



JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION SPECIAL MEETING AGENDA

Tuesday, April 9, 2013

7:00 p.m.

701 Laurel Street, Menlo Park, CA 94025
City Council Chambers

ROLL CALL

CITY COUNCIL - Carlton, Cline, Keith, Ohtaki, Mueller

PLANNING COMMISSION - Bressler, Eiref, Ferrick, Kadvany, O'Malley, Onken, Riggs

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

A. HOUSING ELEMENT (*Attachment*)

Presentation of the following draft documents:

- Final Draft Housing Element
- General Plan Amendments
- Zoning Ordinance amendments, Rezoning
- Environmental and Fiscal Impact Analysis

B. PUBLIC COMMENT

Under Public Comment, the public may address the Council and Planning Commission on any subject not listed on the agenda. Each speaker may address the Council once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Council and Planning Commission cannot act on items not listed on the agenda and, therefore, the Council and Planning Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

C. ADJOURNMENT

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 <http://www.menlopark.org> and can receive e-mail notification of agenda and staff report postings by subscribing to the "Home Delivery" service on the City's homepage. Agendas and staff reports may also be obtained by contacting the City Clerk at (650) 330-6620. Copies of the entire packet are available at the library for viewing and copying. (Posted: 04/04/2013)

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 the Consent Calendar and any matters of public interest not listed on the agenda, 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 Mayor, either before or during the 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 Mayor, either before or during consideration of the item.

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 for inspection at the Office of the City Clerk, Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025 during regular business hours. Members of the public may send communications to members of the City Council via the City Council's e-mail address at city_council@menlopark.org. These communications are public records and can be viewed by any one by clicking on the following link: <http://ccin.menlopark.org>

City Council meetings are televised live on Government Access Television Cable TV Channel 26. Meetings are re-broadcast on Channel 26 on Thursdays and Saturdays at 11:00 a.m. A DVD of each meeting is available for check out at the Menlo Park Library. Live and archived video stream of Council meetings can be accessed at http://menlopark.granicus.com/ViewPublisher.php?view_id=2. 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.

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COMMUNITY DEVELOPMENT DEPARTMENT

Council Meeting Date: April 9, 2013
Staff Report #: 13-056

Agenda Item #: A

PRESENTATION: Presentations on the Final Draft Housing Element and Associated General Plan Amendments, Zoning Ordinance Amendments, Rezoning, Environmental Assessment and Fiscal Impact Analysis

RECOMMENDATION

Staff recommends that the City Council and Planning Commission receive presentations and ask questions on the Housing Element Update and its various components. No action is required at this time.

OVERVIEW

The City is in the process of updating the Housing Element of the General Plan through the 2007-2014 planning period and in compliance with State law and Court Order. On March 12, 2013, the City Council provided direction on sites to pursue for rezoning to higher density residential.

The purpose of the joint session is to present information on the Housing Element and to provide an opportunity for members of the public, Planning Commission and City Council to become familiar with the Housing Element and associated documents prior to conducting public hearings at subsequent meetings. The Planning Commission is scheduled to make a recommendation on the Housing Element and related components at its meeting on April 21, 2013 and the City Council is tentatively scheduled to take action on May 22, 2013. Upon adoption of the final version of the Housing Element, the City will submit it to the State Department of Housing and Community Development (HCD) for certification.

The Final Draft Housing Element comprises the Revised Draft Housing Element, dated December 11, 2012, with additional edits shown in underline text in the document. The primary change from the previous version is the inclusion of a more detailed write-up on the "Summary of Available Land for Housing" contained in Section VII (B).

In addition, several other essential components of the Housing Element Update Project are under consideration.

- Preliminary Draft Open Space and Conservation, Noise and Safety Elements
- General Plan Text Amendment - Land Use and Circulation Element

- New High Density Residential Zoning District
- New Affordable Housing Overlay Zone
- State Density Bonus Law Implementation
- R-3 Infill Around Downtown Zoning Ordinance Amendment
- Secondary Dwelling Unit Zoning Ordinance Amendment
- Environmental Assessment (EA)
- Fiscal Impact Analysis (FIA)

These documents are available for review on the project web page as well as available at the City Main Library and Community Development Department during business hours. More information regarding the project is available on the City-maintained [website](#).

At the meeting, staff and the consultants will provide presentations on the various components of the project. Staff suggests that the City Council and Planning Commission consider an agenda for the study session that would include the following:

1. Presentations;
2. Council and Planning Commission questions of clarification regarding the presentation;
3. Public comments; and
4. Council and Commission discussion.

IMPACT ON CITY RESOURCES

The impacts of the Housing Element Update have been evaluated in a FIA, which identifies potential revenue and cost impacts to the City and other districts, such as schools and fire, associated with development that could occur from the implementation of the Housing Element and the General Plan Consistency Update.

POLICY ISSUES

The Housing Element update process will involve a number of policy issues including issues related to the rezoning of properties and increasing of residential densities in the city.

ENVIRONMENTAL REVIEW

Government Code Section 65759 provides that the California Environmental Quality Act (CEQA) does not apply to any action necessary to bring a city's general plan or relevant mandatory elements of the plan into compliance with any court order or judgment under State Housing Element law, but a more truncated Environmental Assessment is required. The content of the Environmental Assessment substantially conforms to the required content for a draft environmental impact report.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, at least 72 hours prior to the meeting, with this agenda item being listed. In addition, the City sent an email update to subscribers to the project page for the proposal, which is available at the following address: <http://www.menlopark.org/athome>. This page provides up-to-date information about the project, allowing interested parties to stay informed of its progress. The page allows users to sign up for automatic email bulletins, notifying them when content is updated or meetings are scheduled.

ATTACHMENTS

None

Report prepared by:

Deanna Chow
Senior Planner

Justin Murphy
Development Services Manager

AVAILABLE FOR REVIEW AT CITY OFFICES AND ON THE PROJECT WEB PAGE

- Final Draft Housing Element, dated April 4, 2013
- Environmental Assessment, dated April 4, 2013
- Fiscal Impact Analysis, dated April 1, 2013
- Preliminary Draft Open Space and Conservation, Noise and Safety Elements, dated April 4, 2013
- General Plan Text Amendment – Land Use and Circulation Element
- New High Density Residential Zoning District
- New Affordable Housing Overlay Zone
- State Density Bonus Law Implementation
- R-3 Infill Around Downtown Zoning Ordinance Amendment
- Secondary Dwelling Unit Zoning Ordinance Amendment

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