

## RESOLUTION NO. 6849

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING AN UPDATE TO THE COMMUNITY AMENITIES LIST FOR BONUS LEVEL DEVELOPMENT PROJECTS

WHEREAS, Sections 16.43.070, 16.44.070, and 16.45.070 of Title 16 of the Menlo Park Municipal Code permit applicants for a development project to seek an increase in the floor area ratio, density, and/or height (“bonus level development”) subject to obtaining a use permit or conditional development permit and providing certain community amenities; and

WHEREAS, Sections 16.43.070, 16.44.070, and 16.45.070 of Title 16 of the Menlo Park Municipal Code set forth the community amenities required for bonus level development; and

WHEREAS, an applicant that applies for bonus level development may choose the form in which they provide the community amenity; and

WHEREAS, the City desires to update the previously adopted community amenities list, attached hereto as Exhibit A, to reflect current community values; and

WHEREAS, the current community amenity list was developed through an extensive public outreach and input process and reflected the community’s priority of benefits within the Bayfront Area at the time of adoption; and

WHEREAS, the City Council appointed an ad hoc subcommittee to develop an updated community amenity list that reflects current community values; and

WHEREAS, the City Council subcommittee discussed the updated community amenities list and community amenity review process with residents, developers, and staff; and

WHEREAS, the City Council and Planning Commission held multiple public meetings on various aspects of the community amenities list and process, including amendments to the Zoning Ordinance, study sessions on community amenities, and information item updates; and

WHEREAS, the City Council subcommittee considered input through the informal discussions and formal public meetings, and developed the proposed updated community amenity list in Exhibit A; and

WHEREAS, the proposed update to the community amenities list is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to §15061(b)(3) of the CEQA Guidelines, because it can be seen with certainty that there is no possibility that the update to the community amenities list would have a significant effect on the environment, and pursuant to CEQA Guidelines §15183 (consistent with the general plan and zoning) as the updated list would be consistent with the Zoning Ordinance and general plan; and

WHEREAS, future development projects proposed at the bonus level and any proposed physical community amenities would be evaluated for consistency with the ConnectMenlo Program Level Environmental Impact Report (EIR) and the Housing Element Subsequent EIR (SEIR), as applicable, and the City, as the lead agency, would undertake the required level of environmental analysis for each individual project; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on June 5, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents, the ordinance, and updated community amenities list, prior to recommending action regarding the community amenities list update.

WHEREAS, the Planning Commission declined to make a recommendation on the proposed community amenities list update.

NOW, THEREFORE, THE MENLO PARK CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The City Council has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, the Planning Commission's review, and other materials and evidence submitted or provided, and finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Findings on Community Amenities List Update. The City Council of the City of Menlo Park does hereby approve the community amenities list update, based upon the following findings:

1. That the proposed community amenities list update are statutorily exempt from the provisions of the California Environmental Quality Act ("CEQA"), pursuant to §§15061(b)(3) and 15183.
2. That the community amenities list update was developed by the City Council Subcommittee and reflects the community's current values.
3. That the updated community amenities list provides applicants with a framework from which to provide the required community amenities.
4. The updated community amenities list would continue to allow for applicants to satisfy the community amenities requirement through an in lieu fee payment or a development agreement for items not on the updated community amenities list.

Section 3. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

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I, Judi A. Herren, City Clerk of Menlo Park, do hereby certify that the above and foregoing City Council Resolution was duly and regularly passed and adopted at a meeting by said City Council on the eleventh day of July, 2023, by the following votes:

AYES: Combs, Doerr, Nash, Taylor, Wolosin

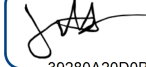
NOES: None

ABSENT: None

ABSTAIN: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this thirteenth day of July, 2023.

DocuSigned by:



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Judi A. Herren, City Clerk

Exhibits

A. Updated community amenities list

## Community Amenities

Menlo Park Resolution No. 6360 approving the community amenities list developed through the ConnectMenlo process states: “The required community amenities are intended to address identified community needs that result from the effect of the increased development intensity on the surrounding community.” Community amenities enhance the quality of life for existing Menlo Park residents located North of US 101 (particularly long-time Belle Haven residents) beyond available and reasonably expected City Services.

- I. Carbon-free Transit and Enhanced Transportation
  - Sidewalks, lighting, and landscaping: Enhance sidewalks, landscaping, and lighting to improve the overall walkability, safety, and aesthetics in the Belle Haven neighborhood and on Haven Avenue.
  - Transit: Create an EV shuttle system to connect Bayfront residents across Menlo Park and to neighboring cities.
  - Dumbarton Rail Crossing: Create a pedestrian and bicycle crossing of the Dumbarton Rail corridor between US 101 and Chilco Street.
  - Dumbarton Rail: Utilize the right-of-way for new transit line between Redwood City and Menlo Park in the near term with stations and a new pedestrian/bike path.
- II. Community-serving Retail (in or adjacent to Belle Haven)
  - Grocery Store: A full-service grocery store providing a full range of goods, including fresh fruits, vegetables and meat and dairy products.
  - Restaurants: A range of dining options, focused on sit-down restaurants serving residents and neighborhood employees.
  - Pharmacy: A full-service pharmacy that fills prescriptions and offers convenience goods.
  - Bank: A bank or credit union branch.
- III. Energy, Technology, Utilities, and Communication Infrastructure in the Belle Haven neighborhood
  - Underground power lines: Underground overhead electric and communications lines along Newbridge Street, Pierce Road, Terminal Avenue, and Chilco Street.
  - Telecommunications infrastructure: Improve existing Bayfront residents’ access to high quality, high speed broadband services.
  - Soundwalls: Construct soundwalls with landscaping to reduce noise, provide cleaner air, and improve aesthetics.
    - between US 101 and Kelly Park
    - between US 101 and the 1100 block of Willow Road
- IV. Enhanced Quality of Life
  - Affordable Ownership Housing: Provide affordable ownership housing above and beyond City minimum requirements for affordable housing with a clear preference for existing long-term residents of Belle Haven.
  - Anti-displacement Initiative: Fund programs to prevent displacement of current residents of Belle Haven and Haven Avenue.
  - Open space: Convert undeveloped properties to new parks in the Belle Haven neighborhood.
  - Sustainably fund a Bayfront Taskforce (as a non Brown Act body) to focus on High Quality Local Education, Environmental Justice, and Community Amenities.