NOTICE**

Public Notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting. In addition, the City sent an email update to subscribers of the ConnectMenlo project page, which is available at the following location: [www.menlopark.org/connectmenlo](http://www.menlopark.org/connectmenlo). This page provides up-to-date information about the project, allowing interested parties to stay informed of its progress and allow users to sign up for automatic email bulletins, notifying them when content is updated or meetings are scheduled.

## **ATTACHMENTS**

- A. ConnectMenlo Schedule through April 2014



## ConnectMenlo Upcoming Activities and Events\*

Event	Date	Time	Location
Comment Deadline for Public Review Draft Existing Conditions Reports	February 19, 2015	na	email comments: connectmenlo@menlopark.org
Planning Commission Status Report (no consultant in attendance)	Monday, February 9, 2015	7:00 p.m.	City Council Chambers
GPAC Meeting #5 – Discuss Preferred Alternative	Thursday, February 12, 2015	6-8:00 p.m.	Oak Room, Arrillaga Family Recreation Center (700 Alma Street)
Workshop #3 – Review Preferred Land Use Alternative	Thursday, March 12, 2015	7-9:00 p.m.	TBD
Workshop #3 – Review Preferred Land Use Alternative	Thursday, March 19, 2015	7-9:00 p.m.	TBD
GPAC Meeting #6 – Review Findings from Workshop #3	Wednesday, March 25, 2015	6-8:00 p.m.	Oak Room, Arrillaga Family Recreation Center (700 Alma Street)
Joint City Council/Planning Commission Meeting on Preferred Land Use Alternative	Tuesday, March 31, 2015 <b><i>(Potential Special Meeting)</i></b>	7:00 p.m.	City Council Chambers
City Council Meeting on Acceptance of Preferred Land Use Alternative	Tuesday, April 14, 2015	7:00 p.m.	City Council Chambers
<b><i>Estimated Completion of Overall Project</i></b>	<b><i>Late June 2016</i></b>		

\*Note: For more information about the ConnectMenlo process, please visit the project webpage at [www.menlopark.org/connectmenlo](http://www.menlopark.org/connectmenlo). Actual meeting dates, times, and locations are subject to change.