



## SPECIAL MEETING AGENDA

**Date:** 12/22/2022  
**Time:** 6:00 p.m.  
**Locations:** [Zoom.us/join](https://zoom.us/join) – ID# 841 0258 2759 and  
City Council Chambers  
751 Laurel St., Menlo Park, CA 94025

### NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, and maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting and participate using the following methods.

#### How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Submit a written comment online up to 1-hour before the meeting start time:  
[city.council@menlopark.org](mailto:city.council@menlopark.org)  
Please include the agenda item number you are commenting on.
- Access the meeting real-time online at:  
[Zoom.us/join](https://zoom.us/join) – Meeting ID 841 0258 2759
- Access the meeting real-time via telephone at:  
(669) 900-6833  
Meeting ID 841 0258 2759  
Press \*9 to raise hand to speak
- Watch meeting:
  - Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto:  
Channel 26
  - City Council Chambers

Note: City Council closed sessions are not broadcast online or on television and public participation is limited to the beginning of closed session.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website [menlopark.gov](https://menlopark.gov). The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information ([menlopark.gov/agendas](https://menlopark.gov/agendas)).

According to City Council policy, all meetings of the City Council are to end by midnight unless there is a super majority vote taken by 11:00 p.m. to extend the meeting and identify the items to be considered after 11:00 p.m.

## Special Session

### A. Call To Order

### B. Roll Call

### C. Study Session

- C1. Continue study session to provide direction regarding revisions to the City's draft Housing Element in response to comments from the State Department of Housing and Community Development, and potential Zoning Ordinance and El Camino Real/Downtown Specific Plan amendments associated with the Housing Element Update project ([Staff Report #22-248-CC](#)) ([Presentation](#)) – **continued from December 6, 2022**  
Not a California Environmental Quality Act (CEQA) project.

Please note: Public comment on item C1. is limited to two minutes per speaker.

### D. Adjournment

At every regular meeting of the City Council, in addition to the public comment period where the public shall have the right to address the City Council on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Council on any item listed on the agenda at a time designated by the chair, either before or during the City Council's consideration of the item.

At every special meeting of the City Council, members of the public have the right to directly address the City Council on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the City Council by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at [jaherren@menlopark.org](mailto:jaherren@menlopark.org). Persons with disabilities, who require auxiliary aids or services in attending or participating in City Council meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [menlopark.gov/agendas](http://menlopark.gov/agendas) and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at [menlopark.gov/subscribe](http://menlopark.gov/subscribe). Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 12/19/2022)



**STAFF REPORT**

**City Council**

**Meeting Date:** 12/22/2022

**Staff Report Number:** 22-248-CC

**Study Session:** Continue study session to provide direction regarding revisions to the City's draft Housing Element in response to comments from the State Department of Housing and Community Development, and potential Zoning Ordinance and El Camino Real/Downtown Specific Plan amendments associated with the Housing Element Update project

**Recommendation**

Staff recommends the City Council continue a study session to provide feedback regarding potential Zoning Ordinance and El Camino Real/Downtown Specific Plan (Specific Plan) amendments associated with the Housing Element Update project and provide additional feedback, if desired, on proposed revisions to the City's draft Housing Element, previously discussed at the December 6, 2022 City Council study session.

**Policy Issues**

State law requires the City to have and maintain a general plan with specific contents in order to provide a vision for the City's future and inform local decisions about land use and development. The Housing Element is one of the state-mandated elements of the General Plan, and state law requires the City to update and adopt the Housing Element for the eight-year planning period from 2023 to 2031 (also called the 6<sup>th</sup> Cycle) by January 31, 2023, while making any changes to other elements of the General Plan needed to maintain internal consistency and any related changes to zoning.

In compliance with state law, the City is also preparing an update to the General Plan Safety Element and a new Environmental Justice Element. Public review drafts of these documents were released December 12, 2022 and are included as Attachments A and B for reference. Community meetings to present the draft documents and receive feedback are anticipated in early 2023.

**Background**

On December 6, 2022, the City Council initiated a study session to provide feedback and receive public comments on a red-lined working draft of the 6<sup>th</sup> Cycle Housing Element and the potential modifications to the Zoning Ordinance and Specific Plan associated with the Housing Element. Eight members of the public spoke on a range of issues including support for additional housing in the community, consideration of open space in planning for new housing, moderating future development of non-residential uses in the community, enhancing capacity and site analyses in the draft Housing Element, the importance of an anti-displacement strategy, and support for rent control. City Councilmembers provided the following general comments on the working draft of the Housing Element:

- Suggest Program H2.E, an anti-displacement strategy, be re-evaluated to identify which components of

the strategy could be implemented earlier than the proposed three years following Housing Element adoption. A City Council subcommittee, consisting of Mayor Wolosin and Vice Mayor Taylor, was created to consider recommendations for which anti-displacement strategy actions to prioritize.

- Consider access to child care facilities and potential impact fees in planning for the needs of the community at full Housing Element build-out, while being careful to not dis-incentivize development.
- Consider a jobs-housing linkage policy such as the one in Mountain View, where development of a certain square footage of office/commercial uses would require provision of a certain number of corresponding housing units.
- Consider a policy that limits short-term rentals of entire homes and allows only short-term rentals of rooms within a residence.
- Recognize that zoning modifications will be an important part of downtown revitalization and developing affordable housing, and more time may be needed to review the proposed zoning changes.

The City Council directed the zoning modifications portion of the study session to be continued to a future date, which was later set as a December 22, 2022 special meeting. The December 6, 2022 staff report is included as Attachment C, which includes additional information regarding the proposed revisions to the draft Housing Element and an overview of the proposed zoning changes.

## Analysis

To supplement the December 6, 2022 staff report, the project team prepared a series of tables that identify in more detail the proposed zoning strategies to meet the City's RHNA. The tables show the scope, magnitude, and connections between the proposed changes to the housing opportunity sites in the draft Housing Element (Attachment D), the General Plan (Attachment E), Zoning Ordinance (Attachments G and H), and Specific Plan (Attachments I.) A brief description of each table is provided below.

### Housing opportunity sites list

Attachment D is a list of the 69 housing opportunity sites described in the draft Housing Element.<sup>1</sup> Each site is shown with its assessor's parcel number (APN), site number, name and address.

### *General Plan land use designation and zoning district*

The existing General Plan land use designation and zoning are provided, as well as the proposed General Plan land use designation and proposed zoning district. For sites where the existing land use and/or zoning are intended to remain as-is, the words "No Change" are written in italics in the corresponding proposed land use and/or proposed zoning cells. In these instances, revisions to the text of the zoning district itself would occur, which would allow the use of housing where it is not currently permitted or increase the maximum allowed density (dwelling units per acre.) This is further described below in the zoning text amendments section.

### *Carveout sites*

The 10 sites where a residential use "carveout" is to be applied are noted in the second-to-last column in the table. Carveout sites are those parcels where new housing could be developed on vacant areas of a site or large surface parking lots. The intent would be to allow horizontal mixed uses, where existing retail/commercial/office buildings would be complemented by new housing with walkable access to the adjacent businesses. No changes would be made to the existing zoning of the parcels, but a carveout

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<sup>1</sup> The sites are numbered 1 through 72, but sites 45, 65, and 66 were removed by Council in 2021 during the process of site selection and refinement. The original numbering system was maintained for ease of reference when comparing information from older staff reports, Housing Element drafts, and other project materials.

overlay would allow property owners and developers to provide new residential units and apply the state density bonus and/or affordable housing overlay (AHO) to produce up to approximately 100 or 200 affordable dwelling units on one or two acres anywhere on a designated site.

### *Zoning text amendments*

The last column of the table indicates whether there are corresponding zoning text amendments that would affect the density, floor area ratio (FAR), height, and/or other development standards regulating a site. In some cases, the proposed zoning of a site may not change (i.e., the parcel's zoning designation on the City's zoning map would remain the same), but the regulations of the underlying zoning district are proposed to change (i.e., development standards would be updated in text of the Zoning Ordinance.)

### General Plan

Attachment E describes the General Plan amendments needed for consistency with the Housing Element, Environmental Justice Element, and/or the Safety Element updates and additions contemplated as part of the Housing Element Update project. The additional General Plan amendments would be to the Land Use Element (Attachment F) adopted as part of the 2016 ConnectMenlo project, and would generally focus on:

- Changes to the General Plan land use designations map (Figure 5, page LU-12) to modify the land use designation of applicable housing opportunity sites listed in Attachment D;
- Changes to the land use designations and zoning districts table (Table 1, page LU-13) to add newly-created zoning district O-R; and
- Changes to the descriptions of land use designations (pages LU-14 through LU-17) to reflect increased densities and FARs consistent with proposed zoning ordinance text amendments, as applicable.

### Zoning Ordinance and map

Attachment G describes proposed text amendments to the Zoning Ordinance primarily to:

- Modify the development regulations and allowed uses in existing zoning districts such as removal of the 10,000 square foot lot size for increased development potential in the R-3 zoned properties around the Downtown;
- Consolidate multiple zoning districts to C-2-B and remove zoning districts that would no longer apply to any parcels citywide; and
- Modify the regulations of the AHO to work in concert with state density bonus law to allow up to approximately 100 dwelling units per acre for 100 percent affordable housing.

The matrix includes a priority column, where "High" signifies items recommended for adoption with or soon after the Housing Element because they incentivize and enable the maximum potential densities for affordable housing. The "Medium" priority items are recommended for adoption soon after the Housing Element because they increase densities and modify other zoning standards for housing opportunity sites and enact the land use strategies in the Housing Element. The City will be permitted one to three years to implement Housing Element-related zoning modifications, depending on when the California Department of Housing and Community Development (HCD) certifies the City's Housing Element. Adoption of the zoning ordinance text amendments is recommended as early as possible to demonstrate the City's commitment to create more housing early in the eight-year Housing Element cycle. Finally, the "Lower" priority items are recommended changes to the Zoning Ordinance to clean up defunct zoning districts and regulations that would no longer be applicable to any parcels in the city, but would not directly affect the construction of affordable housing in the city.

Attachment H provides a list of zoning map amendments necessary to rezone applicable housing opportunity sites and parcels included in the Housing Element Update land use strategies.

### El Camino Real/Downtown Specific Plan

Attachment I lists changes to the Specific Plan proposed as part of the Housing Element Update, including:

- Removal of references to a maximum of 680 residential units at full build-out;
- Increases in densities, FARs, and heights and other potential changes to development standards for eight subdistricts;
- Removal of minimum parking rates for residential uses, addition of maximum parking rates for residential uses, and changes to information related to the use of parking plazas and potential development on those sites; and
- Modification of descriptions and standards regarding use of the public parking plazas to allow the development of multifamily residential housing.

### Next steps

Following this study session, the project team will continue updating the draft Housing Element to respond to comments and incorporate City Council feedback, and prepare related General Plan, Zoning Ordinance and Specific Plan amendments that are critical to Housing Element adoption.

A joint Planning Commission and Housing Commission meeting is scheduled for January 12, 2023 to consider and make recommendations to the City Council on the following:

- Housing Commission recommendation to the City Council on adoption of the Housing Element; and
- Planning Commission recommendation to the City Council on:
  - Certification of the subsequent environmental impact report (SEIR);
  - Adoption of the Housing Element, including updates to other elements needed for consistency with the Housing Element; and
  - Adoption of certain proposed Zoning Ordinance amendments.

A City Council meeting is scheduled for January 31, 2023 for the City Council to consider the recommendations of the Housing Commission and Planning Commission and take action on the following:

- Certification of the SEIR;
- Adoption of the Housing Element, including updates to other elements needed for consistency with the Housing Element; and
- Introduction and first reading of applicable Zoning Ordinance amendments.

In order to provide adequate time for community review and feedback, the updated Safety Element and new Environmental Justice Element will be split from the Housing Element update, and are expected to return to the City Council for adoption in Spring 2023.

### **Impact on City Resources**

As part of the fiscal year 2020-21 budget, the City Council appropriated \$1.5 million from the general fund to support the Housing Element Update (including preparation of the SEIR), which is a City Council priority. A budget amendment request for work related to the project SEIR and water supply assessment is being prepared and will be brought forward for consideration by City Council in early 2023.

### **Environmental Review**

This study session is not a project within the meaning of the California Environmental Quality Act (CEQA) Guidelines § § 15378 and 15061(b)(3) as it will not result in any direct or indirect physical change in the environment. A draft subsequent SEIR was released for the Housing Element Update project November 4,

2022 and a 45-day public comment period ends Monday, December 19, 2022 at 5 p.m. The notice of availability is included as hyperlink Attachment J. A copy of the draft SEIR is available as hyperlink Attachment K. In the coming weeks, the project team will consider and respond to substantive comments received on the draft SEIR and compile a response to comments document. Once the responses and revisions are complete, a final SEIR will be released, consisting of the response to comments document and the draft SEIR. The final SEIR will be considered by the City Council for certification in compliance with CEQA.

## Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

## Attachments

- A. Hyperlink – Public review draft Safety Element, released December 12, 2022:  
[menlopark.gov/files/sharedassets/public/community-development/documents/projects/housing-element-update/safety-element-20221212-public-review-draft.pdf](https://menlopark.gov/files/sharedassets/public/community-development/documents/projects/housing-element-update/safety-element-20221212-public-review-draft.pdf)
- B. Hyperlink – Public review draft Environmental Justice Element, released December 12, 2022:  
[menlopark.gov/files/sharedassets/public/community-development/documents/projects/housing-element-update/environmental-justice-element-20221212-public-review-draft.pdf](https://menlopark.gov/files/sharedassets/public/community-development/documents/projects/housing-element-update/environmental-justice-element-20221212-public-review-draft.pdf)
- C. Hyperlink – December 6, 2022 City Council study session staff report:  
[menlopark.gov/files/sharedassets/public/agendas-and-minutes/city-council/2022-meetings/agendas/20221206-cc-agenda-packet-with-presentation.pdf#page=552](https://menlopark.gov/files/sharedassets/public/agendas-and-minutes/city-council/2022-meetings/agendas/20221206-cc-agenda-packet-with-presentation.pdf#page=552)
- D. Housing opportunity sites matrix
- E. General Plan map and text amendments matrix
- F. Hyperlink – General Plan Land Use Element: [menlopark.gov/files/sharedassets/public/community-development/documents/land-use-element\\_adopted-11.29.16\\_final\\_figures.pdf](https://menlopark.gov/files/sharedassets/public/community-development/documents/land-use-element_adopted-11.29.16_final_figures.pdf)
- G. Proposed Zoning Ordinance text amendments matrix
- H. Proposed zoning map amendments matrix
- I. Proposed Specific Plan amendments matrix
- J. Hyperlink – Notice of availability: [menlopark.gov/files/sharedassets/public/community-development/documents/projects/housing-element-update/20221104-housing-element-update-notice-of-availability.pdf](https://menlopark.gov/files/sharedassets/public/community-development/documents/projects/housing-element-update/20221104-housing-element-update-notice-of-availability.pdf)
- K. Hyperlink – Draft SEIR: [menlopark.gov/files/sharedassets/public/community-development/documents/projects/housing-element-update/menlo-park-housing-element-update-draft-seir.pdf](https://menlopark.gov/files/sharedassets/public/community-development/documents/projects/housing-element-update/menlo-park-housing-element-update-draft-seir.pdf)

Report prepared by:  
Tom Smith, Principal Planner

Report reviewed by:  
Mary Wagner, Assistant City Attorney  
Deanna Chow, Assistant Community Development Director

Housing Opportunity Sites									
APN	Site Number	Site Name	Site Address	Existing General Plan Land Use	Existing Zoning	Proposed General Plan Land Use	Proposed Zoning*	Residential Use Carveout?	
071332130	1	El Camino Real Safeway parking lot	525 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SW)	No Change	No Change		
060344250	2	1620 El Camino Real: One-story office and personal service	1610 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: NE-L)	No Change	No Change		
060344240	2	1620 El Camino Real: Parking lot	1620 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: NE-L)	No Change	No Change		
074270240	3	2500 Sand Hill Road: First Republic Bank	2500 Sand Hill Road	Professional and Administrative Offices	C-1-C	No Change	No Change	Yes, up to 2 acres	
074270280	4	Quadrus Site	2480 Sand Hill Road	Professional and Administrative Offices	C-1-C	No Change	No Change	Yes, up to 2 acres	
061412440	5	1100 Alma Street: Two-story office and adjacent parking lot	1100 Alma Street	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SA E)	No Change	No Change		
061412430	5	1100 Alma Street: Adjacent parking lot	1100 Alma Street	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SA E)	No Change	No Change		
071084220	6	Church of the Pioneers Foundation 1	900 Santa Cruz Avenue	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
071084200	6	Church of the Pioneers Foundation 2	1111 University Drive	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
071084090	6	Church of the Pioneers Foundation 3	1187 University Drive	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
071084110	6	Church of the Pioneers Foundation 4	1155 University Drive	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
071084100	6	Church of the Pioneers Foundation 5	1177 University Drive	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
062202050	7	728 Willow Road 1	728 Willow Avenue	Retail/Commercial	C-4	No Change	C-2-B		
062202060	7	728 Willow Road 2	728 Willow Avenue	Retail/Commercial	C-4	No Change	C-2-B		
062202210	7	728 Willow Road 3	728 Willow Avenue	Retail/Commercial	C-4	No Change	C-2-B		
062211050	8	906 Willow Road 3	906 Willow Road	Medium Density Residential	R-3	Retail/Commercial	C-2-B		
062211170	8	906 Willow Road 1	906 Willow Road	Retail/Commercial	C-4	No Change	C-2-B		
062211180	8	906 Willow Road 2	906 Willow Road	Retail/Commercial	C-4	No Change	C-2-B		
071284100	9	Parking Plaza 7 (adjacent to Trader Joe's) 1	Between Chestnut and Curtis	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
071284080	9	Parking Plaza 7 (adjacent to Trader Joe's) 2	Between Chestnut and Curtis	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
071283140	10	Parking Plaza 6 (behind Wells Fargo)	Between Crane and Chestnut	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
074283100	11	Sharon Heights Shopping Center	325 Sharon Park Drive	Retail/Commercial	C-2	No Change	No Change	Yes, up to 1 acre	
062390700	12	United States Geological Survey (USGS) Site 1	345 Middlefield Road	Public Facilities	P-F	No Change	No Change	Yes, minimum of 5 acres	
062421070	12	USGS Site 2	345 Middlefield Road	Public Facilities	P-F	No Change	No Change		
0710271070	13	Church of Jesus Christ of Latter-day Saints	1105 Valparaiso Avenue	Very Low Density Residential	R-E	No Change	No Change		
071102310	14	Parking Plaza 1 (between El Camino Real and Chestnut on west side of Santa Cruz)	Lot between El Camino Real and Chestnut on west side of Santa Cruz	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
071092290	15	Parking Plaza 3 (between University and Crane on west side of Santa Cruz)	Lot between University and Crane on west side of Santa Cruz	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
071281160	16	Parking Plaza 5 (between Evelyn and Crane)	Lot between Evelyn and Crane	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
071285160	17	Parking Plaza 8 (between Curtis and Doyle)	Lot between Curtis and Doyle	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
071273160	18	Parking Plaza 4 (behind Draeger's)	Lot behind Draegers	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
071094180	19	Parking Plaza 2 (off Oak Grove)	Lot off Oak Grove	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
062422120	20	275 Middlefield Road: Office (Demira) on Middlefield and Linfield	275 Middlefield Road	Professional and Administrative Offices	C-1	No Change	No Change	Yes, up to 2 acres	
074281120	21	Sharon Green Apartments	350 Sharon Park Drive	Medium Density Residential	R-3-A(X)	No Change	No Change	Yes, up to 1 acre	
062422080	22	85 Willow Road: Office on SW corner of Middlefield and Willow	85 Willow Road	Professional and Administrative Offices	C-1	No Change	No Change		
062271540	23	200 Middlefield Road: Office on Middlefield and Santa Margarita	200 Middlefield Road	Professional and Administrative Offices	C-1	No Change	No Change		
062271010	24	250 Middlefield Road: Office on Middlefield and Santa Monica	250 Middlefield Road	Professional and Administrative Offices	C-1	No Change	No Change		
062421010	25	8 Homewood Place: Office (Quantifind) on Linfield and Homewood	8 Homewood Road	Professional and Administrative Offices	C-1	No Change	No Change		
062390170	26	401 Burgess Drive: Professional service on SE Corner of Laurel	401 Burgess Road	Professional and Administrative Offices	C-1-A	Retail/Commercial	C-2-B		
062370420	27	Memlo Park Surgical Hospital	570 Willow Road	Retail/Commercial	C-4	No Change	C-2-B		
074283070	28	2200 Sand Hill Road: Office (Westly Group) on Sharon Park	2200 Sand Hill Road	Professional and Administrative Offices	C-1(X)	No Change	No Change		
062390200	29	445 Burgess Drive: Stanford Blood Center	445 Burgess Drive	Professional and Administrative Offices	C-1-A	Retail/Commercial	C-2-B		
071284110	30	Trader Joe's Downtown	720 Menlo Avenue	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: D)	No Change	No Change		
071091520	31	800 Oak Grove Avenue: Comerica Bank	800 Oak Grove Avenue	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
071084140	32	930 Santa Cruz: One-story real estate office	930 Santa Cruz Avenue	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
071274140	33	Draeger's Parking Lot Downtown	1008 University Avenue	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
071288610	34	1707 Menlo Avenue: Real Estate Office	1707 Menlo Road	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
071091310	35	1300 University Avenue: Dental office	1300 University Avenue	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: DA)	No Change	No Change		
071103490	36	Compass Real Estate on El Camino Real	1377 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: NW)	No Change	No Change		
071331180	37	Victoria Station	855 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SW)	No Change	No Change		
055303110	38	Ravenswood School District site on Sheridan	300 Sheridan Drive	Low Density Residential	R-1-U	Medium Density Residential	IR-3		
074351100	39	St. Denis Catholic Church	2250 Avey Avenue	Low Density Residential	R-1-S	No Change	No Change		
074260740	40	St. Bede's Episcopal Church	2650 Sand Hill Road	Low Density Residential	R-1-S	No Change	No Change		
062390190	41	431 Burgess Drive	431 Burgess Drive	Professional and Administrative Offices	C-1-A	Retail/Commercial	C-2-B		
062390180	42	425 Burgess Drive: Peninsula Smiles	425 Burgess Drive	Professional and Administrative Offices	C-1-A	Retail/Commercial	C-2-B		
071102130	43	Sultana Mediterranean	1149 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SA W)	No Change	No Change		
061422350	44	Ducky's Car Wash	1436 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: NE)	No Change	No Change		
071288560	46	796 Live Oak Avenue: One-story residential	796 Live Oak Avenue	Medium Density Residential	R-3	No Change	No Change		
062285300	47	Menlo BBQ	555 Willow Road	Medium Density Residential	R-3	Retail/Commercial	C-2-B		
071333200	48	Big 5 Shopping Center	700 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SE)	No Change	No Change	Yes, up to 2 acres	
074260750	49	2700-2770 Sand Hill Road: Parking lot on west side of lot	2722 Sand Hill Road	Professional and Administrative Offices	C-1-C	No Change	No Change	Yes, up to 2 acres	
074282070	50	Seven Oaks Apartments	600 Sharon Park Drive	Medium Density Residential	R-3-A(X)	No Change	No Change	Yes, up to 1 acre	
071282210	51	959 El Camino Real	959 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SW)	No Change	No Change		
0614301070	52	1246 El Camino Real	1246 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: NE-R)	No Change	No Change		
071102350	53	1189 El Camino Real	1189 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SA W)	No Change	No Change		
071288190	54	607 Menlo Avenue	607 Menlo Avenue	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SW)	No Change	No Change		
071102390	55	1161 El Camino Real	1161 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SA W)	No Change	No Change		
071102370	56	1179 El Camino Real	1179 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SA W)	No Change	No Change		
071332080	57	1761 El Camino Real	1761 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SW)	No Change	No Change		
071332090	58	751 El Camino Real	751 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SW)	No Change	No Change		
071288580	59	905 El Camino Real	905 El Camino Real	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SW)	No Change	No Change		
062013170	60	335 Pierce Road 1	335 Pierce Road	Medium Density Residential	R-3	No Change	No Change		
062013230	60	335 Pierce Road 2	335 Pierce Road	Medium Density Residential	R-3	No Change	No Change		
071102140	61	610 Santa Cruz Avenue	610 Santa Cruz Avenue	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SA W)	No Change	No Change		
061412160	62	550 Ravenswood Avenue	550 Ravenswood Avenue	El Camino Real/Downtown Specific Plan	SP-ECR-D (Subarea: SA E)	No Change	No Change		
055251120	63	3875 Bohannon Drive	3875 Bohannon Drive	Bayfront Area	O	No Change	O-R		
062470260	64	1795 Willow Road (Veterans' Affairs Hospital)	1795 Willow Road	Public Facilities	P-F	No Change	O-R	Yes, up to 2.1 acres	
055253140	67	3905 Bohannon Drive	3905 Bohannon Drive	Bayfront Area	O	No Change	O-R		
055253150	68	3925 Bohannon Drive	3925 Bohannon Drive	Bayfront Area	O	No Change	O-R		
055253240	69	4005 Bohannon Drive	4005 Bohannon Drive	Bayfront Area	O	No Change	O-R		
055253190	70	4025 Bohannon Drive	4025 Bohannon Drive	Bayfront Area	O	No Change	O-R		
055253030	71	4055 Bohannon Drive	4055 Bohannon Drive	Bayfront Area	O	No Change	O-R		
055253200	72	4060 Campbell Avenue	4060 Campbell Avenue	Bayfront Area	O	No Change	O-R		

\* - Although a number of sites are marked as having no change to the existing zoning designation, in most cases development standards in the underlying Zoning Ordinance text would be updated to increase densities, floor area ratios, heights, and/or other regulations. In addition, for those sites where the zoning designation is not proposed to change and the zoning regulations would remain the same, the updated Affordable Housing Overlay would be applicable to make affordable housing development more feasible.

Proposed General Plan map and text amendments		
Action	General Plan Element/Page	Priority
Update "Figure 5: General Plan Land Use Designations" to change the land use designations, as applicable, for certain opportunity sites included in Attachment D and parcels affected by zoning map amendments in Attachment I	Land Use Element, Page LU-12	Medium
Update "Table 1: Land Use Designations and Zoning Districts" to make the new O-R zoning district a "Bayfront Area" land use	Land Use Element, Page LU-13	Medium
Update the Medium Density Residential and High Density Residential land use descriptions as necessary to reflect any changes in FAR and density	Land Use Element, Page LU-14	Medium
Update the Retail/Commercial and Professional and Administrative Office land use descriptions as necessary to reflect any changes in FAR and density	Land Use Element, Page LU-15	Medium
Update the Office land use description as necessary to reflect any changes in FAR and density	Land Use Element, Page LU-16	Medium
Update the El Camino Real/Downtown Specific Plan land use descriptions as necessary to reflect any changes in FAR and density	Land Use Element, Page LU-17	Medium

Proposed Zoning Ordinance text amendments			
Action	Chapter	Section	Priority
Update mitigation monitoring to reference Housing Element Update EIR	16.02	16.02.070	Medium
Update designated zoning districts to reflect new zoning districts and districts being removed	16.08	16.08.010	Lower
Add new section to describe allowance for by-right development of projects on re-used 5 <sup>th</sup> Cycle sites with at least 20% affordable units		New section	Medium
Codify AB 1851 to allow religious organizations to build housing in unused parking areas up to 50% of spaces		New section	Medium
Remove minimum 10,000 s.f. lot area for designated R-3 lots around downtown	16.20	16.20.030	Medium
Modify Table 2 to permit development up to 20 du/ac for sites over 100,000 s.f.		16.20.030	Medium
Remove reference to mitigation monitoring and reporting program compliance		16.20.040	Medium
Update C-1 development regulations to include residential density/FAR/height/etc.	16.30	16.30.030	Medium
Remove chapter for C-1-A zoning (to be combined with C-2-B)	16.32	Entirety	Lower
Update C-1-C permitted uses to include multiple dwellings on identified carveout parcels	16.36	16.36.010	Medium
Remove chapter for C-2-S zoning (to be combined with C-2-B)	16.37	Entirety	Lower
Update C-2 permitted uses to include multiple dwellings	16.38	16.38.010	Medium
Update C-2 development regulations to include residential density/FAR/height/etc.		16.38.030	Medium
Remove chapter for C-2-A zoning (to be combined with C-2-B)	16.39	Entirety	Lower
Update C-2-B to modify minimum district size and lot area, and update development regulations (density/FAR/height/etc.)	16.40	16.04.030	Medium
Remove chapter for C-4 zoning (to be combined with C-2-B)	16.42	Entirety	Lower
Update O purpose to include housing for O-R sites	16.43	16.43.010	Medium
Update O permitted uses to include multiple dwellings for O-R sites		16.43.020	Medium
Update O development regulations to include residential standards that mirror R-MU base-level development standards for O-R sites		16.43.050	Medium
Update O green and sustainable building regulations to incorporate provisions for residential projects		16.43.140	Medium
Include provisions for removal of church parking to construct housing under AB 1851, add parking requirements for residential dwelling units in commercial and professional districts, remove parking requirements for districts to be removed	16.72	16.72.020(5), 16.72.030, 16.72.040	Medium
Update the Affordable Housing Overlay to work in combination with the state density bonus to achieve affordable housing development up to 99 du/ac	16.98	Entirety	High
Create new horizontal residential mixed use overlay for "carveout sites"	16.100	Entirety	High

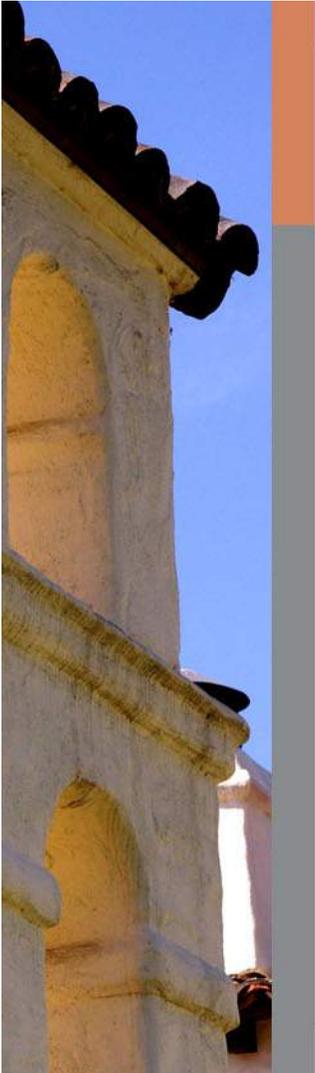
Proposed Zoning map amendments				
Action	Additional Information	Includes Housing Element Site(s)?	Existing Zoning	Proposed Zoning
Rezone certain parcels in the O zoning district	Parcels bounded by Scott Dr to the north, Bohannon Dr to the east, Dumbarton Corridor to the south, and Marsh Rd to the west	Yes: 63, 67, 68, 69, 70, 71, 72	O	O-R
Rezone Former Flood School site	APN 055-303-110	Yes: 38	R-1-U	R-3
Rezone current R-3 housing opportunity sites	APNs: 062-211-050, 071-288-560, 062-285-300, 062-013-170, 062-013-230	Yes: 8, 47	R-3	C-2-B
Rezone all C-2 parcels except Sharon Heights Shopping Center (APNs 072-283-100, 074-283-010, 074-283-090, and 074-283-040) to C-2-B		No	C-2	C-2-B
Rezone C-1-A parcels to C-2-B		Yes: 26, 29, 41, 42	C-1-A	C-2-B
Rezone C-2-A parcels to C-2-B		No	C-2-B	C-2-B
Rezone C-2-S parcels to C-2-B		No	C-2-S	C-2-B
Rezone C-4 parcels to C-2-B		Yes: 7, 8, 27	C-4	C-2-B

Proposed Specific Plan text amendments			
Action	Chapter	Page	Priority
Modify description of public parking plaza potential uses	B	B-12	High
Modify description of public space programming related to parking plazas	C	C-16 through C-18	High
Remove reference to 680 units of residential development at full build-out	C	C-20	Medium
Update diagram for major public space improvements related to parking plazas	D	D-8	High
Modify descriptions of maximum building heights in subdistricts	E	E-2 and E-4	Medium
Modify references to non-parking improvements on downtown parking plazas and add references to residential development	E	E-11	High
Update map of development densities/intensities with new densities for each subdistrict	E	E-14	Medium
Update development standards table with new densities, FARs, heights, etc.	E	E-15	Medium
Update discussion of heights in subdistricts	E	E-18	Medium
Update map of maximum building heights	E	E-19	Medium
Update references to façade heights	E	E-29	Medium
Update tables and diagrams for modified subdistricts	E	E-47 through E-96	Medium
Update description of parking rates for residential uses and parking plazas	F	F-18	High
Update parking rates for residential uses to remove minimums and include maximums	F	F-19	Medium
Revise descriptions of potential parking garage locations on parking plazas	F	F-23	High
Remove table and map of existing parking counts in plazas and modify description as it relates to new housing	F	F-24 and F-25	High
Remove reference to 680 units of residential development at full build-out	G	G-16	Medium
Modify reference to private use of publicly owned property as it relates to parking plazas	G	G-25	High
Update phasing of public improvements section as it relates to parking plazas	G	G-26 and G-27	High



# HOUSING ELEMENT UPDATE

December 22, 2022 City Council Study Session



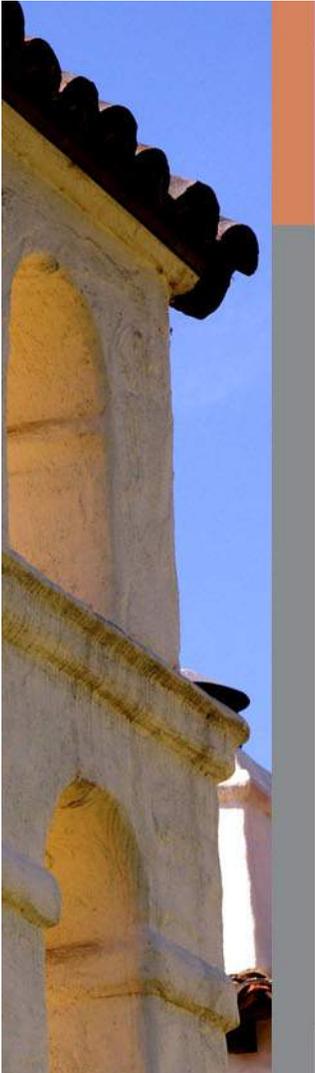
## MEETING PURPOSE

- Study session
  - Continuation of December 6<sup>th</sup> study session
  - Provide feedback on potential zoning changes
  - Provide any additional feedback on working draft Housing Element
  
- No actions will be taken this evening



# PROJECT OVERVIEW





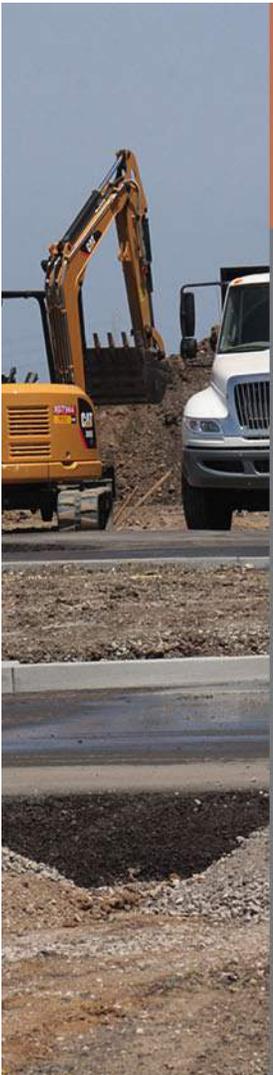
## BACKGROUND

- 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
  - Accounting for above-moderate income units already in pipeline, City must plan for 1,490 new affordable units
  
- Also includes update to General Plan Safety Element and new Environmental Justice Element
  
- Housing Element must be adopted by January 31, 2023

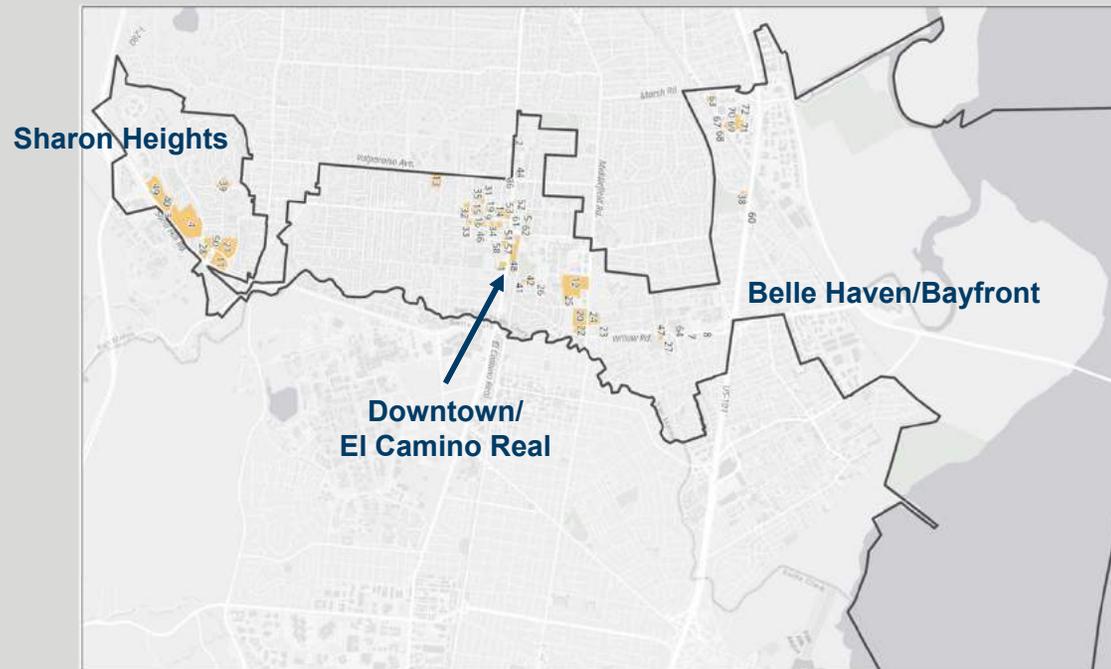


## MAJOR LAND USE STRATEGIES

- Affordable RHNA will be met by zoning changes to allow 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 density bonuses in the affordable housing overlay (AHO)
  - Rezone commercial sites to allow mixed-use development
  - Remove minimum lot size to achieve 30 du/ac for R-3 lots around downtown, and allow sites over 2 acres to have a density of 20 du/ac
  - Re-use sites from current Housing Element



# OPPORTUNITY SITES



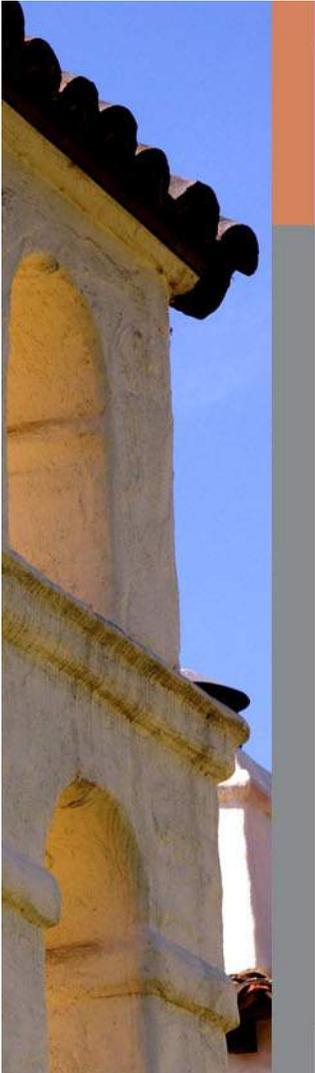


**NEW INFORMATION  
SINCE DECEMBER 6**



## OPPORTUNITY SITES LIST

- Lists all 69 sites included in the draft Housing Element
  - Describes which sites would receive new General Plan land use designations and rezonings
  - Also indicates which sites would have “carveout” overlay
  - Sites would be eligible for Affordable Housing Overlay allowing up to approximately 100 du/ac for 100 percent affordable housing



## PROPOSED GENERAL PLAN MAP AND TEXT AMENDMENTS



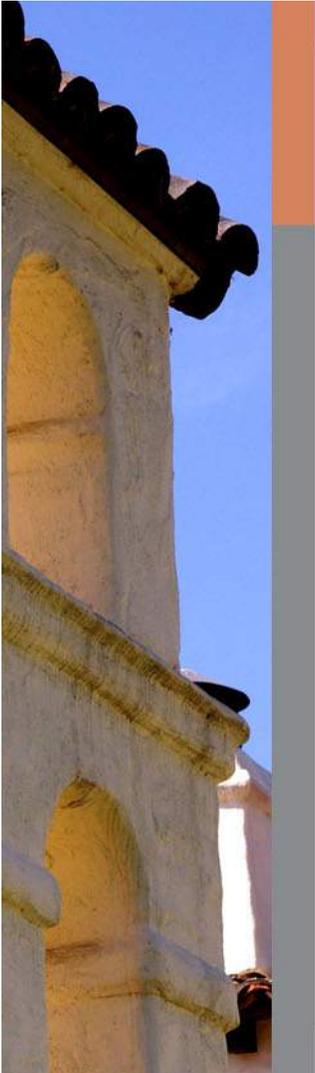
- Changes to the Land Use Element
  - Land Use Designations map would be modified to reflect changes to opportunity sites and certain other parcels to be rezoned
  - New O-R zoning district would be added to Bayfront land use designation
  - Descriptions for Medium Density Residential, High Density Residential, Retail/Commercial, Professional and Administrative Office, Office, and the El Camino Real/Downtown Specific Plan land uses would be updated to reflect new higher densities and floor area ratios



## PROPOSED ZONING ORDINANCE TEXT AMENDMENTS



- High priority: Update Affordable Housing Overlay and “carveout” overlay to incentivize affordable housing at higher densities
- Medium priority: Modify zoning districts to allow residential uses at increased densities with corresponding development standards, as identified in Housing Element
- Lower priority: Clean up and delete references to zoning districts to be consolidated and removed



## PROPOSED ZONING MAP AMENDMENTS

- Rezone certain parcels from O to O-R
- Rezone former Flood School site to R-3
- Rezone housing opportunity sites currently zoned R-3 to C-2-B
- Rezone all C-2 parcels except Sharon Heights Shopping Center to C-2-B
- Rezone C-1-A, C-2-A, C-2-S, and C-4 parcels to C-2-B and remove the four zoning districts



## PROPOSED SPECIFIC PLAN TEXT AMENDMENTS

- High priority: Allow for residential uses on the public parking plazas
- Medium priority: Remove cap on residential development, update subdistricts with new development standards to increase densities and allow corresponding increases in floor area ratios and height





## TENTATIVE UPCOMING MILESTONES

- January 3, 2023 – Release of the Final SEIR
- January 12, 2023 – Housing Commission and Planning Commission recommendations on SEIR and Housing Element
- January 31, 2023 – City Council SEIR and Housing Element adoption hearing
- February 9 and 10, 2023 – Environmental Justice and Safety Element community meetings
- 1<sup>st</sup> Quarter of 2023 – Continued advancement of zoning changes and Environmental Justice and Safety Elements



**THANK YOU**