



## COMMUNITY DEVELOPMENT DEPARTMENT

Council Meeting Date: February 24, 2015

Staff Report #: 15-040

**INFORMATIONAL ITEM:**                    **ConnectMenlo (General Plan and M-2 Area Zoning Update) Status Update**

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### RECOMMENDATION

This is an information item and no action is required.

### POLICY ISSUES

The General Plan and M-2 Zoning update process will consider a number of policy issues. There is no policy issue related to this staff report.

### BACKGROUND

Staff intended to provide a status update to the Council on February 10, 2015, but the meeting was cancelled. In light of the cancellation, staff provided the Council with a [link](#) to the comparable status update prepared for the February 9<sup>th</sup> Planning Commission meeting. The remainder of this staff report focuses on updates since the release of the Planning Commission status update. Additional information, including presentations, summaries and handouts, is available for review on the ConnectMenlo webpage at [www.menlopark.org/connectmenlo](http://www.menlopark.org/connectmenlo).

### ANALYSIS

#### General Plan Advisory Committee (GPAC)

The GPAC conducted its fifth meeting on February 12, 2015, focused on transportation issues and a review of the *Preliminary* Draft M-2 Area Preferred Alternative map. After considering public comment and discussing, the GPAC dropped the word Preliminary and recommended a Draft M-2 Area Preferred Alternative map, which includes the following based on public comment at the meeting: adding the potential for new residential uses on the Prologis Site (recently purchased by Facebook) and the Facebook East Campus and adding the potential for mixed use at the corners of Willow Road and Newbridge Street. In addition, the GPAC considered the concept of establishing a new street classification based on the function and location of the various roadways instead of the current system which is based on vehicle capacity. The Summary of the Workshop and the Draft M-2 Area

Preferred Alternative map, which are currently being prepared, will be posted to the project webpage on February 23.

### Existing Conditions Report

On January 21, 2015, the Draft Existing Conditions Report ([link](#)) for ConnectMenlo was released for public review and comment. The Draft Existing Conditions Reports include 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. The deadline for public comments was Thursday, February 19, 2015 at 5:00 p.m. As of the publishing of this staff report, 11 public comments were received on the Existing Conditions reports. All of the comments will be posted to the project website by the end of the day on February 23. The consultant team and staff will be reviewing the comments and making revisions to the documents as appropriate. The Council will have an opportunity to review the Revised Draft of the Existing Conditions report on March 31.

### Upcoming Milestones

The next community workshop and open house are scheduled for March 12 and 19, respectively. The focus of the workshop will be to review the Draft M-2 Area Preferred Alternative and begin the process of identifying priorities for potential community improvements that could result from the potential land use changes. The outcome of the workshop will be used to launch an on-line survey. The open house will provide another opportunity for people to learn about this stage of the process and prepare for participation in the on-line survey.

Following the workshop and open house, the GPAC is scheduled to convene on March 25 to review the findings from the workshop. This meeting will be followed by the City Council and Planning Commission joint study session scheduled for March 31 on the preferred land use alternative. Input from the public, Commission and Council will be evaluated, with changes brought forward to the City Council for acceptance of the Preferred Alternative at its meeting on **April 14, 2015** in order to maintain the overall schedule. 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. A summary of the upcoming schedule through April 2015 is included as Attachment. A.

## **IMPACT ON CITY RESOURCES**

The General Plan Update scope of services and budget was approved by the City Council on June 17, 2014.

## **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

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### ConnectMenlo Upcoming Activities and Events\*

Event	Date	Time	Location
Workshop #3 – Review Preferred Land Use Alternative	Thursday, March 12, 2015	7-9:00 p.m.	City Council Chambers
Open House #3 – Review Preferred Land Use Alternative	Thursday, March 19, 2015	7-8:30 p.m.	Neighborhood Services Center
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	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.

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