

ORDINANCE NO. 1029

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENLO PARK REZONING CERTAIN PROPERTIES WITHIN THE M-2 AREA

The City Council of the City of Menlo Park does ordain as follows:

SECTION 1. The City Council of the City of Menlo Park hereby finds and declares as follows:

- A. Certain properties as identified in Exhibit A are currently zoned R-2 (Residential Low Density Apartment), M-2 (General Industrial), M-2(X) (General Industrial, Conditional Development), FP (Flood Plain), C-4 (General Commercial), and C-4(X) (General Commercial, Conditional Development).
- B. The City completed a multi-year process with extensive public outreach, community meetings, and public hearings to update the City's General Plan Land Use and Circulation Elements, known as ConnectMenlo, and that the rezoning of certain properties is necessary for implementation of the adopted General Plan Update.
- C. The ConnectMenlo General Plan and M-2 Zoning Update included over 60 organized events including workshops and open houses, mobile tours of the City of Menlo Park and nearby communities, informational symposia, stakeholder interviews, focus groups, recommendations by a General Plan Advisory Committee composed of City commissioners, elected officials, and community members, and consideration by the Planning Commission and City Council at public meetings; and
- D. The rezoning of properties identified in Exhibit A provides the opportunity to develop a live, work and play neighborhood in the M-2 Area with mixed-use development, office uses, life science uses, and public facilities, while preserving the natural open space within the area, consistent with the ConnectMenlo General Plan update.
- E. The rezoning of properties identified in Exhibit A is consistent with the General Plan land use designations of Office, Life Sciences, and Mixed Use Residential.

SECTION 2. An Environmental Impact Report was prepared for the project, including the rezoning of the properties identified in Exhibit A, and certified by the City Council on November 29, 2016, in accordance with the provisions of the California Environmental Quality Act and CEQA Guidelines. Findings and a statement of overriding considerations were adopted by the City Council on November 29, 2016 by Resolution No. 6356.

SECTION 3. Certain properties as identified in Exhibit A are to be rezoned. Specifically, the parcels identified in Exhibit B are rezoned to O (Office), O-H (Office, Hotel), O-CH (Office, Corporate Housing), or O-B (Office, Bonus) as shown; the parcels identified in

Exhibit C are rezoned to LS (Life Sciences) or LS-B (Life Sciences, Bonus) as shown; the parcels identified in Exhibit D are rezoned to R-MU-B (Residential Mixed Use, Bonus) as shown; the parcels identified in Exhibit E are rezoned to P-F (Public Facilities) as shown; and the parcels identified in Exhibit F are rezoned to FP (Flood Plain) as shown.

SECTION 4. To implement the Land Use and Circulation Elements of the General Plan, the zoning map for the parcels within the M-2 Area includes publicly accessible paseos and public street connections that are required to be constructed and/or dedicated through the redevelopment of certain properties as shown on Exhibit G and incorporated by reference herein.

SECTION 5. The Planning Commission held a duly noticed public hearing on October 19, 2016 and October 24, 2016 to review and consider the ConnectMenlo General Plan and M-2 Area Zoning Update, the amendments to Title 16 of the Menlo Park Municipal Code and subsequent rezoning, and the Final Environmental Impact Report, whereat all interested persons had the opportunity to appear and comment.

SECTION 6. The City Council held a duly noticed public hearing on November 15, 2016 and November 29, 2016 to review and consider the proposed rezoning of those certain properties as described herein, whereat all interested persons had the opportunity to appear and comment.

SECTION 7. After due consideration of the proposed rezoning of certain properties, public comments, the Planning Commission's recommendation, and the staff report, the City Council finds that the proposed rezoning of properties as identified herein is consistent with the updated General Plan and is appropriate.

SECTION 8. The zoning map of the City of Menlo Park is hereby amended such that certain real properties within the M-2 Area of the ConnectMenlo General Plan and M-2 Area Zoning Update and more particularly shown on Exhibits B through G are rezoned to the zoning districts enumerated in Section 3 and the paseos and street connections referenced in Section 4 are incorporated herein.

SECTION 9. This ordinance shall become effective thirty (30) days after the date of its adoption. Within fifteen (15) days of its adoption, the ordinance shall be posted in three (3) public places within the City of Menlo Park, and the ordinance, or a summary of the ordinance prepared by the City Attorney, shall be published in a local newspaper used to publish official notices for the City of Menlo Park prior to the effective date.

INTRODUCED on the 29th day of November, 2016.

PASSED AND ADOPTED as an ordinance of the City of Menlo Park at a regular meeting of said Council on the 6th day of December, 2016, by the following vote:

AYES: Carlton, Keith, Ohtaki
NOES: None
ABSENT: Cline, Mueller
ABSTAIN: None

APPROVED:



Richard Cline
Mayor, City of Menlo Park

ATTEST:

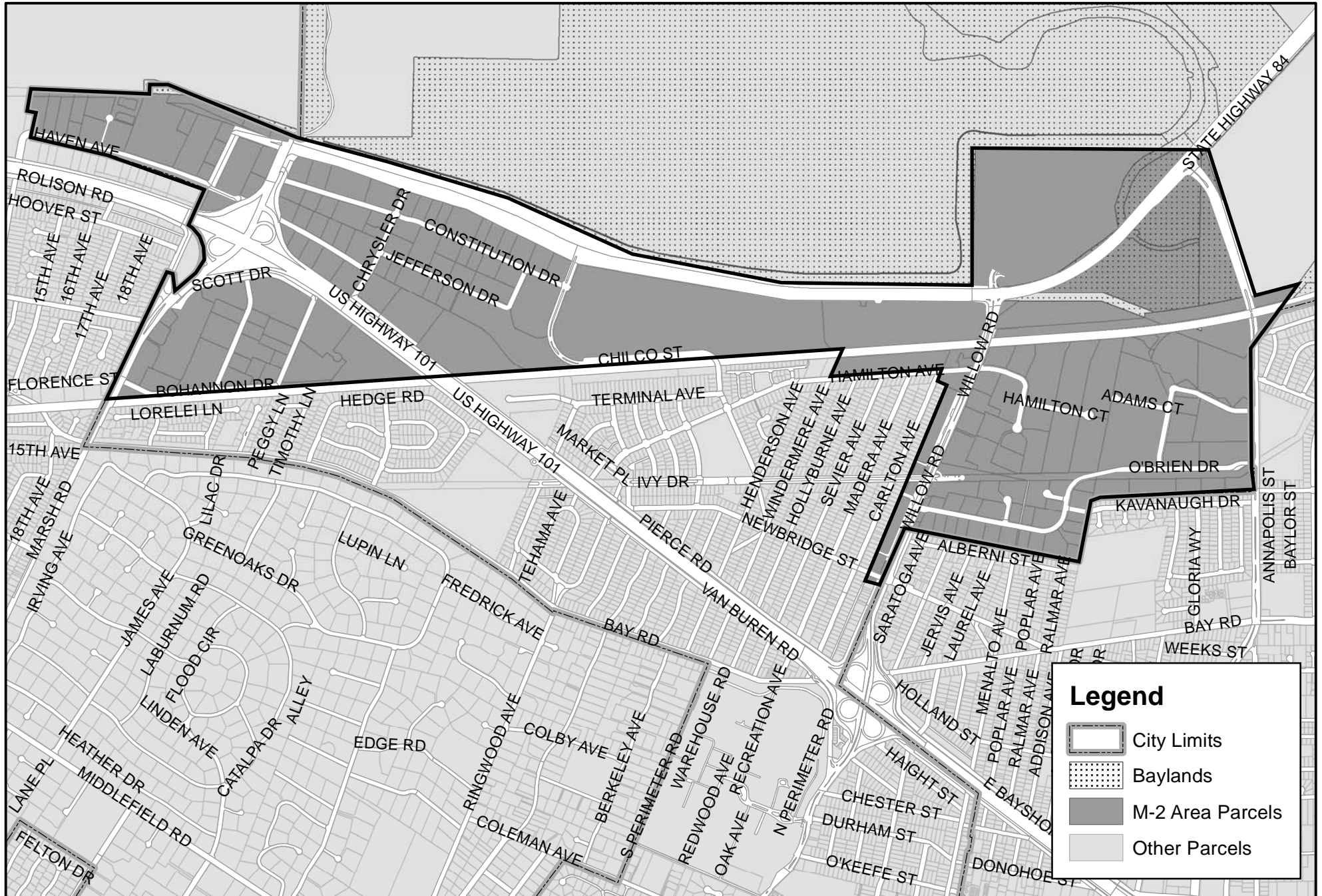
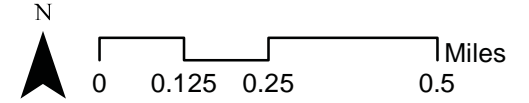


Pamela Aguilar
City Clerk

CITY OF MENLO PARK

CONNECTMENLO GENERAL PLAN AND M-2 AREA ZONING UPDATE

EXHIBIT A

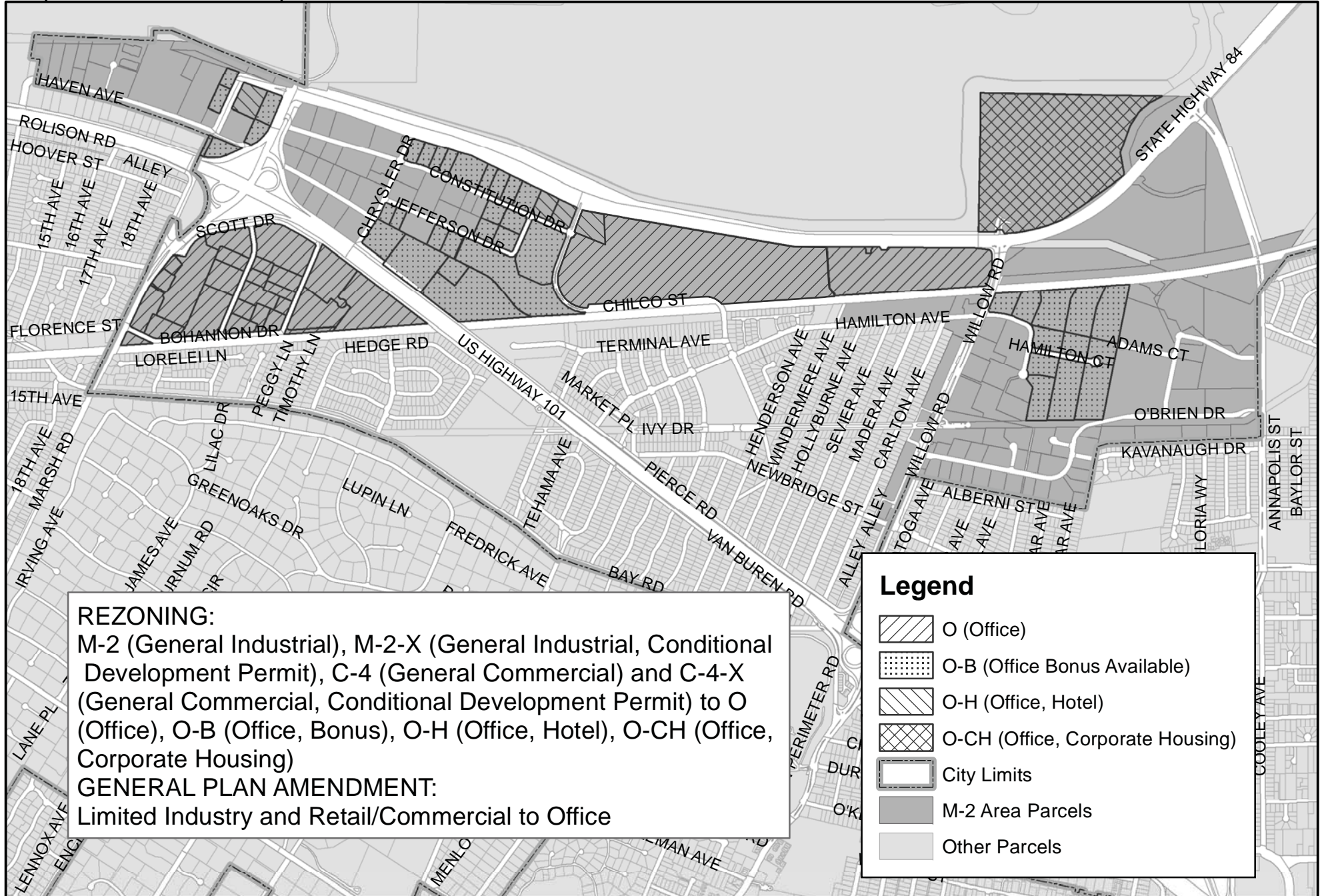


CITY OF MENLO PARK

CONNECTMENLO GENERAL PLAN AND M-2 AREA ZONING UPDATE

Proposed "O" Zoned Properties

EXHIBIT B

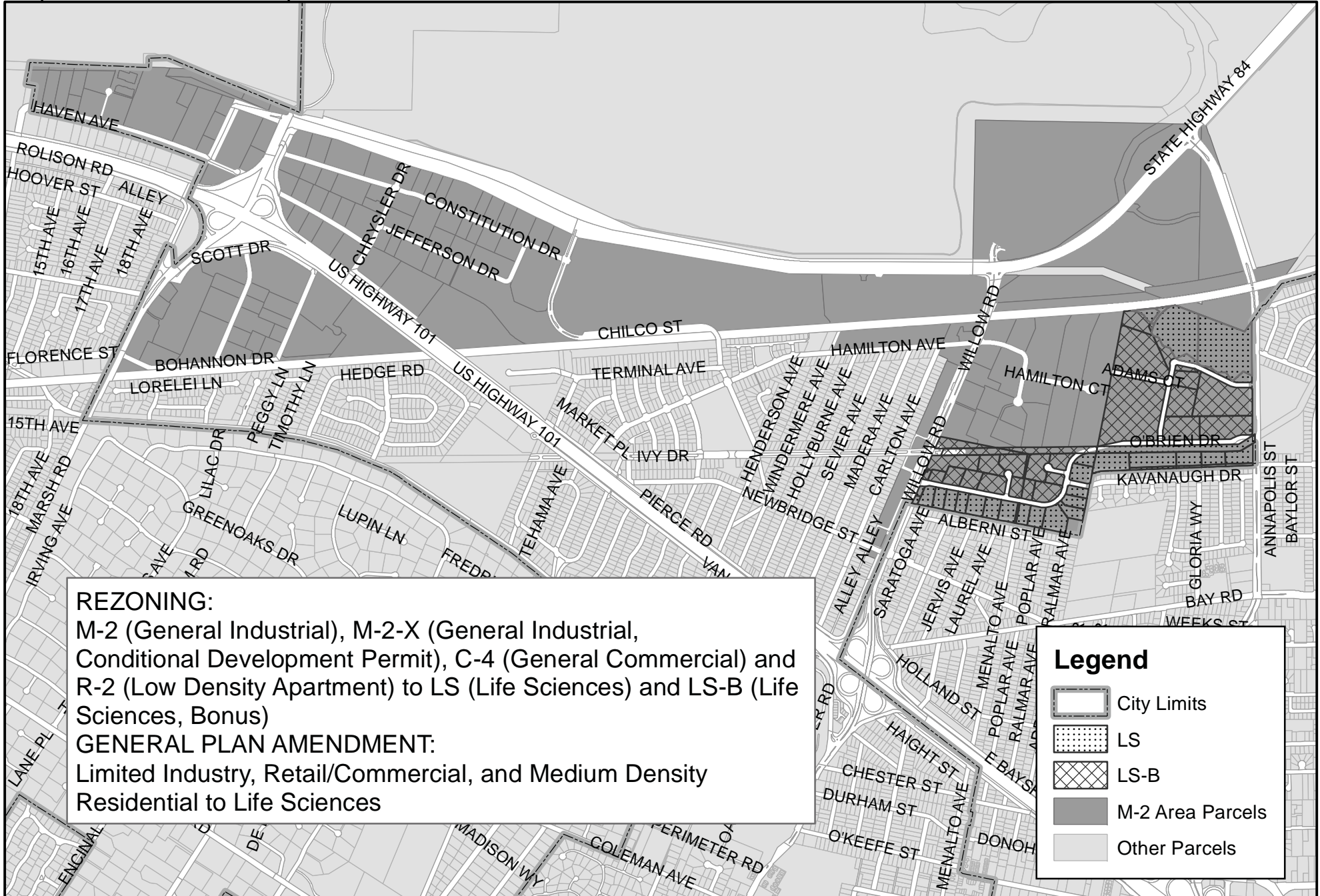
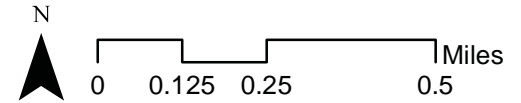


CITY OF MENLO PARK

CONNECTMENLO GENERAL PLAN AND M-2 AREA ZONING UPDATE

Proposed "LS" Zoned Properties

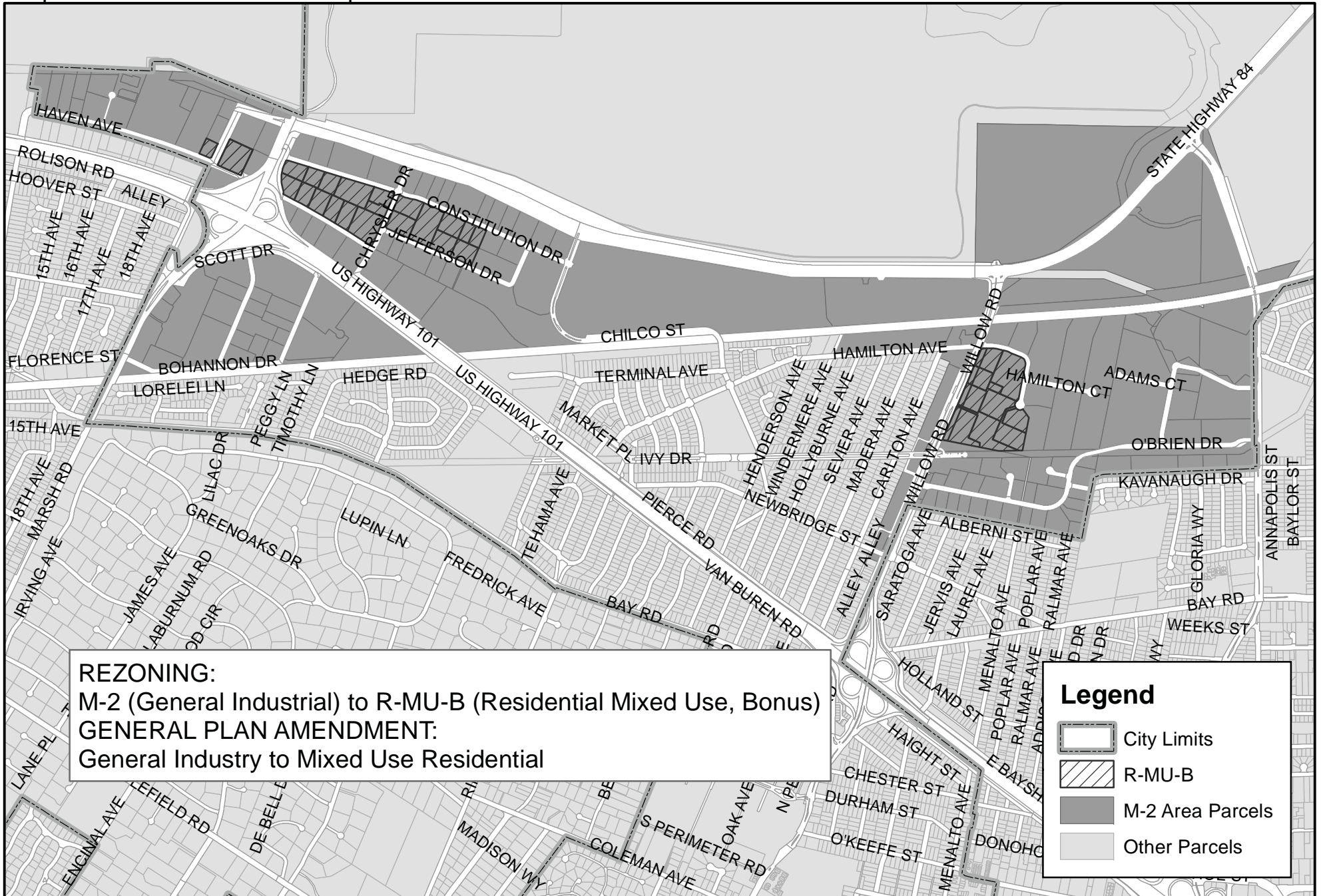
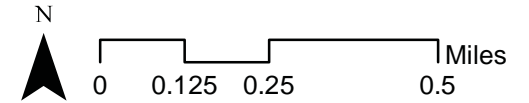
EXHIBIT C



CITY OF MENLO PARK

CONNECTMENLO GENERAL PLAN AND M-2 AREA ZONING UPDATE

Proposed "R-MU-B" Zoned Properties

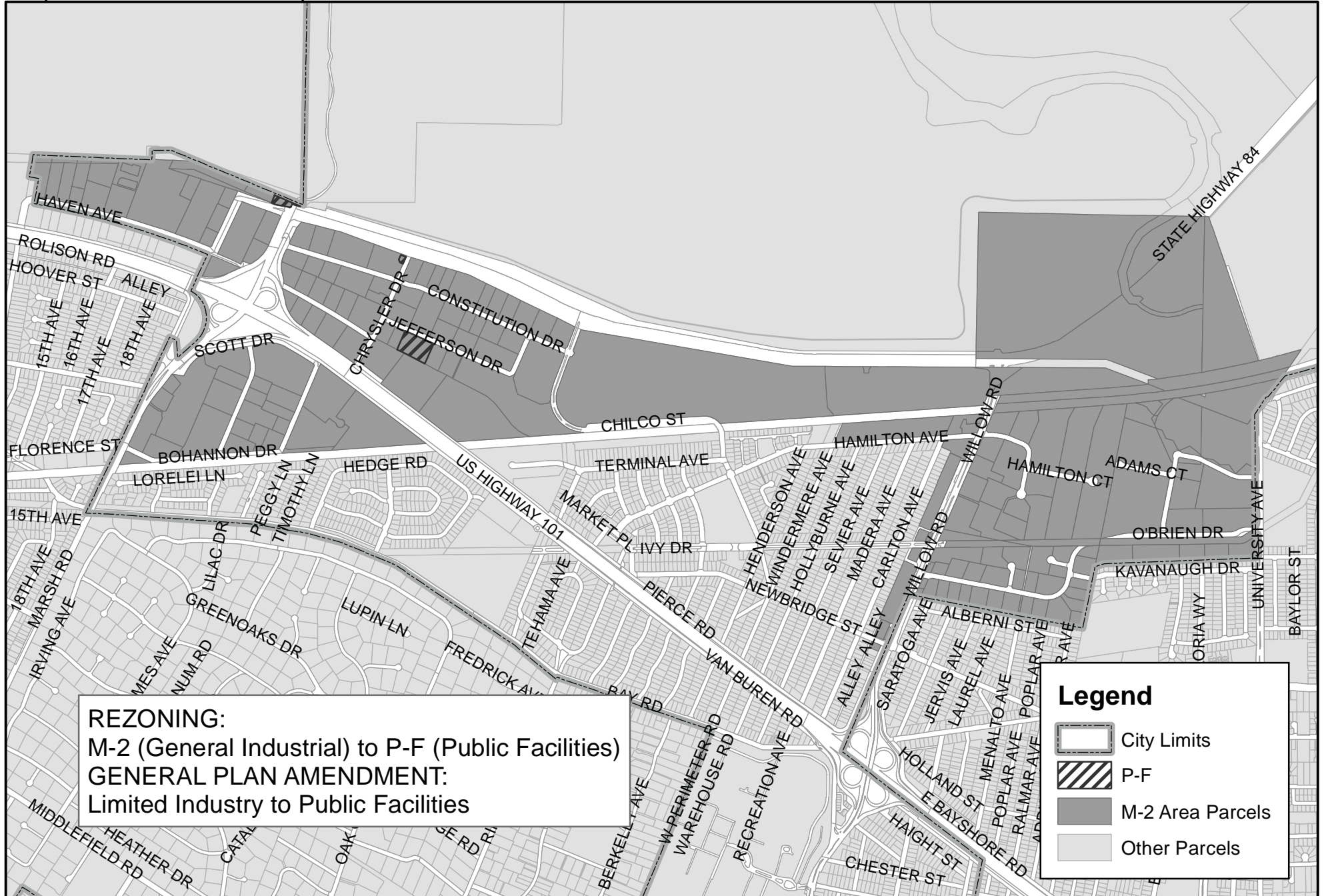
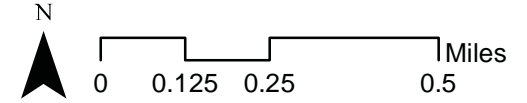


CITY OF MENLO PARK

CONNECTMENLO GENERAL PLAN AND M-2 AREA ZONING UPDATE

Proposed "P-F" Zoned Properties

EXHIBIT E



REZONING:
M-2 (General Industrial) to P-F (Public Facilities)
GENERAL PLAN AMENDMENT:
Limited Industry to Public Facilities

Legend

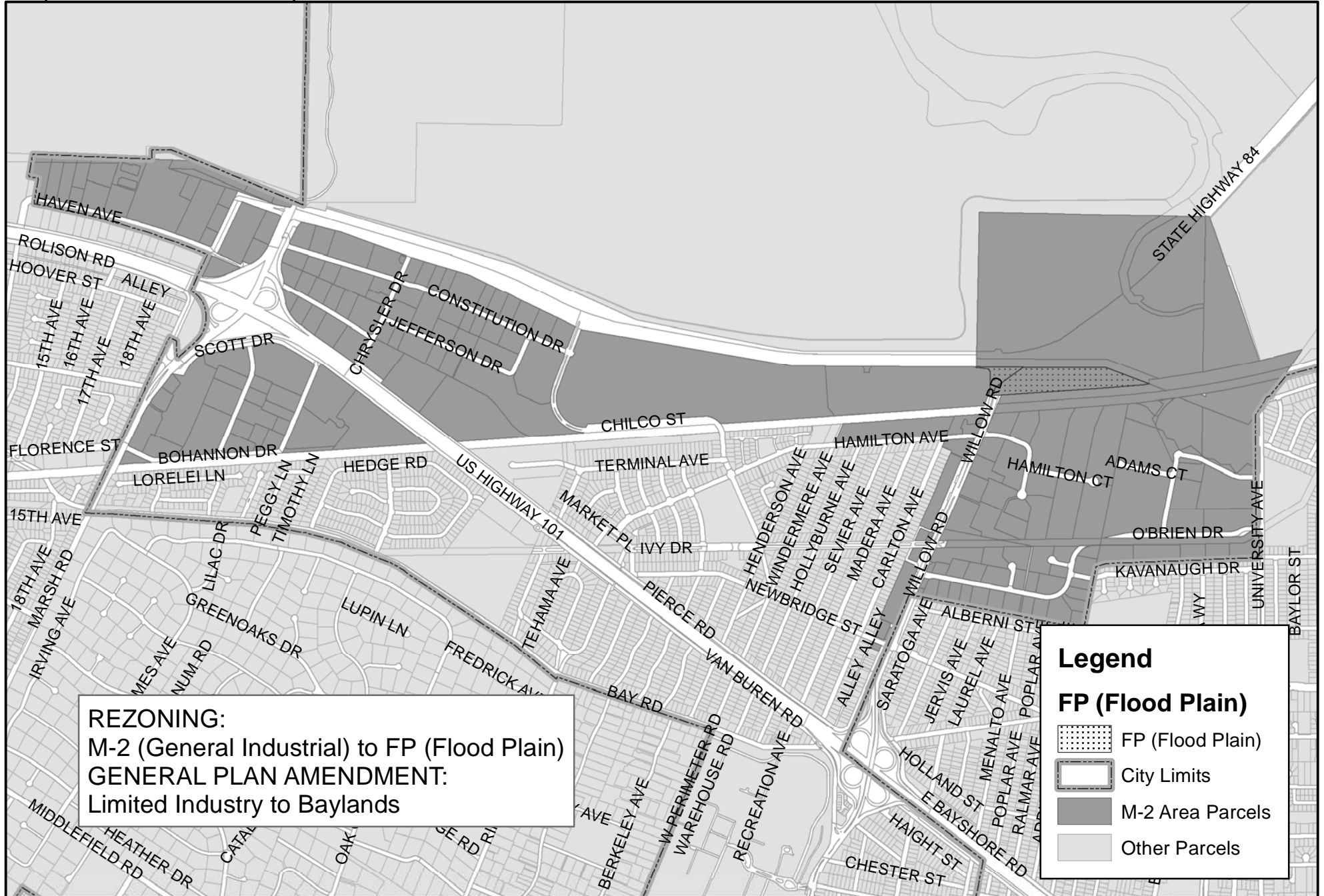
- City Limits
- P-F
- M-2 Area Parcels
- Other Parcels

CITY OF MENLO PARK

CONNECTMENLO GENERAL PLAN AND M-2 AREA ZONING UPDATE

Proposed "FP" Zoned Properties

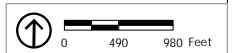
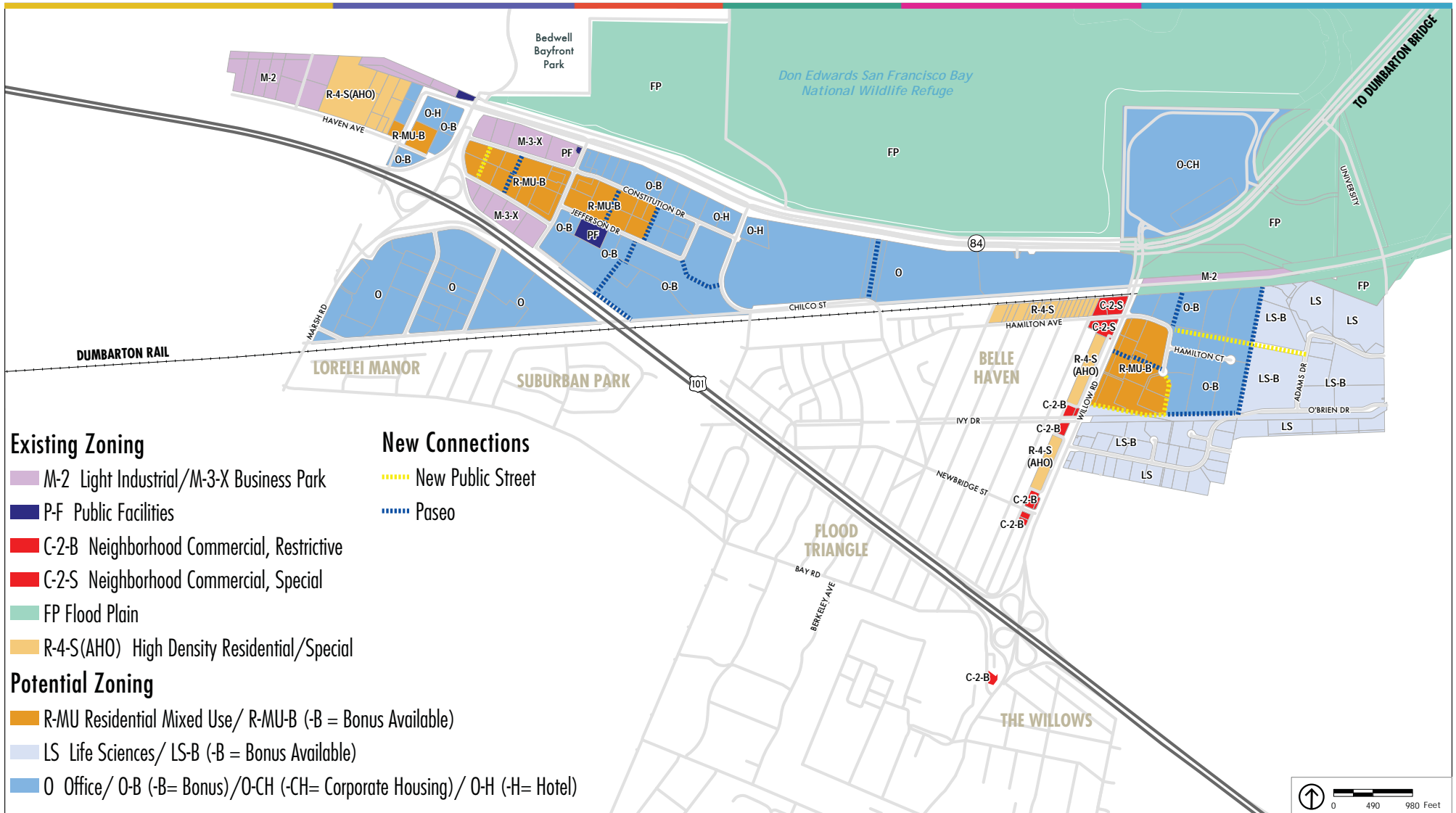
EXHIBIT F



REZONING:
M-2 (General Industrial) to FP (Flood Plain)
GENERAL PLAN AMENDMENT:
Limited Industry to Baylands

Legend

- FP (Flood Plain)
- City Limits
- M-2 Area Parcels
- Other Parcels



M-2 AREA POTENTIAL ZONING
Revised: November 2016