



HOUSING ELEMENT UPDATE

January 24, 2022 EIR Scoping Session

MEETING PURPOSE

- Scoping session to receive comments on the scope and content of an environmental impact report (EIR)
- Provides an early opportunity to comment on topics that should be addressed in an EIR
- The EIR will be prepared to evaluate potential environmental effects of changes to the City's General Plan:
 - Update to the existing Housing Element and related rezonings and other Zoning Ordinance amendments
 - Update to the existing Safety Element
 - New Environmental Justice Element
- No project actions at this meeting

HOUSING ELEMENT UPDATE

- The Housing Element is a State-mandated element of the General Plan
- Update will cover an eight-year planning period from 2023 to 2031
 - Also referred to as the “6th Cycle”
- Must analyze existing and projected housing needs, and update goals, policies, objectives, and implementation programs for housing at all income levels
- Must include inventory of sites that permit housing development to meet target set by State (target number is called RHNA)
 - For 6th Cycle, the City’s RHNA is 2,946 units
 - Including 30% buffer, RHNA is 3,830 units

SAFETY ELEMENT UPDATE

- The Safety Element is also a State-mandated General Plan element
- Focuses on protection of the community from risks due to climate change, earthquakes, floods, fires, toxic waste, and other hazards
- Specifies what measures the City will take to reduce potential risks from hazards
- Update is needed to bring Safety Element into compliance with recent State law
 - Address residential development evacuation routes in hazard areas
 - Assess local vulnerabilities to different climate hazards
 - Develop policies and actions toward climate adaptation and resiliency

ENVIRONMENTAL JUSTICE ELEMENT

- City's first Environmental Justice Element
- Purpose is to address unique or compounded health risks within disadvantaged communities (DACs) as defined by the State
- Measures could include:
 - Improving air quality and reducing pollution exposure
 - Enhancing public facilities and infrastructure
 - Expanding food access
 - Ensuring safe and sanitary housing
 - Promote civic engagement in public decision-making

LAND USE SCENARIO FOR EIR

- On December 8, 2021, City Council supported a preliminary land use scenario with multiple strategies to ensure City can meet its 6th Cycle RHNA
- Strategies based on feedback from the community, City Council, Planning Commission, and Housing Commission



NEW HOUSING NEEDED

	Very Low	Low	Moderate	Above Moderate	Total Units
<u>RHNA Required</u>	0-50% AMI	51-80% AMI	81-120% AMI	>120% AMI	
6 th Cycle RHNA	740	426	496	1,284	2,946
30% Buffer	<u>222</u>	<u>128</u>	<u>149</u>	<u>385</u>	<u>884</u>
6 th Cycle RHNA w/ Buffer	962	554	645	1,669	3,830
<u>RHNA Credits</u>					
Pipeline Projects	134	230	230	3,053	3,647
ADUs	<u>26</u>	<u>25</u>	<u>26</u>	<u>8</u>	<u>85</u>
RHNA Credit	160	255	256	3,061	3,732
<u>Net New Units Needed</u>	802	299	389	0	1,490

LAND USE STRATEGIES FOR EIR

- Re-use housing opportunity sites from the current 5th Cycle Housing Element
 - Allow “by-right” development for projects with 20% or more affordable housing
 - Densities on the sites would be 30 dwelling units per acre (du/ac) or higher
- Increase permitted residential densities in Specific Plan area
 - Set minimum density of 20 du/ac
 - Allow at least 30 du/ac for development at base level, with potential increases in densities at bonus level
 - Remove cap of 680 units in Specific Plan area
 - Allow residential development on City-owned parking plazas

LAND USE STRATEGIES FOR EIR

- Modify affordable housing overlay (AHO) standards
 - Allow up to 100 du/ac for 100% affordable housing developments
 - Increase allowed densities for mixed-income developments offering more affordable units than the City's below market rate (BMR) requirements
- Modify certain retail/commercial zoning district standards
 - Allow residential uses and encourage mixed-use development
 - Densities would be a minimum of 30 du/ac
 - Would apply to C-2, C-2-A, C-2-B, C-2-S, C-4, and P districts
- Remove 10,000 square-foot minimum lot size requirement for R-3 zoned properties around downtown
 - Allow sites a density of up to 30 du/ac



Potential Housing Opportunity Sites and Upzonings

Sharon Heights

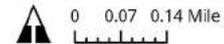
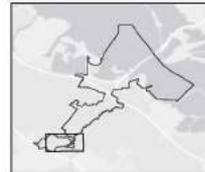
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Acres (# of Sites)

- < 0.5 ac (18)
- 0.5 - 0.9 ac (25)
- 1 - 5 ac (21)
- > 5 ac (9)
- City Boundary

Land Use Strategies

- Rezoned Commercial-Only Sites
- R-3 Zoned Parcels <10,000sf Around Downtown
- El Camino Real/Downtown Specific Plan Area



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)





Potential Housing Opportunity Sites and Upzonings

Downtown

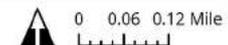
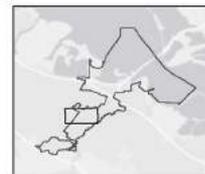
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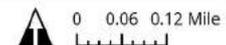
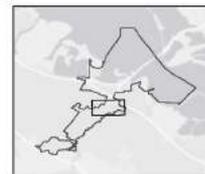
Middlefield and Willow Page 3 of 4

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Potential Housing Opportunity Sites and Upzonings

Marsh and US-101

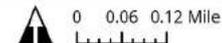
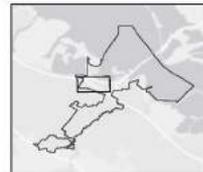
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THANK YOU

NEXT STEPS AND UPCOMING MEETINGS

- January 31: NOP comment period ends at 5:00 p.m.
- February 12: Community Meeting #5 – Review of housing strategy and policies

- Also coming in the near future:
 - Community Meeting #6 – Safety and Environmental Justice policies
 - Other announcements and future meetings will be posted on the Housing Element website: menlopark.org/housingelement

Menlo Park Housing Element Update (HEU) Draft Environmental Impact Report (EIR) Scoping Session



January 24, 2022

OVERVIEW

- Purpose of the Scoping Session
- Program EIRs
- Environmental Issues
- Environmental Review Process
- Public Comments

Purpose of Scoping

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

- Key environmental issues of concern
- Potential mitigation measures
- Potential alternatives for consideration

In short, what should we be looking at in the EIR?

What is a *Program* EIR?

- A Program EIR is an EIR that considers a series of actions that can be characterized as one large project that are related either:
 - Geographically
 - Logical parts in a chain of contemplated actions
 - Considers general criteria to govern conduct of a continuing program
 - Activities with similar environmental effects and mitigations
- The HEU EIR will be a subsequent EIR to the City's 2016 General Plan Update EIR (ConnectMenlo), meaning that it will build upon the environmental analysis already completed for ConnectMenlo

Environmental Issues in the EIR

- 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

Environmental Issues not in the EIR

- Agricultural and Forestry Resources
- Mineral Resources

Environmental Review Process

Milestone	Dates (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 EIR	Mid-June, 2022
Draft EIR comment session	Mid-July, 2022
End of Draft EIR comment period	August, 2022
Publish Response to Comments on Draft EIR	October, 2022
Final EIR certification hearing	November/December, 2022

January 31, 2023 – Deadline to submit adopted Housing Element to Department of Housing and Community Development

Public Comment Period Runs Through: Monday, January 31, 2022, at 5:00 p.m.

Submit Comments To Tom Smith

Email (Preferred)

tasmith@menlopark.org

Mail

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

Upcoming Community Meeting

When / Where

Saturday, February 12
10:00 a.m.

Virtual (Zoom)

Topics

- Land Use Strategies
- Potential Housing Opportunity Sites
- Housing Goals & Policies

MenloPark.org/HousingElement

