



SPECIAL MEETING MINUTES

Date: 11/28/2023
Time: 6:00 p.m.
Locations: Teleconference
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Special Session

A. Call To Order

Mayor Wolosin called the meeting to order at 6:07 p.m.

B. Roll Call

Present: Combs, Doerr, Nash, Taylor, Wolosin
Absent: None
Staff: City Manager Justin I. C. Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira F. Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

C. Public Hearing

C1. Adopt resolutions to amend the City of Menlo Park General Plan Land Use Element and El Camino Real/Downtown Specific Plan, and introduce and waive the first reading of ordinances to amend the Zoning Ordinance (Title 16 of the Municipal Code) and zoning map to implement zoning-related programs in the adopted 2023-2031 Housing Element to modify the Affordable Housing Overlay (AHO) to allow residential densities up to 150 du/ac in combination with State Density Bonus Law; create new opportunities for residential and mixed-use opportunities by modifying certain existing nonresidential zoning districts and combining certain commercial zoning districts to create a new C-MU (Neighborhood Mixed Use) zoning district, increase densities in the R-3 zoning district around downtown and for sites over 100,000 square feet in size and increase lot coverage in the R-3 and R-4 zoning districts, increase densities and modify development standards in the El Camino Real/Downtown Specific Plan area, allow ministerial review of reuse sites, create a new Residential Overlay to create additional residential development potential for certain parcels, allow family day care homes by-right in residential districts, and rezone certain properties associated with the changes as applicable, and determine the proposed amendments are consistent with a previously-certified subsequent environmental impact report under the California Environmental Quality Act (Staff Report #CC-258-23)

Principal Planner Tom Smith and Community Development Director Deanna Chow made the presentation (Attachment).

The City Council took a recess at 6:38 p.m.

The City Council reconvened at 6:41 p.m.

The City Council discussed recusal requirements.

The City Council received clarification on Planning Commission voting results and member participation in discussions, reuse sites limitations, default density, process and timeline to update the subsequent environmental impact (SEIR) addendum and California Department of Housing and Community Development (HCD) review of the amendments.

Mayor Wolosin opened the public hearing.

- Lynne Bramlett spoke in support of low and high density housing and including park acreage compared to population in the Specific Plan update.
- Karen Grove displayed signatures in support of increased densities.
- Margarita Mendez spoke in support of parking lot conversions to affordable housing.
- Patti Fry spoke in support of modifying the General Plan to limit office uses and phase in residential densities.
- Robert Lico spoke in opposition of housing on city owned parking lots in Downtown.
- Katherine Dumont spoke in support of affordable housing.
- Leslie Fong spoke in support of truly affordable housing for families and seniors.
- Michael A. spoke in support of more and denser housing in Downtown.
- Ken Chan spoke in support of affordable housing on city owned land.
- Brittani Baxter spoke in support of strategic rezoning in the Downtown.
- Jenny Michel spoke in support of rezoning, increased density and affordable housing.
- Eminent Domain spoke in support of postponing adoption of the resolutions and ordinances until addressing protections for the current residents and tenants, and city built affordable housing.
- Julie Shanson spoke in support of high-density housing in Downtown.
- Adina Levin spoke in support of higher density in Downtown and diversifying Downtown businesses.
- Pam D Jones spoke support of meeting Regional Housing Needs Allocation (RHNA) numbers for below market rate housing.
- Tseten Dolkar spoke in support of protections for current residents and renters.

Mayor Wolosin closed the public hearing.

The City Council took a recess at 7:32 p.m.

The City Council reconvened at 7:40 p.m.

The City Council discussed comparing park acreage and population per District, updating the Safety Element and tenant protections and affordability income limits.

The City Council received clarification on tenant protections and required housing options for development on commercial sites.

- Affordable Housing Overlay (AHO)

The City Council received clarification on the AHO expanding to opportunity sites and R-3 area around Downtown, Downtown parking lots and the AHO, and Assembly Bill (AB) 1763, oversight for new projects that comply with the Housing Element, achieving 150 du/ac (dwelling units per acre) for opportunity sites and R-3 sites, impacts to floor area ratio (FAR) in the Downtown Specific Plan, fee reduction/waivers incentives and the max AHO.

The City Council discussed long-term bicycle parking reductions and parking spaces and setbacks.

ACTION: Motion and second (Doerr/ Taylor), to waive the first reading and introduce an ordinance amending the Affordable Housing Overlay, Chapter 16.98, of Title 16 of the Menlo Park Municipal Code removing Section 16.98.060 C 5 related to long-term bicycle parking reductions and modifying 16.98.060 G related to an open space reduction percentage, passed unanimously.

- New residential opportunities in nonresidential districts

The City Council discussed a letter received from the Bohannon Corp.

ACTION: Motion and second (Wolosin/ Nash), to adopt a resolution amending the Land Use Element of the General Plan to create new opportunities for mixed-use development, passed 4-1 (Combs dissenting).

City Councilmember Combs was recused from the discussion of the Meta parcels and exited the meeting.

The City Council received clarification on the risk versus reward for retail, office and commercial requirements, the administrative process, commercial sites allowing residential at 30 du/ac but not at AHO densities, and potential future modifications to the bird friendly design and waste management and green building standards.

The City Council discussed methods to retain community-serving retail, replacing or retaining the existing commercial use, removing office from the sites that have office, incentivizing retail, removing C-2 parcels and removing sites in District 1 in the proposed C-MU zoning district.

ACTION: Motion and second (Wolosin/ Nash), to introduce and waive the first reading on ordinance repealing Chapters 16.32, 16.39, and 16.42; amending Chapters 16.30, 16.36, 16.38, 16.40, 16.43, and associated chapters of Title 16 of the Menlo Park Municipal Code for consistency; and rezoning C-1-A, C-2-A, C-2-B, C-4, and certain C-2 and P parcels to C-MU to create new opportunities for mixed-use development and removing 16.40.020 7 and 7 a and b, maintaining C-2-S parcels without rezoning, and removing the C-2-S parcels from rezoning maps and removing the drive through provisions from the C-MU ordinance (Exhibit A), passed 4-0-1 (Combs recused).

City Councilmember Combs rejoined meeting.

ACTION: Motion and second (Nash/ Wolosin), to introduce and waive the first reading of an ordinance repealing Chapters 16.32, 16.39, and 16.42; amending Chapters 16.30, 16.36, 16.38, 16.40, 16.43, and associated chapters of Title 16 of the Menlo Park Municipal Code for consistency; and rezoning C-1-A, C-2-A, C-2-B, C-4, and certain C-2 and P parcels to C-MU to create new opportunities for mixed-use development (Exhibits B-F), passed 4-1 (Combs dissenting).

The City Council took a recess at 10:31 p.m.

The City Council reconvened at 10:40 p.m.

- Multi-family zoning district revisions

ACTION: By acclamation, the City Council extended the meeting past 11 p.m.

The City Council received clarification on no net loss state requirements.

ACTION: Motion and second (Combs/ Nash), to adopt a resolution amending the Land Use Element of the General Plan to increase residential density and maximize R-3 development proposals, passed unanimously.

ACTION: Motion and second (Wolosin/ Nash), to introduce and waive the first reading of an ordinance amending Chapters 16.20, 16.22, 16.23, 16.24, and 16.26 of Title 16 of the Menlo Park Municipal Code; and rezoning 320 Sheridan Drive from R-1-U to R-3 to increase residential density and maximize development proposals in the R-3 and R-4 districts including bike parking modifications to all R-3, passed unanimously.

- Modifications to the El Camino Real/Downtown Specific Plan

The City Council received clarification on minimum density.

The City Council discussed impacts to District 1, potential reductions to the maximum 100 du/ac proposed in the Specific Plan area, and the current below market rate (BMR) requirements compared to affordable units.

ACTION: Motion and second (Doerr/ Wolosin), to adopt a resolution amending the El Camino Real/Downtown Specific Plan with edits to Sections 2 and 50 of Exhibit A and staff's update related to max FAR as presented on Slide 19 (Attachment), passed 3-2 (Combs and Nash dissenting).

- Ministerial review

The City Council received clarification on City Council options.

The City Council discussed retaining commercial uses that are not being utilized for residential.

ACTION: Motion and second (Wolosin/ Taylor), to introduce and waive the first reading of an ordinance amending Chapter 16.08 of Title 16 of the Menlo Park Municipal Code to allow by-right processing for certain housing developments, passed unanimously.

- Residential overlay

The City Council received clarification on residential developments, minimum density, open space and the USGS campus size.

ACTION: Motion and second (Nash/ Doerr), to introduce and waive the first reading of an ordinance creating Chapter 16.95 of Title 16 of the Menlo Park Municipal Code to establish a Residential Overlay adding a minimum density of 20 du/ac, passed unanimously.

- Family day care homes

ACTION: Motion and second (Taylor/ Doerr), to introduce and waive the first reading of an ordinance amending Chapters 16.04 and 16.08 of Title 16 of the Menlo Park Municipal Code to establish day care homes as a permitted use in any residential district, passed unanimously.

The City Council directed:

- Looking at the C-MU neighborhood district and an overlay similar to Downtown main street overlay; and
- Green and sustainable revision updates for districts citywide; and
- Accelerating BMR and anti-displacement updates; and
- Advancing progress on sites, such as Big 5, with retail/commercial uses desired for retention.

D. Adjournment

Mayor Wolosin adjourned the meeting at 12:08 a.m.

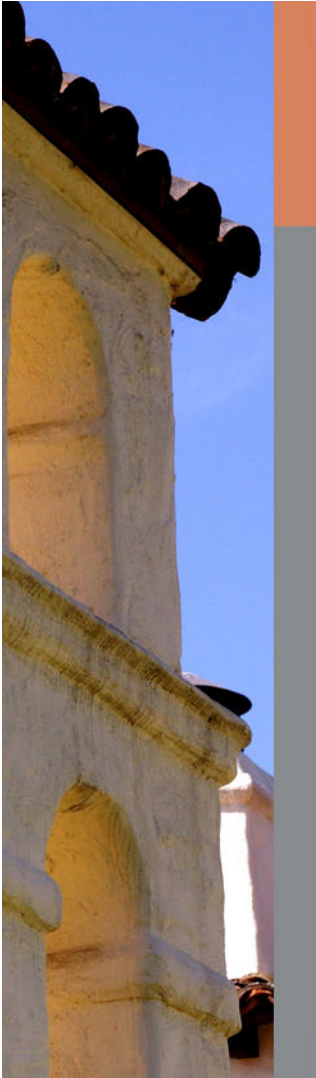
Assistant to the City Manager/ City Clerk Judi A. Herren

These minutes were approved at the City Council meeting of January 9, 2024.



HOUSING ELEMENT UPDATE

General Plan, Specific Plan, Zoning Ordinance, and Zoning Map
Amendments



MEETING PURPOSE

- Implementation of Housing Element-related zoning programs

- Adopt resolutions and introduce and waive first reading of proposed ordinances
 - Resolutions become effective immediately
 - Ordinances require a second reading and adoption at a regular Council meeting (potentially Dec. 5) and become effective 30 days after adoption

- Adoption must occur by Jan. 31, 2024 to comply with state law



BACKGROUND

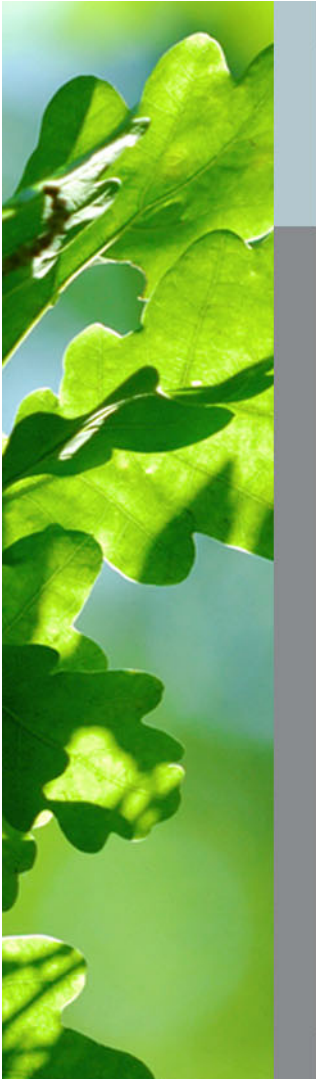
- Housing Element adopted Jan. 31, 2023
 - Plan for city’s housing needs from 2023 to 2031
 - Regional Housing Needs Allocation (RHNA) is 2,946 units
 - 1,490 affordable units
- Housing Element programs commit City to implement zoning changes by Jan. 31, 2024
- On Nov. 6, Planning Commission recommended adoption of proposed resolutions and ordinances by vote of 4-0
- Minor “clean-up” changes were made following the recommendation for increased clarity and consistency



PROPOSED ZONING AND GENERAL PLAN AMENDMENTS

Action	Housing Element Program	Staff Report Attachment	Action Type
Modify the Affordable Housing Overlay (AHO)	Program H4.D	A	Ordinance
Amend General Plan to create new mixed use development opportunities	Program H4.I	B	Resolution*
Amend Zoning Ordinance to create new mixed use development opportunities	Program H4.I	C	Ordinance
Amend General Plan to increase residential density and maximize R-3 development	Program H4.J	D	Resolution*
Amend Zoning Ordinance to increase residential density and maximize R-3, R-4 development	Program H4.J	E	Ordinance
Amend Specific Plan	Program H4.L	F	Resolution*
Amend Zoning Ordinance to allow by-right development for certain reuse sites	Program H4.Q	G	Ordinance
Amend Zoning Ordinance to create Residential Overlay	Program H4.T	H	Ordinance
Amend Zoning Ordinance to make day care homes permitted use in all residential districts	Program H2.F	I	Ordinance

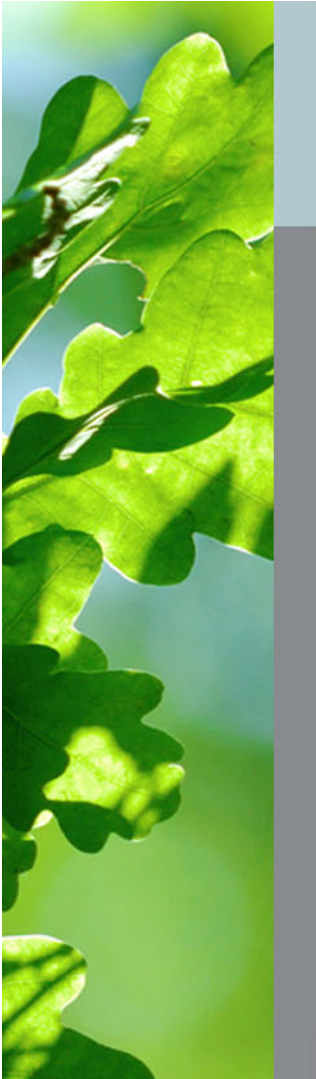
* - Effective immediately following approval



AFFORDABLE HOUSING OVERLAY (AHO) (H4.D)

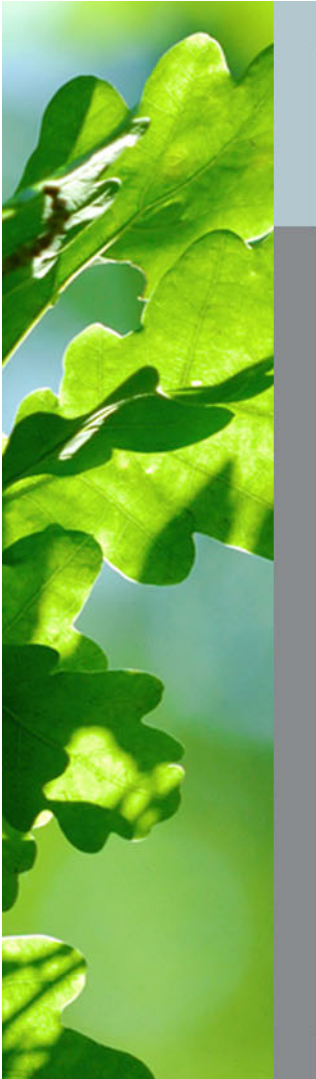


- Designed to encourage development of affordable units for lower income households
- Includes all Housing Element inventory sites and R-3 around downtown, in addition to the Specific Plan area and R-4-S(AHO) properties
- Modified to work in combination with state density bonus law on a site



AFFORDABLE HOUSING OVERLAY (H4.D)

- Requirements to qualify for AHO
 - 5+ units total
 - 20%+ of units affordable to lower incomes
 - 25%+ of units must be affordable to very low and/or extremely low income households, or
 - 15%+ of units must be affordable to extremely low income households



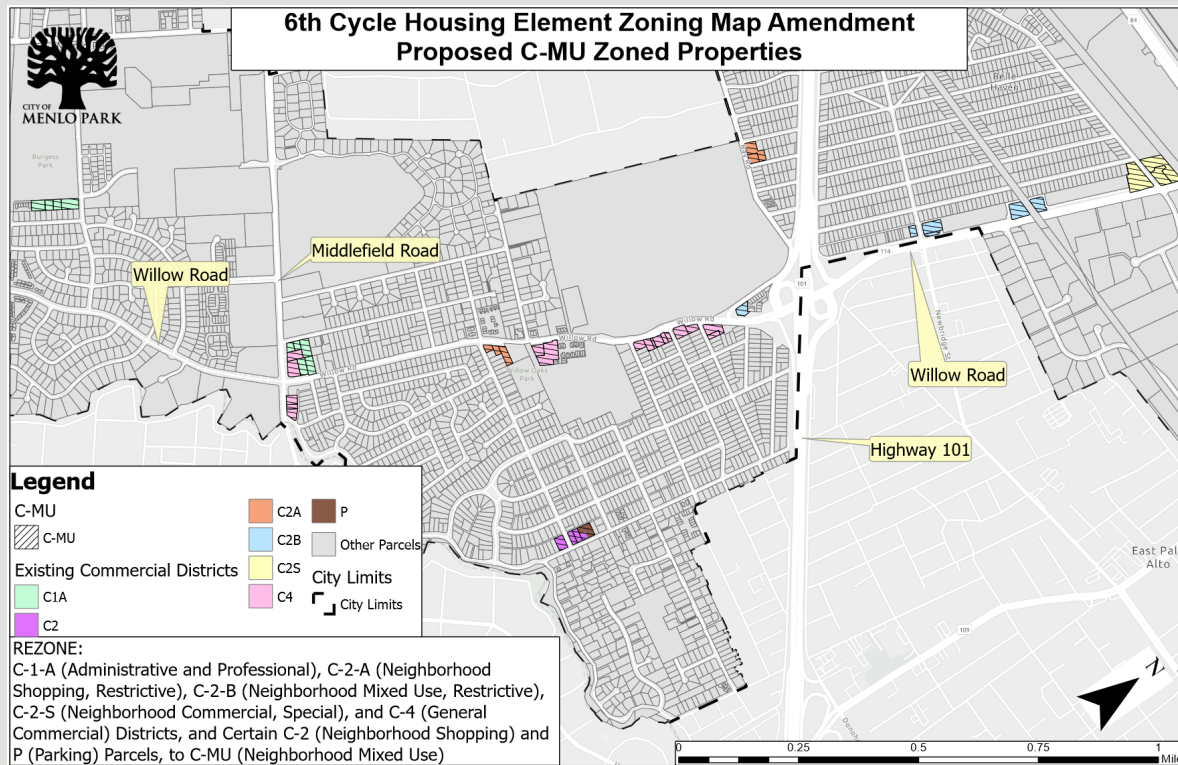
AFFORDABLE HOUSING OVERLAY (H4.D)

- For AHO only, maximum density bonus would be:
 - 60% density bonus for mixed income development
 - 80% density bonus for all affordable development

- AHO and state density bonus law combined:
 - 65% combined maximum density bonus for mixed income development
 - 150 du/ac combined maximum for 100% affordable development

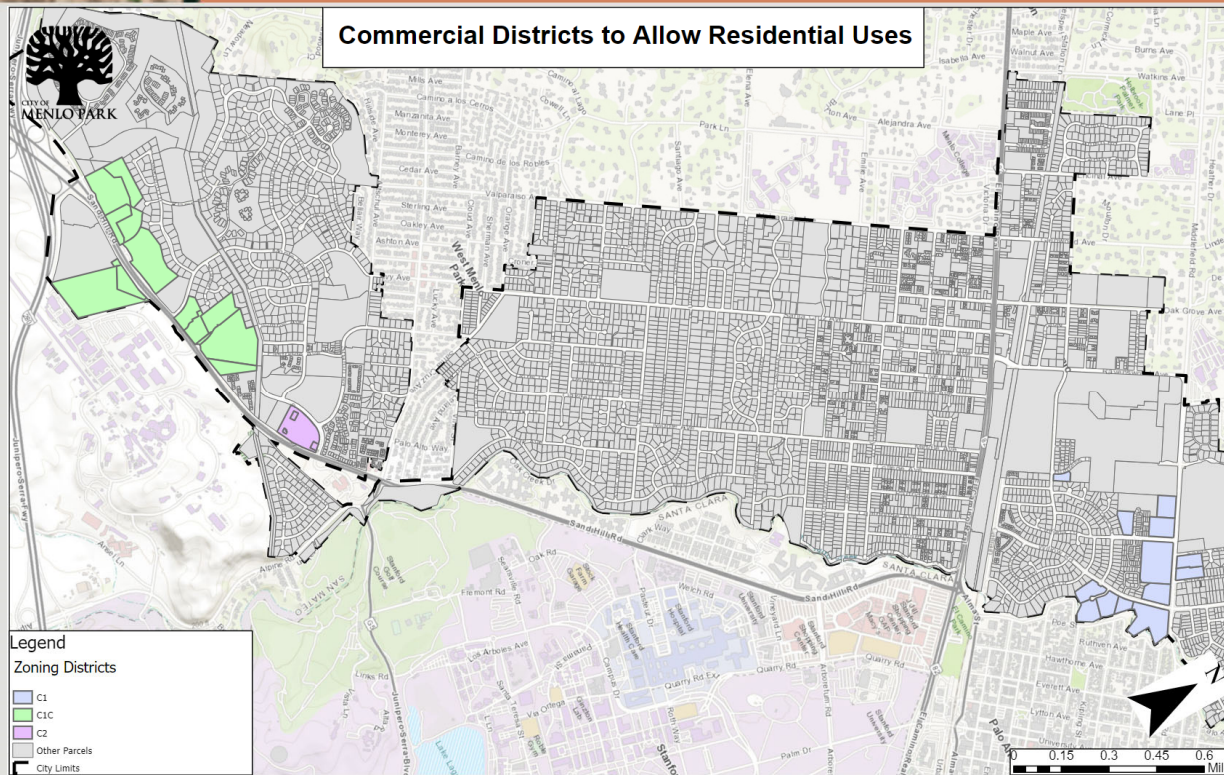


NEW MIXED USE OPPORTUNITIES (H4.I)



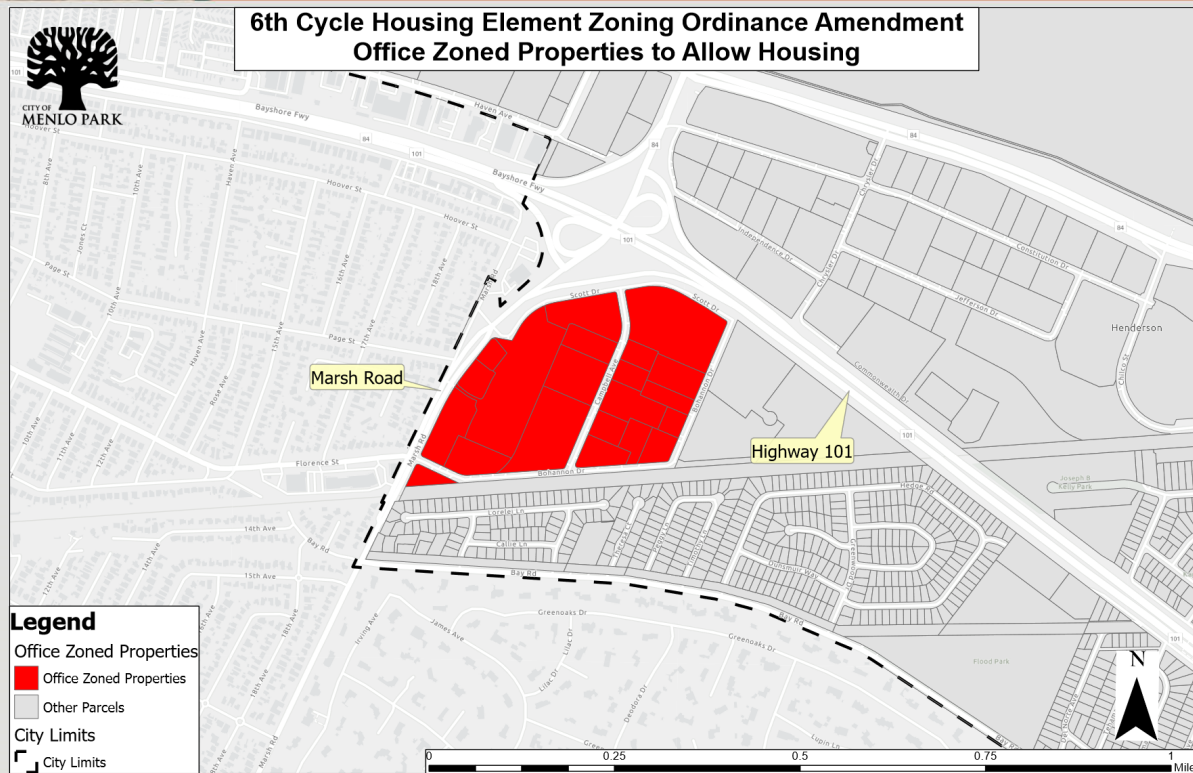


NEW MIXED USE OPPORTUNITIES (H4.I)



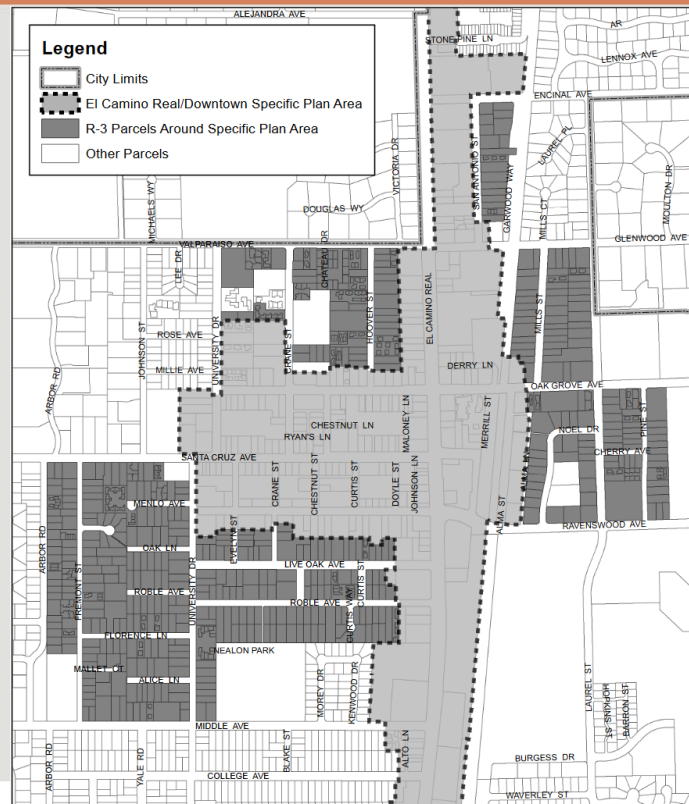


NEW MIXED USE OPPORTUNITIES (H4.I)



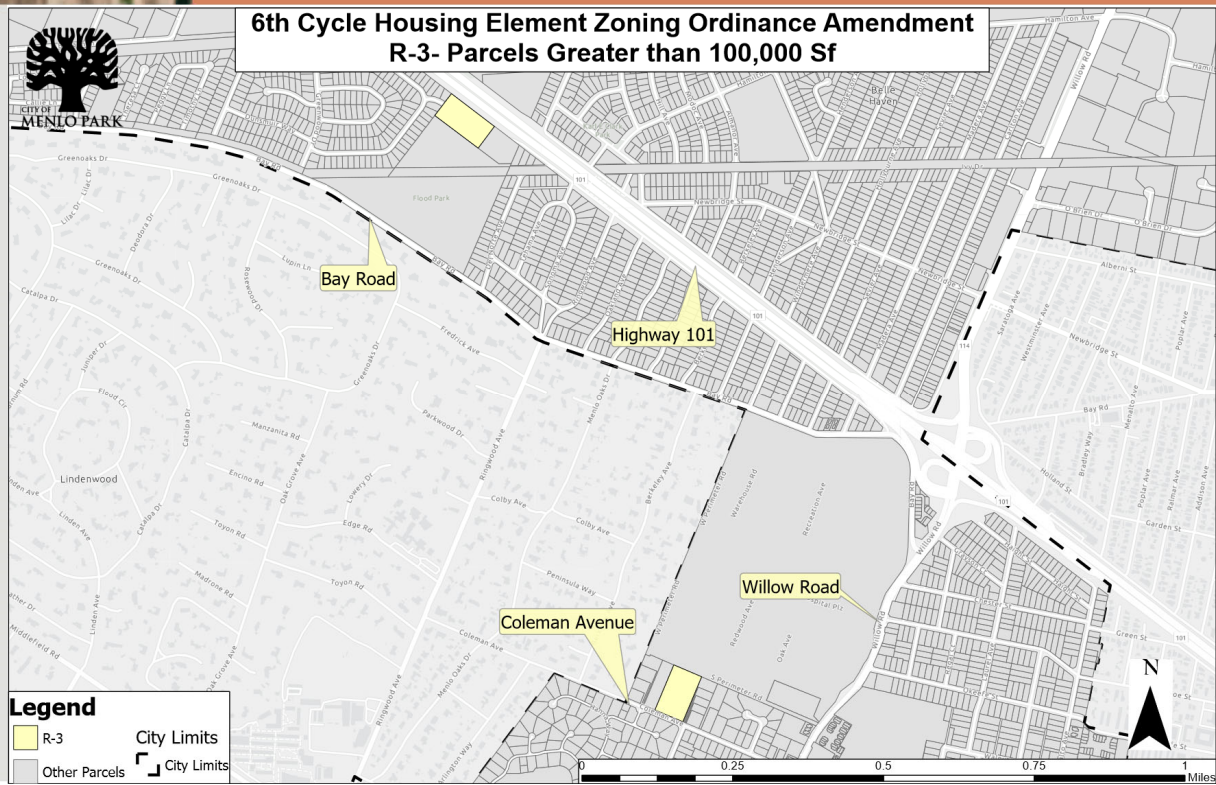


MAXIMIZE R-3 DEVELOPMENT (H4.J)



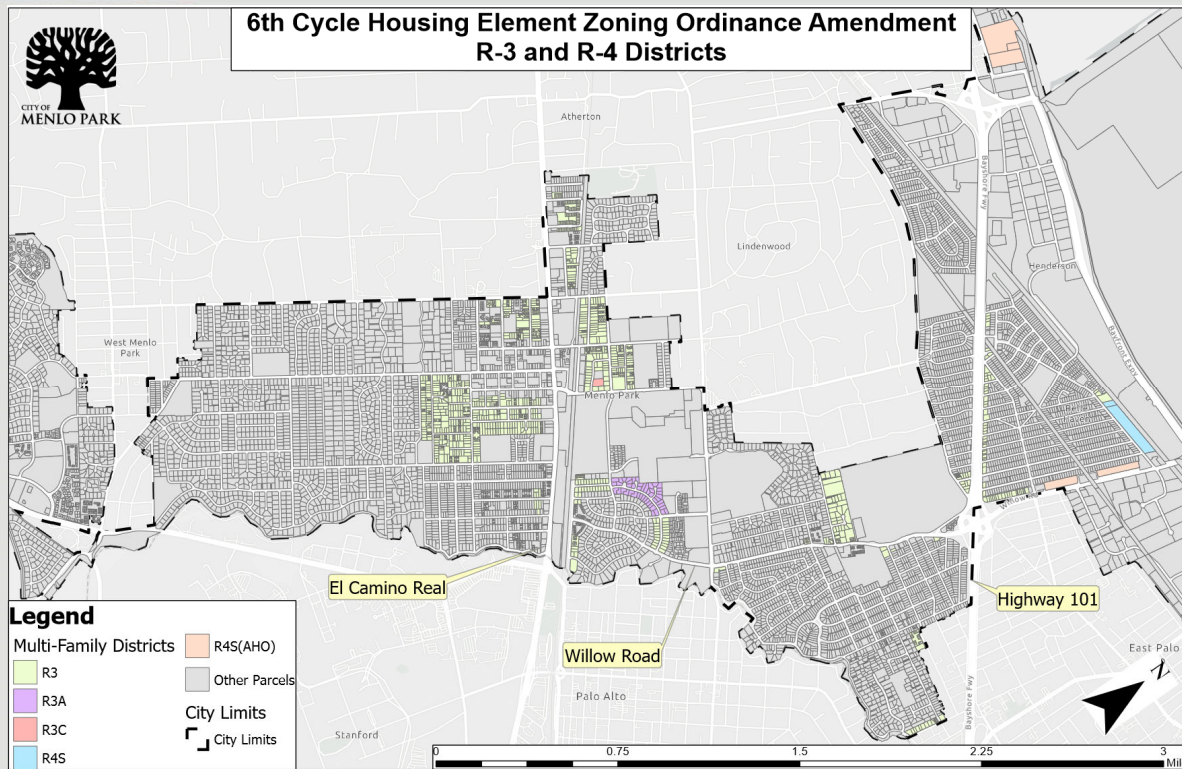


MAXIMIZE R-3 DEVELOPMENT (H4.J)





MAXIMIZE R-3, R-4 DEVELOPMENT (H4.J)





ADDITIONAL RECOMMENDED CHANGES

- Since publication of the staff report, staff has identified additional recommended changes:
 - Attachment E, page C-1.91:

Table 1

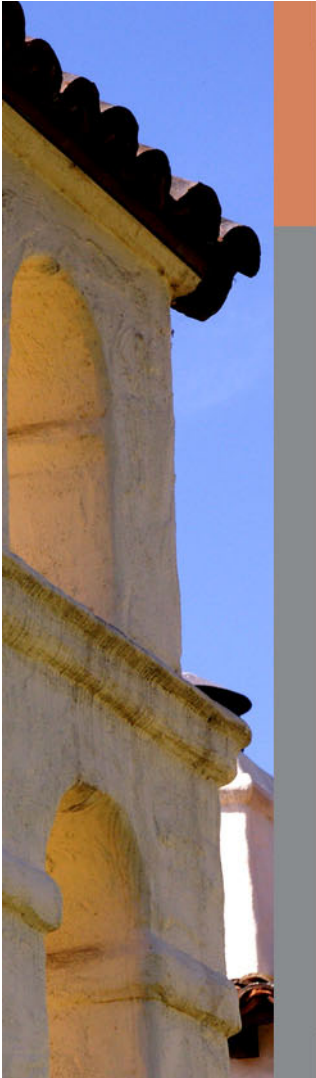
		All R-3 Zoned Properties Except for Lots 10,000 Sq. Ft. or More in the Area Around the El Camino Real/Downtown Specific Plan Area	All R-3 Zoned Properties Lot Area of 10,000 Sq. Ft. or More for Property Around the El Camino Real/Downtown Specific Plan Area ¹				
Minimum Lot Area		7,000 sq. ft.	10,000 sq. ft.; 7,000 sq. ft.				
Minimum Lot Dimensions		70 ft. wide by 100 ft. deep (lots < 10,000 sq. ft. in area) 80 ft. wide by 100 ft. deep (lots ≥ 10,000 sf. in area)	80 ft. wide by 100 ft. deep (lots < 10,000 sq. ft. in area) 70 ft. wide by 100 ft. deep (lots < 10,000 sq. ft. in area) 80 ft. wide by 100 ft. deep (lots ≥ 10,000 sf. ft. in area)				
Land Area Required Per Dwelling Unit		See Table 2 below	<table border="1"> <tr> <td>Minimum</td> <td>3,333 sq. ft.</td> </tr> <tr> <td>Maximum</td> <td>1,452 sq. ft.</td> </tr> </table>	Minimum	3,333 sq. ft.	Maximum	1,452 sq. ft.
Minimum	3,333 sq. ft.						
Maximum	1,452 sq. ft.						
Minimum Yards	Front	15% of lot width; min. 20 ft.	20 ft.				
	Interior Side	10 ft.	10 ft.				
	Corner Side	15 ft.	15 ft.				
	Rear	15% of lot width; min. 15 ft.	15 ft.				
	Distance between Main Buildings on Same Lot	1/2 sum of the height of the buildings, 20 ft. min.	N/A				
	Distance between Main Buildings Located on One Property and Adjacent Property	20 ft.	N/A				



AMEND SPECIFIC PLAN (H4.L)

Specific Plan Existing and Proposed Subdistrict Residential Densities (in du/ac)

Subdistrict	Existing Base Density	Base Density Increase Option	Existing Bonus Density	Bonus Density Increase Option
Downtown (D)	25	60	40	100
Downtown Adjacent (DA)	18.5	40	25	50
El Camino Real North-East (ECR NE)	25	40	40	50
El Camino Real North-East Low Density (ECR NE-L)	20	40	30	50
El Camino Real North-West (ECR NW)	25	40	40	50
Station Area East (SA E)	50	60	60	100
Station Area West (SA W)	50	60	60	100
El Camino Real South-West (ECR SW)	25	40	40	50
El Camino Real South-East (ECR SE)	32	60	50	80
El Camino Real Northeast-Residential Emphasis (ECR NE-R)	32	50	50	70

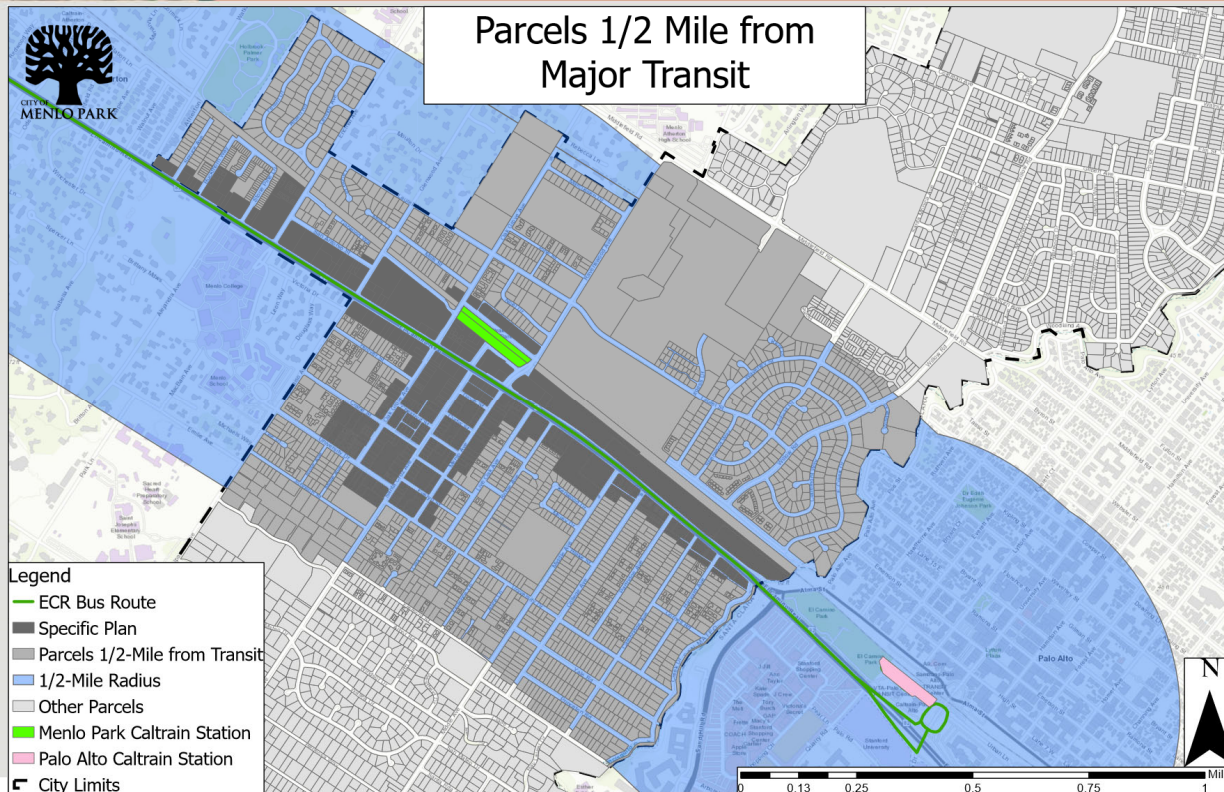


AMEND SPECIFIC PLAN (H4.L)

- The limit of 680 residential units in the Specific Plan area would be removed
- A minimum density of 20 du/ac would be established to set a basic floor for residential development
- Minimum parking requirements would comply with AB 2097
 - AB 2097 generally prohibits minimum parking requirements within ½-mile of transit stops or low VMT areas



AMEND SPECIFIC PLAN (H4.L)





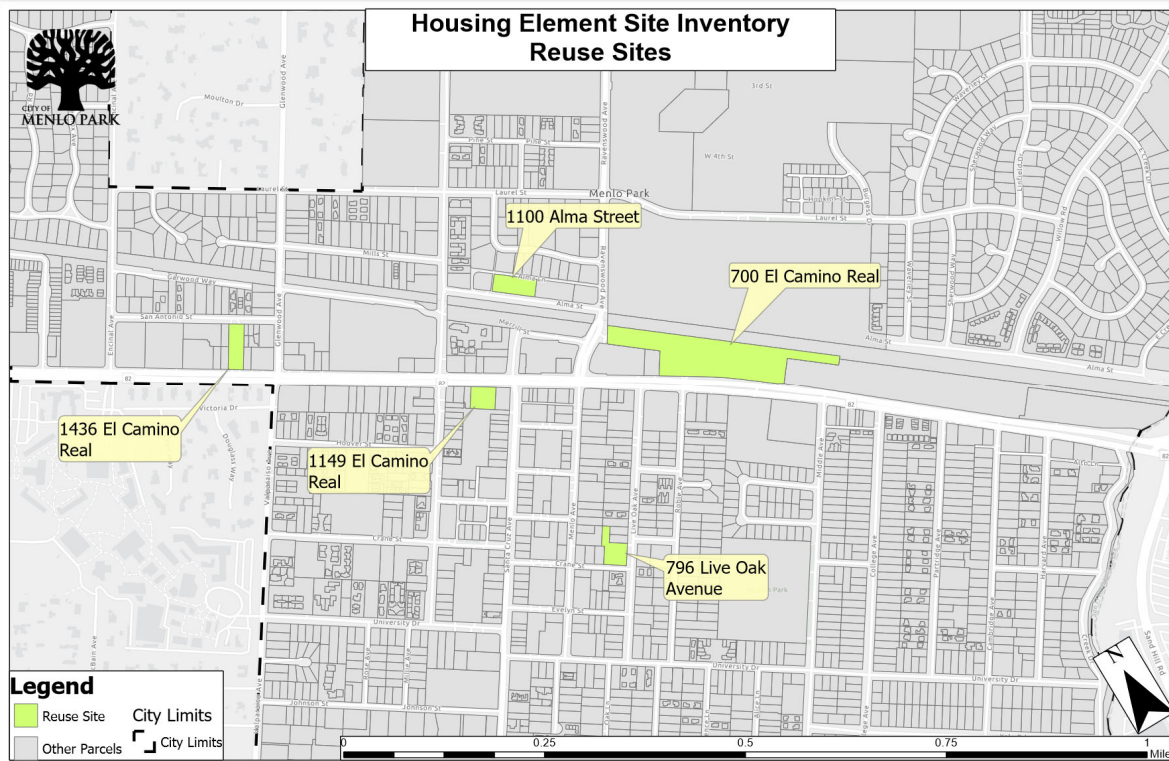
OTHER ZONING ORDINANCE CHANGES

- Since publication of the staff report, staff has identified additional recommended changes:
 - Attachment F, Exhibit A, page C-1.117:

NOTES	**	In the D, SA E, SA W zoning districts, maximum heights for projects with residential uses would be 50' (54' with pitch roofs 3:12 or greater) for density of 20 to 40 du/ac; 60' (64' with pitch roofs 3:12 or greater) for density over 40 du/ac to 60 du/ac; 71' (75' with pitch roofs 3:12 or greater) for density over 60 du/ac to 80 du/ac; and 81' (85' with pitch roofs 3:12 or greater) for density over 80 du/ac.
	***	In the DA, ECR NE, ECR NE-L, NCR NE-R, ECR NW, ECR SE, and ECR SW zoning districts, maximum heights for projects with residential uses would be 40' (44' with pitch roofs 3:12 or greater) for density of 20 to 30 du/ac; 50' (54' with pitch roofs 3:12 or greater) for density over 30 du/ac to 50 du/ac; and 60' (64' with pitch roofs 3:12 or greater) for densities over 50 du/ac.
		Where density exceeds 60 du/ac, setbacks are required in-lieu of building profile at required building sides as follows: Stepback 1 (10' back from primary façade at/below maximum façade height), and Stepback 2 (10' back at building wall at 60' above grade or at uppermost level if lower than 60').
	1	MSO = Main Street Retail Frontage Overlay along Santa Cruz Avenue. Property fronting Santa Cruz Avenue shall be required to have a minimum 1.0 FAR of commercial use. Note, ground floor uses shall be retail, restaurant, etc. per Table E1 of the Specific Plan).
	2	Minimum residential floor area ratio (FAR). Minimum ratio of residential square footage of the gross floor area of all buildings on the lot to the square footage of the lot shall increase on an even gradient from 53% for 20 du/ac to 264% for 100 du/ac.
3	Minimum Residential Density (20 du/ac). Any development in the Specific Plan area that includes residential uses shall have a minimum density of 20 du/ac. Additions to existing residential development do not need to meet this minimum density requirement.	
4	Non-Residential FAR. Most zoning districts limit office use to one-half of FAR but allow other non-office non-residential uses to the allowed FAR.	
5	Maximum FAR for offices and medical offices shall be based on the Non-Residential base or public benefit bonus FAR in all subdistricts per the Specific Plan regulations (i.e., 1/2 or 1/3 of the base or public benefit bonus FAR). These maximums shall not be increased with use of the Residential or Mixed-Use FAR , Step-Up base or Step-up public benefit bonus FAR provisions.	

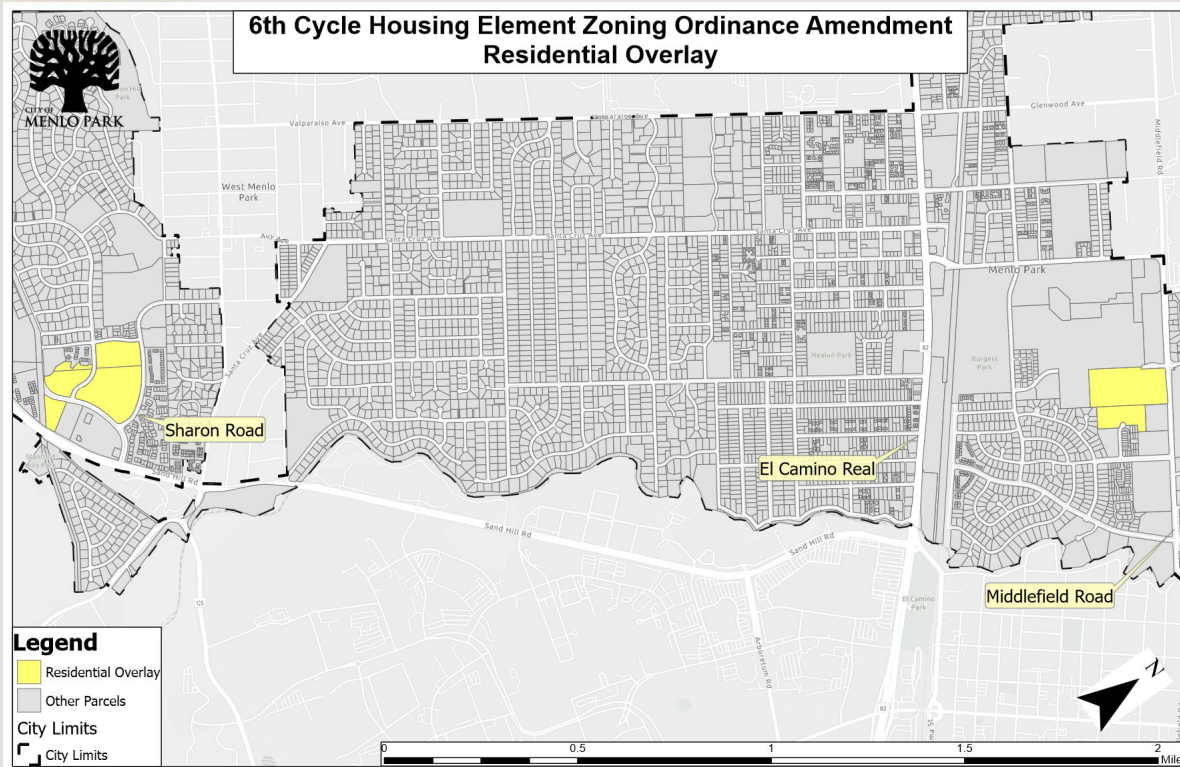


REUSE SITES (H4.Q)





RESIDENTIAL OVERLAY (H4.T)

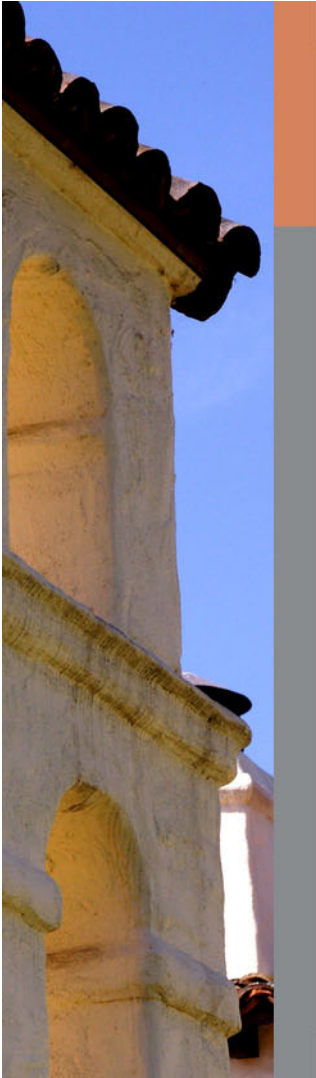




CHILD DAY CARE HOMES (H2.F)

- Child day care homes would be allowed by-right in residential areas





KEY PROVISIONS OF STATE LAW

- For Housing Element inventory sites needed to meet lower income RHNA, state law requires:
 - In mixed use developments, residential uses must be 50% or more of the total FAR
 - 100 percent residential development is allowed for the amount of acreage identified in the Housing Element site inventory
 - Housing developments in which 20 percent or more of the units are affordable to lower income households must be ministerially-reviewed



RECOMMENDATIONS AND NEXT STEPS

- If resolutions are adopted and ordinances are introduced with a waived first reading:
 - Resolutions would become effective immediately
 - Adoption of ordinances would be scheduled for the Dec. 5 Council consent calendar
 - Ordinances would become effective Jan. 4, 2024 if adopted

- Housing Element under review by HCD
 - Response due by Jan. 5, 2024

- Work on Environmental Justice and Safety Elements continuing into 2024
 - Community meeting anticipated first quarter 2024



PROPOSED ZONING AND GENERAL PLAN AMENDMENTS

Action	Housing Element Program	Staff Report Attachment	Action Type
Modify the Affordable Housing Overlay (AHO)	Program H4.D	A	Ordinance
Amend General Plan to create new mixed use development opportunities	Program H4.I	B	Resolution*
Amend Zoning Ordinance to create new mixed use development opportunities	Program H4.I	C	Ordinance
Amend General Plan to increase residential density and maximize R-3 development	Program H4.J	D	Resolution*
Amend Zoning Ordinance to increase residential density and maximize R-3, R-4 development	Program H4.J	E	Ordinance
Amend Specific Plan	Program H4.L	F	Resolution*
Amend Zoning Ordinance to allow by-right development for certain reuse sites	Program H4.Q	G	Ordinance
Amend Zoning Ordinance to create Residential Overlay	Program H4.T	H	Ordinance
Amend Zoning Ordinance to make day care homes permitted use in all residential districts	Program H2.F	I	Ordinance

* - Effective immediately following approval



THANK YOU

Specific Plan amendments necessary to implement the programs within the Housing Element, including Program H4.J; and

WHEREAS, the City Council held a study session on August 22, 2023 to discuss the proposed General Plan, Zoning Ordinance, zoning map, and El Camino Real/Downtown Specific Plan amendments necessary to implement the programs within the Housing Element, including Program H4.J; and

WHEREAS, amendments to the City of Menlo Park Municipal Code and zoning map are necessary to implement Housing Element Program H4.J; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 23, 2023 that was continued to November 6, 2023, to review and consider the proposed amendments to Chapters 16.20, 16.22, 16.23, 16.24 and 16.26 of Title 16 of the Menlo Park Municipal Code and rezoning the former Flood School site at 320 Sheridan Drive (APN 055-303-110) from the R-1-U zoning district to the R-3 zoning district and adopted Planning Commission Resolution No. 2023-__ recommending that the City Council adopt the Zoning Ordinance amendment, whereat all interested persons had the opportunity to appear and comment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MENLO PARK:

Section 1. Findings.

The above recitals are hereby declared to be true and correct findings of the City Council of the City of Menlo Park.

Section 2. Amendment.

Chapter 16.20 – R-3 Apartment District, of Title 16 – Zoning of the City of Menlo Park Municipal Code is hereby amended to read as follows (additions in underline, deletions in ~~striketrough~~ text):

Chapter 16.20

R-3 APARTMENT DISTRICT

Sections:

- 16.20.010 Permitted uses.**
- 16.20.020 Conditional uses.**
- 16.20.030 Development regulations.**
- 16.20.040 Mitigation monitoring.**

16.20.010 Permitted uses.

The following uses are permitted in the R-3 (apartment) district:

- (1) **Single-family dwellings;**
- (2) Duplexes;
- (3) Three (3) or more units on lots around the El Camino Real/Downtown Specific Plan Area;
~~ten thousand (10,000) square feet or more;~~
- (4) Accessory buildings;

	All R-3 Zoned Properties Except for Lots 10,000 Sq. Ft. or More in the Area Around the El Camino Real/Downtown Specific Plan Area	All R-3 Zoned Properties Lot Area of 10,000 Sq. Ft. or More for Property Around the El Camino Real/Downtown Specific Plan Area¹	
Maximum Floor Area Ratio	45%	Floor area ratio shall decrease on an even gradient from 75% for 30 du/ac to 35% for 13.1 du/ac	
Maximum Building Coverage	30% <u>55%</u>	40% <u>55%</u>	
Maximum Driveways and Open Parking Areas (Paving)²	20%	35% <u>20%</u>	
Minimum Open Space (Landscaping)³	50% <u>25%</u>	25% <u>25%</u>	
Height	35 ft.	13.1 du/ac	35 ft.
		20 du/ac or greater	40 ft.
Building Profile	None	Starting at a height of 28 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property or public park.	
Parking	2 spaces per unit, one of which must be covered, and not located in a required front or side yard	<u>No minimum parking requirements on development projects located within a half-mile radius of a major transit stop as required by AB 2097.</u>	
		2 or more bedrooms per unit	<u>1.5</u> 2 spaces
		Up to 1 bedroom per unit	<u>1.0</u> 1.5 spaces
		Each unit must have at least one covered space. Parking spaces cannot be located in the required front yard	
		Minimum Bicycle Parking: 1.5 long-term⁴ per unit; 10 % additional short-term⁴ for guests	

¹ For the purposes of this section, the area around the Downtown/El Camino Real is defined in three distinct areas as follows, and is only applicable to properties zoned R-3; ~~that are 10,000 sq. ft. or more:~~
 Area 1: Area bounded by University Avenue, Valparaiso Avenue, El Camino Real and Oak Grove Avenue.
 Area 2: Area bounded by Arbor Road, Santa Cruz Avenue, El Camino Real and Middle Avenue.
 Area 3: Area generally bounded by San Antonio Street and Alma Street, Encinal Avenue, Marcussen Drive and Ravenswood Avenue.

² Permeable pavers may count as 50 percent towards the paving requirement, ~~except for on lots 10,000 sq. ft. or more located around the El Camino Real/Downtown Specific Plan Area.~~

³ Minimum Open Space (Landscaping) may include both ground level improvements and other private or shared open space features (e.g., private decks and balconies, shared rooftop) which may satisfy up to 12.5% of the overall Minimum Open Space (Landscaping) requirement.

⁴ Long-term parking is for use over several hours or overnight, typically used by employees and residents. Short-term parking is considered visitor parking for use from several minutes to up to a couple of hours.

Table 2

TOTAL LOT AREA	LAND AREA REQUIRED PER DWELLING UNIT
7,000—19,999 sq. ft.	3,333 sq. ft.
20,000—29,999 sq. ft.	3,100 sq. ft.

Amendments to the El Camino Real/Downtown Specific Plan

1. **Section 1.** Chapter B. (Plan Context), Section B.3 (Opportunities and Constraints), Subsection “Improve and ‘Leverage’ Existing Public Parking Plazas” on Page B12, is hereby amended to read as follows (Additions in underline, deletions in ~~striketrough~~):

The downtown parking plazas provide needed parking for downtown stores and services. However, their current configuration is inefficient, with narrow drive aisles and sub-standard spaces in some cases. The city-owned parking plazas provide opportunities for ~~possible limited~~ infill development including ~~modest~~ new retail/restaurant uses, residential uses, with an emphasis on affordable housing, public open space, and structured parking, enhancing the vitality and vibrancy of downtown. Such changes can enhance downtown character without reducing the inventory of available parking spaces. The opportunities listed will enhance foot traffic through increased patronage and support of local retail businesses downtown, in turn leading to increased sales. The parking plazas also provide opportunities for improved parking management, such as by relocating longer-term parking to garages and improving short-term parking opportunities elsewhere.

2. **Section 2.** Chapter C. (Plan Principles, Framework, and Program), Section C.4 (Sub-Area Concepts), Subsection “Downtown” first and second paragraphs on Page C16, are hereby amended to read as follows (Additions in underline, deletions in ~~striketrough~~):

The Urban Design Framework establishes a more vibrant and active downtown through enhanced pedestrian pathways, active gathering spaces and new mixed-use infill development, including residential uses. ~~The concept for downtown emphasizes the existing small town character, ensuring a variety of public spaces and smaller scale buildings complementary to the existing character of the area.~~ The downtown concept emphasizes a mix of uses, ensuring places for people to shop, dine, work, live, and recreate, ~~celebrates Santa Cruz Avenue, enhances its character and functionality, and positions it for a successful future through wider, more comfortable sidewalks and a refreshed streetscape.~~ Figures C4 and C5 illustrate the concept for enhancements to downtown.

The concept for downtown continues to provide convenient shared parking at public parking plazas. To accommodate public space enhancements and residential uses, and support downtown businesses, ~~proposed~~ ~~Proposed~~ improvements include the Santa Cruz Avenue Central Plaza and market place, linked by a pedestrian paseo on Chestnut Street. These enhancements create a sense of village center - a “place du village” - in the heart of downtown, which establishes a new destination and reinforces downtown’s image and identity. At the center of Santa Cruz Avenue, the Santa Cruz Avenue Central Plaza accommodates vehicular circulation, although it may be closed temporarily for special events. The market place concept, which describes a range of options including a pavilion of small retail and food vendors, frames the Chestnut paseo and functions in conjunction with the Santa Cruz Avenue Central Plaza and the weekly Farmer’s Market. It also complements the established grocers in the area. Careful design and programming of such a facility, along with requirements for trial implementation, will ensure that such an amenity complements, and does not compete with, the Farmer’s Market and other food retailers downtown.

3. **Section 3.** Chapter C. (Plan Principles, Framework, and Program), Section C.6 (Illustrative Plan and Development Program), the bulleted list on Page C20, is hereby amended to read as follows (Additions in underline, deletions in ~~striketrough~~):

Note: Pursuant to Assembly Bill 2097 (2022), there are no minimum parking requirements on development projects located within a half-mile radius of a major transit stop.

48. **Section 48.** Chapter F. (Circulation), Section F.8 (Parking Standards), preceding the first paragraph on Page F18, is hereby amended as follows (Additions in underline, deletions in ~~strikethrough~~):

Note: Pursuant to Assembly Bill 2097 (2022), there are no minimum parking requirements on development projects located within a half-mile radius of a major transit stop.

49. **Section 49.** Chapter F. (Circulation), Section F.8 (Parking Standards), Table F2 (Parking Rates) on Page F19, is hereby amended to add Note 10, with superscript "10" added to the "Parking Rates" table titling (Additions in underline, deletions in ~~strikethrough~~):

10 Note: Pursuant to Assembly Bill 2097 (2022), there are no minimum parking requirements on development projects located within a half-mile radius of a major transit stop.

50. **Section 50.** Chapter G. (Implementation), Section G.3 (Key Actions to Implement the Specific Plan), Subsection "Maximum Allowable Development" on Page G16, is hereby amended as follows (Additions in underline, deletions in ~~strikethrough~~):

The Specific Plan establishes the maximum allowable net new development as follows:

- ~~Residential uses: 680 units; and~~
- Non-residential uses, including retail, office and hotel: 474,000 Square Feet.

~~The Specific Plan divides the maximum allowable development between residential and non-residential uses as shown, recognizing the particular impacts from residential development (e.g., on schools and parks) while otherwise allowing market forces to determine the final combination of development types over time.~~

The Planning Division shall at all times maintain a publicly available record of:

- The total amount of ~~allowable residential units and non-residential square footage~~ under the Specific Plan, as provided above;
- The total number of residential units and nonresidential square footage for which entitlements and building permits have been granted;
- The total number of residential units and nonresidential square footage removed due to building demolition; and
- The total allowable ~~number of residential units and non-residential square footage~~ remaining available.

The Planning Division shall provide the Planning Commission and City Council with yearly informational updates of this record. After the granting of entitlements or building permits for 80 percent or more of either the maximum residential units or maximum non-residential square footage, the Community Development Director will report to the City Council. The Council would then consider whether it wished to consider amending the Plan and completing the required environmental review, or the Council could choose to make no changes in the Plan. Any development proposal that would result in either more residences or more commercial development than permitted by the Specific Plan would be required to

~~apply for an amendment to the Specific Plan and complete the necessary environmental review.~~

51. **Section 51.** Chapter G. (Implementation), Section G.4 (Financing Methods for Public Improvements), Subsection “Private Use of Publicly-Owned Properties” on Page G25, is hereby amended as follows (Additions in underline, deletions in ~~strikethrough~~):

The Specific Plan permits ~~very~~ limited private use of current parking plaza properties, specifically for the market place and residential uses, subject to availability of replacement parking (i.e., in a parking garage elsewhere) and developer interest. Revenues from such private uses, ~~while likely not significant due to the limited scope of such uses,~~ could be used to help fund public improvements and/or other community benefits. A portion of the market place site is currently under private ownership, so development of the market place on that portion would require negotiation with that owner and/or City acquisition of the parcel.

52. **Section 52.** Chapter G. (Implementation), Section G.5 (Phasing of Public Improvements), the fourth paragraph on Page G26, is hereby amended as follows (Additions in underline, deletions in ~~strikethrough~~):

The Specific Plan also recommends that the City construct one of the two potential parking garages in the short term. The city should further evaluate the parking plazas, ~~what parking garage to construct first,~~ considering such factors as parking space needs, available budget, other city goals and priorities, the redevelopment of surrounding properties, and community and business sentiment. ~~Constructing a parking garage on parking plaza 3 in the short term, for instance, would increase parking in that location by 438 spaces. This would allow for additional public space improvements, plus new private development using the shared parking facilities.~~

In addition, following extensive community outreach and engagement, the 2023-2031 Housing Element identified the opportunity for Menlo Park to leverage the value of City-owned land in the downtown core, providing affordable housing as well as increasing the vibrancy of downtown. There are eight surface parking lots (Parking Plazas #1-8) suitable for multifamily development. These eight parking lots are owned by the City (note: Parking Plazas #4 and #6 include some portions of privately-owned land for parking) and the subject of Housing Element Program H4.G (Prioritize Affordable Housing on City-Owned Parking Lots Downtown).