

City of Menlo Park

HOUSING ELEMENT UPDATE COMMUNITY MEETING

Flood School Site
May 3, 2022

HOUSING
ELEMENT



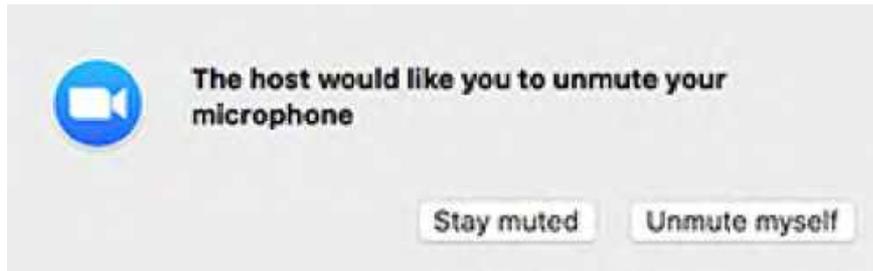
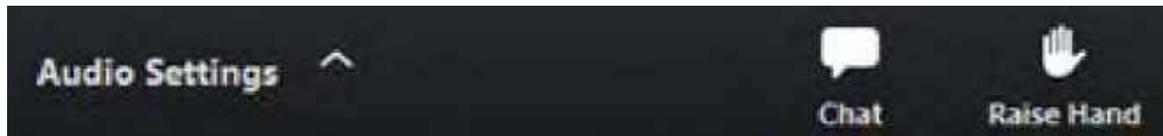
Help us shape
THE FUTURE
of Menlo Park!

Agenda



- Polling Questions
- Site Presentation
- Development Review Process
- Listening Session

Zoom Features



- Raise Hand
 - Phone: Dial *9
- Mute/Unmute
 - Phone: Dial *6
- Chat

Question 1 of 4

Have you
previously
attended a
City of Menlo
Park Housing
Element
Update event?

SELECT ONE

a) Yes

b) No

Question 2 of 4

Do you live
and/or work
in Menlo
Park?

SELECT ONE

- a) I live in Menlo Park but work somewhere else
- b) I live and work in Menlo Park
- c) I live in Menlo Park, and I am retired or currently do not work
- d) I work in Menlo Park, but live somewhere else
- e) I lived in Menlo Park until recently but have since moved away
- f) None of the above

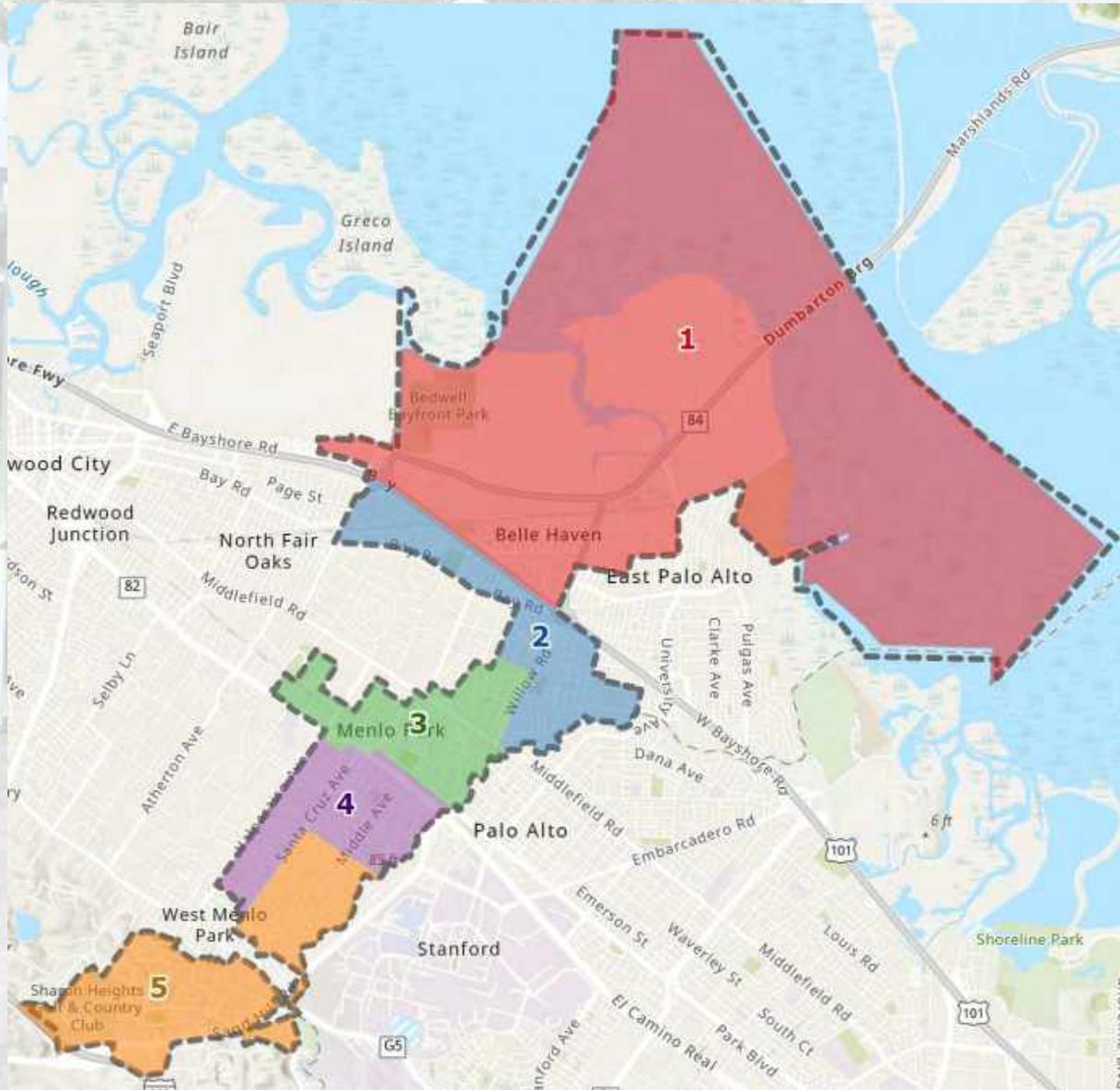
Question 3 of 4

If you live in Menlo Park, please indicate the City Council district you live in.

SELECT ONE

- a) District 1 (Belle Haven, Bayfront, Haven Avenue)
- b) District 2 (The Willows, Suburban Park, Lorelei Manor, Flood Triangle)
- c) District 3 (Linfield Oaks, Vintage Oaks, Park Forest, Felton Gables)
- d) District 4 (Downtown, Allied Arts)
- e) District 5 (West Menlo, Sharon Heights, Stanford Hills)
- f) I do not live in Menlo Park

Question 3 of 4



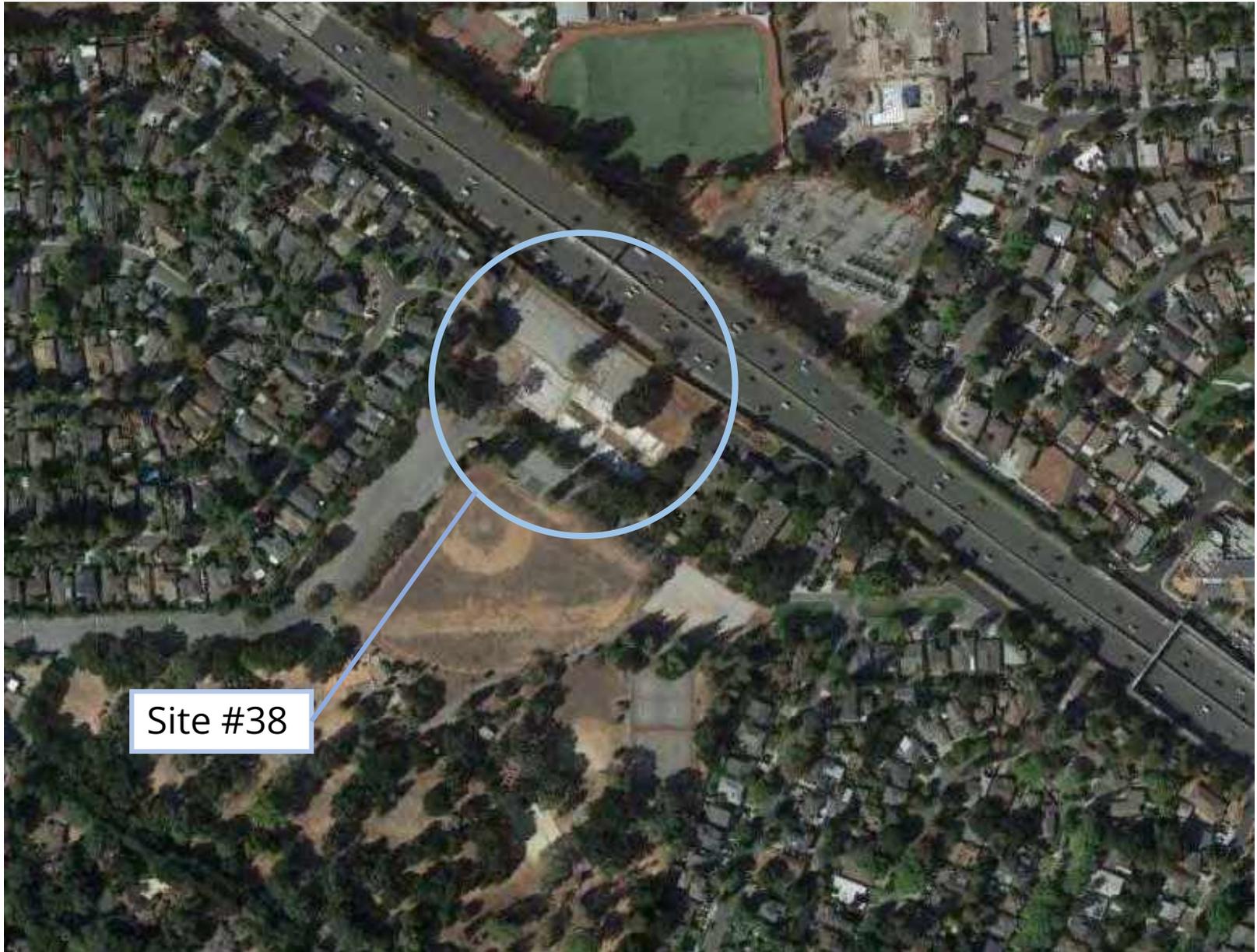
Question 4 of 4

Do you live in the Suburban Park or Flood Triangle neighborhood?

SELECT ONE

- a) I live in Suburban Park
- b) I live in Flood Triangle
- c) I live in another Menlo Park neighborhood
- d) I do not live in Menlo Park

Site #38 (Flood School Site)



Site #38

Flood School Site



Existing Conditions

Site #38 (Flood School Site)	
Area	2.6 acres
Existing Use	Vacant (Former School)
Zoning Designation	R-1-U (Single Family Urban Residential)
Allowed Density	1 Single Family + ADU (7,000 sq. ft. minimum lot size)
Conditionally Allowed Uses	Public utilities Private schools and churches Child day care centers Home occupations
AFFH Score	2 out of 7 Walking Distance to Flood Park and Bus Stops (School Oriented)

Potential Density

Site #38 (Flood School Site)	
Housing Density (Market Rate)	Allows 30 units/Acre
Max. Development with BMR Requirement	78 Units Minimum of 12 affordable units (15%)
Affordable Housing Overlay Option (100% Affordable)	Potentially 100 Units/Acre
Maximum Affordable Units	260 Units (100% Affordable)*

* Theoretical maximum at 100 units/acre

Development Review Process

- No development application submitted
- General development review process for multifamily housing:

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graph LR; A[Receive application] --> B[Staff review for compliance with zoning, architectural review, environmental review (CEQA)]; B --> C[Review and revise project to meet requirements]; C --> D[Review by Housing Commission, Planning Commission, and potentially City Council];
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Receive application

Staff review for compliance with zoning, architectural review, environmental review (CEQA)

Review and revise project to meet requirements

Review by Housing Commission, Planning Commission, and potentially City Council

Development Review Process

- State laws may increase development potential above base density and/or streamline permitting process and timeline

Listening Session



Questions



Comments

MenloPark.org/HousingElement

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