

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



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menlo park land use & mobility update

General Plan Advisory Committee

Meeting 7

June 30, 2015





Meeting Purpose

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Review & Discuss:

- Questions on the Notice of Preparation
- Draft Land Use Goals, Policies & Programs
- Draft Circulation Goals, Policies, Programs & Street Classifications
- Upcoming ConnectMenlo Schedule

City Council Project Objectives



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- Establish and achieve the community's vision
- Realize economic and revenue potential
- Land use changes expected only in M-2 Area
 - Directly Involve M-2 Property Owners
- Streamline development review process
- Improve mobility for all travel modes
- Preserve neighborhood character
- Reduce emissions and adapt sustainably

Project Milestones



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- **Guiding Principles** – *complete*
- **EIR Maximum Potential Development Alternative** – *complete*
- **Draft Goals, Policies & Programs: Sept 2015**
- **Draft Zoning & Design Standards: Sept 2015**
- **Fiscal Analysis & EIR: June 2016**
- **Final Adoption: July 2016**

EIR Notice of Preparation



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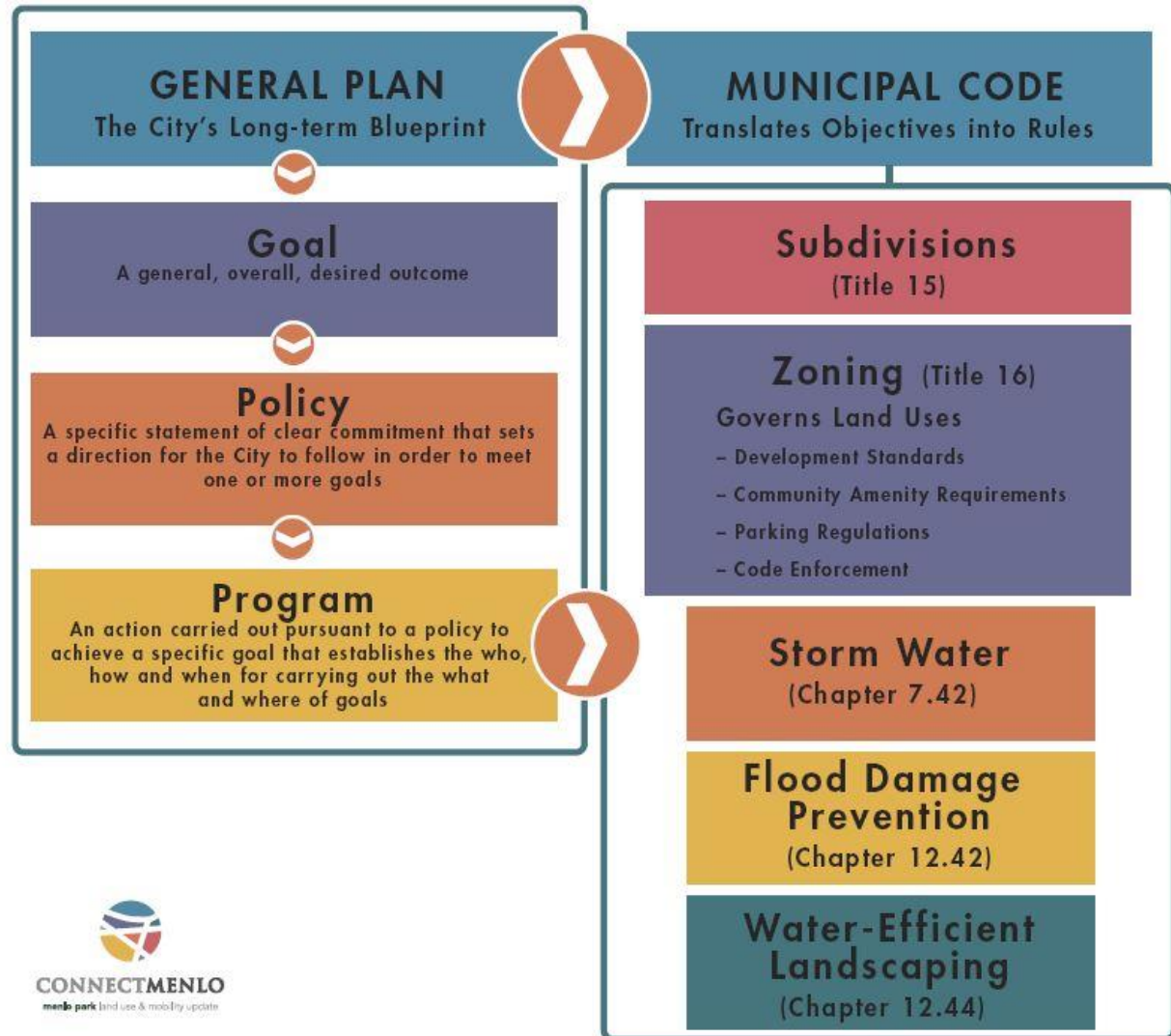
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- **Approved by Council per GPAC recommendation**
- **Public review/comment period – July 20**
- **EIR will utilize Maximum Potential Development Map as basis for analysis**
- **Scenarios with less or more of certain types of development can be separate EIR Alternatives**
- **Planning Commission scoping meeting – Sept 21**



Goals, Policies & Programs





Key Land Use Policy Topics

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- **Housing, services & employment in close proximity**
- **Community benefits from any new development**
- **Affordable housing to keep residents**
- **Open space preservation & public gathering places**
- **Sustainability, conservation and planning for climate change**
- **Excellence in education and pride in property maintenance**



Key Circulation Policy Topics

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- **Safe & efficient transportation for all travel modes**
- **Measurement of circulation system performance**
- **Parking that serves businesses and avoids affecting neighborhoods**
- **Complete walking and biking networks**
- **Enhanced transit, including Dumbarton rail corridor**
- **Strong Transportation Demand Management requirements**

Potential Street Classification



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FHWA-Based Classification	Proposed Classification	Examples
Expressway	Expressway	Bayfront
Primary Arterial	Boulevard	El Camino, Willow (north of Coleman)
	Thoroughfare	Marsh, Sand Hill
Minor Arterial	Main Street	Santa Cruz (north of University Drive)
	Mixed Use Avenue	Willow (south of Coleman), Middlefield
	Neighborhood Avenue	Santa Cruz (south of University Drive), Valparaiso
Collector	Mixed Use Collector	Chilco (north of Dumbarton Rail), O'Brien, Haven
	Neighborhood Collector	Bay, Laurel, Hamilton
Local	Neighborhood Connector	Chilco (south of Dumbarton Rail), Sharon Road
	Local Access	Ivy Drive, College
N/A	Bike Boulevard	San Mateo Drive, Hamilton
	Multi-Use Pathway	Bay Trail, Future Dumbarton Trail, etc.

Next Steps



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- ❑ **Public Comment on Draft Goals, Policies, Pgms – July 17**
- ❑ **NOP Comment Period – July 20**
- ❑ **GPAC 8: Draft Land Use & Circulation Elements and Preliminary Draft M-2 Area Zoning Standards – July 23**
- ❑ **Community Open House – Aug 13**
- ❑ **Planning Commission: Draft Land Use & Circulation Elements & M-2 Zoning/Design Standards – Aug 24**
- ❑ **Council: Draft Elements, Zoning/Design – Sept 8**
- ❑ **Planning Commission EIR Scoping meeting – Sept 21**

For More Information



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