



REGULAR MEETING MINUTES

Date: 06/05/2023
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

Chair Cynthia Harris called the meeting to order at 7:00 p.m.

B. Roll Call

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

Staff: Christine Begin, Planning Technician; Calvin Chan, Senior Planner; Nira Doherty, City Attorney; Connor Hochleutner, Assistant Planner; Hugh Louch, Assistant Public Works Director (Transportation); Kyle Perata, Planning Manager; Corinna Sandmeier, Principal Planner; Chris Turner, Associate Planner; Tanisha Werner, Assistant Public Works Director (Engineering)

C. Reports and Announcements

Principal Planner Corinna Sandmeier said the City Manager held a budget workshop on June 1, 2023 and the public hearing for the fiscal year 2023-2024 budget was planned for the June 13, 2023 City Council meeting, with that budget's approval tentatively planned for the June 27, 2023 City Council meeting.

D. Public Comment

None

E. Consent Calendar

Chair Harris pulled item E4 from the consent calendar noting the number of comment letters received about the lighting of the proposed artwork.

Commissioner Do asked that item E2 be pulled from the consent calendar for separate vote as she would abstain.

E1. Approval of minutes from February 6, 2023, Planning Commission meeting. (Attachment)

E3. Approval of minutes from May 1, 2023, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Do/Ehrich) to approve the consent calendar consisting of the minutes from the February 6 and May 1, 2023 Planning Commission meetings; passes 7-0.

E2. Approval of minutes from April 24, 2023, Planning Commission meeting. (Attachment)

ACTION: Motion and second (Schindler/Riggs) to approve the minutes from the April 24, 2023 Planning Commission meeting; passes 5-0 with Commissioners Barnes and Do abstaining.

E4. Artwork Location Review/Ben McGhee/2 Meta Way:

Consider and adopt a resolution to approve the location, size, and lighting design of the façade-mounted artwork associated with the citizenM hotel located at 2 Meta Way on the Meta West Campus in the O (Office) zoning district. The artwork would be located on the northwest elevation of the building, facing Chilco Street, and adjacent to the exterior red staircase. Per condition 15.2.1 of the conditional development permit for the site, Planning Commission review is required for the size, location, lighting, and other design specifications for the artwork. The selection of the artist and future artwork are not subject to Planning Commission review; determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities and determine this action is consistent with the certified EIR and the first and second addenda to the certified EIR for the Facebook Campus Expansion Project. (Staff Report #23-036-PC)

Planning Manager Kyle Perata reported three additional items of correspondence regarding spillover of light that were received after publication of the staff report and were available to the public.

Ben McGhee, citizenM, spoke on behalf of the proposed project. He noted they would hold off on the LED lighting to discuss a suitable solution with the three entities who were concerned with light spillover from the artwork to sensitive wildlife habitat.

Commissioner Riggs confirmed with staff that other light producing elements were in the area and that the proposed artwork was on the other side of the Bayfront Expressway.

Commissioner Schindler confirmed with the applicant that the request to approve would remove the lighting element from that approval. Mr. Perata said it was the commission's discretion whether to continue the entire item or to remove the lighting element and approve the other elements.

Chair Harris opened public comment.

Public Comment:

- Eileen McLaughlin, CCCR, said she appreciated that discussion would take place among the applicant and other environmental groups about the lighting, noting light pollution had become a serious problem for the wildlife refuge and Bayfront Park.
- Gita Dev, Sierra Club member, said the artwork concept was welcome but the lighting at night was concerning as there were night foraging creatures in the refuge that depended upon darkness.
- Pam Jones said she was part of the art façade committee but was speaking as an individual. She expressed support for the artwork, noting this proposal would present some vibrancy for an area which had had much construction.

Chair Harris closed public comment.

The Commission discussed longevity and replacement of artwork materials with the applicant and expressed a desire to know what the lighting solution would be if it materialized and asked about lighting impacts from windows of tall buildings in that area.

Commissioner Riggs moved and Commissioner Ferrick seconded the motion to adopt a resolution approving the location and size but removing the lighting design of the façade-mounted artwork associated with the citizenM hotel located at 2 Meta Way on the Meta West Campus in the O (Office) zoning district.

Mr. Perata said staff had suggested language to modify condition 2.d to read: *The applicant shall remove the exterior lighting from the proposed project, unless the applicant submits a separate request to include lighting in the future. Such a request shall include documentation of outreach to the organizations that submitted comment letters on the artwork lighting plans and the applicant shall document that the proposed lighting would comply with the mitigation monitoring and report program of the certified EIR for the Facebook Campus Expansion Project, the Third Amended and Restated CDP, and Section 16.43.140(6) of Title 16 of the Menlo Park Municipal Code as applicable, subject to review and approval of the Planning Commission.*

Commissioner Riggs as the maker of the motion and Commissioner Ferrick as the maker of the second accepted staff's suggested language to modify condition 2.d.

ACTION: Motion and second (Riggs/Ferrick) to adopt a resolution approving the location and size of the façade-mounted artwork associated with the citizenM hotel located at 2 Meta Way on the Meta West Campus in the O (Office) zoning district with the following modification and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities and determine this action is consistent with the certified EIR and the first and second addenda to the certified EIR for the Facebook Campus Expansion Project; passes 7-0.

Modify condition 2.d by removing and replacing it with: The applicant shall remove the exterior lighting from the proposed project unless the applicant submits a separate request to include lighting in the future. Such a request shall include documentation of outreach to the organizations that submitted comment letters on the artwork lighting plans and the applicant shall document that the proposed lighting would comply with the mitigation monitoring and report program of the certified EIR for the Facebook Campus Expansion Project, the Third Amended and Restated CDP, and Section 16.43.140(6) of Title 16 of the Menlo Park Municipal Code as applicable, subject to review and approval of the Planning Commission.

F. Public Hearing

- F1. Use Permit/Eilien Choo/1383 Woodland (APN 063-452-390): Consider and adopt a resolution to approve a use permit to excavate within the required front setback for a mechanical automobile turntable on a standard lot in the R-1-U (Single Family Urban Residential) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The project also includes a new two-story home and detached accessory dwelling unit (ADU), which are permitted uses and not subject to discretionary review. (Staff Report #23-037-PC)

Assistant Planner Connor Hochleutner said staff had no additions to the written report.

Chair Harris opened the public hearing and closed it as no persons requested to speak.

ACTION: Motion and second (Riggs/Barnes) to adopt a resolution to approve a use permit to excavate within the required front setback for a mechanical automobile turntable on a standard lot in the R-1-U (Single Family Urban Residential) zoning district and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures; passes 7-0.

- F2. Use Permit and Variance/Thomas James Homes/69 Cornell Road:
Consider and adopt a resolution to approve a use permit to demolish an existing one-story residence, and construct a new two-story residence on a substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district. The lot is less than 5,000 square feet in area and a use permit is required to establish the maximum floor area limit. The project includes renovations to an existing nonconforming detached garage that would exceed 50 percent of the replacement value in a 12-month period which requires use permit approval. The project includes a variance to reduce the front setback to 10 feet, where 20 feet is required. Determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. *Continued from the meeting of January 9, 2023. (Staff Report #23-038-PC)*

Associate Planner Chris Turner said staff had no additions to the written report.

Aaron Olster, Thomas James Homes, spoke on behalf of the project.

Chair Harris opened the public hearing and closed it as no persons requested to speak.

The Commission discussion noted favorable response by the applicants to prior commission comment, found staff's findings supporting the variance request supportable and appreciated the applicants' evaluations of other possible garage options.

ACTION: Motion and second (Riggs/Schindler) to adopt a resolution to approve a use permit to demolish an existing one-story residence, and construct a new two-story residence on a substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures; passes 7-0.

- F3. Architectural Control/Jackson Derler/2700 Sand Hill Road:
Consider and adopt a resolution to approve an architectural control permit for modifications to an existing office campus including exterior and interior modifications to the existing fitness center; hardscaping and landscaping modifications throughout the site, including the addition of two outdoor shade structures; and conversion of existing parking spaces to landscape reserve in the C-1-C (Administrative, Professional, and Research District, Restrictive) zoning district. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities and Section 15303's Class 3 exemption for new construction or conversion of small structures. (Staff Report #23-039-PC)

Senior Planner Calvin Chan said staff had no additions to the written report.

Virginia Calkins, DivcoWest, and Jackson Derler, landscape architect, spoke on behalf of the project.

Chair Harris opened the public hearing and closed it as no persons requested to speak.

Commission comments noted excess of existing parking and preference for more vibrant outdoor spaces and confirming planned gazebos as potential outdoor meeting places.

ACTION: Motion and second (Ehrich/Ferrick) to adopt a resolution to approve an architectural control permit for modifications to an existing office campus including exterior and interior modifications to the existing fitness center; hardscaping and landscaping modifications throughout the site, including the addition of two outdoor shade structures; and conversion of existing parking spaces to landscape reserve in the C-1-C (Administrative, Professional, and Research District, Restrictive) zoning district and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities and Section 15303's Class 3 exemption for new construction or conversion of small structures; passes 7-0.

- F4. **Zoning Ordinance Amendments and Community Amenities Update:**
Consider and adopt a resolution recommending that the City Council adopt an ordinance amending sections 16.43.070, 16.44.070, and 16.45.070 of Title 16 of the Menlo Park Municipal Code to clarify the process for determining the appraised value of bonus level developments and the required community amenities value for bonus level development projects in the O (Office), R-MU (Residential Mixed-Use), and L-S (Life Sciences) zoning districts and adopt a resolution updating the community amenities list. The Planning Commission is recommending to the City Council on the proposed Zoning Ordinance amendments and the update to the community amenities list; determine that the ordinance amendments and the update to the community amenities list are exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines, because it can be seen with certainty that there is no possibility the adoption of this ordinance and updated community amenity list may have a significant effect on the environment, and pursuant to CEQA Guidelines section 15183 (consistent with the general plan and zoning). (Staff Report #23-040-PC)

Mr. Perata presented the item.

Mr. Perata responded to commission clarifying questions about the 90-day appraisal date of value requirement and future planning commission consideration of process elements.

Chair Harris opened the public hearing and closed it as no persons requested to speak.

Commission discussion included considering the process change as the first component of discussion and the updated community amenities list as the second component of discussion.

Staff clarified that as done currently an appraisal is required within 90 days of application for bonus level development and that had proved difficult noting environmental review that might have to occur. He said the change required the date of value to be within a 90-day period.

Commissioner Riggs commented that ConnectMenlo and rezoning in the bayfront area had not addressed transportation and that was within the city's jurisdiction to address including action with

legislators. He said the proposed community amenities list contained nothing to address transportation impacts.

Commissioner Barnes said for the record that when the ConnectMenlo community amenities process and list was established that the Planning Commission had discretion over what community amenities would be approved for a specific project. He said the City Council approving an in-lieu fee for community amenity changed that.

City Attorney Nira Doherty said when the City Council adopted an ordinance that established the option to pay a community amenity in-lieu fee that gave applicants the option to elect to pay the in-lieu payment. She said in a housing development context the city would be required per SB 330 to allow the applicant to provide the in-lieu payment instead of building an onsite or offsite community amenity. She said outside of the housing development project scenario that they had not encountered a scenario where a project within planning commission purview or city council purview had its request to pay an in-lieu fee declined. She said one of the things in the regulations staff were working on that would go before the Council for review but were not before the Planning Commission this evening was to clarify some of the process changes or some of the lack of process that existed in the community amenity ordinance to date. She said there was no precise answer in the current ordinance to the question of what happened when the city did not want an in-lieu payment, but it allowed the applicant to elect to pay the in-lieu payment.

Chair Harris referred to the new community amenity list and asked if the idea was to have more items that a developer could choose. She said the old list had items that either would be difficult for the developer to build or were not in the right price range of what the appraisal obligated the applicant to. She asked if it were true that a broader community amenity list as proposed might allow the developers more ability to actually develop something from the list.

Mr. Perata said one of the goals was that developers would utilize the updated list. He said another goal of the community amenities subcommittee was to ensure that the updated list reflected the current values and needs of the community.

Commissioner Barnes asked about the community engagement that fed the subcommittee's development of the new list.

Mr. Perata said he did not have details on the subcommittee's work. He said that body made a report to the City Council about a year ago regarding the community amenities list update.

Commissioner Barnes said he supported streamlining the process, but he wanted assurance that the proposed community amenities list reflected what the community wanted now. He noted the amount of funds in the in-lieu fund. He said education, job training, and employment were talked about previously but were not heavily represented in the newly proposed list.

Chair Harris said although she did not have details that she had spoken with Vice Mayor Taylor, who with Council Member Nash were the subcommittee, and was told there had been deep outreach.

Commissioner Ferrick said there was appropriateness to the in-lieu fee as some projects might go through the entitlement process long before they were ready to get the project permits and build an amenity. She said that could be a disadvantage to the community if that developer claimed an amenity but could not build it until 10 years later for instance. She said conversely the appraised

value for a community amenity in some projects would limit what amenity it could support. She said having the aggregated funds from in-lieu payments meant larger amenities were possible, but it had been problematic because the list had not been updated.

Ms. Doherty clarified that the provisions of the ordinance that directed an in-lieu payment might be provided by an applicant also provided that in-lieu payments must be separated and held in a separate account by the city and only used to implement amenities on the adopted list of amenities. She said that list might be updated but in-lieu payments could only be used for amenities on an adopted list.

Chair Harris noted the item to have a Bayfront task force to focus on community amenities and environmental justice. She asked if that body could enable things to be added to the community amenities list as new development occurred and changes happened in that zoning district.

Mr. Perata said there currently was not a Bayfront task force. He said the community amenities list could be updated in the future at the discretion of the City Council. He said the City had embarked on development of its first environmental justice element for the general plan and there would potentially be goals and programs from that element that could inform this proposed amenity.

Chair Harris said she liked the idea of a Bayfront task force and wondered how much that would cost as a community amenity. She said it seemed a good way to continuously make sure that the right items were being provided for the constituency.

Commissioner Schindler said she compared the 2016 community amenities list and the proposed list and thought that specific line items under transit and transportation became more specific and a couple of the line items under energy technology utilities became more specific. She said that the new list would incrementally benefit as it had specificity that developers would understand what the city's communities wanted. She said the new list did have the opportunity to get more specific particularly in the category of enhanced quality of life. She noted the Bayfront task force and said she also would like much more detail as to what that task force would do such as identifying new amenities or engaging in public conversation, and whether it would be an implementing body or an advocate for some entities. She said more specificity would make her more confident in the list. She said she would like to see the cost values become part of the final adopted list as that was important for the developers in the evaluation process and for the community to see what some of the items meant in terms of cost. She said she would like to understand better why things came off the 2016 list and how things were added to the proposed list. She said if things on the 2016 list were accomplished that should be part of the publicly disclosed process. She noted the community survey associated with the 2016 list and suggested that was a good idea for the newly proposed list. She said she would be much more comfortable with the proposed list if the specificity were increased and if the process of how it was developed were more transparent and documented. She said that would be preferable to do now rather than having to go back and start the process with another update cycle.

Replying to Commissioner Barnes, Mr. Perata said the gatekeeper process was a process they were still working through. He said it was initiated from the City Council's 2021 study session on community amenities and that was to create an early check in on community amenities that were proposed to allow for a public review of that while allowing the development application process to continue. He said the goal was to have the bonus level development appraisal value identified and

the required community amenity identified early on so there could effectively be a screening process.

Commissioner Barnes said that dollar values for items on the list were important to see to know the scope and feasibility of those items.

Chair Harris said things mentioned that the commission were interested in included more specificity in the list, understanding the idea, timing and scope of the Bayfront task force, understanding the process of how this list evolved and what the community outreach looked like, potentially attaching dollar amounts to list items for comparison, what was accomplished from the existing list and those items that the community no longer wanted. She said looking specifically at item number 1: *carbon-free transit and enhanced transportation* it seemed items on that list would be regular items the city would do for many of its neighborhoods such as sidewalks and landscaping to improve overall walkability, safety and aesthetics and were not extra community amenities that should be funded from the community amenities fund.

Mr. Perata said a number of those improvements were things the city considered in terms of public infrastructure and part of the inclusion of those items on the amenities list was to potentially provide funding and mechanism to move the potential improvements forward earlier than would be done on a more comprehensive scale.

Assistant Public Works Director Hugh Louch, Transportation, said they had a number of different ways in the city of funding transportation improvements. He said while he could not speak to the direct process by which the amenities list was updated by the subcommittee that there were numerous examples of places where the city made infrastructure investments through impact fees and gas taxes. He said larger scope items for which it was hard to get grants or funding for such as building out new sections of sidewalk could be supported in this way.

Commissioner Ehrich said he appreciated the updating of the ordinance to clarify the process for developers and to expedite the rate at which they could do projects like those on the amenities list in the city. He said he would support any process through which the Commission could at least recommend that tonight. He said his personal view and which he gathered was not unanimously shared was that this was a policy issue, and it was noted that future modifications to the community amenities list would likely only be reviewed by the City Council. He said he would like to move ahead on the ordinance pieces. He said the points made on the community amenities list process were valid, but they did not have enough information to arbitrate on those.

Commissioner Ferrick said she also would like to move the item forward. She said she was comfortable with the level of detail regarding the proposed community amenities list.

Commissioner Do said the content of the community amenities list was for the Belle Haven community and she appreciated others' summary of concerns regarding community outreach. She said she had confidence in the subcommittee's due diligence, but it would be helpful for transparency for the community to understand the process.

Chair Harris recessed the meeting for an eight-minute break. She reconvened the meeting at 10:00 p.m.

Replying to Chair Harris, Mr. Perata said if the Commission was interested in advancing the ordinance, the Planning Commission's resolution to recommend could be modified to remove Section 3, which were the findings and recommendation on the community amenities list update.

Replying to Chair Harris, Ms. Doherty said if Section 3 was removed the community amenities list would not necessarily come back to the Planning Commission for recommendation to the City Council.

The Commission discussed various options on how to move forward, noting varying opinions as to what the motion of recommendation would be.

Commissioner Schindler moved to adopt the resolution to recommend as stated but to remove Section 3 relating to the community amenities list.

Commission further discussed whether or not to add recommendations around the community amenities list to the motion.

Commissioner Ehrich seconded the motion to adopt the resolution to recommend as stated but to remove Section 3 relating to the community amenities list.

Replying to Commissioner Ferrick, Mr. Perata said the minutes for this item and the staff's summary of the discussion would be included in the staff report to the City Council.

ACTION: Motion and second (Schindler/Ehrich) to adopt a resolution recommending that the City Council adopt an ordinance amending sections 16.43.070, 16.44.070, and 16.45.070 of Title 16 of the Menlo Park Municipal Code to clarify the process for determining the appraised value of bonus level developments and the required community amenities value for bonus level development projects in the O (Office), R-MU (Residential Mixed-Use), and L-S (Life Sciences) zoning districts with a modification to the Planning Commission resolution to remove Section 3 (findings and recommendation on community amenities list update); passes 5-1 with Commissioner Barnes opposing and Commissioner Riggs abstaining.

G. Regular Business

- G1. 2023-24 Capital Improvement Plan/General Plan Consistency:
Consider and adopt a resolution determining General Plan consistency for the 2023-24 projects of the five-year capital improvement plan; determine that general plan consistency review is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 since it is not a project as defined under CEQA. (Staff Report #23-041-PC)

Assistant Public Works Director Tanisha Werner, Engineering, presented the item.

Chair Harris opened public comment and closed it as no persons requested to speak.

ACTION: Motion and second (Riggs/Schindler) to adopt a resolution determining General Plan consistency for the 2023-24 projects of the five-year capital improvement plan and determine that general plan consistency review is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 since it is not a project as defined under CEQA; passes 7-0.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Special Joint City Council and Planning Commission Meeting: June 20, 2023

Mr. Perata said this would be a study session on the environmental justice and safety elements of the general plan.

- Regular Meeting: June 26, 2023

Mr. Perata said this agenda potentially would include the first phase of the Willow Village Master Plan architectural control packets and an EIR scoping session and study session for the 1005 and 1340 Willow Road project.

- Regular Meeting: July 10, 2023

I. Adjournment

Chair Harris adjourned the meeting at 10:40 p.m.

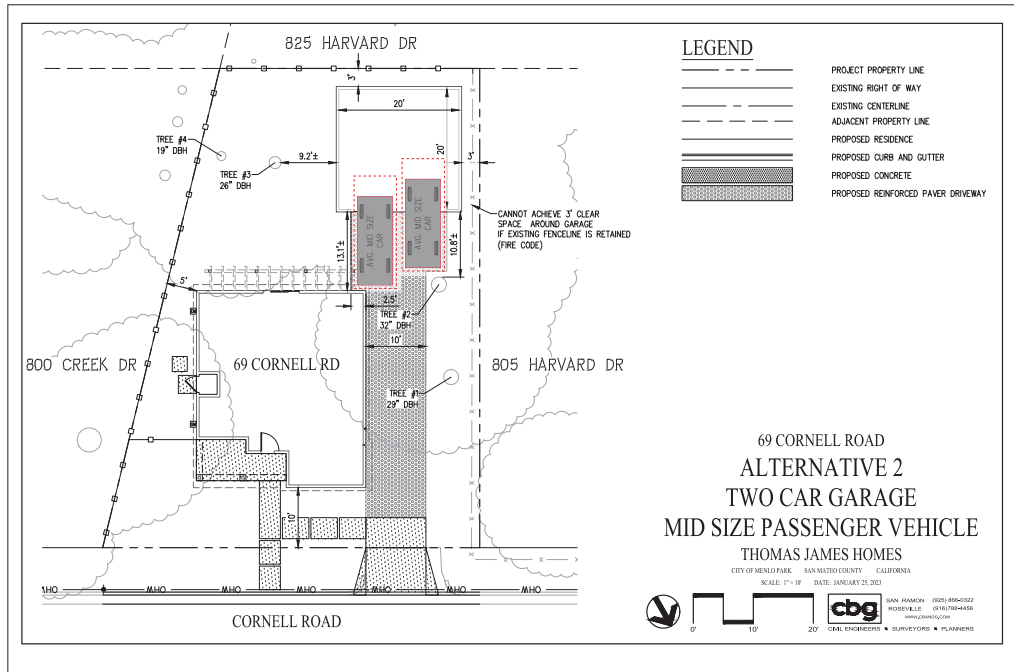
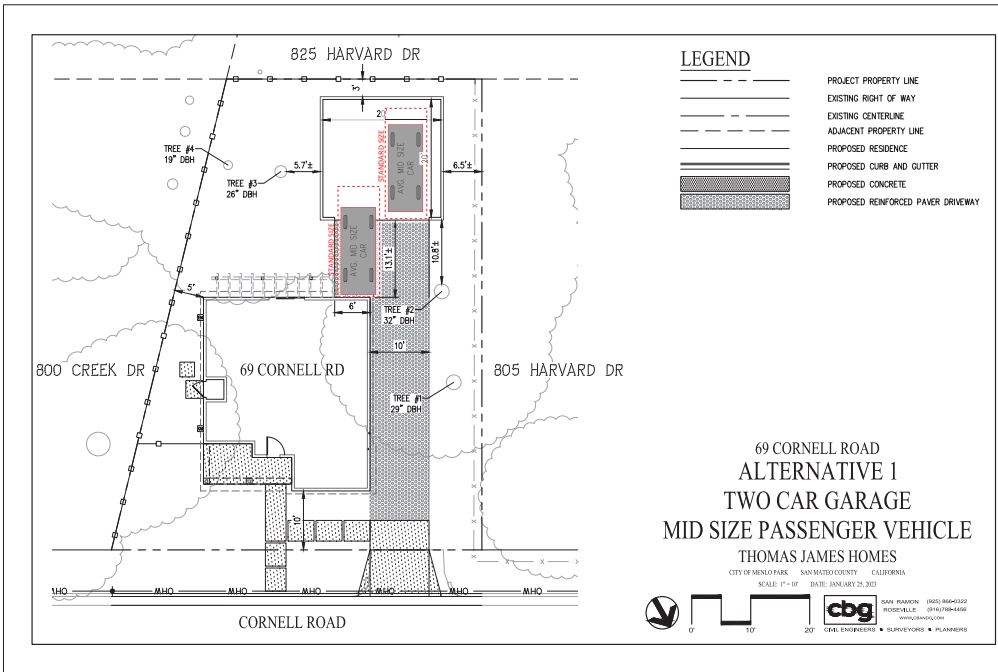
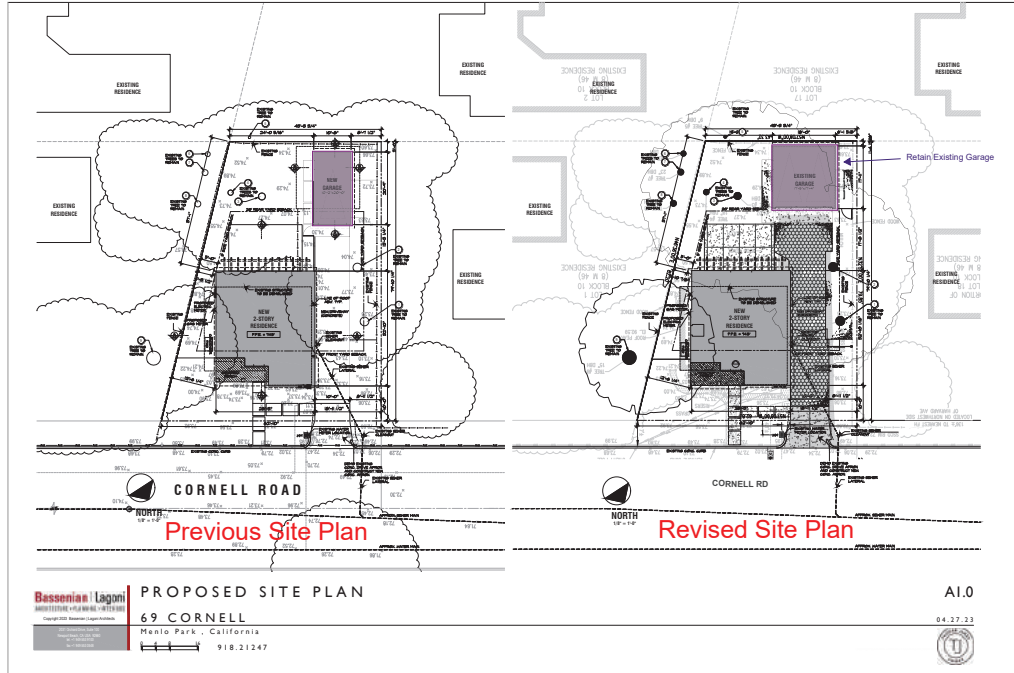
Staff Liaison: Corinna Sandmeier, Principal Planner

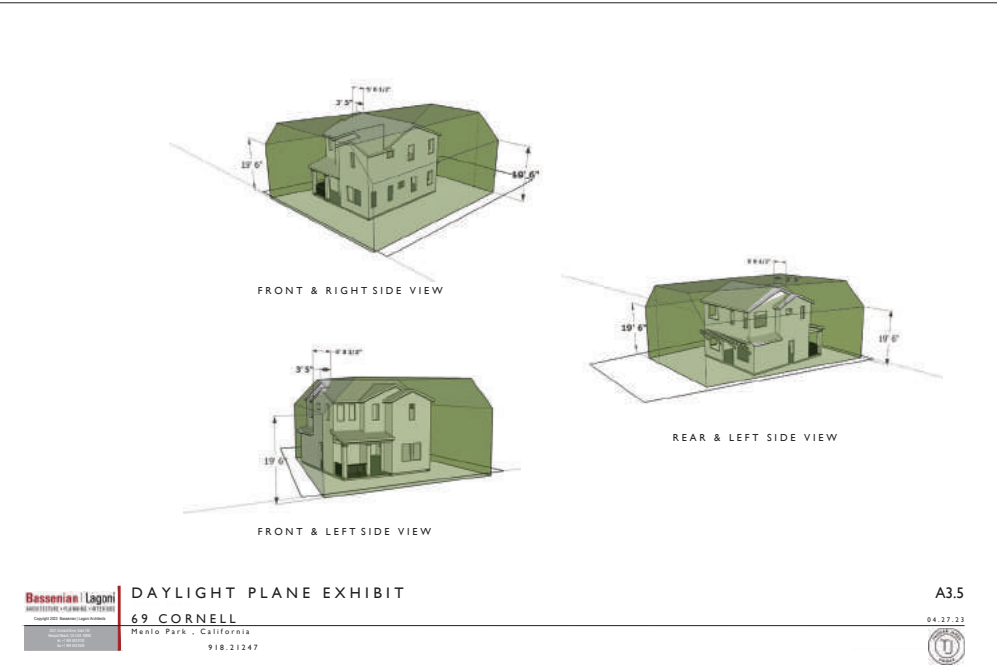
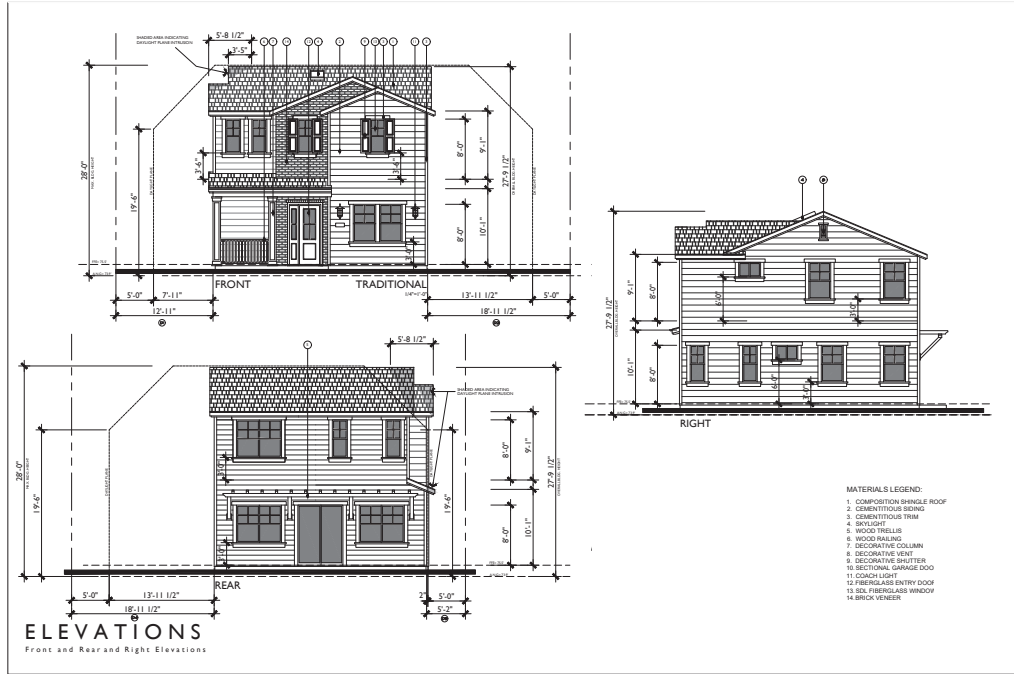
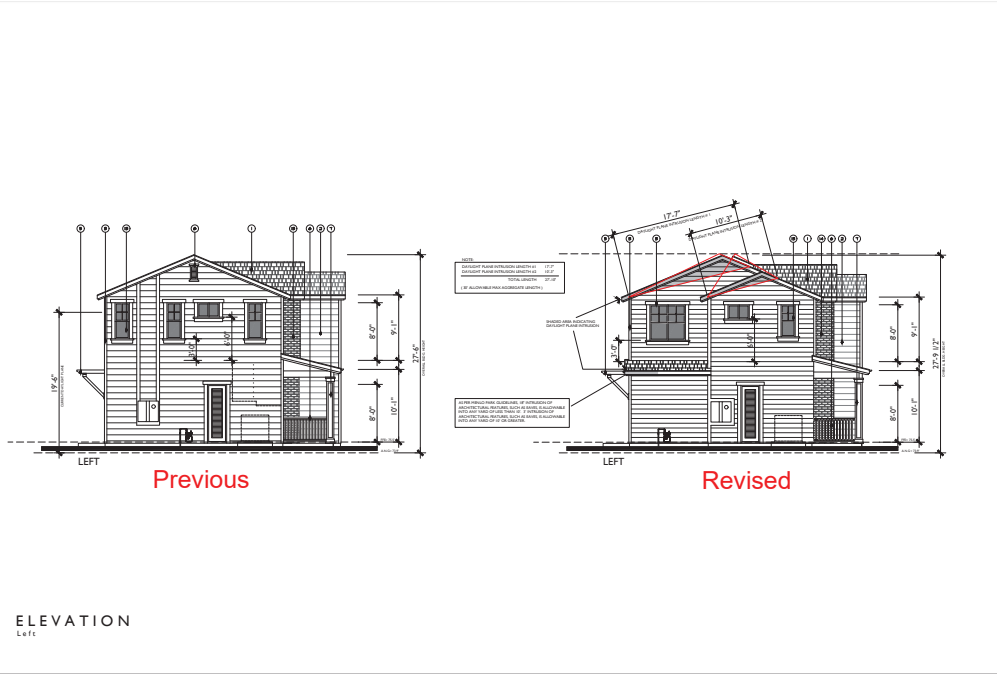
Recording Secretary: Brenda Bennett

Approved by the Planning Commission on June 26, 2023

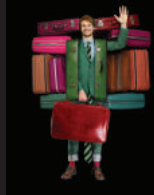


69 Cornell Road
 Planning Commission
 June 5, 2023





citizenM Façade Art



February, 11 2020
City Council Hearing



April, 11 2022
Planning Commission Hearing



June 5, 2023

Planning Commission Hearing



Size:

- 20' wide x 40' tall

Location:

- Facing NW
- Oriented towards Chilco and the Bayfront Expressway

Lighting:

- **None. (In response to public comments received today.)**
- Discussions to occur between citizenM and the CCCR and Sierra Club prior to the request for approval of any art lighting



**(example)
Seattle, WA**



Community engagement process for the selection of art is nearly complete. Progress has been reviewed with CDD and Menlo Park Planning Staff.

Selection Committee (composed of community members, Meta, and citizenM) meets later this month to select from the final 3 proposals.

Art installation scheduled for August 2023.



thank you

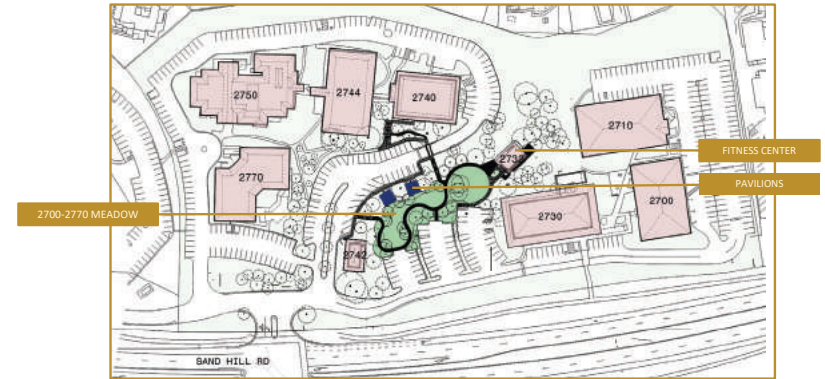


2700-2770 Sand Hill Road Proposed Site Improvements

Menlo Park Planning Commission Presentation

June 5, 2023

2700-2770 Sand Hill Road / Site Improvement Locations



2700-2770 Sand Hill Road / Existing Conditions



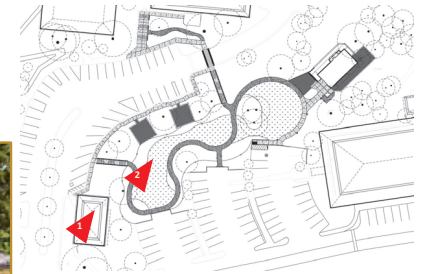
2700-2770 Sand Hill Road / Existing Conditions



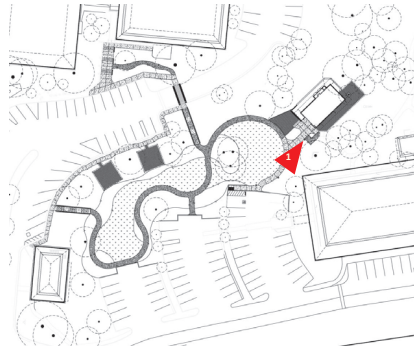
2700-2770 Sand Hill Road / Existing Conditions



Proposed 2700-2770 Meadow Improvements



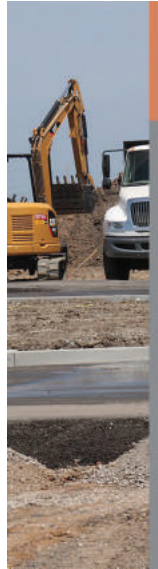
Proposed 2700-2770 Fitness Center Improvements





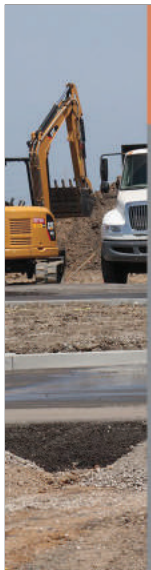
CAPITAL IMPROVEMENT PLAN

June 5, 2023



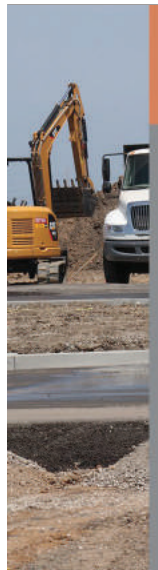
AGENDA

- Recommendation
- CIP overview
- Next steps
- Questions



RECOMMENDATION

- Staff recommends that the Planning Commission adopt a resolution determining that the five-year capital improvement plan's projects for fiscal year 2023-24 are consistent with the General Plan.



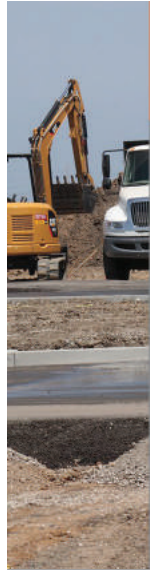
CIP OVERVIEW

- 80 funded projects
- 7 categories
 - Buildings & Systems
 - Environment
 - Parks & Recreation
 - Stormwater
 - Streets & Sidewalks
 - Traffic & Transportation
 - Water system
- Programmatic categories: Parks (minor), Sports field renovations, Traffic signal modifications, etc.



FUNDING THE CIP

- General fund: annual transfer of approximately \$3M
- Other sources:
 - Grants
 - Dedicated sources: water, transportation impact, stormwater, solid waste
 - Development agreement community benefits (e.g. downtown amenities fund)
- Prior fiscal years' surplus revenues at the end of the year used to pre-fund CIP projects for the following year:
 - Chrysler Pump Station



CAPITAL IMPROVEMENT PROGRAM

- 80 total projects
 - 26 projects with \$13M in additional funding
 - \$5M in general capital funding (\$3M annual transfer and \$2M use of carryover fund balance)
 - 8 new projects
- Unfunded needs
 - Alpine Rd trail under Junipero Serra Boulevard
 - San Francisquito Creek embankment at Alma Street



NEXT STEPS

- June 5: Planning Commission for conformance with the general plan
- June: City Council public hearing and adoption of 23-24 budget and 5-year CIP

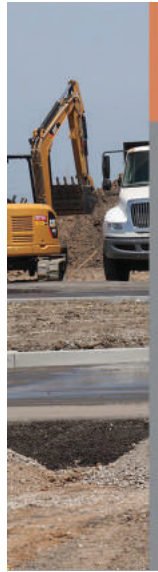


QUESTIONS?



COMMUNITY AMENITIES ORDINANCE AND COMMUNITY AMENITY LIST UPDATE

Planning Commission Recommendation to City Council
Staff Presentation June 5, 2023



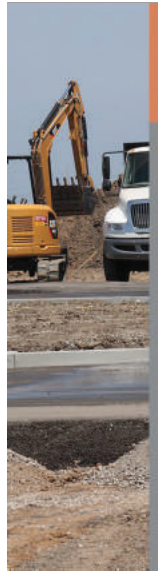
COMMUNITY AMENITIES BACKGROUND

- ConnectMenlo General Plan Update
 - Created new zoning districts in Bayfront Area
- Bonus level development
 - Increase in floor area ratio, density, and/or height
 - In exchange for provision of community amenities
 - Required amenity value is 50 percent of appraised value of bonus level development
- Community amenity requirement
 - Select amenities from an approved list
 - On or off-site
 - Payment of in-lieu payment
 - Enter into a development agreement
 - Amenities required to be provided in Bayfront Area between US 101 and the SF Bay



COMMUNITY AMENITY PROCESS UPDATES

- April 2021 City Council held a study session on community amenities and recommended the following:
 1. Adopt a revised community amenities list
 2. Adopt an in-lieu payment
 3. Adopt a “gatekeeper” application process
 4. Establish a community amenities working group
- June 2021 - In-lieu payment adopted by City Council (Item 2)
- June 2022 - City Council Subcommittee provided an update on the updated community amenity list (Item 1)



ZONING ORDINANCE AMENDMENTS

- Amend Sections 16.43.070, 16.44.070, and 16.45.070
 - Consistent text amendments between Office, Life Sciences, and Residential, Mixed-use zoning districts
- Goal is to provide clarification on the following:
 - Date of value will be within 90 days of the date of the appraisal but in no case earlier than the application date
 - Confirm that the final appraised value will use the same date of value as the applicant’s appraisal to ensure consistency
 - City Council will adopt regulations outlining the appraisal review process for determining the final appraised value



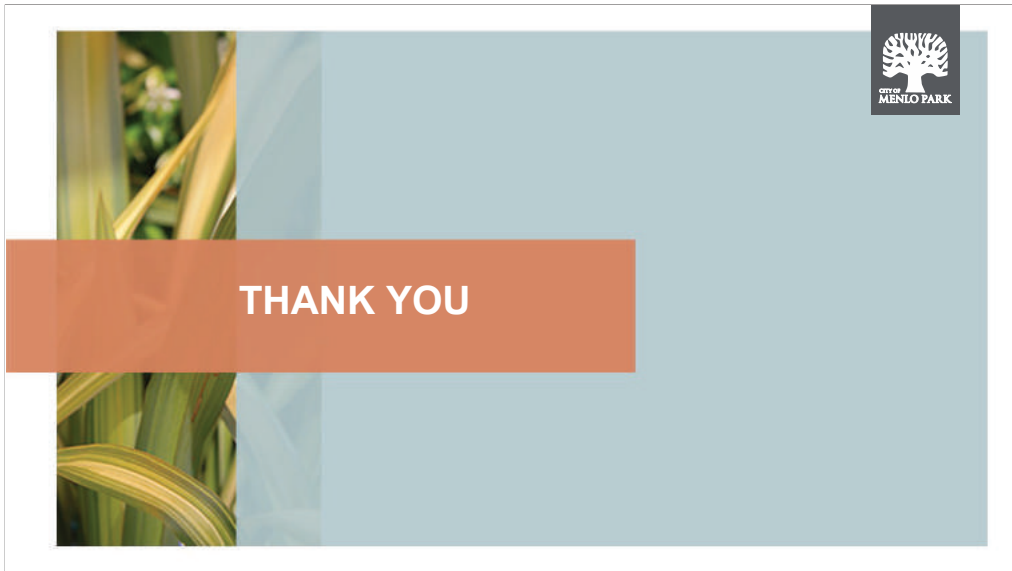
UPDATED COMMUNITY AMENITY LIST

- City Council Subcommittee developed updated draft community amenity list
 - List was forwarded to City Council in June 2022 as an update
- Proposed updated community amenity list includes the following topic areas:
 - Carbon-free transit and enhanced transportation
 - Community-serving retail
 - Energy, technology, utilities, and community infrastructure in the Belle Haven neighborhood
 - Enhanced quality of life



PLANNING COMMISSION RECOMMENDATION

- Adopt a resolution recommending the City Council:
 - Introduce an ordinance amending sections 16.43.070, 16.44.070, and 16.45.070 of Title 16 of the Menlo Park Municipal Code
 - Adopt a resolution updating the previously adopted community amenities list for bonus level developments in the Bayfront Area
- Next steps:
 - July 11, 2023 - City Council tentatively scheduled to consider ordinance and updated amenity list
 - Also consider revised appraisal instructions and community amenity implementing regulations



THANK YOU