



REGULAR MEETING AGENDA

Date: 10/23/2023
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 862 5880 9056 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

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
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 862 5880 9056
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 862 5880 9056
Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
planning.commission@menlopark.gov*
Please include the agenda item number related to your comment.

*Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: 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 website 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).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

- E1. Approval of minutes from October 2, 2023, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. General Plan Amendments, Zoning Ordinance Amendments, El Camino Real/Downtown Specific Plan Amendments, and Rezoning/City of Menlo Park Housing Element Update Project: The City of Menlo Park is proposing to amend the General Plan Land Use Element, Zoning Ordinance (Title 16 of the Menlo Park Municipal Code (“Municipal Code”), zoning map, and El Camino Real/Downtown Specific Plan in association with the implementation of the 2023-2031 6th Cycle Housing Element, adopted by the City Council on January 31, 2023. The proposed changes are intended to provide capacity to meet the City's Regional Housing Needs Allocation (RHNA) of 2,946 dwelling units and are generally summarized below. ([Staff Report #23-063-PC](#))

General Plan Land Use Element and map

Amendments for consistency with the proposed Zoning Ordinance amendments described below, including changes in land use designation for applicable Housing Element inventory sites and modifications to existing designations to reflect increased densities and floor area ratios (FAR).

Zoning Ordinance and map

- Update the Affordable Housing Overlay (AHO) to further promote affordable housing development. To implement Housing Element Program H4.D, amend Chapter 16.98 (Affordable Housing Overlay (“AHO”)) of the Municipal Code to work in combination with state density bonus law to allow up to approximately 100 dwelling units per acre, or more, for 100 percent affordable housing developments, and add the AHO to all 6th Cycle inventory sites (except Site #38, 320 Sheridan Drive, the former Flood School site) and all R-3 (Apartment District) zoned properties around downtown; and amend Chapter 16.97 (State Density Bonus Law) of the Municipal Code to resolve any inconsistencies between the City’s ordinance and current and future state density bonus law regulations;

- Allow residential development opportunities in existing commercial/retail zoning districts.
To implement Housing Element Program H4.I and allow mixed-use residential development opportunities primarily along Willow Road, Middlefield Road, Sharon Park Drive and Sand Hill Road, amend the Municipal Code to repeal Chapters 16.32 (C-1-A, Administrative and Professional District), 16.37 (C-2-S, Neighborhood Commercial District, Special), 16.39 (C-2-A, Neighborhood Shopping District, Restrictive), and 16.42 (C-4, General Commercial District) and replace Chapter 16.40 (C-2-B, Neighborhood Mixed Use District, Restrictive) with a C-MU (Commercial, Mixed Use) zoning district with a residential density of up to 30 dwelling units per acre and associated development standards; amend the zoning map to rezone C-1-A, C-2-S, C-2-A, C-2-B, C-4, and certain C-2 and P parcels (except for Site #11, 325 Sharon Park Drive) to C-MU; amend Chapters 16.30 (C-1, Administrative and Professional District, Restrictive), 16.32 (C-1-A, Administrative and Professional District), 16.36 (C-1-C, Administrative, Professional and Research District, Restrictive), 16.38 (C-2, Neighborhood Shopping District), and 16.43 (O, Office District) to allow a residential density of up to 30 dwelling units per acre and associated development standards;
- Increase residential densities in the R-3 (Apartment) zoning district around downtown.
To implement Housing Element Program H4.J, amend the R-3 zoning district development regulations to allow a residential density up to 30 dwelling units per acre for R-3 zoned properties around downtown and up to 20 dwelling units per acre for other R-3 sites with a lot area of 100,000 square feet or more; increase maximum building coverage in the R-3, R-3-A (Garden Apartment Residential), R-3-C (Apartment-Office District), R-4 (High Density Residential), and R-4-S (High Density Residential, Special) zones to 55 percent and adjust maximum paving and minimum open space (landscaping) percentages accordingly; and reduce parking space per unit requirements;
- Permit ministerial review for certain housing developments on inventory sites that were not developed during the previous Housing Element cycle.
To implement Housing Element Program H4.Q, amend the Municipal Code so that parcels in the Housing Element site inventory identified as Reuse Sites allow for ministerial review for housing developments that propose at least 20 percent of units affordable to lower-income households, in accordance with California Government Code §65583.2(i);
- Create a residential overlay to encourage residential development on underused or redeveloping sites.
To implement Housing Element Program H4.T, amend the Municipal Code to create a Residential Overlay for certain housing inventory sites that would allow residential development on properties with non-residential zoning; and
- Allow family daycare homes with up to 14 children as a permitted use in residential zoning districts.
To implement Housing Element Program H2.F, amend Sections 16.04.165 and 16.08.085 of the Municipal Code to allow large family daycare homes as a permitted use in a legal dwelling unit in any residential zoning district.

El Camino Real/Downtown Specific Plan

To implement Housing Element Program H4.L, amend the Specific Plan to:

- Remove references to a maximum of 680 residential units at full build-out;
- Increase the maximum base level density to at least 30 dwelling units per acre and the maximum bonus level density to up to 100 dwelling units per acre, with corresponding changes to FAR, height, and other development standards for the Specific Plan subdistricts, as applicable;
- Establish a minimum density of 20 dwelling units per acre for all subdistricts, as a requirement upon the addition of residential uses to a site;
- Remove the minimum parking requirements for residential uses on sites within one-half mile of transit as required by AB 2097; and
- Modify the use of the public parking plazas to allow the development of multifamily residential housing.

Environmental Review

The City, as the lead agency, pursuant to CEQA and the CEQA Guidelines previously prepared and certified the ConnectMenlo Program Environmental Impact Report (“ConnectMenlo EIR”) in November 2016 and certified the Housing Element Update Subsequent EIR (SCH #2015062054) (“SEIR”) in January 2023.

G. Informational Items

G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: November 6, 2023
- Regular Meeting: November 13, 2023

H. Adjournment

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

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission 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 before, the public hearing.

Any writing that is distributed to a majority of the Planning Commission 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.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

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REGULAR MEETING DRAFT MINUTES

Date: 10/02/2023
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 862 5880 9056 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Linh Dan Do called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Linh Dan Do (Vice Chair), Andrew Barnes, Andrew Ehrich, Katie Ferrick, Henry Riggs, Jennifer Schindler

Absent: Cynthia Harris (Chair)

Staff: Christine Begin, Planning Technician; Ori Paz, Management Analyst, Sustainability Division; Kyle Perata, Planning Manager; Matt Pruter, Associate Planner

C. Reports and Announcements

Planning Manager Perata said the City Council at its September 26 meeting reviewed the proposed 123 Independence Drive project and approved without changes the Planning Commission's recommendation on that project's Below Market Rate (BMR) Housing Agreements and vesting tentative map. He said the City Council would meet October 9 and 10 and would hold a study session on the proposed revisions to the Housing Element.

D. Public Comment

None

E. Consent Calendar

- E1. Approval of minutes from September 18, 2023, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Riggs/Ferrick) to approve the Consent Calendar consisting of the minutes from the September 18, 2023 Planning Commission meeting; passes 6-0 with Commissioner Harris absent.

F. Public Hearing

Vice Chair Do noted staff had asked that the Commission consider item F3 before F1 to allow for continuance action and noticing to members of the public wanting to comment upon item F3.

F1. Use Permit/Chris Thomas/85 Willow Road:

Consider and adopt a resolution to approve a use permit for hazardous materials to install a new portable, diesel emergency generator to service an existing commercial building in the C-1 (Administrative and Professional, Restrictive) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #23-061-PC)

Commissioner Ehrich recused himself from consideration of the item as he lived within 500 to 1000 feet of the subject property; Commissioner Ehrich left the dais.

Associate Planner Pruter reported on correspondence received on the project after publication of the staff report and that comments primarily were concerned with the use of diesel fuel.

Chris Thomas, project architect, spoke on behalf of the project.

Vice Chair Do opened the public hearing.

Public Comment:

- Neil Vachharajani, resident of Paulson Circle, said he had concerns about a diesel generator located close to residences noting the noise and air quality impacts; he encouraged the applicant to look into battery or solar backup generators.
- (no name given) Speaker said they were a resident near the project site and questioned how regularly and often the Planning Commission considered and approved diesel fuel emergency generators.

Vice Chair Do closed the public hearing.

The Commission discussed that the proposed generator would be used as backup when needed on weekdays; that any hours of use would be between 9 a.m. to 6 p.m., that the nearest adjacent residential property line was 185 feet away, that the noise level would be 71 dba at 23 feet with staff calculating it would comply with the 60 decibel daytime limit at 185 feet, that the City exempted noise exceedance during an emergency use of such generator equipment, that diesel fuel was not preferred but other sources were not feasible for the building tenant, that the generator would be located onsite only when needed, and complimented the extent of public outreach on the proposed project.

ACTION: Motion and second (Barnes/Riggs) to adopt a resolution approving the item as recommended in the staff report; passes 5-0 with Commissioner Ehrich recused and Commissioner Harris absent.

Commissioner Ehrich returned to the dais.

F2. Zoning Ordinance Amendments for Residential Electrification:

Consider and provide a recommendation to the City Council to add section 16.04.296 and amend sections 16.04.120, 16.04.313, 16.04.320, 16.04.325, 16.18.030, 16.20.030, 16.60.010, 16.72.010 and 16.80.030 of Title 16 (zoning) of the Menlo Park Municipal Code to allow electrification equipment in existing covered parking spaces (e.g garages or carports) and to allow exterior

enclosures for electrification equipment within the required side and rear setbacks for existing residential dwelling units in all zoning districts; determine this action is exempt under CEQA Guidelines sections 15061(b)(3) and 15183. (Staff Report #23-062-PC)

Ori Paz, Management Analyst, Sustainability Division, said prior to the meeting one piece of correspondence was received in support of the proposed zoning ordinance amendments for residential electrification. Mr. Paz presented the item.

Vice Chair Do opened the public hearing.

Public Comment:

- Angela Evans, Menlo Park resident and member of the Environmental Quality Commission, said she was speaking as an individual and suggested creating more flexibility where it was reasonable to do so for homeowners to optimize the garage space where feasible to locate the equipment, to allow placement of electrification equipment in the front of the home when rear or side setback placement was not viable, and to eliminate the EQC's noise ordinance recommended edit as she did not think higher noise limits were needed.
- Tom Kabat, Menlo Park resident, said he supported allowing more flexibility of locating equipment especially in the garage and not prescribing where things were located as not all garages were rectangular and to allow homeowners the flexibility to locate equipment as prescribed within their garages.

Vice Chair Do closed the public hearing.

The Commission discussion focused on the potential need for flexibility in locating the electrification equipment beyond what staff's recommended prescription was due to different garage configurations and property owner preference regarding garage use, as well as allowing the equipment enclosure potentially in the front setback if not feasible in the side or rear yards with all being balanced toward preserving parking and not increasing administrative workload or requiring discretionary review.

Commissioner Riggs moved to adopt a resolution recommending the City Council amend the zoning ordinance per the staff report and that staff consider adding flexibility to the location of units within the garage or within the structure that would allow for such existing conditions as existing piping and electrical locations, and that staff consider location of enclosures in the front setback subject to an administrative review for architectural control.

Discussion with staff ensued about some review that would not be discretionary for front setback equipment enclosures.

Commissioner Schindler asked if Commissioner Riggs could change his motion slightly such that homeowners be given flexibility in locating equipment not limited to the location of existing electric wiring and plumbing. Commissioner Riggs suggested adding "for example" after "existing conditions."

Replying to the Vice Chair, Mr. Perata read the proposed motion. Commissioner Riggs suggested removing the words "for architectural control."

Commissioner Barnes said he supported the part of the motion to make the electrification placement work better in the garage but did not think it was prudent to allow enclosures in the front setback without boundaries and guidelines so he would vote against the motion.

ACTION: Motion and second (Riggs/Ehrich) to adopt a resolution recommending to the City Council zoning ordinance amendments as recommended in the staff report with additional recommendations for staff to consider adding flexibility to location of units within the garage to account for existing conditions by removing the references to “back, rear, and contiguous” and consider allowing enclosures in front setbacks subject to administrative review by staff; passes 5-1 with Commissioner Barnes dissenting and Commissioner Harris absent.

F3. Use Permit, Architectural Control, Lot Merger, Below-Market-Rate (BMR) Housing In-Lieu Fee, and Environmental Review /Ron Krietemeyer for O’ Brien Drive Portfolio, LLC/1105, 1135, and 1165 O’Brien Drive and 1 Casey Court (commonly referred to as 1125 O’Brien Drive project): Consider and adopt resolutions certifying the Final Environmental Impact Report (Final EIR), adopting California Environmental Quality Act (CEQA) Findings and Mitigation Monitoring and Reporting Program (MMRP); approving a use permit for bonus level development in exchange for community amenities, to modify the surface parking along street frontage requirements along Casey Court, to transfer development rights (height) from the applicant controlled parcel at 1140 O’Brien Drive to comply with the Zoning Ordinance average height requirement, and the use and storage of hazardous materials to allow a diesel generator to operate the facilities in the event of a power outage or emergency and approving architectural control for the proposed buildings and site improvements for the proposed 1125 O’Brien Drive project that would demolish the existing buildings and site improvements and redevelop the project site with:

- A five-story research and development (R&D)/life sciences building;
- Up to approximately 129,166 square feet of R&D/life sciences uses and an approximately 2,700 square foot ground-floor commercial (Café) use, for a total gross floor area of approximately 131,825 square feet within the proposed building; and
- Approximately 229 surface parking spaces;

The project site consists of four parcels containing three one-story buildings of approximately 59,866 square feet and an existing drainage channel that would be merged into two legal parcels through an administrative lot merger. The proposed building would be up to approximately 85 feet in height (excluding stairs/elevator shafts) and would have an average height of approximately 60.6 feet with the inclusion of the 1140 O’Brien Drive building. If necessary to ensure water flow volumes for the proposed project meet the requirements of the Menlo Park Fire Protection District and based on timing of the necessary water line improvements, the proposed project could include upgrades of water lines beneath O’Brien Drive from the project site to the intersection with Willow Road. The environmental effects of upgrading the waterlines were previously evaluated in the certified EIR for the 1350 Adams Court project. The City Arborist conditionally approved the removal of 11 heritage trees. The project is requesting an exemption from the City’s reach code to allow for the use of natural gas for space conditioning in the proposed laboratory spaces. The proposal includes a request for an increase in height and floor area ratio (FAR) under the bonus level development allowance in exchange for community amenities. The applicant is proposing payment of a community amenities in-lieu fee. To comply with the City’s BMR requirements for commercial projects, the applicant has proposed to pay the BMR commercial linkage in-lieu fee.

The Final EIR, pursuant to CEQA, was released on Friday, September 1, 2023. All comments received during the Draft EIR public comment period are included in the Final EIR and responses

are provided to all substantive comments. The Final EIR for the proposed project identifies the following significant and unavoidable environmental impacts that would result from the implementation of the proposed project: Greenhouse Gases and Noise. The Final EIR identifies potential significant environmental impacts that can be mitigated to a less than significant level (LTS/M) in the following categories: Transportation, Air Quality, Greenhouse Gases, Noise, Cultural and Tribal Resources, Biological Resources, Geology and Soils, Hazards and Hazardous Materials. The Final EIR identifies less than significant (LTS) environmental impacts in the following categories: Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Resources Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems. A Notice of Preparation (NOP) was released on July 30, 2021, and included a public review period from July 30, 2021 through August 30, 2021 to solicit comments on the scope and content of the Draft EIR. As part of Initial Study prepared for the project and the EIR scoping process, the following topic areas were determined not to result in any potential significant effects and therefore not studied in the project EIR: Agriculture and Forestry Resources, Mineral Resources, and Wildfire. In accordance with CEQA, the certified program-level ConnectMenlo EIR served as the first-tier environmental analysis. Further, this EIR was prepared in compliance with the terms of the Settlement Agreement between the City of East Palo Alto and the City of Menlo Park. The Draft EIR was circulated for a minimum 45 day comment period from March 24, 2023 to May 8, 2023. The project location does not contain a toxic site pursuant to Section 6596.5 of the Government Code.

Vice Chair Do opened the item for public comment and closed public comment as no persons requested to speak.

ACTION: Motion and second (Barnes/Schindler) to continue the item to a date uncertain; passes 6-0 with Commissioner Harris absent.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: October 23, 2023

Mr. Perata said staff tentatively was targeting the October 23rd meeting for the Planning Commission's review and recommendation on zoning ordinance amendments to implement the Housing Element.

- Regular Meeting: November 6, 2023

H. Adjournment

Vice Chair Do adjourned the meeting at 9:13 p.m.

Staff Liaison: Kyle Perata, Planning Manager

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date:

10/23/2023

Staff Report Number:

23-063-PC

Public Hearing:

Consider and provide feedback, and make a recommendation to the City Council on proposed amendments to the City of Menlo Park General Plan Land Use Element, El Camino Real/Downtown Specific Plan, Zoning Ordinance, and zoning map to implement zoning-related programs in the adopted 2023-2031 Housing Element

Recommendation

Staff recommends that the Planning Commission review and provide feedback on the following proposed amendments to the General Plan Land Use Element, El Camino Real/Downtown Specific Plan, Zoning Ordinance and zoning map to implement the zoning-related programs in the 2023-2031 Housing Element, and to continue the meeting to a Nov. 6 Planning Commission public hearing to make recommendations to the City Council:

- **Affordable Housing Overlay.** Update the Affordable Housing Overlay (“AHO”) to further incentivize development of affordable housing for extremely low, very low, and low-income (“lower income”) households by amending chapter 16.98 of the Zoning Ordinance (Attachment A) (Housing Element program H4.D);
- **New residential opportunities in nonresidential districts.** Create new and/or increased opportunities for residential and/or mixed use developments with a density of up to 30 dwelling units per acre (“du/ac”) on sites that currently allow only nonresidential uses or lower densities (Program H4.I) and up to 60 du/ac in the C-2 zoning district by amending the General Plan Land Use Element, Zoning Ordinance, and zoning map as follows:
 - Change the General Plan land use designation of existing C-1-A parcels from Professional and Administrative Office to Retail/Commercial and rezone properties in seven nonresidential zoning districts (C-1-A, C-2-S, C-2-A, C-2-B, C-4, and certain C-2 and P properties) into a single new mixed use district titled C-MU (Neighborhood Mixed Use) (Attachment B), based on existing C-2-B zoning regulations, and
 - Amend the existing zoning regulations for the C-1, C-1-C, and C-2 zoning districts, and certain O district parcels, (Attachments C, D, and E) to allow residential and/or mixed use development;
- **Multi-family zoning district revisions.** Increase development potential for R-3 parcels around downtown (Attachment F) and R-3 parcels with over 100,000 square feet of lot area (Attachment G), and increase lot coverage in the R-3 and R-4 zones (Housing Element program H4.J) by amending the General Plan Land Use Element, Zoning Ordinance, and zoning map as follows:
 - Amend the General Plan to allow the Medium Density Residential land use designation a density of up to 20 du/ac for lots with an area of 10,000 square feet or more outside of the areas around the Specific Plan, modify the land use designation of the parcel at 320 Sheridan Drive from Low Density

Residential to Medium Density Residential, and rezone the parcel from R-1-U to R-3 (Attachment H) to permit multifamily development on the site, and

- Amend the existing zoning regulations for the R-3, R-4-S, R-3-A, and R-3-C zoning districts (Attachment I) to increase the amount of lot coverage allowed for residential development;
- **Modifications to the El Camino Real/Downtown Specific Plan.** Encourage more housing production in the El Camino Real/Downtown Specific Plan (“Specific Plan”) area by amending the Specific Plan to increase densities and modify development standards (Attachments J, K, and L), remove the residential cap of 680 units, set a minimum density of 20 du/ac for residential/mixed use development, and make other related amendments (Housing Element program H4.L);
- **Ministerial review.** Allow five Housing Element inventory sites (Attachment M) (also referred to as “opportunity sites”) that were included in previous Housing Elements but did not develop with housing (“re-use sites”) ministerial processing, without any discretionary review or hearings, if they include residential development with at least 20 percent of units affordable to lower incomes, by amending Chapter 16.08 of the Zoning Ordinance (Housing Element program H4.Q);
- **Residential overlay.** Create a new Residential Overlay to allow and encourage new or additional residential development on five Housing Element inventory sites without requiring removal of existing development and/or where the underlying zoning may otherwise not allow residential uses, by adding Chapter 16.95 (Residential Overlay) to the Zoning Ordinance (Housing Element program H4.T) (Attachment N); and
- **Family day care homes.** Establish family day care homes as a permitted use in any residential district by amending Chapters 16.04 and 16.08 of the Zoning Ordinance (Housing Element program H2.F).

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, including issues such as circulation, conservation, and safety. The Housing Element is one of the state-mandated elements of the General Plan and is updated every eight years. As part of the Housing Element update process, each jurisdiction is assigned a specific number of units at various levels of affordability that it must accommodate during the eight-year planning period. This number is called the Regional Housing Needs Allocation (RHNA). For the 2023 to 2031 planning period (also called the 6th Cycle), the City is required to demonstrate it can meet its RHNA of 2,946 units.

The City adopted a Housing Element for the 2023 to 2031 planning period on Jan. 31, 2023. Revisions to the Housing Element were recently reviewed at the Oct. 10 City Council meeting (Attachment O). Staff is discussing the revisions with the State Department of Housing and Community Development (HCD) and anticipates releasing a revised document for public review for a period of seven days before the end of Oct. 2023. The revised Housing Element would then be resubmitted to the State Department of Housing and Community Development (HCD) for its review.

The City’s Housing Element identifies 68 inventory sites to accommodate at least 2,946 units at specified levels of affordability (income limits/groups based on AMI, adjusted annually by HCD) plus a buffer of additional units at appropriate densities. The Housing Element contains programs committing the City to implement zoning changes to increase permitted densities within certain zoning districts and on Housing Element inventory sites within a one-year timeframe from adoption of the Housing Element. The City must adopt these changes by Jan. 31, 2024 or be potentially subject to regulations that minimize local control related to housing developments, pursuant to state law.

The Planning Commission and ultimately the City Council will need to consider the merits of the proposed amendments to the General Plan Land Use Element, Specific Plan, Zoning Ordinance, and zoning map. As described in the Recommendation section of this report, the proposed amendments would allow additional residential development opportunities throughout the community by increasing maximum residential densities for certain land uses and zoning districts; allowing residential uses and mixed uses in nonresidential zoning districts; changing land use designations and/or rezoning certain sites; and taking related actions that would incentivize housing development and promote community vitality. The amendments would be necessary in order to implement the Housing Element and ensure consistency between the General Plan, Specific Plan, Zoning Ordinance, and zoning map.

The City Council will be the final decision-making body on the proposed General Plan, Specific Plan, and zoning amendments, and is tentatively anticipated to review the proposed actions at a Nov. 28, 2023 meeting.

Background

On Aug. 14, 2023, the Planning Commission held a study session to discuss the proposed changes necessary to implement zoning-related programs in the Housing Element. The Aug. 14 study session staff report (Attachment P) describes basic concepts and provides a framework to help understand the proposed amendments referenced in this report. This report focuses on new information and/or significant changes since the Aug. 14 study session.

City Council study session comments

Planning Commissioner comments from the Aug. 14 study session were summarized in a City Council staff report (Attachment Q) for an Aug. 22 study session on the same topics. At the Aug. 22 study session, the City Council generally concurred with Planning Commissioner feedback regarding the major topics below.

AHO modifications (Housing Element program H4.D)

- The Council expressed interest in increasing the maximum density for a 100 percent affordable housing project using the AHO from 100 du/ac to 150 du/ac, given feedback from affordable housing developers. The AHO density bonus for an all-affordable project would allow a density of 150 du/ac.
- Council members asked staff to continue to explore options to provide AHO bonuses for mixed income developments that would work in concert with state density bonus law.

Mixed use and residential development in existing commercial districts (Housing Element program H4.I)

- The Council asked that opportunities be explored to preserve and encourage neighborhood-serving nonresidential uses and mixed use developments along corridors like Willow Road as part of the C-MU zoning changes.
- Some Council members asked that staff explore removing minimum parking requirements for the new C-MU district.
- Council members expressed support for doubling the current maximum height in the C-2 district from 30 feet to allow buildings up to 60 feet high, with proportional increases in density above 30 du/ac to reflect the increased height.

Specific Plan changes (Housing Element program H4.L)

- A majority of Council members were supportive of the Density Increase Option to use as the basis for updating the Specific Plan development regulations, with a request to proportionally increase densities

and associated development standards in the ECR NE-R (El Camino Real North-East Residential Emphasis) and ECR SE (El Camino Real South-East) subdistricts so that all 10 Specific Plan subdistricts would have increased opportunities for residential development.

- Council members were also generally supportive of the Step-Up Floor Area Ratio (FAR) concept to allow a bonus increment of FAR for residential uses if a development meets certain criteria, such as providing units designed for large families or for-sale units.

Other comments

- Council members were supportive of allowing family day care homes as a permitted use in legal dwelling units in any residential district (Housing Element program H2.F) to bring the City's ordinance into compliance with state law.
- Council members inquired about expanding Housing Element program H4.J (increasing densities for R-3 lots around downtown) to allow 30 du/ac for all R-3 lots across the city.
- The Council expressed support for the concept of the Residential Overlay (previously called the "carveout overlay") (Housing Element program H4.T), pending more details about how and where it would be applicable.
- Council members asked that visual examples of area developments be prepared to help indicate what types of buildings could result from the proposed zoning changes.
- A Council member asked staff to research development regulations and/or design standards related to providing shade and covered areas for residents to avoid excessive heat and sun exposure.

Responses to Feedback

Staff considered the recommendations of the Planning Commission and City Council and incorporated the feedback highlighted above into the proposed General Plan, Specific Plan, Zoning Ordinance, and zoning map amendments, or performed related research and prepared supplemental information as requested. In addition to the summaries of proposed zoning-related amendments in the next section of this report, the following information should be considered:

- Under state housing law, parcels included in the Housing Element sites inventory to provide capacity to meet the City's lower income RHNA cannot be precluded from redeveloping an existing commercial development with an all-residential development. However, for sites not on the Housing Element inventory, the requirement would not apply. Efforts have been made to encourage and/or require mixed use development in the proposed zoning changes, where feasible, but inventory sites identified to meet the lower income RHNA would remain subject to the provisions of state law.
- A significant number of R-3 lots are located in City Council District 1, which was outside the focus of the Housing Element study area, and increasing densities across all R-3 lots citywide was not analyzed in the Housing Element Update Subsequent Environmental Impact Report (SEIR). As a result, this feedback was not incorporated into the proposed zoning changes necessary to implement the Housing Element programs by Jan. 31, 2024.
- To demonstrate the range of buildings that can be developed at different densities depending on factors like lot size, FAR, and height, staff identified 17 examples of area developments (Attachment R).
- Staff is continuing to research the City's ordinances and ordinances of other Bay Area jurisdictions to identify any examples of design guidelines or standards related to the provision of shade and covered areas as part of residential developments.

Analysis

The following sections briefly summarize zoning-related programs that the adopted Housing Element commits to implement by Jan. 31, 2024. The proposed implementing actions are described in the below tables, and include a brief explanation of any new or updated information since the Aug. 14 study session. At the October 23 meeting, the Planning Commission should receive and close public comment, ask clarifying questions, provide feedback on the proposed amendments, and continue the public hearing to November 6, 2023. Based on the feedback from the Planning Commission, staff will finalize the draft resolutions, ordinances, and detailed text amendments for the Nov. 6, 2023 Planning Commission public hearing.

Program H4.D: Modify the AHO

Program H4.D commits to updating the AHO in the Zoning Ordinance (Chapter 16.98) to further incentivize the development of multifamily housing affordable to lower income households, and expanding the location of the AHO beyond the current Specific Plan and R-4-S zones to encompass nearly all Housing Element inventory sites and R-3 sites around downtown. The program also requires that the AHO be modified to work in combination with state density bonus law so that a development may apply both types of density bonuses, if desired. The proposed Zoning Ordinance text amendments are summarized in Attachment A.

Table 1: Summary of proposed Zoning Ordinance amendments for program H4.D		
Reference number	Document Section	Proposed modifications/notes
Zoning Ordinance amendments		
1	16.98.010	Clarify that the AHO and state density bonus law may be combined
2	16.98.015	Expand AHO applicability to encompass all R-3 around downtown parcels and 2023 to 2031 Housing Element inventory sites except for site #38 (320 Sheridan Drive), as directed by City Council
3	16.98.020	<ul style="list-style-type: none"> Require the provision of at least 20 percent of the total number of units in a development as affordable to lower income households for rental units, and include units affordable to moderate income households for for-sale units Require at least 25 percent of the affordable units to be affordable to very low and extremely low income households, or 15 percent of affordable units affordable to extremely low income households
4	16.98.030	<ul style="list-style-type: none"> Set the maximum AHO density bonus at 60 percent for mixed income developments and 80 percent for 100 percent affordable developments Require at least 25 percent of the total dwelling units in a development be affordable in order to combine the AHO and state density bonus law Set the maximum combined AHO and state density bonus at 65 percent for mixed income developments; for 100 percent affordable developments, the maximum combined density would allow a maximum density of 150 du/ac Provide a table indicating the maximum density bonus achievable at each income level depending on the percentage of affordable units in a development. The table ranges from a 20 percent bonus for including five percent very low income units in a development, up to an 80 percent density bonus for including a 100 percent affordable development
5	16.98.040	Update AHO incentives to provide more flexibility in use of the AHO by allowing heights necessary to construct a development incorporating the potential bonus units, reducing parking requirements, and allowing more modifications to Specific Plan requirements, among others

6	16.98.050	Modify the thresholds for fee waivers to reflect updated requirements and maximum density bonuses described in other sections
7	16.98.060	Clarify that an agreement to ensure the continued affordability of units must comply with the City's Below Market Rate (BMR) Housing Guidelines and may be part of a BMR Housing Agreement
8	16.98.070	Indicate that development utilizing the AHO shall be reviewed concurrently with any other necessary entitlements, or by the Community Development Director where no discretionary process is required, and affordable units shall be comparable to the quality, design, and mix of market rate units in a development

Program H4.I: Create new opportunities for mixed use development

Program H4.I establishes that the City will create new and/or increased opportunities for residential and/or mixed use developments with a density of up to 30 du/ac on sites that currently allow only nonresidential uses or lower density residential uses. The changes would create a new mixed use district, C-MU, and consolidate the C-1-A, C-2-A, C-2-B, C-2-S, C-4, and certain C-2 and P parcels, into the new C-MU district (Attachment B), which would allow residential and/or neighborhood-serving retail and commercial development typically on smaller parcels along Willow Road, Middlefield Road, and neighborhood collector streets. The changes would also modify the existing zoning regulations for the C-1, C-1-C, and C-2 zoning districts, and certain O district parcels, to allow residential and/or mixed use development generally on larger sites and/or in office parks typically along Sand Hill Road, and also within the area bounded by Marsh Road, the Dumbarton rail spur line, Bohannon Drive, and Scott Drive as shown in Attachment E. Implementation of the program would require changes to the General Plan Land Use Element, Zoning Ordinance, and zoning map to ensure consistency between all of the documents.

Key provisions of state law

Program H4.I is a program to assist the City in meeting its RHNA, and the proposed zoning changes would apply to 2023 to 2031 Housing Element inventory sites. For inventory sites included in Housing Element programs needed to meet lower income RHNA, state law requires the following:

- In mixed nonresidential and residential developments, residential uses shall be a minimum fifty percent (50%) of the total floor area ratio of the mixed use development;
- One hundred percent (100%) residential development is allowed for the amount of developable acreage identified in Appendix 7-1, Table B (Attachment S) of the Housing Element; and
- For housing developments in which at least 20 percent of the units are affordable to lower income households, owner-occupied and rental multifamily residential development shall be ministerially reviewed, without discretionary review or hearing.

These provisions apply to all Housing Element inventory sites being utilized to provide lower income RHNA capacity, and are proposed to be codified as Section 16.08.105 of the Zoning Ordinance (noted as change #32 in Table 2 below).

Table 2: Summary of proposed amendments for program H4.I

Reference number	Document Section	Proposed modifications/notes
General Plan – Actions for zoning consistency		
1	Land Use Element page LU-13	<ul style="list-style-type: none"> • Remove references to commercial zoning districts to be repealed from the Retail/Commercial and Professional and Administrative Offices land use

		designations, and add the new C-MU district as a Retail/Commercial land use
		<ul style="list-style-type: none"> • Add residential as a permitted use within the O district for certain parcels
2	Land Use Element page LU-15	Increase the allowed residential density for Professional and Administrative Office land uses from 18.5 du/ac to 30 du/ac to match the proposed C-1-C and C-2 zoning
3	Land Use Element page LU-16	Increase the allowed residential FAR in the Office land use designation from 60 percent to 90 percent to match the proposed zoning for certain O parcels
Zoning Ordinance – Districts to be repealed		
4	Chapter 16.32	Repeal the C-1-A zoning district in its entirety
5	Chapter 16.37	Repeal the C-2-S zoning district in its entirety
6	Chapter 16.39	Repeal the C-2-A zoning district in its entirety
7	Chapter 16.42	Repeal the C-4 zoning district in its entirety
Zoning Ordinance and Map – C-MU (Neighborhood Mixed Use District)		
8	Chapter 16.40	<ul style="list-style-type: none"> • Rename the C-2-B zoning district C-MU
9	16.40.010	<ul style="list-style-type: none"> • Remove restrictions on the hours of operation for businesses, which would continue to be regulated by the City’s noise and late night business operations requirements in Title 8 of the Municipal Code • Allow financial services and professional offices as permitted uses, which would generally be limited in FAR based on smaller lot sizes in the district
10	16.40.015	<ul style="list-style-type: none"> • Allow outdoor seating and live music/entertainment as administratively permitted uses
11	16.40.020	<ul style="list-style-type: none"> • Allow service stations with car washes and convenience stores as a conditional use to preserve use types allowed in certain zoning districts to be combined under C-MU. The use permit requirement would provide discretion on where such operations may be sited • Remove mini-warehouse storage as a conditional use • Allow child day care centers as a conditional use • Include fast food within permitted restaurant uses
12	16.40.030	<ul style="list-style-type: none"> • Require nonresidential uses as a component of any development in the C-MU district, except on Housing Element inventory sites, which would be subject to the key provisions of state law described in this report (Section 16.08.105, change #32 below) • Increase the combined maximum FAR for residential and nonresidential mixed use developments, with an additional increase if a development maximizes the number of units allowed on the site
13	16.40.040	Add design standards for residential uses, including setbacks and projection requirements, façade modulations and treatments, a building profile, height, exterior materials, open space, access and parking, lighting, and other site design standards. Design standards may be modified with a use permit or conditional development permit (CDP) to provide flexibility (Attachment T)
14	16.40.050	Require green and sustainable building provisions, modeled on the requirements in the Bayfront districts, for energy, water use efficiency and recycled water, waste management, and bird-friendly design (Attachment T)
15	Zoning map	Rezone parcels formerly in the C-1-A, C-2-S, C-2-A, C-2-B, and C-4 districts into the new C-MU zoning district, as well as C-2 zoned parcels in the Willows along Menalto Avenue including a parcel at 1933 Menalto Avenue with split C-2 and P zoning
Zoning Ordinance – C-1 (Administrative and Professional District, Restrictive)		

16	16.30.020	Allow multifamily residential as a conditional use
17	16.30.030	<ul style="list-style-type: none"> Set a maximum residential density of 30 du/ac and a maximum residential FAR of 90 percent (and a maximum mixed use FAR of 120 percent) Allow up to 50 percent lot coverage for all-residential development, or 55 percent for mixed use development, as requested by HCD Require 25 percent open space for residential or mixed use development, consistent with requirements in the R-MU district to provide outdoor spaces and recreation opportunities for residents Allow buildings up to 40 feet tall for residential or mixed use development
18	16.30.040	Require residential design standards, consistent with change #13 in this table
19	16.30.050	Require green and sustainable building provisions, consistent with change #14 in this table
Zoning Ordinance – C-1-C (Administrative, Professional and Research District, Restrictive)		
20	16.36.020	Allow multifamily residential as a conditional use
21	16.36.030	<ul style="list-style-type: none"> Set a maximum residential density of 30 du/ac and a maximum residential FAR of 90 percent (and a maximum mixed use FAR of 115 percent) Set required setbacks for residential or mixed use development at 30 feet front, 20 feet rear, and 20 feet sides Allow up to 50 percent lot coverage for all-residential development, or 55 percent for mixed use development, as required by HCD Require 25 percent open space for residential or mixed use development, consistent with requirements in the R-MU district to provide outdoor spaces and recreation opportunities for residents Allow buildings up to 40 feet tall for residential or mixed use development
22	16.36.040	Require residential design standards, consistent with change #13 in this table
23	16.36.050	Require green and sustainable building provisions, consistent with change #14 in this table
Zoning Ordinance – C-2 (Neighborhood Shopping District)		
24	16.38.020	Allow multifamily residential as a conditional use
25	16.38.050	<p>Establish mixed use requirements for the site</p> <ul style="list-style-type: none"> Permit a residential density up to 60 du/ac Set a maximum residential FAR of 150 percent (and a maximum mixed use FAR of 190 percent) Allow up to 60 percent lot coverage Require 25 percent open space for residential or mixed use development, consistent with requirements in the R-MU district to provide outdoor spaces and recreation opportunities for residents Set a maximum height of 60 feet Require an equivalent amount of nonresidential gross floor area (GFA) that exists on a site now to be maintained as part of a redevelopment, unless granted a use permit to modify the nonresidential GFA
26	16.38.060	Require residential design standards, consistent with change #13 in this table
27	16.38.070	Require green and sustainable building provisions, consistent with change #14 in this table
Zoning Ordinance – O (Office District)		
28	16.43.040	Allow multifamily residential as a conditional use

29	16.43.085	<p>Add a new housing section to the chapter that would apply to parcels bounded by Marsh Road, the Dumbarton spur railway line, Bohannon Drive, and Scott Drive in the O district (Attachment E)</p> <ul style="list-style-type: none"> • Set a maximum residential density of 30 du/ac and a maximum residential FAR of 90 percent (and a maximum mixed use FAR of 145 percent) • Set a maximum height of 40 feet • Require modulations, open space, and connections consistent with select residential design standards in the other districts (the O district includes additional design standards and green and sustainable building provisions that would also be applicable to residential development) • Set a minimum parking requirement of 1 space per residential unit and maximum of 1.5 spaces per unit, consistent with the parking requirements of other Bayfront zoning districts, and requirement minimum bicycle parking for residential uses
Zoning Ordinance – Related updates to other chapters		
30	16.02.070	Include the mitigation measures from the Housing Element Update project SEIR as a requirement for all applicable development
31	16.08.010, 16.08.060	Update the list of the city’s zoning districts to reflect changes described in this table and remove references to repealed zoning districts in other sections
32	16.08.105	Establish that 2023 to 2031 Housing Element opportunity sites utilized to provide capacity to meet the city’s lower income RHNA are subject to certain provisions under state law, as described in the Key provisions of state law section of this report
33	16.72.030, 16.72.040	Set minimum residential parking requirements for the C-1, C-1-C, and C-2 districts at one space per unit minimum, 1.5 spaces maximum, consistent with the requirements of other mixed use zoning districts
34	16.80.140	Allow properties in the new C-MU that are regulated by use permits or CDPs to continue to be regulated under those permits until redevelopment of a site, and allow restoration in the event of a disaster without applying the C-MU development standards

Program H4.J: Increase residential density and maximize development proposals

Program H4.J is another component of the strategy to modify zoning regulations and rezone sites to provide greater residential development potential citywide and accommodate the city’s RHNA. The program would increase the maximum density for R-3 properties around downtown (Attachment F) by allowing a density up to 30 du/ac on all lots, increase the maximum lot coverage in R-3 and R-4 zones above 50 percent, and allow parcels with over 10,000 square feet of lot area a density of up to 20 du/ac. The program would also rezone Housing Element inventory site #38 (320 Sheridan Drive) to accommodate multifamily residential development on land owned by the Ravenswood City School District. Implementation of the program would require changes to the General Plan Land Use Element, Zoning Ordinance, and zoning map to ensure consistency between all of the documents.

As with Program H4.I, the Housing Element inventory sites included in this strategy would be subject to the key provisions of state law described earlier in this report.

Table 3: Summary of proposed amendments for program H4.J

Reference number	Document Section	Proposed modifications/notes
General Plan – Actions for zoning consistency		

1	Land Use Element page LU-14	Increase the allowed residential density for Medium Density Residential land uses from 18.5 du/ac to 20 du/ac for R-3 lots not around downtown to match the proposed R-3 zoning changes
2	General Plan Land Use Map	Change the land use designation of 320 Sheridan Drive from Low Density Residential to Medium Density Residential
Zoning Ordinance and Map – R-3 (Apartment District)		
3	16.20.010, 16.20.020	Remove the requirement for a lot of at least 10,000 square feet in order to develop three or more units as a permitted use
4	16.20.030	<ul style="list-style-type: none"> Remove references to a 10,000 square-foot lot requirement Increase lot coverage to 55 percent, as required by HCD, and adjust maximum paving and landscaping requirements to 20 percent and 25 percent, respectively Remove parking minimums for developments within one-half mile of a major transit stop, as required by state law Include a minimum 12.5 percent private or shared open space requirement as part of the overall 25 percent landscaping requirement on a lot Allow lots of 100,000 square feet or more a maximum density of 20 du/ac
5	Zoning Map	Rezone the parcel at 320 Sheridan Drive from R-1-U to R-3
Zoning Ordinance – R-4 (High Density Residential District)		
6	16.22.040	Increase lot coverage to 55 percent, as requested by HCD
Zoning Ordinance – R-4-S (High Density Residential District)		
7	16.23.050	Increase lot coverage to 55 percent, as requested by HCD
Zoning Ordinance – R-3-A (Garden Apartment Residential District)		
8	16.24.030	Increase lot coverage to 55 percent, as requested by HCD

Program H4.L: Modify the El Camino Real/Downtown Specific Plan

Program H4.L seeks to increase housing production in the Specific Plan area by amending the Specific Plan to increase densities and modify development standards for all 10 subdistricts near the center of the city, including downtown, areas adjacent to the train station, and areas along the length of El Camino Real. The proposed changes to the Specific Plan would remove the residential cap of 680 units, set a minimum density of 20 du/ac for residential/mixed use development, allow City-owned parking lots to be utilized for future residential development, and make other related changes for consistency throughout the Specific Plan document.

As with Programs H4.I and H4.J, the Housing Element inventory sites included in this strategy would be subject to the key provisions of state law proposed to be codified as Section 16.08.105 of the Zoning Ordinance.

Table 4: Summary of proposed Specific Plan amendments for program H4.L

Reference number	Document Section	Proposed modifications/notes
1	Chapter B	Indicate that the City-owned parking plazas provide opportunities for residential uses with an emphasis on affordable housing
2	Chapter C	<ul style="list-style-type: none"> Modify references to maintaining small-scale, small-town character and emphasize a desire for a mix of uses with increased vibrancy Remove references to the 680-unit cap in the Specific Plan area

3	Chapter D	Indicate that the City-owned parking plazas provide opportunities for residential uses with an emphasis on affordable housing
4	Chapter E	Update text references, maps, and diagrams throughout the chapter to reflect increased densities and modified development standards, consistent with the table in Attachment L and the maps in Attachments J and K
5	Chapter F	Indicate that Assembly Bill 2097 eliminates minimum parking requirements for development projects located within one-half mile of a major transit stop
6	Chapter G	<ul style="list-style-type: none"> Remove references to the 680-unit cap in the Specific Plan area Reference the eight City-owned parking lots as suitable for multifamily development downtown and provide a brief discussion of Housing Element program H4.G (Prioritize Affordable Housing on City-Owned Parking Lots Downtown)

Program H4.Q: Reuse sites

Program H4.Q would allow five Housing Element inventory sites that were included in prior Housing Elements but did not develop with housing in the prior planning periods (“reuse sites”) to be processed ministerially, meaning they would not be subject to any discretionary review or hearings by the Planning Commission or City Council, if they propose residential development with at least 20 percent of units affordable to lower income households. The provisions of this program are a requirement of state law and would be included in the Zoning Ordinance.

Table 5: Summary of proposed Zoning Ordinance amendments for program H4.Q		
Reference number	Document Section	Proposed modifications/notes
1	16.08.075	List the five sites (Attachment M) subject to the provisions of state law and indicate that regulations and standards of the underlying zoning apply if a development qualifies for a ministerial review process

Program H4.T: Residential Overlay

The zoning changes described in this report would allow residential and/or mixed use development with a density of up to 30 du/ac or more to occur on nearly all sites in the Housing Element inventory. However, five sites are subject to unique circumstances, such as developments with CDP regulations that would not allow additional residential uses on the sites, or sites in nonresidential zoning districts like P-F (Public Facilities). Program H4.T commits to create a new Residential Overlay to allow and encourage new or additional residential development on the five Housing Element inventory sites without requiring removal of existing development and/or where the underlying zoning may otherwise not allow residential uses. Implementation of the Residential Overlay would require a Zoning Ordinance amendment to create a new Chapter 16.95.

Table 6: Summary of proposed Zoning Ordinance amendments for program H4.T		
Reference number	Document Section	Proposed modifications/notes
1	16.95.010	Explain the purpose of the overlay
2	16.95.015	List the five applicable parcels: 2200 Sand Hill Road, 345 Middlefield Road (one site comprised of two parcels), 350 Sharon Park Drive, and 600 Sharon Park Drive (Attachment N)
3	16.95.020	Establish multifamily residential and associated accessory buildings/structures as permitted uses

4	16.95.030	<p>Set development regulations for the sites</p> <ul style="list-style-type: none"> • Provide a method for dividing developable acreage in the parcels are subdivided in the future • Require a minimum developable area of 80 feet by 100 feet • Allow lot coverage up to 55 percent • Set a maximum height of 40 feet, or 50 feet for developable acreage greater than two acres • Set a density of 30 du/ac, or 40 du/ac for developable acreage greater than two acres • Allow a FAR of up to 120 percent for 40 du/ac • Require one parking space per unit minimum, 1.5 spaces maximum
5	16.95.040	Require residential design standards, consistent with change #13 in Table 3
6	16.95.050	Require green and sustainable building provisions, consistent with change #14 in Table 3

Program H2.F: Childcare allowances

Housing Element program H2.F states that the City will update the Zoning Ordinance to allow large family day care homes by-right in all residential zoning districts, in conformance with state law. Currently, a small family day care home for the care and instruction of up to eight children is considered a home occupation and is a permitted use in any residential district. However, a large family day care home with up to 14 children currently requires a noticing process with the potential for a public hearing. The Zoning Ordinance amendments would treat both types of family day care homes as permitted uses in any residential district.

Table 7: Summary of proposed Zoning Ordinance amendments for program H2.F

Reference number	Document Section	Proposed modifications/notes
Zoning Ordinance amendments		
1	16.04.164, 16.04.165	Update the terminology used to describe family day care homes, consistent with state law
2	16.08.085	Allow small and large family day care homes as a permitted use in a legal dwelling in any residential unit and remove large family care home regulations that are inconsistent with state law

Conclusion

Staff recommends the Planning Commission provide staff with any feedback necessary to finalize the resolutions, ordinances, and detailed text amendment language at the meeting of Oct. 23 in preparation for the Planning Commission to make recommendations to the City Council at its Nov. 6 meeting. The proposed amendments would provide residential development opportunities throughout the community in the spirit of affirmatively furthering fair housing, promote a range of housing options at all affordability levels through new residential and mixed use developments, enhance vibrancy and promote activity in the downtown and along major corridors through the city, and implement the zoning programs in the Housing Element prior to the statutory deadline of Jan. 31, 2024.

Impact on City Resources

As part of the fiscal year 2020-21 budget, the City Council appropriated nearly \$1.5 million from the general fund to support the Housing Element Update (including preparation of the SEIR), which is a City Council priority. On March 14, 2023, the City Council approved an amendment to the professional services

agreement with M-Group, the City's Housing Element Update project consultant, in the amount of \$75,414, for an overall contract total of \$1,547,466. For ongoing efforts related to the Housing Element Update project, an additional budget augment for a total of \$1,700,212 is scheduled for review by the City Council on Oct. 24 to ensure the continued involvement of project consultants in conducting public engagement and finalizing the documents and tasks necessary to complete the project.

Environmental Review

As part of the Housing Element Update process (i.e., Housing Element and Safety Element updates and a new Environmental Justice Element, and associated changes including zoning), a subsequent environmental impact report (SEIR) was prepared. On January 31, 2023, the City Council adopted Resolution No. 6808 certifying the SEIR and associated CEQA actions. On February 1, 2023, a Notice of Determination (NOD) was filed. The proposed General Plan, Specific Plan, Zoning Ordinance, and zoning map amendments are covered by the previously-certified SEIR and no supplemental or subsequent EIR is required for the proposed amendments because none of the circumstances requiring a supplemental EIR or subsequent EIR exist (CEQA Guidelines Section 15162).

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. A public hearing notice for the Oct. 23 meeting was mailed to every property owner affected by one of the proposed zoning changes. A public hearing notice was also mailed to every property owner and occupant located within 300 feet of a potentially affected property. The mailed public hearing notice included an overview map of proposed zoning changes. The Housing Element Update project webpage (menlopark.gov/HousingElement) was updated to include a detailed summary of the proposed zoning changes as well as an overview map (Attachment U). A public hearing notice was published in The Examiner on October 6. Notice was also provided via the City's weekly digest and social media channels.

Attachments

- A. Proposed AHO update summary
- B. Map: Proposed C-MU zoning district
- C. Map: C-1 zoned properties
- D. Map: C-1-C and C-2 zoned properties
- E. Map: O zoned properties to allow housing
- F. Map: R-3 parcels around downtown
- G. Map: R-3 parcels greater than 10,000 square feet in area
- H. Map: Proposed R-3 zoning for Housing Element site #38
- I. Map: R-3 and R-4 zoning districts
- J. Map: Specific Plan proposed density/intensity
- K. Map: Specific Plan proposed maximum heights
- L. Specific Plan proposed development standards by subdistrict
- M. Map: Housing Element reuse sites
- N. Map: Residential Overlay sites
- O. Hyperlink – Oct. 10 City Council meeting staff report:
<https://menlopark.gov/files/sharedassets/public/v/3/agendas-and-minutes/city-council/2023-meetings/agendas/20231010-city-council-special-and-regular-agenda-packet-w-pres.pdf>
- P. Hyperlink – Aug. 14 Planning Commission study session staff report:
<https://menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/planning-commission/2023->

[meetings/agendas/20230814-planning-commission-agenda-packet.pdf#page=67](#)

Q. Hyperlink – Aug. 22 City Council study session staff report:

<https://menlopark.gov/files/sharedassets/public/v/4/agendas-and-minutes/city-council/2023-meetings/agendas/20230822-city-council-special-agenda-packet-amend-w-pres.pdf>

R. Examples of area residential developments at varying densities and heights

S. Appendix 7-1, Table B of the 2023 to 2031 Housing Element

T. Example design standards and green and sustainable building provisions

U. Map: Proposed Housing Element-related zoning changes overview

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Summary of Proposed Affordable Housing Overlay (AHO)

Applicability.

This Chapter shall apply to the Menlo Park El Camino Real and Downtown Specific Plan area, those properties zoned R-4-S(AHO) (High Density Residential, Special - Affordable Housing Overlay), all R-3 (Apartment) properties located around the El Camino Real/Downtown Specific Plan Area as described in Chapter 16.30, and housing opportunity sites identified in the adopted Housing Element (2023-2031) as described in Appendix 7-1, Table 2, except for site #38. Use of the AHO is voluntary, but encouraged to help create affordable and diverse housing options in the City.

Affordable Housing Requirement.

- Residential or mixed-use projects that propose five or more residential units and include at least 20% of the total number of units as affordable units qualify for the AHO and the density bonus and incentives provided pursuant to this Chapter. For purposes of this chapter, “affordable units” includes extremely low, very low, and low-income residential units. For for-sale residential projects, an “affordable unit” shall also mean moderate-income residential units.
- To qualify for the AHO, a project must accommodate a full range of income levels. At least 25 percent of the affordable units in a project must be very low and/or extremely low-income units or at least 15 percent of the affordable units in a project must be extremely low income.

Density Bonus

- The percentage of affordable units shall be calculated as a percentage of the total number of units in a project, not including any density bonus units.
- A density bonus is based on the percentage of affordable units in a particular income category or a combination of categories pursuant to Table 1. In no instance shall the total density bonus under the AHO exceed 60%, unless a project is 100% affordable. For a 100% affordable residential development, the maximum density bonus is 80%. For purposes of this Chapter, Table 1 shows the required percentage of affordable units by income category and the corresponding density bonus.
- When a minimum of 25% of the total number of units in a development are designated affordable units, the density bonus provided pursuant to the AHO can be combined with the density bonus provided pursuant to State Density Bonus Law, Government Code Section 65915. Only the density bonus provisions shall apply. The incentives pursuant to Section XX are not combinable with State Density Bonus Law.
 - a. When application of the AHO is combined with the provisions of State Density Bonus Law, the density bonus is additive. The percentage of affordable units shall be calculated as a percentage of the total number of units in a project, not including any density bonus units. The combined density bonus is the sum of the following: 1) the applicable density bonus based on the proposed project pursuant State Density Bonus Law and 2) one-quarter of the applicable density bonus provided by the AHO in Table 1. In no instance shall the total density bonus exceed 65%, unless a project

is 100% affordable. For a 100% percent affordable residential development combining use of the AHO and State Density Bonus Law, the project is allowed a density of up to 150 dwelling units per acre.

As an example, a 100 unit residential project includes 25% of the total units or 25 unit as affordable units. Of the 25 affordable units, 25% of those units must be very low and/or extremely low income or at least 15% as extremely low. The project proposes a mix of 18% of the total number of units as low-income units and 7% as very low-income units. This proposal would have the following combined State Density Bonus Law and AHO density bonus:

State Density Bonus Law

18% low income units = 32% density bonus
 7% very low income units = 25% density bonus
 Max state density bonus law bonus = 50%

AHO

18% low income units = ¼ of AHO density bonus or 9.25%
 7% very low income = ¼ of AHO density bonus or 6.25%
 AHO density bonus = 15.5%

Total combined = 50% + 15.5% or 65.5% density bonus
 Max combined state density bonus law and AHO = 65%

In this example, a 100-unit project with 18 low-income units and 7 very low-income units would have a combined density bonus of 65% for a 165-unit project.

- For any income category below very low income, it shall use the same density bonus percentage as very low income for the purposes of implementation of the AHO.

Table 1: AHO Density Bonus

Percentage of Affordable Units in a Development	Very Low Income	Low Income	Moderate Income*
5%	20.0%	0%	0%
6%	22.5%	0%	0%
7%	25.0%	0%	0%
8%	27.5%	0%	0%
9%	30.0%	0%	0%
10%	32.5%	20%	5%
11%	35.0%	21.50%	6%
12%	38.75%	23%	7%
13%	42.50%	24.50%	8%
14%	46.25%	26%	9%
15%	50.00%	37%	10%
16%	50.00%	37%	10%
17%	50.00%	37%	10%

Percentage of Affordable Units in a Development	Very Low Income	Low Income	Moderate Income*
18%	50.00%	37%	10%
19%	50.00%	37%	10%
20%	51.00%	39.00%	17%
21%	52.00%	41.00%	18.50%
22%	53.00%	43.00%	20%
23%	54.00%	45.00%	21.50%
24%	55.00%	47.00%	23%
25%	56.00%	49.00%	24.50%
26%	57.00%	51.00%	26%
27%	58.00%	53.00%	27.50%
28%	59.00%	55.00%	29%
29%	60.00%	57.00%	30.50%
30%	60.00%	60.00%	32%
31%	60.00%	60.00%	33.50%
32%	60.00%	60.00%	35%
33%	60.00%	60.00%	36.50%
34%	60.00%	60.00%	38%
35%	60.00%	60.00%	39.50%
36%	60.00%	60.00%	41%
37%	60.00%	60.00%	42.50%
38%	60.00%	60.00%	44%
39%	60.00%	60.00%	45.50%
40%	60.00%	60.00%	47%
41%	60.00%	60.00%	48.50%
42%	60.00%	60.00%	50%
43%	60.00%	60.00%	51.50%
44%	60.00%	60.00%	53%
100%	80.00%	80%	80%

*Applicable to for-sale units only

Incentives

- Floor Area Ratio. A project shall be permitted to increase the floor area ratio by an amount that proportionally corresponds to the increase in allowable density identified in section XX above and an additional five percent or other increase reasonably sufficient to make development of very-low, low and moderate income multiple-bedroom units and family housing feasible.
- Stories/Height A project shall be permitted to increase the height as to not preclude the development with the density bonuses.
- Parking. Unless modified herein, the parking requirements in the underlying zoning designation of the property shall apply. All fractional units shall be rounded up to the nearest

whole number. The parking requirements in the AHO shall be modified for each affordable unit as follows:

1. Number of spaces:
 - a. A studio requires 0.5 parking spaces.
 - b. A one-bedroom requires one parking space.
 - c. A two-bedroom or larger unit requires 1.5 parking spaces.
 2. A senior citizen housing project as defined in Sections 51.3 and 51.12 of the Civil Code shall be required to provide no more than 0.5 parking spaces per dwelling unit.
 4. The spaces required for the affordable units need not be covered or located in a garage or carport.
 5. If two spaces are being provided for any one affordable dwelling unit, the spaces may be in tandem.
 6. Long-term bicycle parking shall be required at no more than 0.5 spaces per unit.
- Contiguous parcels that touch and are in the same zone may calculate density, floor area ratio, building coverage, paving, landscaping and required parking across the parcels, provided that there is a recorded agreement among the owner(s) of the parcels to transfer development rights between the parcels such that the maximum overall density of the combined parcels is not exceeded.
 - Coverage. In addition to the amount necessary to physically accommodate the increased density provided for by this Chapter, any applicable maximum building coverage and/or allowable paving requirement shall be increased by five percent and the minimum open space/landscaping requirement reduced by 10 percent from the underlying zoning designation.
 - Setbacks. In addition to the amount necessary to physically accommodate the increased density provided for by this Chapter, required setbacks shall be reduced to five feet, except when the parcel subject to the AHO abuts a parcel zoned single-family residential, in which case the setbacks identified in underlying zoning shall control.
 - Open Space. In addition to the amount necessary to physically accommodate the increased density provided for by this Chapter, any common and/or private open space may be reduced by up to 50 percent from the underlying zoning.

Fee Waivers

- Processing Fees. Those projects that provide at least 50 percent of the units in the project for low-income households or 25 percent for very-low income households shall be entitled to a fee waiver for all the processing fees associated with the various applications for development.
- Other Fees. Projects qualifying for the AHO shall be entitled to a reduction in all other fees in an amount that corresponds to the increase in allowable density identified in XX above, with a maximum of 65%. Any project requesting a reduction or waiver of the traffic impact fee, park dedication fee, building construction street impact fee, Menlo Park El Camino Real Downtown Specific Plan preparation fee, or other fee(s) in excess of that percentage reduction shall apply for the requested reduction or waiver, which shall be subject to a discretionary review and approval process. The City Council shall be the final decision maker regarding any such request.

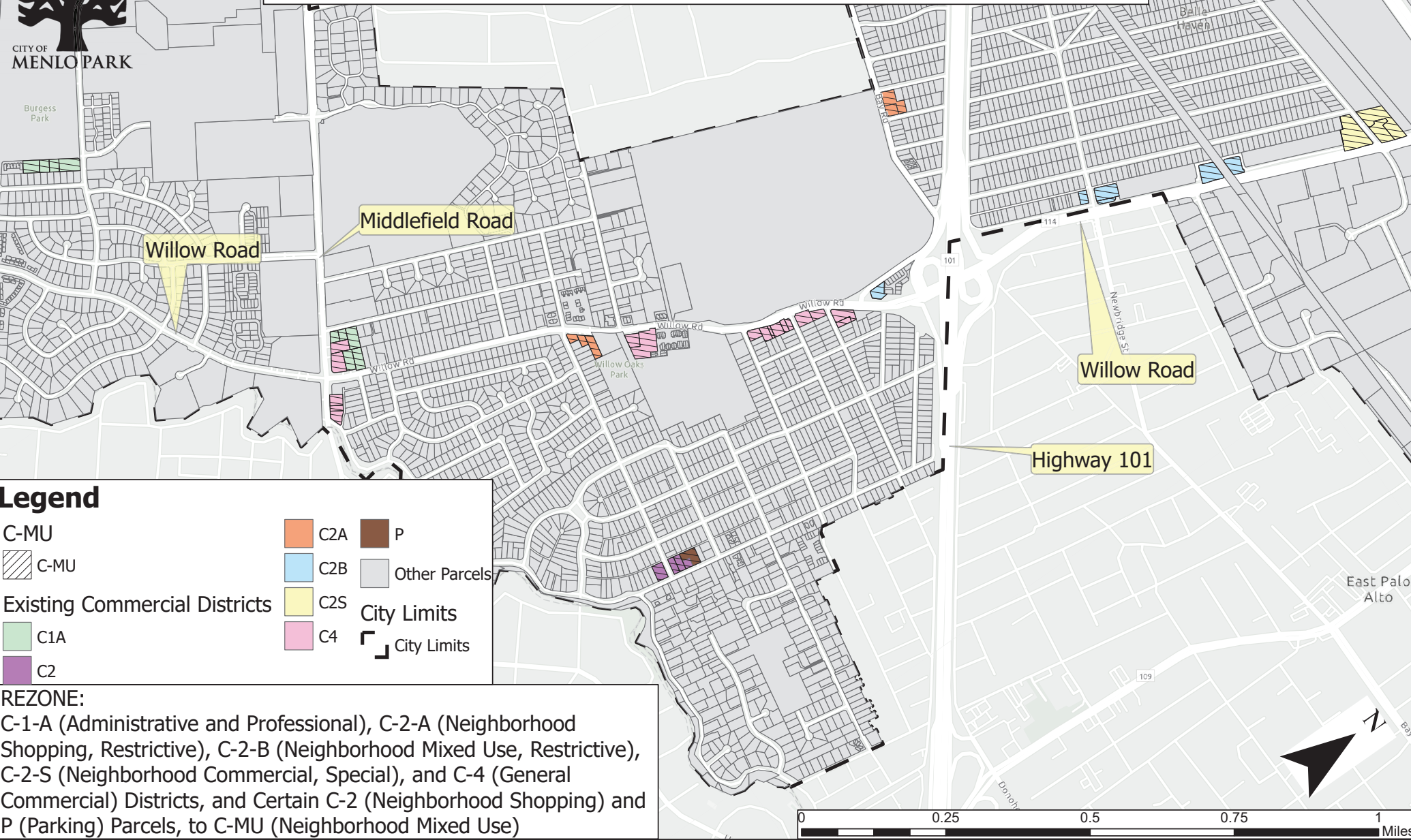
Continued Affordability

Prior to issuance of building permits, the applicant shall execute an agreement with the City in a form acceptable to the City Attorney ensuring the continued affordability of the affordable dwelling units for a period of not less than 55 years and compliance with the City's Below Market Rate Housing Program Guidelines. This content may be part of a Below Market Housing Agreement.

Design

Development utilizing the AHO shall be subject to review concurrent with any adopted objective design standards and such compliance shall be determined as part of the applicable entitlement process. Where no discretionary action is required, compliance review for development utilizing the AHO shall be determined by the Community Development Director or his/her designee. The affordable units must be constructed concurrently with market-rate units and shall be integrated into the project and be comparable in construction quality and exterior design to any market rate units. The number of bedrooms in the affordable units shall at minimum be consistent with the mix of market rate units. Applicants may elect to include a higher percentage of units with more bedrooms. The affordable units shall also comply with the City's Below Market Rate Housing Guidelines.

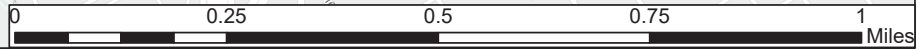
6th Cycle Housing Element Zoning Map Amendment Proposed C-MU Zoned Properties



Legend

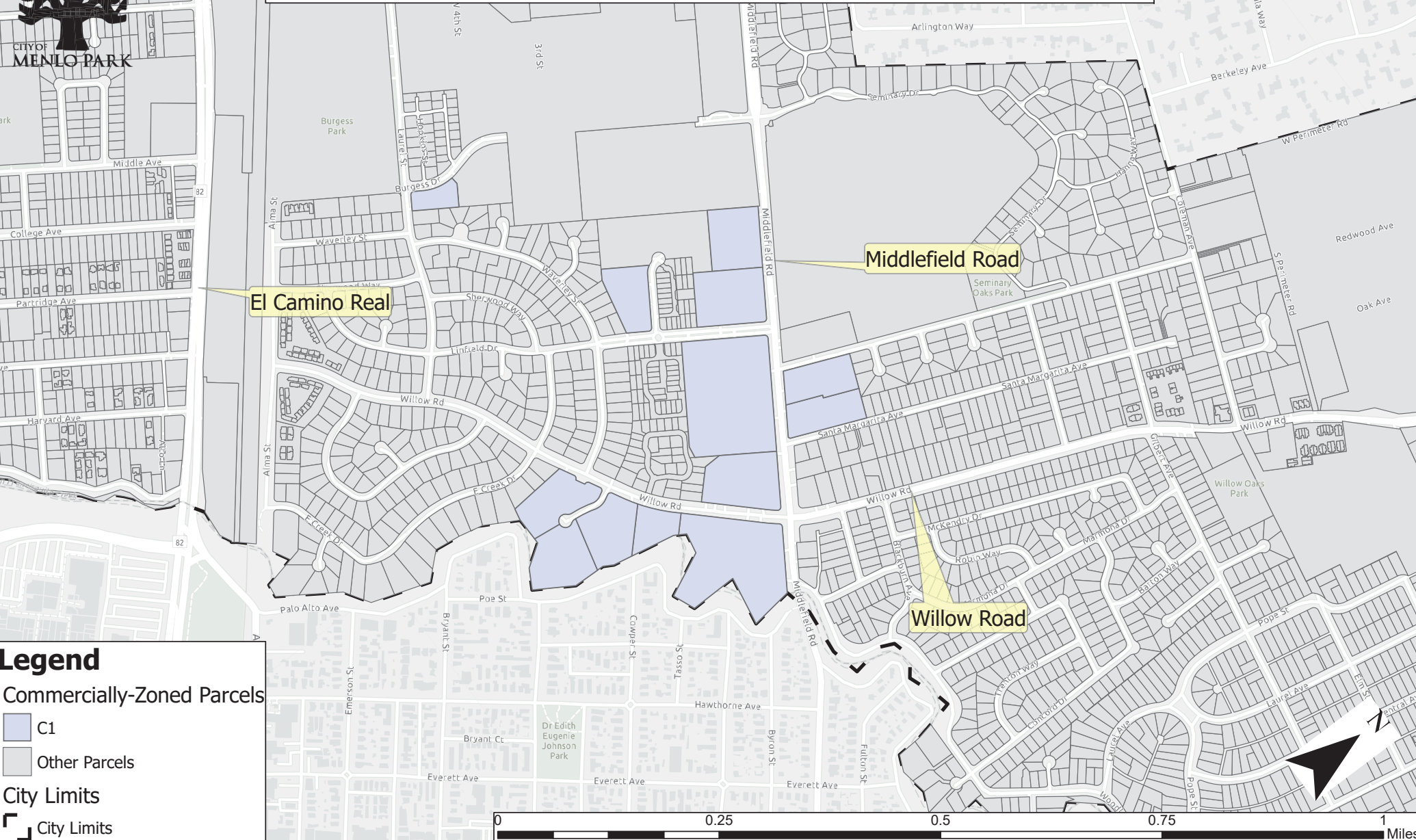
- C-MU
- Other Parcels
- Existing Commercial Districts
- C1A
- C2
- C2A
- C2B
- C2S
- C4
- P
- City Limits
- City Limits

REZONE:
 C-1-A (Administrative and Professional), C-2-A (Neighborhood Shopping, Restrictive), C-2-B (Neighborhood Mixed Use, Restrictive), C-2-S (Neighborhood Commercial, Special), and Certain C-2 (Neighborhood Shopping) and P (Parking) Parcels, to C-MU (Neighborhood Mixed Use)





6th Cycle Housing Element Zoning Ordinance Amendment C-1 Zoned Properties





6th Cycle Housing Element Zoning Ordinance Amendment C-1-C and C-2 Zoned Properties

Alameda de las Pulgas

Alameda de las Pulgas

Ave

GS

Sharon Hill Park

Sharon Hill Park

Sharon Park

Sand Hill Road

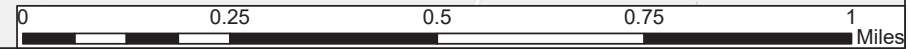
Alpine Rd

Alpine Rd

280

280

Sand Hill Rd



Legend

Commercially-Zoned Parcels

- C1C
- C2
- Other Parcels

City Limits

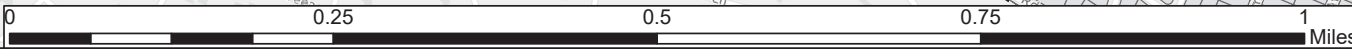
City Limits

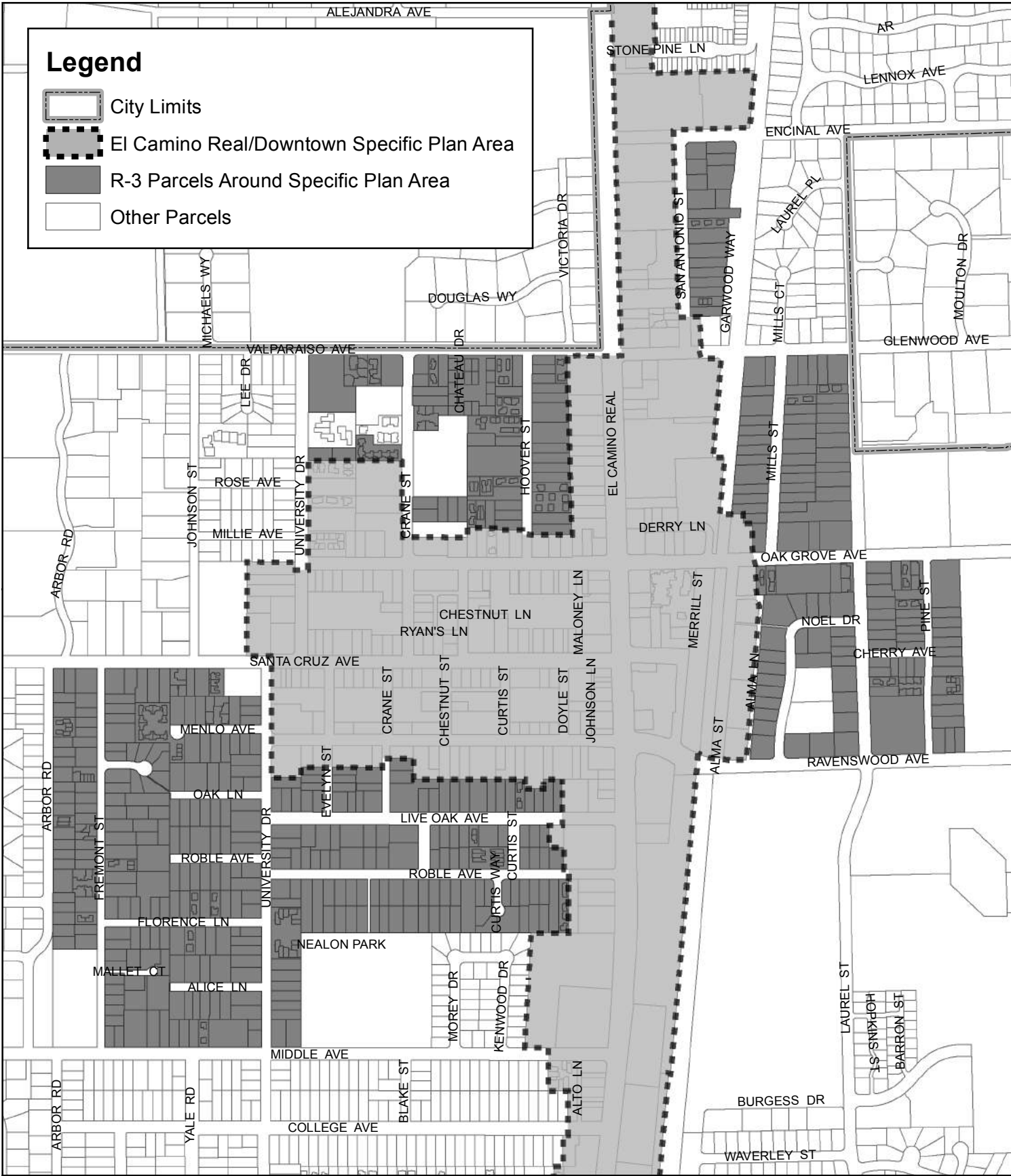
6th Cycle Housing Element Zoning Ordinance Amendment Office Zoned Properties to Allow Housing



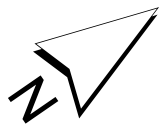
Legend

- Office Zoned Properties
- Office Zoned Properties
- Other Parcels
- City Limits
- City Limits





R-3 PARCELS AROUND THE
EL CAMINO REAL/DOWNTOWN
SPECIFIC PLAN AREA

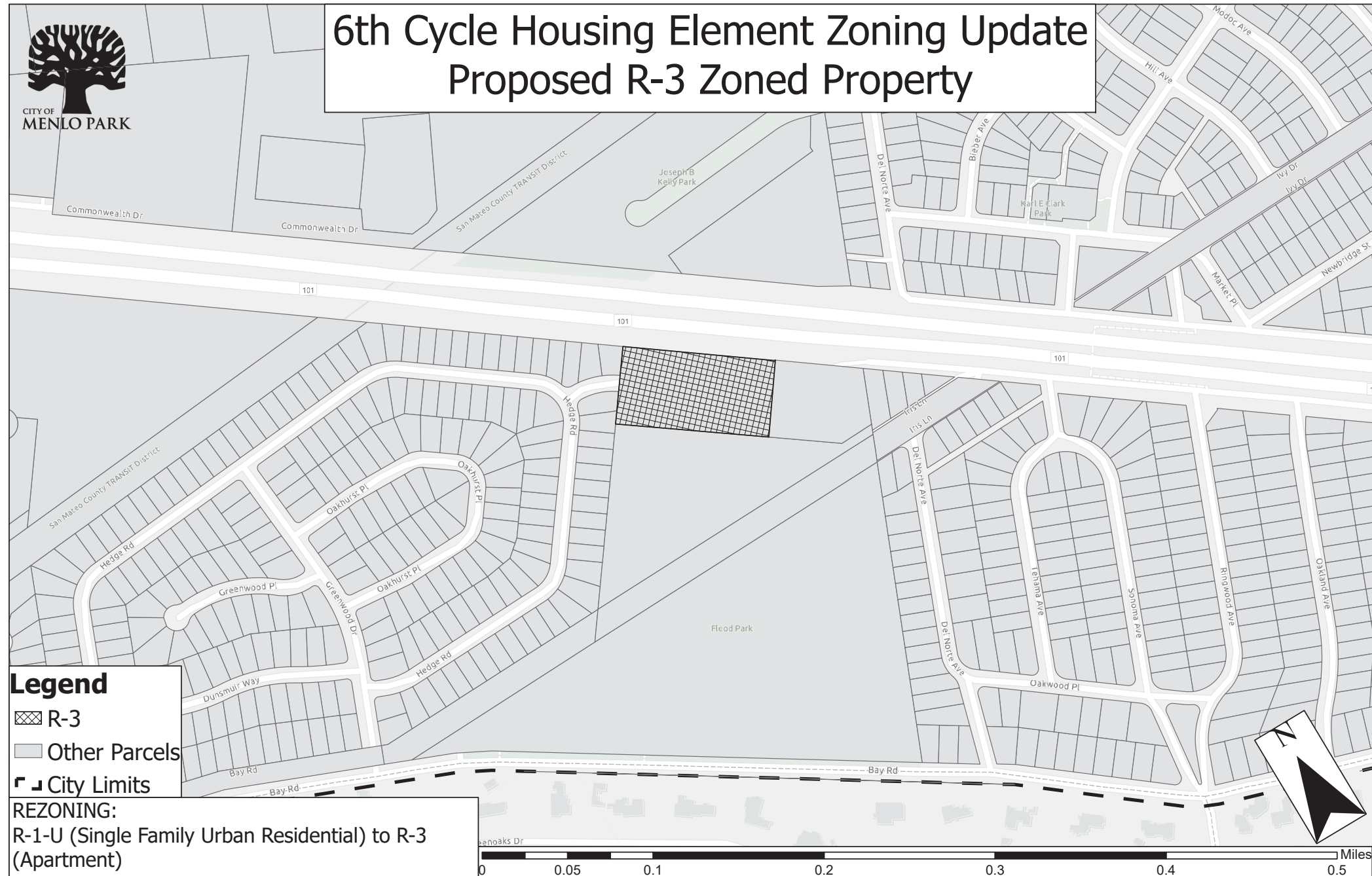


6th Cycle Housing Element Zoning Ordinance Amendment R-3- Parcels Greater than 100,000 Sf



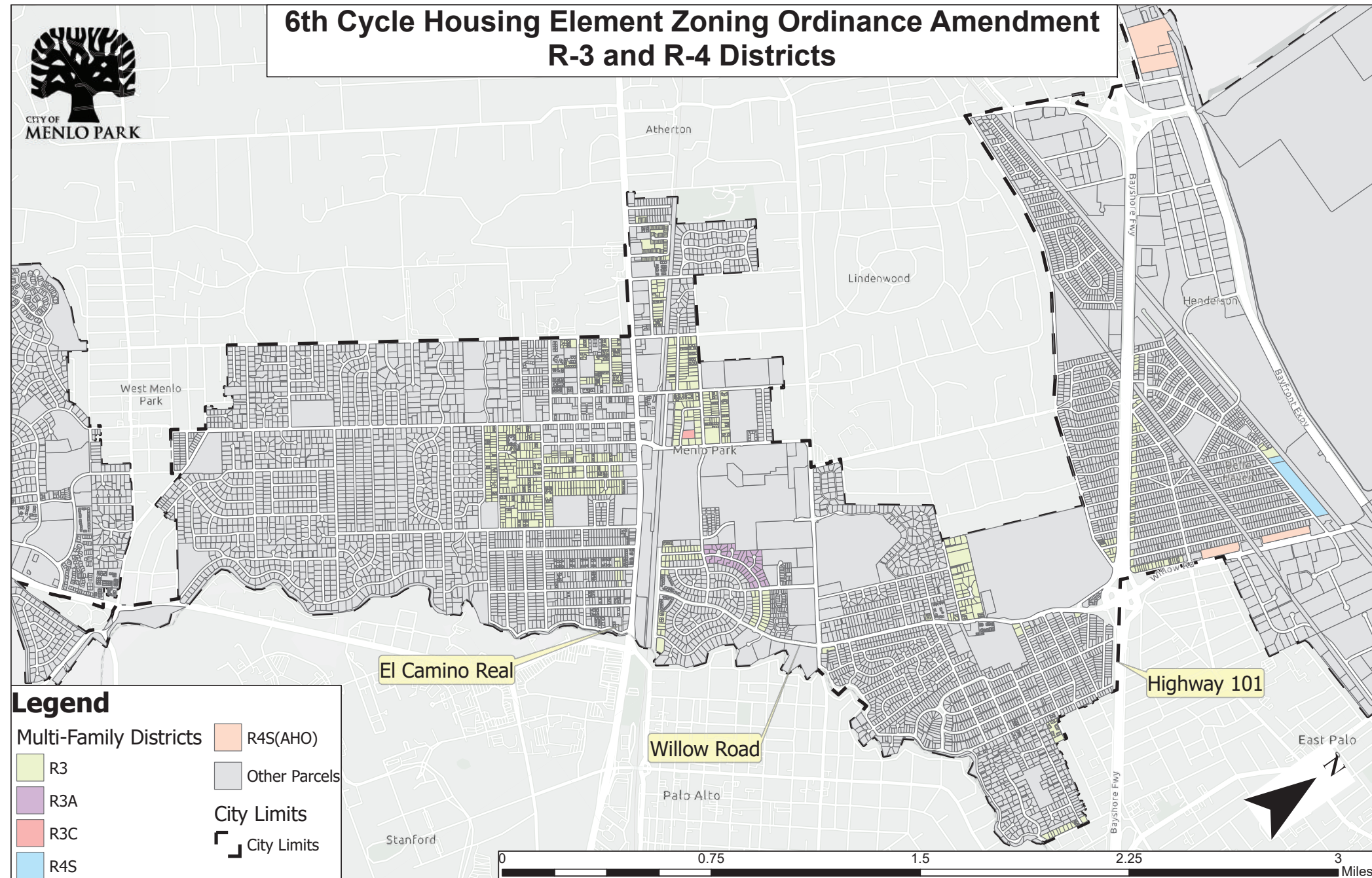


6th Cycle Housing Element Zoning Update Proposed R-3 Zoned Property





6th Cycle Housing Element Zoning Ordinance Amendment R-3 and R-4 Districts



MENLO PARK EL CAMINO REAL AND DOWNTOWN SPECIFIC PLAN

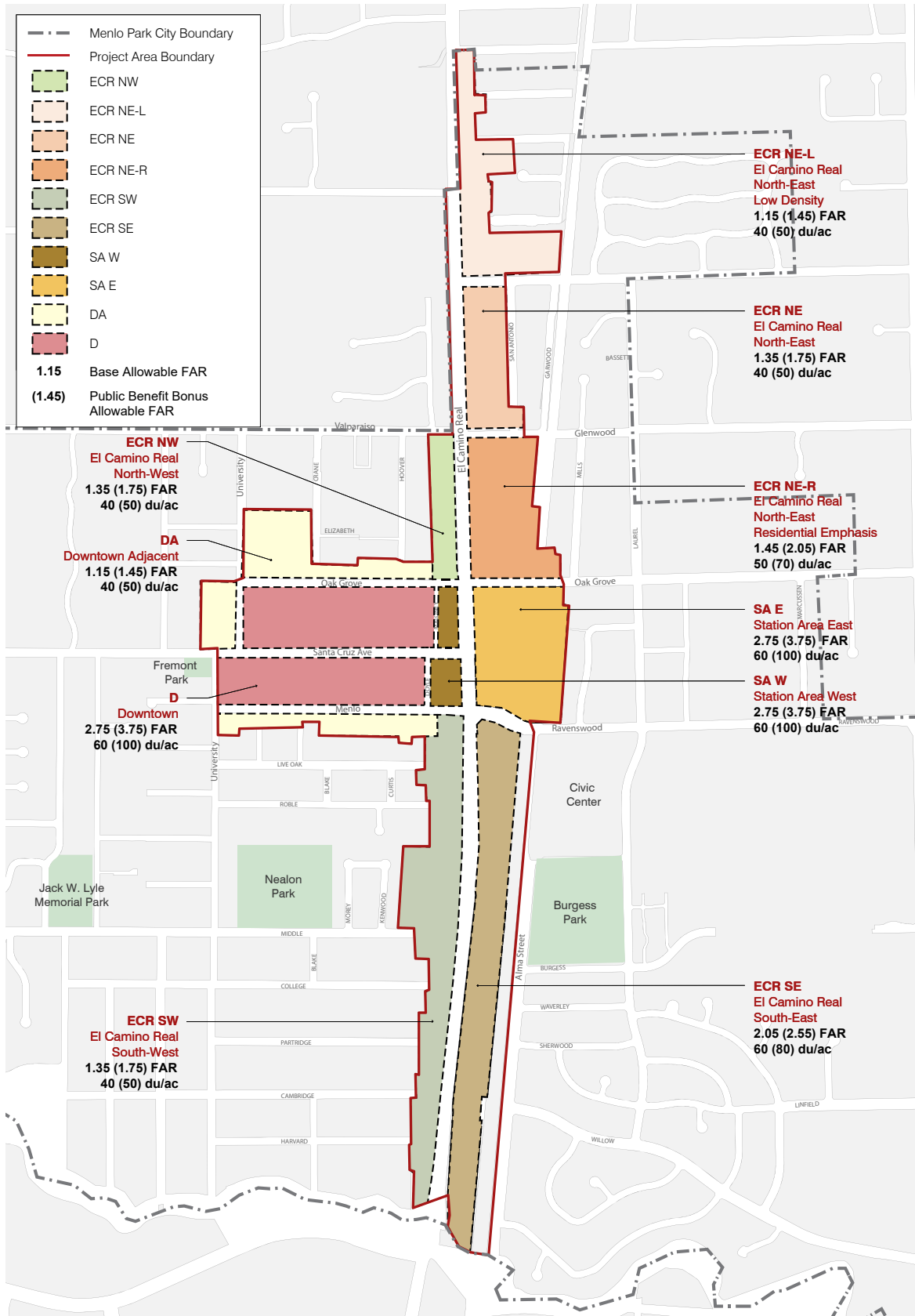


Figure E2. Development Intensity / Density

Note: Figure E2 includes information regarding maximum density (dwelling units per acre (du/ac)) and floor area ratio (FAR) for residential or mixed-use projects at base level and public benefit bonus level development. Non-residential FAR and Step-Up FAR information is shown in Table E2.

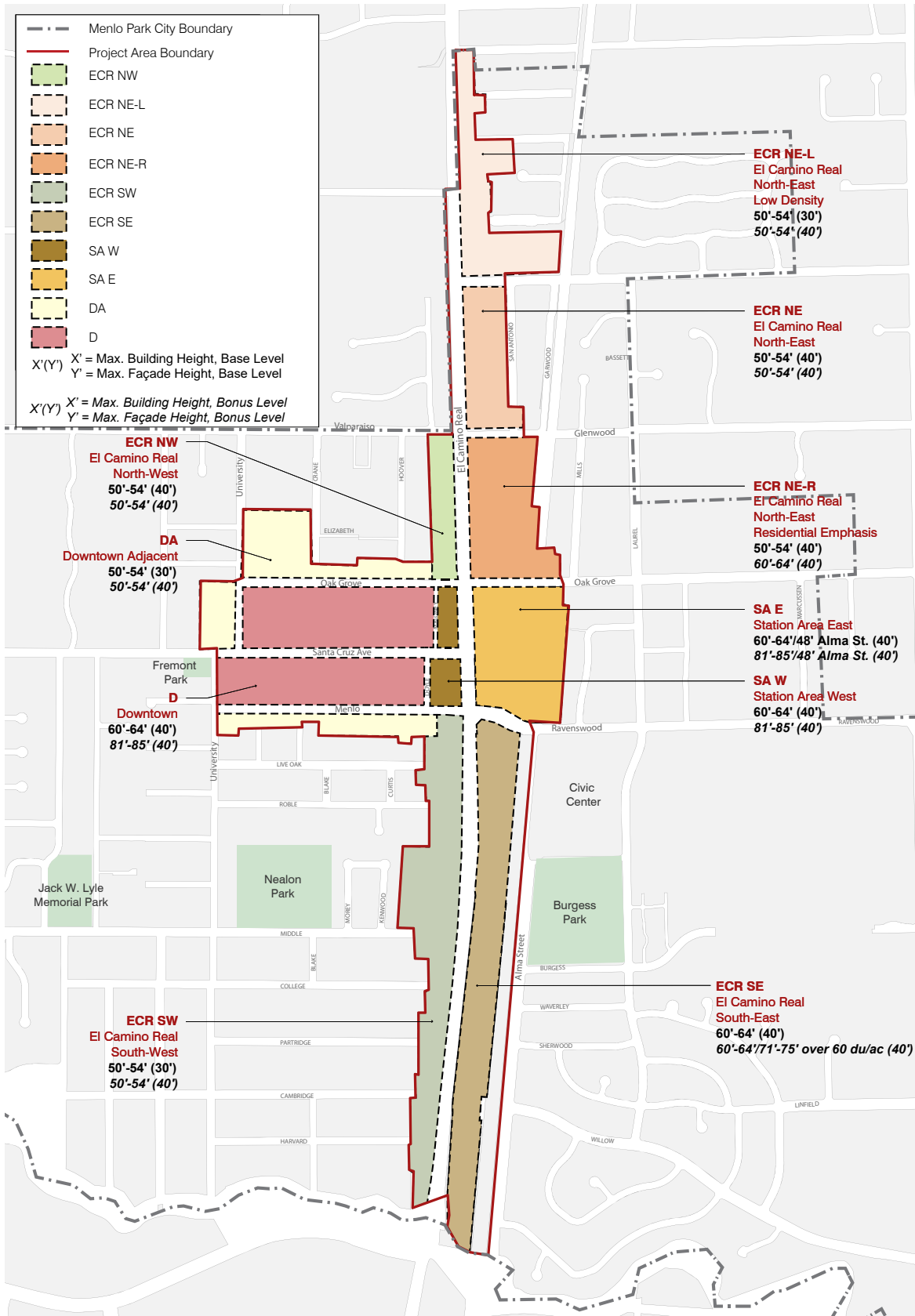
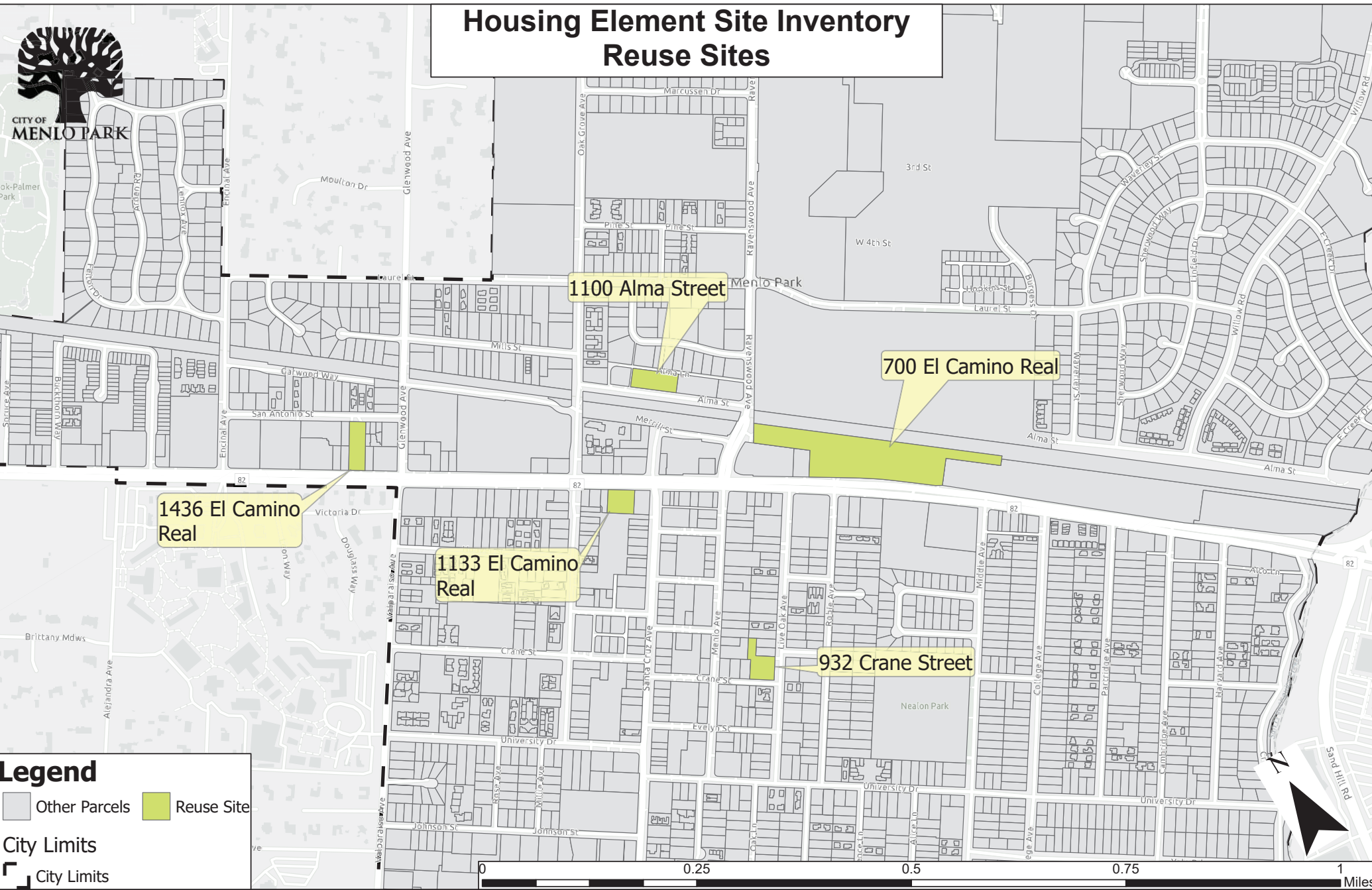


Figure E3. Maximum Building Height and Maximum Façade Height

Note: Figure E3 includes information regarding maximum building height and façade height for residential or mixed-use projects at base level and public benefit bonus level development. Non-residential building height and façade height information is shown in Table E2.

DEVELOPMENT STANDARDS BY ZONING DISTRICTS												
	AREA	LAND USE	DEVELOPMENT INTENSITY				BUILDING HEIGHTS					
			DENSITY	NON-RESIDENTIAL FAR	RESIDENTIAL OR MIXED USE FAR	STEP-UP FAR	RESIDENTIAL OR MIXED USE BUILDING HEIGHT	RESIDENTIAL OR MIXED USE BUILDING FAÇADE HEIGHT	NON-RESIDENTIAL BUILDING HEIGHT	NON-RESIDENTIAL BUILDING FAÇADE HEIGHT	45° BUILDING PROFILE SIDES	
BASE STANDARDS	D	Downtown	Retail/Mixed-Use (MSO)	60	2.00	2.75	3.15*	60'-64)**	40'	38'	30'	Public
	DA	Downtown Adjacent	Office/Residential	40	0.85	1.15	1.55*	50'-54)**	30'	38'	30'	All
	ECR NE	El Camino Real North-East	Mixed-Use	40	1.10	1.35	1.75*	50'-54)**	40'	38'	38'	Public-Rear
	ECR NE-L	El Camino Real North-East Low Density	Mixed-Use	40	0.75	1.15	1.55*	50'-54)**	30'	38'	30'	All
	ECR NE-R	El Camino Real North-East Residential Emphasis	Mixed-Use/Residential	50	1.10	1.45	1.85*	50'-54)**	40'	38'	38'	Public-Rear
	ECR NW	El Camino Real North-West	Mixed-Use/Residential	40	1.10	1.35	1.75*	50'-54)**	40'	38'	38'	Public-Rear
	SA E	Station Area East	Retail/Mixed-Use (MSO)	60	1.35	2.75	3.15*	60'-64'/48' Alma Street**	40'	60'/48' Alma Street	38'	Public
	SA W	Station Area West	Retail/Mixed-Use (MSO)	60	2.00	2.75	3.15*	60'-64)**	40'	38'	38'	Public
	ECR SE	El Camino Real South-East	Mixed-Use/Residential	60	1.25	2.05	2.45*	60'-64)**	40'	60'	38'	Public
	ECR SW	El Camino Real South-West	Mixed-Use/Residential	40	1.10	1.35	1.75*	50'-54)**	30'	38'	30'	All
PUBLIC BENEFIT BONUS STANDARDS	D	Downtown	Retail/Mixed-Use (MSO)	100	2.25	3.75	4.50*	81'-85)**	40'	38'	30'	Public (Stepbacks over 60 du/ac)**
	DA	Downtown Adjacent	Office/Residential	50	1.00	1.45	1.85*	50'-54)**	40'	38'	30'	All
	ECR NE	El Camino Real North-East	Mixed-Use	50	1.50	1.75	2.05*	50'-54)**	40'	38'	38'	Public-Rear
	ECR NE-L	El Camino Real North-East Low Density	Mixed-Use	50	1.10	1.45	1.85*	50'-54)**	40'	38'	30'	All
	ECR NE-R	El Camino Real North-East Residential Emphasis	Mixed-Use/Residential	70	1.50	2.05	2.45*	60'-64)**	40'	38'	38'	Public-Rear
	ECR NW	El Camino Real North-West	Mixed-Use/Residential	50	1.50	1.75	2.05*	50'-54)**	40'	38'	38'	Public-Rear
	SA E	Station Area East	Retail/Mixed-Use (MSO)	100	1.75	3.75	4.50*	81'-85'/48' Alma Street**	40'	60'/48' Alma Street	38'	Public-Rear (Stepbacks over 60 du/ac)**
	SA W	Station Area West	Retail/Mixed-Use (MSO)	100	2.25	3.75	4.50*	81'-85)**	40'	38'	38'	Public (Stepbacks over 60 du/ac)**
	ECR SE	El Camino Real South-East	Mixed-Use/Residential	80	1.75	2.55	2.95*	60'-64'/71'-75' (Over 60 du/ac)**	40'	60'	38'	Public (Stepbacks over 60 du/ac)**
	ECR SW	El Camino Real South-West	Mixed-Use/Residential	50	1.50	1.75	2.05*	50'-54)**	40'	38'	30'	All
NOTES	*	Step-Up FAR requires at least 50% of the overall building FAR to be residential use with no more than 65% residential FAR in the D, SA E, and SA W zoning districts. In all zoning districts, developments must have an average net residential unit size of at least 1,000 square feet, a maximum individual unit size of 2,000 square feet, and either A) 50% of units with 2+ bedrooms and 10% with 3+ bedrooms, or B) all for sale units.										
	**	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, ECR NE-R, ECR NW, 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, stepbacks 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 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 Step-Up base or Step-up public benefit bonus provisions.											

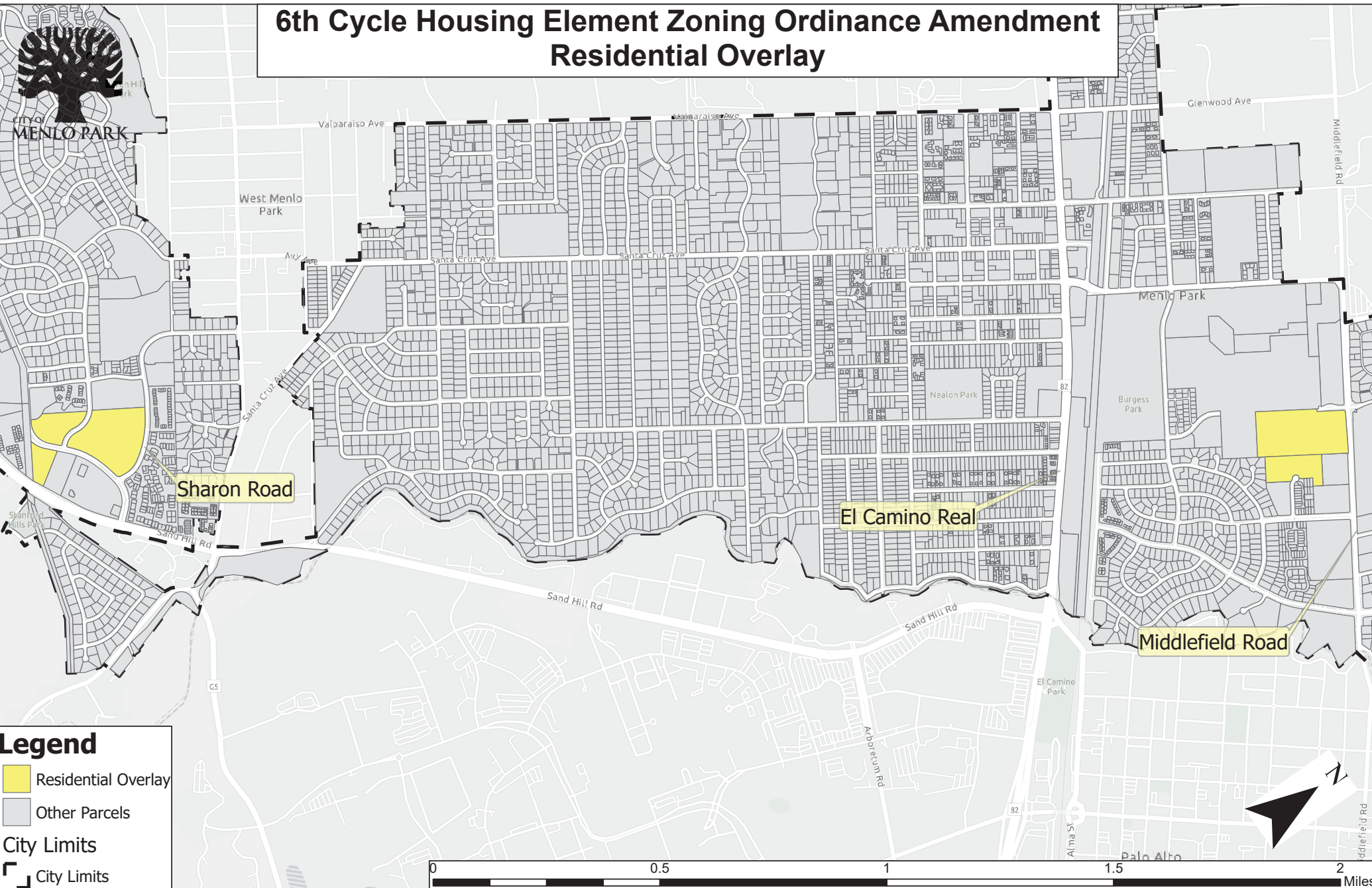
Housing Element Site Inventory Reuse Sites



6th Cycle Housing Element Zoning Ordinance Amendment Residential Overlay



CITY OF
MENLO PARK



Residential Densities and Heights Examples										
Address	City	Project Name	Density (du/ac)	Total Units (du)	Acreage (ac)	Height (ft)	Stories	Zoning	Max Density Allowed	Affordability (Overall Programming Inclusive Of Bonus Units)
133 Encinal Avenue	Menlo Park	Marquis	14	24	1.7	33	3	SP-ECR/D (ECR NE District)	25 du/ac at base level 40 du/ac at bonus level	13% (3) affordable units and 87% (21) market-rate units
650 Live Oak Avenue	Menlo Park	Six50Live	24	17	0.7	38	3	SP-ECR/D (ECR SW District)	25 du/ac at base level 40 du/ac at bonus level	12% (2) affordable units and 88% (15) market-rate units
1285 El Camino Real	Menlo Park	Pinnacle Apartments	25	15	0.6	38	3	SP-ECR/D (ECR NW District)	25 du/ac at base level 40 du/ac at bonus level	100% market-rate units
500 El Camino Real	Menlo Park	Middle Plaza	26	215	8.4	60	5	SP-ECR/D (ECR SE District)	40 du/ac at base level 60 du/ac at bonus level	5% (10) affordable units and 95% (205) market-rate units
1300 El Camino Real	Menlo Park	Springline	29	183	6.4	48	4	SP-ECR/D (ECR NE R District)	32 du/ac at base level 50 du/ac at bonus level	11% (20) affordable units and 89% (163) market-rate units
777 Hamiton Avenue	Menlo Park	777 Hamilton	30	195	6.5	35	3	R-4-S	30 du/ac	100% market-rate units
1221 Willow Road	Menlo Park	Sequoia Belle Haven	39	90	2.3	44	4	R-4-S (AHO)	30 du/ac (up to 60% increase with AHO)	100% affordable units for seniors
3639 Haven Avenue	Menlo Park	Anton Menlo	41	394	9.7	49	4	R-4-S (AHO)	30 du/ac (up to 60% increase with AHO)	9% (37) affordable units and 91% (357) market-rate units
1330 University Drive	Menlo Park	Menlo Towers	43	60	1.4	91	9	R-3(X)	CDP established	100% market-rate units
1331 Crane Street	Menlo Park	Crane Place	99	93	0.9	-	4	RLU(X)	CDP established	100% affordable units for seniors
104 & 110 Constitution Drive & 115 Independence Drive	Menlo Park	Menlo Portal	105	335	3.2	85	7	R-MU-B	30 du/ac at base level 100 du/ac at bonus level	14% (48) affordable units and 86% (287) market-rate units
165 Jefferson Drive	Menlo Park	Menlo Flats	114	158	1.4	85	8	R-MU-B	30 du/ac at base level 100 du/ac at bonus level	13% (21) affordable units and 87% (137) market-rate units
111 Independence Drive	Menlo Park	111 Independence Drive	114	105	0.9	84	8	R-MU-B	30 du/ac at base level 100 du/ac at bonus level	13% (14) affordable units and 87% (91) market-rate units
1040-1056 Laurel Street	San Carlos	Laurel Street Townhomes	20	6	0.3	33	3	MU-N-40	40 du/ac	100% market-rate units
57 South L Street	Livermore	Legacy at Livermore	55	222	4.0	49	4	Livermore Downtown Specific Plan	55 du/ac	100% market-rate units
1300 El Camino Real	Belmont	Firehouse Square	68	81	1.2	63	4	Belmont Village Specific Plan	None	81% (66) affordable units and 19% (15) market-rate units
707 Bradford Street	Redwood City	Arroyo Green	84	117	1.4	80	7	Downtown Precise Plan	None	100% affordable units for seniors

**MARQUIS
133 ENCINAL AVENUE
MENLO PARK**



Image Source: Google Streetview

- Density: 14 du/ac
 - Total Units (du): 24
 - Acreage (ac): 1.7
 - Zoning: SP-ECR/D (ECR NE)
 - Max Density: 25 du/ac at base level; 40 du/ac at bonus level

- Height: 33 ft
 - Stories: 3

- 13% (3) affordable units and 87% (21) market-rate units

**SIX50LIVE
650 LIVE OAK AVENUE
MENLO PARK**

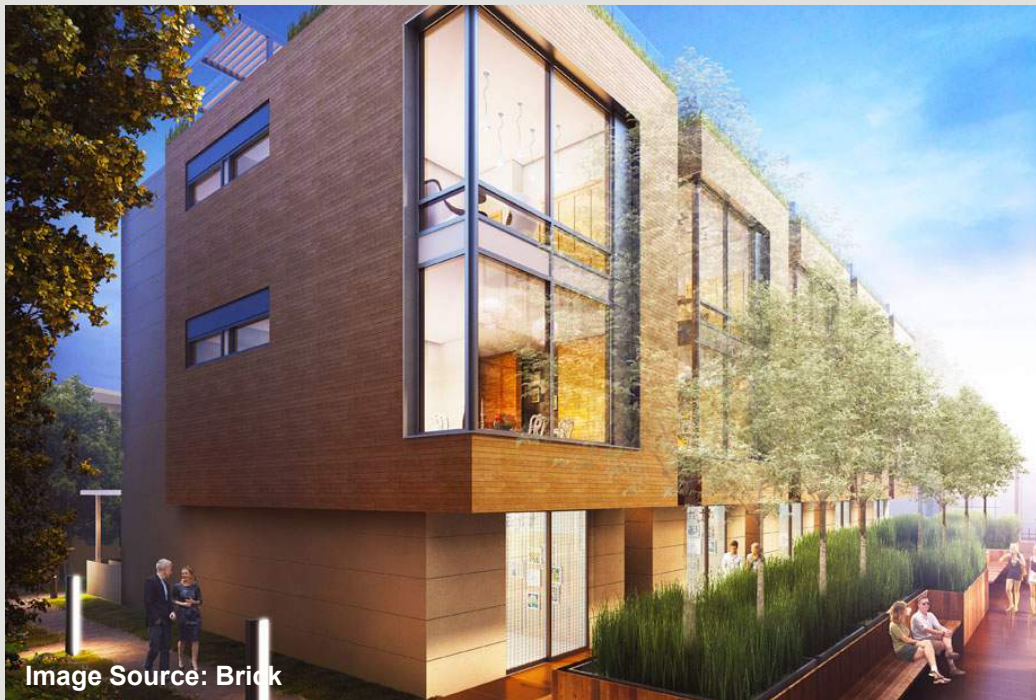


Image Source: Brick

- Density: 24 du/ac
 - Total Units (du): 17
 - Acreage (ac): 0.7
 - Zoning: SP-ECR/D (ECR SW)
 - Max Density: 25 du/ac at base level; 40 du/ac at bonus level

- Height: 38 ft
 - Stories: 3

- 12% (2) affordable units and 88% (15) market-rate units

PINNACLE APARTMENTS 1285 EL CAMINO REAL MENLO PARK



Image Source: Loopnet

- Density: 25 du/ac
 - Total Units (du): 15
 - Acreage (ac): 0.6
 - Zoning: SP-ECR/D (ECR NW)
 - Max Density: 25 du/ac at base level; 40 du/ac at bonus level
- Height: 38 ft
 - Stories: 3
- 100% market-rate units

MIDDLE PLAZA 500 EL CAMINO REAL MENLO PARK



Image Source: Google Streetview

- Density: 26 du/ac
 - Total Units (du): 215
 - Acreage (ac): 8.4
 - Zoning: SP-ECR/D (ECR SE)
 - Max Density: 40 du/ac at base level; 60 du/ac at bonus level
- Height: 60 ft
 - Stories: 5
- 5% (10) affordable units and 95% (205) market-rate units

SPRINGLINE 1300 EL CAMINO REAL MENLO PARK



Image Source: Springline

- Density: 29 du/ac
 - Total Units (du): 183
 - Acreage (ac): 6.4
 - Zoning: SP-ECR/D ECR NE R)
 - Max Density: 32 du/ac at base level; 50 du/ac at bonus level
- Height: 48 ft
 - Stories: 4
- 11% (20) affordable units and 89% (163) market-rate units

777 HAMILTON
777 HAMILTON AVENUE
MENLO PARK



Image Source: Redfin

- Density: 30 du/ac
 - Total Units (du): 195
 - Acreage (ac): 6.5
 - Zoning: R-4-S
 - Max Density: 30 du/ac
- Height: 35 ft
 - Stories: 3
- 100% market-rate units

**SEQUOIA BELLE HAVEN
1221 WILLOW ROAD
MENLO PARK**

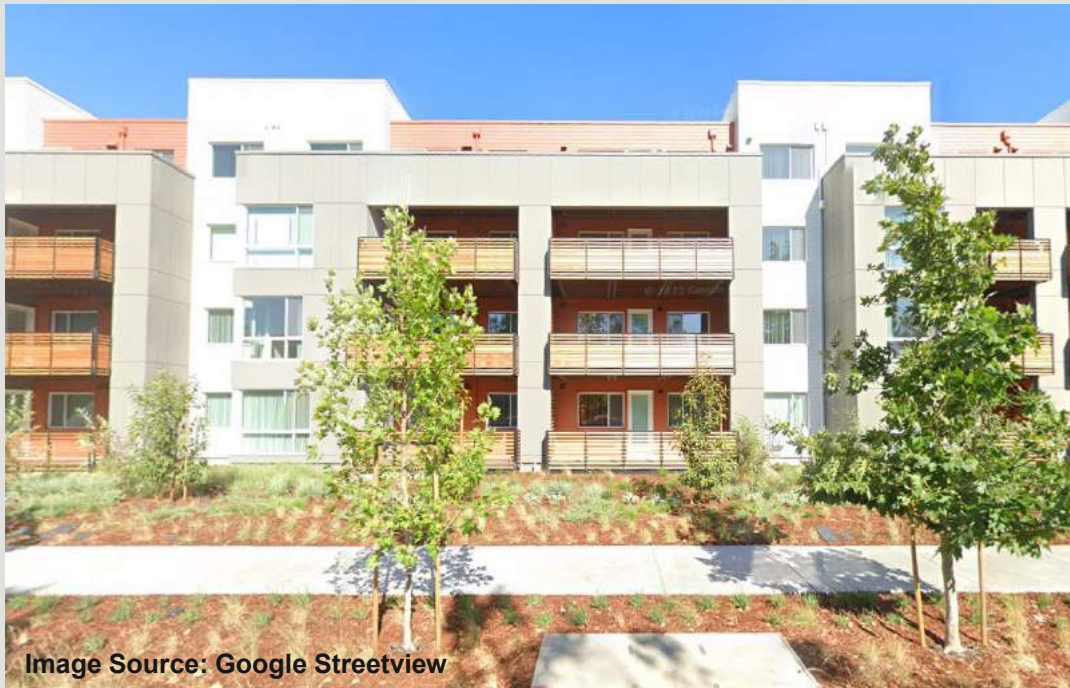


Image Source: Google Streetview

- Density: 39 du/ac
 - Total Units (du): 90
 - Acreage (ac): 2.3
 - Zoning: R-4-S (AHO)
 - Max Density: 30 du/ac (up to 60% increase with AHO)

- Height: 44 ft
 - Stories : 4

- 100% affordable units for seniors

**ANTON MENLO
3639 HAVEN AVENUE
MENLO PARK**



Image Source: Housekeys

- Density: 41 du/ac
 - Total Units (du): 394
 - Acreage (ac): 9.7
 - Zoning: R-4-S (AHO)
 - Max Density: 30 du/ac (up to 60% increase with AHO)
- Height: 49 ft
 - Stories: 4
- 9% (37) affordable units and 91% (357) market-rate units

**MENLO TOWERS
1330 UNIVERSITY DRIVE
MENLO PARK**



Image Source: Redfin

- Density: 43 du/ac
 - Total Units (du): 60
 - Acreage (ac): 1.4
 - Zoning: R-3(X)
 - CDP established

- Height: 91 ft
 - Stories: 9

- 100% market-rate units

**CRANE PLACE
1331 CRANE STREET
MENLO PARK**



Image Source: Google Streetview

- Density: 99 du/ac
 - Total Units (du): 93
 - Acreage (ac): 0.9
 - Zoning: RLU(X)
 - CDP established
- Stories: 4
- 100% affordable units for seniors

**MENLO PORTAL
104 & 110 CONSTITUTION DRIVE &
115 INDEPENDENCE DRIVE
MENLO PARK**



Image Source:

- Density: 105 du/ac
 - Total Units (du): 335
 - Acreage (ac): 3.2
 - Zoning: R-MU-B
 - Max Density: 30 du/ac at base level; 100 du/ac at bonus level
- Height: 85 ft
 - Stories: 7
- 14% (48) affordable units and 86% (287) market-rate units

**MENLO FLATS
165 JEFFERSON DRIVE
MENLO PARK**



Image Source: Greystar

- Density: 114 du/ac
 - Total Units (du): 158
 - Acreage (ac): 1.4
 - Zoning: R-MU-B
 - Max Density: 30 du/ac at base level; 100 du/ac at bonus level
- Height: 85 ft
 - Stories: 8
- 13% (21) affordable units and 87% (137) market-rate units

**111 INDEPENDENCE
111 INDEPENDENCE DRIVE
MENLO PARK**



- Density: 114 du/ac
 - Total Units (du): 105
 - Acreage (ac): 0.9
 - Zoning: R-MU-B
 - Max Density: 30 du/ac at base level; 100 du/ac at bonus level

- Height: 84 ft
 - Stories: 8

- 13% (14) affordable units and 87% (91) market-rate units

LAUREL STREET TOWNHOMES 1040-1056 LAUREL STREET SAN CARLOS



Image Source: Laurel Street Townhomes

- Density: 20 du/ac
 - Total Units (du): 6
 - Acreage (ac): 0.3
 - Zoning: MU-N-40
 - Max Density: 40 du/ac
- Height: 33 ft
 - Stories: 3
- 100% market-rate units

LEGACY AT LIVERMORE 57 SOUTH L STREET LIVERMORE



Image Source: Legacy at Livermore

- Density: 55 du/ac
 - Total Units (du): 222
 - Acreage (ac): 4.0
 - Zoning: Livermore Downtown Specific Plan
 - Max Density: 55 du/ac
- Height: 49 ft
 - Stories: 4
- 100% market-rate units

FIREHOUSE SQUARE 1300 EL CAMINO REAL BELMONT



Image Source: MidPen Housing

- Density: 68 du/ac
 - Total Units (du): 81
 - Acreage (ac): 1.2
 - Zoning: Belmont Village Specific Plan
 - Max Density: None
- Height: 63 ft
 - Stories: 4
- 81% (66) affordable units and 19% (15) market-rate townhouses

**ARROYO GREEN
707 BRADFORD STREET
REDWOOD CITY**



Image Source: MidPen Housing

- Density: 84 du/ac
 - Total Units (du): 117
 - Acreage (ac): 1.4
 - Zoning: Downtown Precise Plan
 - Max Density: None

- Height: 80 ft
 - Stories: 7

- 100% affordable units for seniors

ATTACHMENT S

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information 1 (Developable Acreage)	Optional Information 2 (AHO Density)	Optional Information 3 (Site Category)
Menlo Park	525 El Camino Real (Site #1)	94025	071332130	72	0	0	0	Shortfall of Sites	1.91	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	72	Non-Vacant	Parking Lot	1.91	55	El Camino-Dtw
Menlo Park	1610 El Camino Real (Site #2)	94025	060344250	0	0	6	0	Shortfall of Sites	0.15	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	6	Non-Vacant	Office: Single-	0.15	55	El Camino-Dtw
Menlo Park	1620 El Camino Real (Site #2)	94025	060344240	0	0	16	0	Shortfall of Sites	0.42	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	w/ AHO	20	30	16	Non-Vacant	Office: Single-	0.42	55	El Camino-Dtw
Menlo Park	2500 Sand Hill Road (Site #3)	94025	074270240	0	89	0	0	Shortfall of Sites	5.50	Professional and Administrative	C1C	Professional at	C1C w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Ca
Menlo Park	2480 Sand Hill Road (Site #4)	94025	074270280	0	89	0	0	Shortfall of Sites	6.80	Professional and Administrative	C1C	Professional at	C1C w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Ca
Menlo Park	1100 Alma Street (Site #5)	94025	061412440	31	0	0	0	Shortfall of Sites	0.75	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	60	31	Non-Vacant	Office: Multi-St	0.745334044	60	El Camino-Dtw
Menlo Park	1100 Alma Street (Site #5)	94025	061412430	0	0	13	0	Shortfall of Sites	0.31	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	60	13	Non-Vacant	Office: Multi-St	0.309879356	60	El Camino-Dtw
Menlo Park	900 Santa Cruz Avenue (Site #6)	94025	071084220	0	0	17	0	Shortfall of Sites	0.44	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	17	Non-Vacant	Church	0.442017566	55	El Camino-Dtw
Menlo Park	1111 University Drive (Site #6)	94025	071084200	0	0	15	0	Shortfall of Sites	0.39	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	15	Non-Vacant	Church	0.39172852	55	El Camino-Dtw
Menlo Park	1187 University Drive (Site #6)	94025	071084090	0	0	14	0	Shortfall of Sites	0.37	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	14	Non-Vacant	Professional B	0.373457587	55	El Camino-Dtw
Menlo Park	1155 University Drive (Site #6)	94025	071084110	0	0	13	0	Shortfall of Sites	0.34	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	13	Non-Vacant	Professional B	0.34302195	55	El Camino-Dtw
Menlo Park	1177 University Drive (Site #6)	94025	071084100	0	0	11	0	Shortfall of Sites	0.28	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	11	Non-Vacant	Office: Multi-St	0.283016982	55	El Camino-Dtw
Menlo Park	728 Willow Avenue (Site #7)	94025	062202050	0	0	8	0	Shortfall of Sites	0.19	Retail/Commercial	C4	Retail/Comme	C4 w/ AHO	0	30	8	Non-Vacant	Store & Reside	0.19	55	Non-Res W/Re
Menlo Park	728 Willow Avenue (Site #7)	94025	062202060	0	0	13	0	Shortfall of Sites	0.13	Retail/Commercial	C4	Retail/Comme	C4 w/ AHO	0	30	6	Non-Vacant	Store	0.12795455	55	Non-Res W/Re
Menlo Park	728 Willow Avenue (Site #7)	94025	062202210	0	0	5	0	Shortfall of Sites	0.11	Retail/Commercial	C4	Retail/Comme	C4 w/ AHO	0	30	5	Non-Vacant	Parking Lot	0.113583186	55	Non-Res W/Re
Menlo Park	906 Willow Road (Site #8)	94025	062211170	0	0	19	0	Shortfall of Sites	0.44	Retail/Commercial	C4	Retail/Comme	C4 w/ AHO	0	30	19	Non-Vacant	Store & Office	0.435220121	55	Non-Res W/Re
Menlo Park	906 Willow Road (Site #8)	94025	062211180	0	0	7	0	Shortfall of Sites	0.16	Retail/Commercial	C4	Retail/Comme	C4 w/ AHO	0	30	7	Non-Vacant	Store & Office	0.156663941	55	Non-Res W/Re
Menlo Park	906 Willow Road (Site #8)	94025	062211050	0	0	10	0	Shortfall of Sites	0.23	Medium Density Residential	R3	Medium Densit	R3 w/ AHO	1	30	10	Non-Vacant	Residential: Du	0.231803072	55	Non-Res W/Re
Menlo Park	Between Chestnut and Curtis (Site #9)	94025	071284100	22	0	0	0	Shortfall of Sites	0.59	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	22	Non-Vacant	Parking Lot	0.59114738	55	Parking Lots
Menlo Park	Between Chestnut and Curtis (Site #9)	94025	071284080	0	0	4	0	Shortfall of Sites	0.10	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	4	Non-Vacant	Parking Lot	0.097553437	55	Parking Lots
Menlo Park	Between Crane and Chestnut (Site #10)	94025	071283140	38	0	0	0	Shortfall of Sites	1.00	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	38	Non-Vacant	Parking Lot	1.004346152	55	Parking Lots
Menlo Park	325 Sharon Park Drive (Site #11)	94025	074283100	45	0	0	0	Shortfall of Sites	7.00	Retail/Commercial	C2	Retail/Comme	C2 w/ AHO	0	30	45	Non-Vacant	Shopping Cent	1	55	Non-Res W/Ca
Menlo Park	345 Middlefield Road (Site #12)	94025	062390700	89	0	0	0	Shortfall of Sites	12	Public Facilities	PF	Public Facilitie	PF w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	3	55	Non-Res W/Ca
Menlo Park	345 Middlefield Road (Site #12)	94025	062421070	0	0	0	0	Shortfall of Sites	5.00	Public Facilities	PF	Public Facilitie	PF w/ AHO	0	30	0	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Ca
Menlo Park	1105 Valparaiso Avenue (Site #13)	94025	071071070	0	18	0	0	Shortfall of Sites	4.86	Very Low Density Residential	RE	Very Low Dens	RE w/ AHO	1	30	18	Non-Vacant	Church	0.4	55	Religious Facili
Menlo Park	Lot between El Camino Real and Chestnut on west side of	94025	071102400	86	0	0	0	Shortfall of Sites	2.28	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	86	Non-Vacant	Parking Lot	2.283508738	55	Parking Lots
Menlo Park	Lot between University and Crane on west side of	94025	071092290	75	0	0	0	Shortfall of Sites	1.99	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	75	Non-Vacant	Parking Lot	1.985753868	55	Parking Lots
Menlo Park	Lot between Evelyn and Crane (Site #16)	94025	071281160	38	0	0	0	Shortfall of Sites	1.00	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	38	Non-Vacant	Parking Lot	1.004367987	55	Parking Lots
Menlo Park	Lot between Curtis and Doyle (Site #17)	94025	071285160	38	0	0	0	Shortfall of Sites	1.00	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	38	Non-Vacant	Parking Lot	1.004359491	55	Parking Lots
Menlo Park	Lot behind Draegers (Site #18)	94025	071273160	23	0	0	0	Shortfall of Sites	0.62	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	23	Non-Vacant	Parking Lot	0.617022744	55	Parking Lots
Menlo Park	Lot off Oak Grove (Site #19)	94025	071094180	21	0	0	0	Shortfall of Sites	0.56	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	21	Non-Vacant	Parking Lot	0.556924223	55	Parking Lots
Menlo Park	275 Middlefield Road (Site #20)	94025	062422120	0	89	0	0	Shortfall of Sites	8.20	Professional and Administrative	C1	Professional at	C1 w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Ca
Menlo Park	350 Sharon Park Drive (Site #21)	94025	074281120	0	0	45	0	Shortfall of Sites	10.90	Medium Density Residential	R3A(X)	Medium Densit	R3A(X) w/ AHO	1	50	45	Non-Vacant	Residential: Fr	1	55	Underutilized F
Menlo Park	85 Willow Road (Site #22)	94025	062422080	0	141	0	0	Shortfall of Sites	3.16	Professional and Administrative	C1	Professional at	C1 w/ AHO	0	30	141	Non-Vacant	Office: Single-	3.160720105	55	Non-Res W/Re
Menlo Park	200 Middlefield Road (Site #23)	94025	062271540	0	91	0	0	Shortfall of Sites	2.03	Professional and Administrative	C1	Professional at	C1 w/ AHO	0	30	91	Non-Vacant	Office: Multi-St	2.03345973	55	Non-Res W/Re
Menlo Park	250 Middlefield Road (Site #24)	94025	062271010	0	91	0	0	Shortfall of Sites	2.03	Professional and Administrative	C1	Professional at	C1 w/ AHO	0	30	91	Non-Vacant	Office: Multi-St	2.029407803	55	Non-Res W/Re
Menlo Park	8 Homewood Road (Site #25)	94025	062421010	0	90	0	0	Shortfall of Sites	2.01	Professional and Administrative	C1	Professional at	C1 w/ AHO	0	30	90	Non-Vacant	Office: Single-	2.006958097	55	Non-Res W/Re
Menlo Park	401 Burgess Road (Site #26)	94025	062390170	0	22	0	0	Shortfall of Sites	0.50	Professional and Administrative	C1A	Professional at	C1A w/ AHO	0	30	22	Non-Vacant	Office: Single-	0.502258267	55	Non-Res W/Re
Menlo Park	570 Willow Road (Site #27)	94025	062370420	0	45	0	0	Shortfall of Sites	1.01	Retail/Commercial	C4	Retail/Comme	C4 w/ AHO	0	30	45	Non-Vacant	Hospital	1.007621223	55	Non-Res W/Re
Menlo Park	2200 Sand Hill Road (Site #28)	94025	074283070	0	94	0	0	Shortfall of Sites	2.11	Professional and Administrative	C1(X)	Professional at	C1(X) w/ AHO	0	30	94	Non-Vacant	Office: Multi-St	2.112889011	55	Non-Res W/Re
Menlo Park	445 Burgess Drive (Site #29)	94025	062390200	0	0	18	0	Shortfall of Sites	0.40	Professional and Administrative	C1A	Professional at	C1A w/ AHO	0	30	18	Non-Vacant	Professional B	0.396009612	55	Non-Res W/Re
Menlo Park	720 Menlo Avenue (Site #30)	94025	071284110	25	0	0	0	Shortfall of Sites	0.67	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	25	Non-Vacant	Supermarket	0.671961335	55	El Camino-Dtw
Menlo Park	800 Oak Grove Avenue (Site #31)	94025	071091520	29	0	0	0	Shortfall of Sites	0.78	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	29	Non-Vacant	Financial	0.778780279	55	El Camino-Dtw
Menlo Park	930 Santa Cruz Avenue (Site #32)	94025	071084140	23	0	0	0	Shortfall of Sites	0.62	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	23	Non-Vacant	Office: Single-	0.615660915	55	El Camino-Dtw
Menlo Park	1008 University Avenue (Site #33)	94025	071274140	21	0	0	0	Shortfall of Sites	0.56	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	21	Non-Vacant	Parking Lot	0.562457203	55	El Camino-Dtw
Menlo Park	707 Menlo Road (Site #34)	94025	071288610	19	0	0	0	Shortfall of Sites	0.52	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	19	Non-Vacant	Office: Multi-St	0.518149961	55	El Camino-Dtw
Menlo Park	1300 University Avenue (Site #35)	94025	071091310	19	0	0	0	Shortfall of Sites	0.50	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	30	19	Non-Vacant	Professional B	0.50024571	55	El Camino-Dtw
Menlo Park	1377 El Camino Real (Site #36)	94025	071103490	31	0	0	0	Shortfall of Sites	0.82	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	31	Non-Vacant	Store	0.818374732	55	El Camino-Dtw
Menlo Park	855 El Camino Real (Site #37)	94025	071331180	51	0	0	0	Shortfall of Sites	1.36	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	51	Non-Vacant	Shopping Cent	1.359013699	55	El Camino-Dtw
Menlo Park	300 Sheridan Drive (Site #38)	94025	055303110	0	0	41	0	Shortfall of Sites	2.60	Low Density Residential	R1U	Low Density R	R3	1	20	41	Vacant	Vacant Land	2.6	20	Vacant Land
Menlo Park	2250 Avey Avenue (Site #39)	94025	074351100	0	13	0	0	Shortfall of Sites	3.94	Low Density Residential	R1S	Low Density R	R1S w/ AHO	1	30	13	Non-Vacant	Church	0.3	55	Religious Facili
Menlo Park	2650 Sand Hill Road (Site #40)	94025	074260740	0	22	0	0	Shortfall of Sites	4.14	Low Density Residential	R1S	Low Density R	R1S w/ AHO	1	30	22	Non-Vacant	Religious Facili	0.5	55	Religious Facili
Menlo Park	431 Burgess Drive (Site #41)	94025	062390190	0	0	11	0	Shortfall of Sites	0.24	Professional and Administrative	C1A	Professional at	C1A w/ AHO	0	30	11	Non-Vacant	Office: Multi-St	0.23761456	55	Non-Res W/Re
Menlo Park	425 Burgess Drive (Site #42)	94025	062390180	0	0	11	0	Shortfall of Sites	0.24	Professional and Administrative	C1A	Professional at	C1A w/ AHO	0	30	11	Non-Vacant	Office: Multi-St	0.237603014	55	Non-Res W/Re
Menlo Park	1149 El Camino Real (Site #43)	94025	071102130	22	0	0	0	Shortfall of Sites	0.54	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	60	22	Non-Vacant	Store	0.543757353	60	El Camino-Dtw
Menlo Park	1436 El Camino Real (Site #44)	94025	061422350	0	0	0	0	Shortfall of Sites	0.69	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	40	26	Non-Vacant	Service Shop	0.688129542	55	El Camino-Dtw
Menlo Park	796 Live Oak Avenue (Site #46)	94025	071288560	0	28	0	0	Shortfall of Sites	0.63	Medium Density Residential	R3	Medium Densit	R3 w/ AHO	1	30	28	Non-Vacant	Residential: Fr	0.631567405	55	Underutilized F
Menlo Park	555 Willow Road (Site #47)	94025	062285300	0	0	19	0	Shortfall of Sites	0.42	Medium Density Residential	R3	Medium Densit	R3 w/ AHO	1	30	19	Non-Vacant	Store	0.419656033	55	Underutilized F
Menlo Park	700 El Camino Real (Site #48)	94025	071333200	82	0	0	0	Shortfall of Sites	6.20	El Camino Real/Downtown	SP-ECR-D (Subarea)	El Camino Real	SP-ECR-D (Sub	20	60	82	Non-Vacant	Office: Multi-St	2	60	El Camino-Dtw
Menlo Park	2722 Sand Hill Road (Site #49)	94025	074260750	0	0	89	0	Shortfall of Sites	10.93	Professional and Administrative	C1A	Professional at	C1A w/ AHO	0	30	89	Non-Vacant	Office: Multi-St	2	55	Non-Res W/Ca
Menlo Park	600 Sharon Park Drive (Site #50)	94025	074282070	0																	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Optional Information 1 (Developable Acreage)	Optional Information 2 (AHO Density)	Optional Information 3 (Site Category)
Menlo Park	4055 Bohannon Drive (Site #71)	94025	055253030	0	0	77	0	Shortfall of Sites	1.72	Bayfront Innovation Area	O	Bayfront Innov	O w/ AHO	0	30	77	Non-Vacant	Warehouse	1.724133245	55	Non-Res W/Re
Menlo Park	4060 Campbell Avenue (Site #72)	94025	055253200	0	0	37	0	Shortfall of Sites	0.82	Bayfront Innovation Area	O	Bayfront Innov	O w/ AHO	0	30	37	Non-Vacant	Warehouse	0.824582181	55	Non-Res W/Re

Example Design Standards and Green and Sustainable Building Provisions**16.XX.040 Residential design standards.**

Construction of any new building incorporating residential uses, residential additions of ten thousand (10,000) square feet or more of gross floor area to any existing building, and conversion of more than fifty percent (50%) of the gross floor area of an existing nonresidential building to residential uses shall adhere to the following design standards, subject to architectural control established in Section 16.68.020. For residential additions, the applicable design standards apply only to the new construction. Design standards may be modified subject to approval of a use permit or a conditional development permit per Chapter 16.82.

(1) Building Setbacks and Projections within Setbacks.

(A) Building projections, such as balconies and bay windows, at or above the second floor shall not project beyond a maximum of five (5) feet into the setback area.

(B) Where a property is contiguous to a single-family zoned property, no projections into the setback are permitted for balconies or decks at or above the second floor.

(C) The total area of all horizontal and vertical building projections shall not exceed thirty-five percent (35%) of the building facade area, and no one projection shall exceed fifteen percent (15%) of the facade area on which the projections are located. Where such projections enclose interior living space, eighty-five percent (85%) of the vertical surface of the projection shall be windows or glazed. (See Figure 1.)

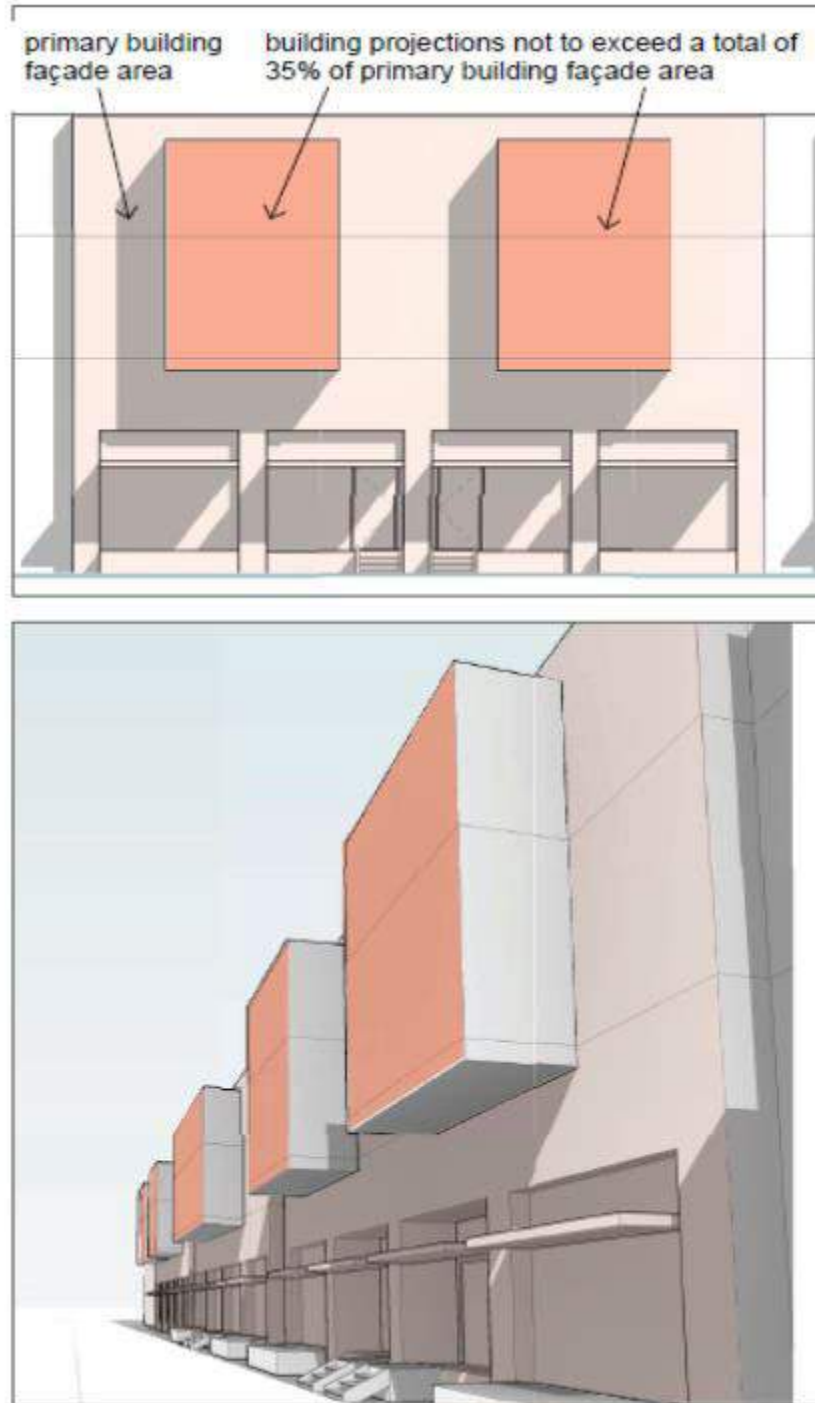


Figure 1

(2) Facade Modulation and Treatment.

(A) Building facades facing public rights-of-way or public open spaces shall not exceed fifty (50) feet in length without a minor building facade modulation. At a minimum of every thirty-five (35) feet of facade length, the minor vertical facade modulation shall be a minimum two (2) feet deep by five (5) feet wide recess or a minimum two (2) foot setback of the building plane from the primary building facade.

(B) Building facades facing public rights-of-way or public open spaces shall not exceed one hundred (100) feet in length without a major building facade modulation. At a minimum of every seventy-five (75) feet of facade length, a major vertical facade modulation shall be a minimum of six (6) feet deep by twenty (20) feet wide recess or a minimum six (6) foot setback of building plane from primary building facade for the full height of the building.

(C) In addition, the major building facade modulation shall be accompanied with a four (4) foot minimum height modulation and a major change in fenestration pattern, material and/or color.

(3) Building Profile.

(A) Starting at a height of twenty-five (25) feet, a forty-five (45) degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.

(C) Horizontal building and architectural projections, like balconies, bay windows, and dormer windows, that extend beyond the forty-five (45) degree building profile shall comply with the standards for building setbacks and projection in Section 16.40.040(1). (See Figure 2.)

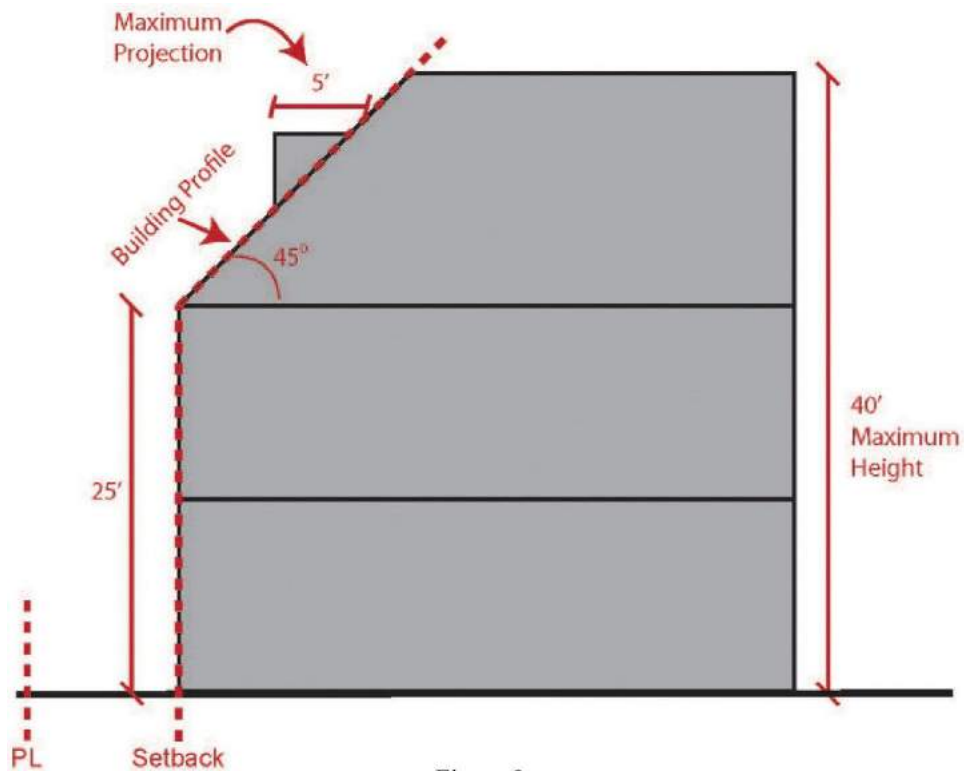


Figure 2

(D) Vertical building projections like parapets and balcony railings shall not extend more than four (4) feet beyond the forty-five (45) degree building profile.

(E) Rooftop elements that may need to extend beyond the forty-five (45) degree building profile due to their function, such as stair and elevator towers, shall utilize the same materials and colors as the remainder of the building.

(4) Height.

(A) Vertical building projections such as parapets and balcony railings may extend up to four (4) feet beyond the maximum building height.

(B) Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed fourteen (14) feet beyond the maximum building height.

(C) Towers, cupolas, spires, chimneys, and other architectural features not exceeding ten percent (10%) of the roof area may exceed the maximum building height limit by a maximum of ten (10) feet.

(5) Exterior Materials.

(A) Stucco on the exterior facade shall be limited to no more than fifty percent (50%) of the entire area of an elevation, inclusive of all windows and doors.

(B) All exterior windows located in solid walls shall be inset by a minimum of two (2) inches from the face of the exterior finishes.

(C) When simulated divided light windows are included in a development, the windows shall include mullions on the exterior of the glazing and contain internal dividers (spacer bars) between the window panes.

(6) Building Design.

(A) When a building is adjacent to a public street or other public space, the building shall provide entries, access points or features oriented to the street that are visible from the public right-of-way or public space and provide visual cues to denote access into the building. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street.

(B) Utilities, including meters, backflow prevention devices, etc., shall be concealed or integrated into the building design to the extent feasible, as determined by the public works director.

(C) Projects shall include dedicated, screened, and accessible space for recycling, compost, and solid waste storage and collection.

(D) Trash and storage shall be enclosed and screened from public view.

(E) Materials and colors of utility, trash, and storage enclosures shall match with the primary building.

(F) Roof-mounted equipment shall meet the requirements of Section 16.08.095.

(7) Open Space.

(A) Residential developments shall have a minimum of one hundred (100) square feet of open space per unit created as common open space or a minimum of eighty (80) square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of six (6) feet by six (6) feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

(B) Depending on the number of dwelling units, additional common open space shall be provided to meet the following criteria:

(i) Ten (10) to fifty (50) units: minimum of one (1) space, twenty (20) feet minimum dimension (four hundred (400) sf total, minimum).

(ii) Fifty-one (51) to one hundred (100) units: minimum of one (1) space, thirty (30) feet minimum dimension (nine hundred (900) sf total, minimum).

(iii) One hundred one (101) or more units: minimum of one (1) space, forty (40) feet minimum dimension (one thousand six hundred (1,600) sf total, minimum).

(8) Access and Parking.

(A) Service access and loading docks shall be located on local or interior access streets and to the rear of buildings.

(B) Aboveground garages shall be screened (with perforated walls, vertical elements, landscaping or materials that provide visual interest at the pedestrian scale) or located behind buildings that are along public streets.

(C) Surface parking lots shall be buffered from adjacent buildings by a minimum six (6) feet of paved pathway and/or landscaped area.

(D) Surface parking lots shall be screened with landscaping features such as trees, planters, and vegetation.

(E) Surface parking lots shall be planted with at least one (1) tree with a minimum size of a twenty-four (24) inch box for every eight (8) parking spaces. Required plantings may be grouped where carports with solar panels are provided.

(9) Lighting.

(A) Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.

(B) Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.

16.XX.050 Residential green and sustainable building.

In addition to meeting all applicable regulations specified in Title 12 (Buildings and Construction), the following provisions shall apply to construction of any new building incorporating residential uses, residential additions to any existing building, and alterations of residential buildings. Implementation of these provisions may be subject to separate discretionary review and environmental review pursuant to the California Environmental Quality Act.

(1) Green Building.

(A) Any new construction, addition or alteration of a building with residential uses shall be required to comply with Table 16.XX.0X0(1)(B).

(2) Energy.

(A) For all new construction, the project will meet one hundred percent (100%) of energy demand (electricity and natural gas) through any combination of the following measures:

- (i) On-site energy generation;
- (ii) Purchase of one hundred percent (100%) renewable electricity through Peninsula Clean Energy or Pacific Gas and Electric Company in an amount equal to the annual energy demand of the project;
- (iii) Purchase and installation of local renewable energy generation within the city of Menlo Park in an amount equal to the annual energy demand of the project;
- (iv) Purchase of certified renewable energy credits and/or certified renewable energy offsets annually in an amount equal to the annual energy demand of the project.

If a local amendment to the California Energy Code is approved by the California Energy Commission (CEC), the following provision becomes mandatory:

The project will meet one hundred percent (100%) of energy demand (electricity and natural gas) through a minimum of thirty percent (30%) of the maximum feasible on-site energy generation, as determined by an on-site renewable energy feasibility study and any combination of the measures in subsections (2)(A)(ii) to (iv) of this section. The on-site renewable energy feasibility study shall demonstrate the following cases at a minimum:

- a. Maximum on-site generation potential.
- b. Solar feasibility for roof and parking areas (excluding roof mounted HVAC equipment).

c. Maximum solar generation potential solely on the roof area.

(B) Alterations and/or additions of ten thousand (10,000) square feet or larger where the building owner elects to update the core and shell through the option presented in Tables 16.XX.050(1)(B):

The project will meet one hundred percent (100%) of energy demand (electricity and natural gas) through any combination of measures listed in subsections (2)(A)(i) to (iv) of this section.

TABLE 16.XX.050(1)(B): RESIDENTIAL GREEN BUILDING REQUIREMENTS

Green Building Requirement	NEW CONSTRUCTION			ADDITIONS AND/OR ALTERATIONS		
	10,000 sq. ft.— 25,000 sq. ft.	25,001 sq. ft.— 100,000 sq. ft.	100,001 sq. ft. and above	1 sq. ft.—9,999 sq. ft. of conditioned area, volume or size	10,000 sq. ft.— 25,000 sq. ft. of conditioned area, volume or size ³	25,001 sq. ft. and above of conditioned area, volume or size ³
Green Building	Designed to meet LEED Silver BD+C ¹	Designed to meet LEED Silver BD+C ¹	Designed to meet LEED Gold BD+C ¹	CALGreen mandatory	Designed to meet LEED Silver ID+C1 or update core and shell of entire building to current California Energy Code ² and meet Section 16.XX.050(2)(B)	Designed to meet LEED Gold ID+C1 or update core and shell of entire building to current California Energy Code ² and meet Section 16.XX.050(2)(B)
Electric Vehicle (EV) Charging Spaces	The electric vehicle charging spaces requirements in Section 16.72.010 apply.					
Energy Reporting	Enroll in EPA Energy Star Building Portfolio Manager and submit documentation of compliance as required by the city	Enroll in EPA Energy Star Building Portfolio Manager and submit documentation of compliance as required by the city	Enroll in EPA Energy Star Building Portfolio Manager and submit documentation of compliance as required by the city	Enroll in EPA Energy Star Building Portfolio Manager and submit documentation of compliance as required by the city	Enroll in EPA Energy Star Building Portfolio Manager and submit documentation of compliance as required by the city	Enroll in EPA Energy Star Building Portfolio Manager and submit documentation of compliance as required by the city

1 "Designed to meet LEED standards" is defined as follows: (a) applicant must submit appropriate LEED checklist and verifying cover letter from a project LEED AP with the project application and (b) applicant must complete all applicable LEED certification documents prior to approval of the final inspection for the building permit to be reviewed either for LEED certification, or for verification by a third party approved by the city for which the applicant will pay for review and/or certification.

2 Building owners may choose to have additions and/or alterations follow the LEED ID+C path, or alternatively, building owners may upgrade the entire existing building's core and shell to the current California Energy Code standards and follow the city's requirements listed in Section 16.X.050(2)(B). If the building owner chooses to upgrade the entire building's core and shell to current California Energy Code standards and follow the city's requirements listed in Section 16.X.050(2)(B), additions and alterations of that building will be exempt from the LEED ID+C requirement for three (3) code update cycles beginning with the upgrade cycle and ending with the two (2) cycles following the upgrade cycle. If this option is selected by the applicant, the building owner must upgrade to the Energy Code in effect at the time of the first building permit application for interior alteration and/or additions. Building permits for the core and shell upgrade must be initiated and satisfactory progress must be made on the core and shell upgrade project

before occupancy for the additions and/or alterations shall be granted by the city's building department. If the building owner fails to complete these core and shell upgrades within one (1) year of permit initiation, or receive a written letter from the community development director or his/her designee extending the deadline, the building owner shall be subject to typical permit violation penalties, including but not limited to stop work orders on any construction on the subject property, fines, and legal action.

3 If over a period of five (5) years (or sixty (60) months) the subject property makes smaller additions and/or alterations that cumulatively equal or exceed the trigger square footage listed above (i.e., ten thousand (10,000) square feet or twenty-five thousand one (25,001) square feet), the subject property shall be required to comply with the green and sustainable building requirements of this table.

(3) Water Use Efficiency and Recycled Water.

(A) Single pass cooling systems shall be prohibited in all new buildings.

(B) All new buildings shall be built and maintained without the use of well water.

(C) Applicants for a new building more than one hundred thousand (100,000) square feet or more of gross floor area shall prepare and submit a proposed water budget and accompanying calculations following the methodology approved by the city. For all new buildings two hundred fifty thousand (250,000) square feet or more in gross floor area, the water budget shall account for the potable water demand reduction resulting from the use of an alternative water source for all city approved nonpotable applications. The water budget and calculations shall be reviewed and approved by the city's public works director prior to certification of occupancy. Twelve (12) months after the date of the certification of occupancy, the building owner shall submit data and information sufficient to allow the city to compare the actual water use to the allocation in the approved water budget. In the event that actual water consumption exceeds the water budget, a water conservation program, as approved by the city's public works director, shall be implemented. Twelve (12) months after city approval of the water conservation program, the building owner shall submit data and information sufficient to allow the city to determine compliance with the conservation program. If water consumption exceeds the budgeted amount, the city's public works director may prohibit the use of water for irrigation or enforce compliance as an infraction pursuant to Chapter 1.12 until compliance with the water budget is achieved.

(D) All new buildings shall be dual plumbed for the internal use of recycled water.

(E) All new buildings two hundred fifty thousand (250,000) square feet or more in gross floor area shall use an alternate water source for all city approved nonpotable applications. An alternative water source may include, but is not limited to, treated nonpotable water such as graywater. An alternate water source assessment shall be submitted that describes the alternative water source and proposed nonpotable application. Approval of the alternate water source assessment, the alternative water source and its proposed uses shall be approved by the city's public works director and community development director. If the Menlo Park Municipal Water District has not designated a recycled water purveyor and/or municipal recycled water source is not available prior to planning project approval, applicants may propose conservation measures to meet the requirements of this section subject to approval of the city council. The conservation measures shall achieve a reduction in potable water use equivalent to the projected demand of city approved nonpotable applications, but in no case shall the reduction be less than thirty percent (30%) compared to the water budget in subsection

(3)(C) of this section. The conservation measures may include on-site measures, off-site measures or a combination thereof.

(F) Potable water shall not be used for dust control on construction projects.

(G) Potable water shall not be used for decorative features, unless the water recirculates.

(4) Waste Management.

(A) Applicants shall submit a zero-waste management plan to the city, which will cover how the applicant plans to minimize waste to landfill and incineration in accordance with all applicable state and local regulations. Applicants shall show in their zero-waste plan how they will reduce, recycle and compost wastes from the demolition, construction and occupancy phases of the building. For the purposes of this chapter, "zero waste" is defined as ninety percent (90%) overall diversion of nonhazardous materials from landfill and incineration, wherein discarded materials are reduced, reused, recycled, or composted. Zero-waste plan elements shall include the property owner's assessment of the types of waste to be generated during demolition, construction and occupancy, and a plan to collect, sort and transport materials to uses other than landfill and incineration.

(5) Bird-Friendly Design.

(A) No more than ten percent (10%) of facade surface area shall have non-bird-friendly glazing.

(B) Bird-friendly glazing includes, but is not limited to, opaque glass, covering the outside surface of clear glass with patterns, paned glass with fenestration, frit or etching patterns, and external screens over nonreflective glass. Highly reflective glass is not permitted.

(C) Occupancy sensors or other switch control devices shall be installed on nonemergency lights and shall be programmed to shut off during nonwork hours and between ten (10) p.m. and sunrise.

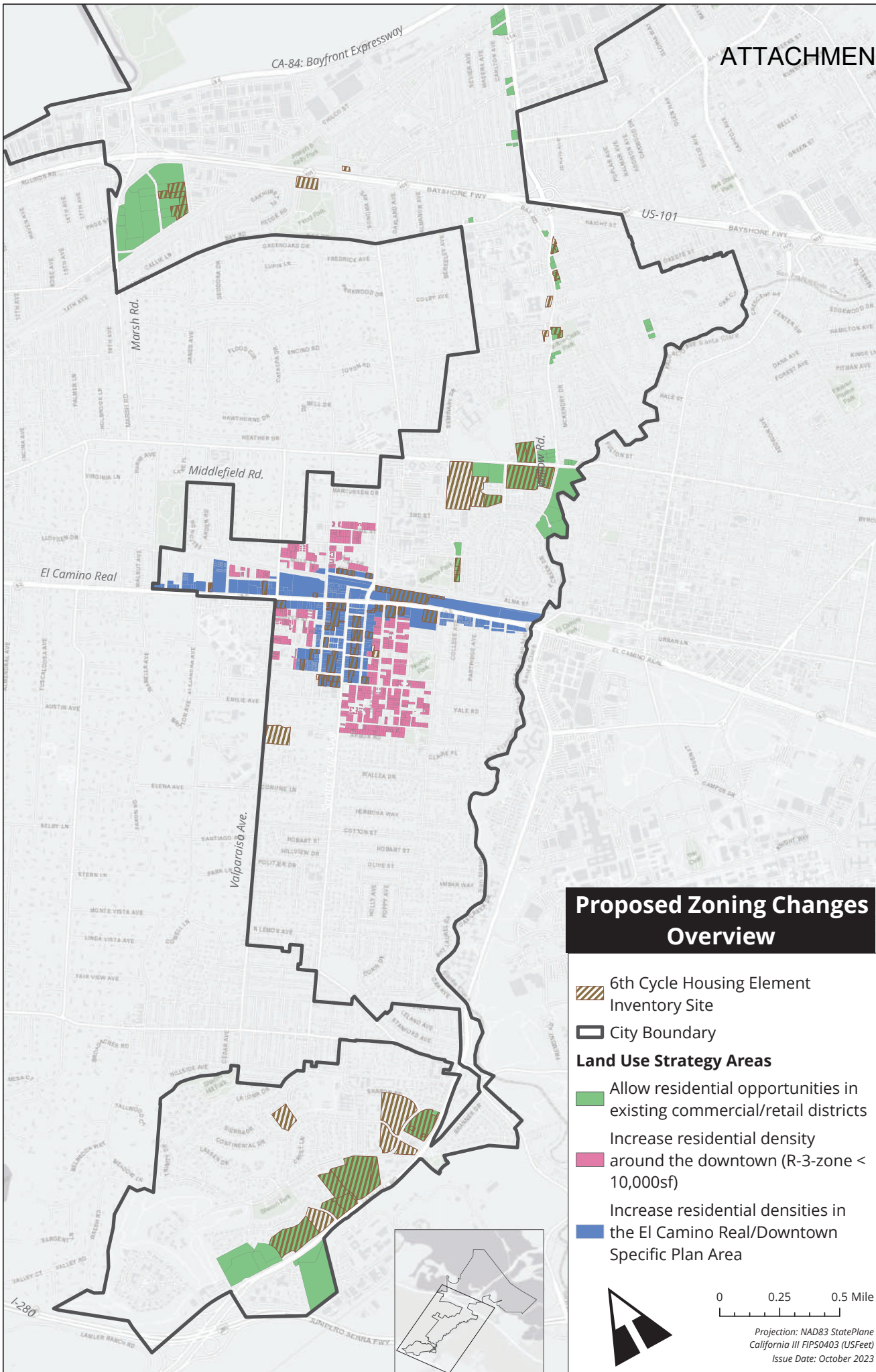
(D) Placement of buildings shall avoid the potential funneling of flight paths towards a building facade.

(E) Glass skyways or walkways, freestanding (see-through) glass walls and handrails, and transparent building corners shall not be allowed.





(F) Transparent glass shall not be allowed at the rooflines of buildings, including in conjunction with roof decks, patios and green roofs.

(G) Use of rodenticides shall not be allowed.

(H) A project may receive a waiver from one (1) or more of the items listed in subsections (5)(A) to (F) of this section, subject to the submittal of a site specific evaluation from a qualified biologist and review and approval by the planning commission.



Proposed Zoning Changes Overview

-  6th Cycle Housing Element Inventory Site
-  City Boundary
- Land Use Strategy Areas**
-  Allow residential opportunities in existing commercial/retail districts
-  Increase residential density around the downtown (R-3-zone < 10,000sf)
-  Increase residential densities in the El Camino Real/Downtown Specific Plan Area



Projection: NAD83 StatePlane California III FIPS0403 (USFeet)
Issue Date: October 2023