

The background of the slide is a photograph of a construction site. In the foreground, a wooden frame structure is visible, with several vertical rebar rods extending upwards. Two construction workers are visible in the middle ground, wearing orange safety vests and hard hats (one yellow, one white). They appear to be working on the structure. The sky is a clear, bright blue. A semi-transparent blue banner is overlaid across the middle of the image, containing the text.

# HOUSING ELEMENT UPDATE

Draft SEIR Public Hearing & Study Session on Zoning



# PROJECT OVERVIEW

## BACKGROUND

- Required 6<sup>th</sup> Cycle Housing Element Update
  - Plan for city's housing needs from 2023 to 2031
  - Regional Housing Needs Allocation (RHNA) is 2,946 units
- Also includes update to General Plan Safety Element and new Environmental Justice Element

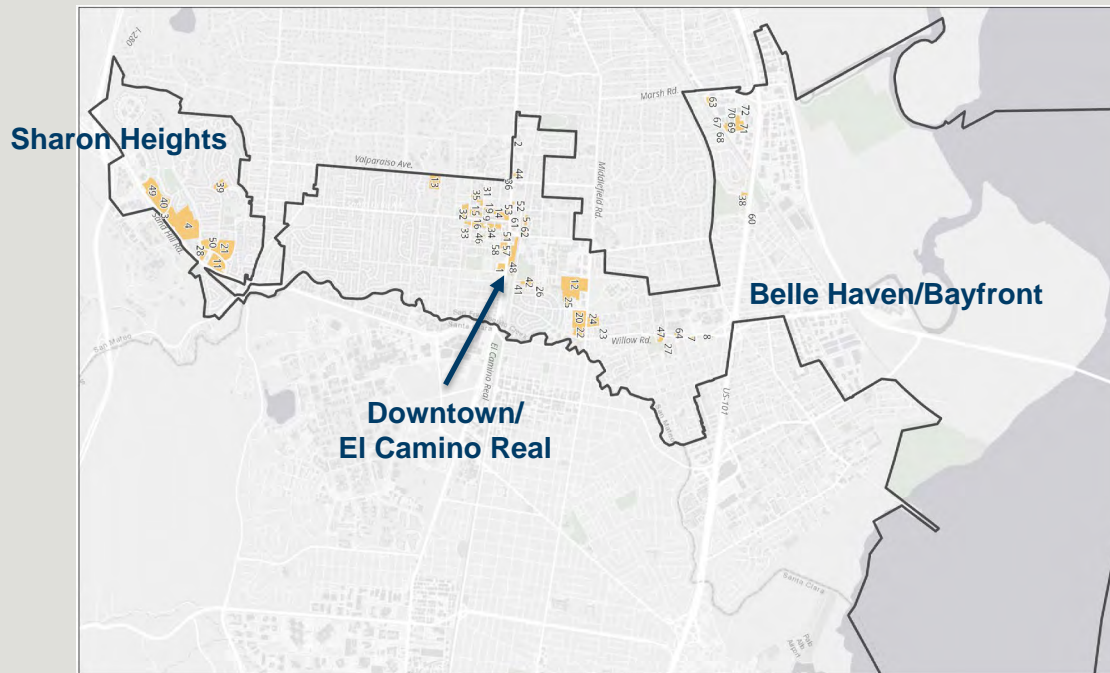
# NET RHNA

	Very Low	Low	Moderate	Above Moderate	Total Units
<b>6<sup>th</sup> Cycle RHNA Needs</b>					
6 <sup>th</sup> Cycle RHNA	740	426	496	1,284	2,946
30% Buffer	222	128	149	385	884
6 <sup>th</sup> Cycle RHNA + 30% Buffer	962	554	645	1,669	3,830
<b>6<sup>th</sup> Cycle RHNA Credits</b>					
Pipeline Projects	134	230	230	3,050	3,644
ADUs	26	25	26	8	85
Credits Subtotal	160	255	256	3,061	3,729
<b>Total Net New Units Needed</b>	<b>802</b>	<b>299</b>	<b>389</b>	<b>0</b>	<b>1,490</b>

## MAJOR LAND USE STRATEGIES

- Affordable RHNA will be met by rezoning for up to 4,000 new units dispersed throughout city
  - The total would accommodate a mix of development types to achieve 1,490 affordable units
  - Primarily in Council districts 2 through 5
- Five key zoning strategies
  - Increase densities in El Camino Real/Downtown Specific Plan area and remove residential cap
  - Increase densities in the affordable housing overlay (AHO)
  - Rezone commercial sites to allow mixed-use development
  - Remove minimum lot size to achieve 30 du/ac on R-3 lots around downtown
  - Re-use sites from current Housing Element

# OPPORTUNITY SITES



## MEETING PURPOSE

- Two public hearings
  - Draft Subsequent Environmental Impact Report (SEIR) public hearing
    - Opportunity to comment on accuracy and completeness of Draft SEIR
  - Study session
    - Provide feedback on introduction to zoning changes
- No actions will be taken this evening
  - Draft SEIR public comment period ends December 19, 2022
  - Staff will review and respond to all substantive comments in Final SEIR
  - City Council will consider certification of Final SEIR and requested actions

## RECOMMENDED MEETING FORMAT

- Draft SEIR public hearing
  - Introduction by project team
  - Presentation by EIR consultant
  - Public comments
  - Commissioner questions and comments
  - Close public hearing
- Study session
  - Introduction by project team
  - Public comments
  - Commissioner questions and comments
  - Close of study session





# DRAFT SEIR

# Menlo Park Housing Element Update (HEU) Draft Subsequent Environmental Impact Report (SEIR) Public Comment Session



November 14, 2022

# OVERVIEW

- Purpose of the Session
- Environmental Review Process
- Environmental Issues
- Public Comments

## Purpose of the Session

A Subsequent EIR (SEIR) has been prepared for the City's Housing Element and Safety Element Update, and the new Environmental Justice Element.

Receive comments from the public and agencies regarding the content of the environmental document, including:

- Receive public input on the analysis presented in the Draft SEIR.

# Environmental Review Process

Milestone	Dates (some are tentative)
Publish Notice of Preparation (NOP)	December 22, 2021
Draft EIR scoping session	January 24, 2022
End of NOP comment period	January 31, 2022
Publish Draft SEIR	November 4, 2022
Draft SEIR comment session	November 14, 2022
End of Draft SEIR comment period	December 19, 2022
Publish Response to Comments on Draft SEIR	Mid-January, 2023
Final EIR certification hearing	Late-January, 2023

# Environmental Issues Analyzed in the SEIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, & Paleontology
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Population & Housing
- Public Services & Recreation
- Utilities & Service Systems
- Transportation
- Tribal Cultural Resources
- Wildfire

# Principal Findings of the SEIR

- Less than significant (LTS) effects and effects that can be mitigated to a less-than-significant level in all topic areas except air quality, cultural resources, and transportation.
  - **Air Quality: Emissions during construction of larger projects**
  - **Cultural Resources (Historic Structures): Structures eligible for the National Register and/or California Register could be demolished and lost.**
  - **Transportation: Required upgrades to pedestrian and bicycle facilities might not occur based on lack of established nexus and identified funding.**
  - **Transportation: Some residential projects could exceed adopted guidelines for reductions in vehicle miles traveled (VMT).**
- The impacts identified above would be significant and unavoidable.

# Alternatives

Alternative	Description
No Project Alternative (required by CEQA)	HEU and associated elements would not be adopted, additional housing sites would not be identified, and no zoning changes would occur
Low VMT Area Alternative*	Concentrate all residential density increases in areas within identified Priority Development Areas and/or areas of the City with demonstrated low VMT

\* Indicates environmentally superior alternative



**Public Comment Period Runs Through:  
Monday, December 19, 2022, at 5:00  
p.m.**



SHIELDS

HOUSING  
ELEMENT

Help us shape  
THE FUTURE  
of Menlo Park!

### Submit Comments

#### Web Form (Preferred)

[http://menlopark.gov/  
HousingElementDEIRComments](http://menlopark.gov/HousingElementDEIRComments)

#### Mail

Tom Smith  
Principal Planner  
City of Menlo Park  
701 Laurel Street  
Menlo Park, CA  
94025

**[MenloPark.gov/HousingElement](http://MenloPark.gov/HousingElement)**