



HOUSING ELEMENT UPDATE

SEIR Certification and Housing Element Adoption Public Hearing

January 31, 2023

MEETING PURPOSE

- Consider certifying the subsequent environmental impact report (SEIR), adopting findings under California Environmental Quality Act (CEQA), adopting Statement of Overriding Considerations, and approving a Mitigation Monitoring and Reporting Program for the Housing Element Update project
- Consider amending the General Plan to update the Housing Element for 2023-2031
 - Housing Element must be adopted by January 31, 2023 to comply with state law

BACKGROUND

- Required 6th Cycle Housing Element Update
 - Plan for city's housing needs from 2023 to 2031
 - Regional Housing Needs Allocation (RHNA) is 2,946 units
 - Accounting for above-moderate income units already in pipeline, City must plan for 1,477 new affordable units
 - Also updating goals, policies, and programs to preserve, improve, and develop housing for all income categories and affirmatively further fair housing

BACKGROUND

- May 2021-Present: Outreach through project galleries, survey, pop-up events, focus groups, community meetings, City website, email lists, and other methods
- May 25, 2021: City Council meeting to discuss goals and objectives, responsibilities, and community engagement
- October 26, 2021: City Council reviewed land use and site strategy options to meet RHNA
- November 16, 2021: City Council received informational updates on questions raised at October 26 meeting
- December 8, 2021: City Council reviewed and recommended potential housing opportunity sites and land use strategies
- May 11, 2022: Primary draft Housing Element circulated for public review
- June 6, 2022: City Council met to review primary draft Housing Element
- July 25, 2022: City submitted primary draft Housing Element to HCD, beginning 90-day state review period
- October 21, 2022: City received letter from HCD with list of requested revisions
- December 6 and 22, 2022: City Council conducted study sessions to provide feedback on Housing Element revisions
- January 6, 2023: City released final review draft Housing Element with revisions to address all HCD comments
- January 12, 2023: Planning and Housing Commissions reviewed and recommended adoption of Housing Element

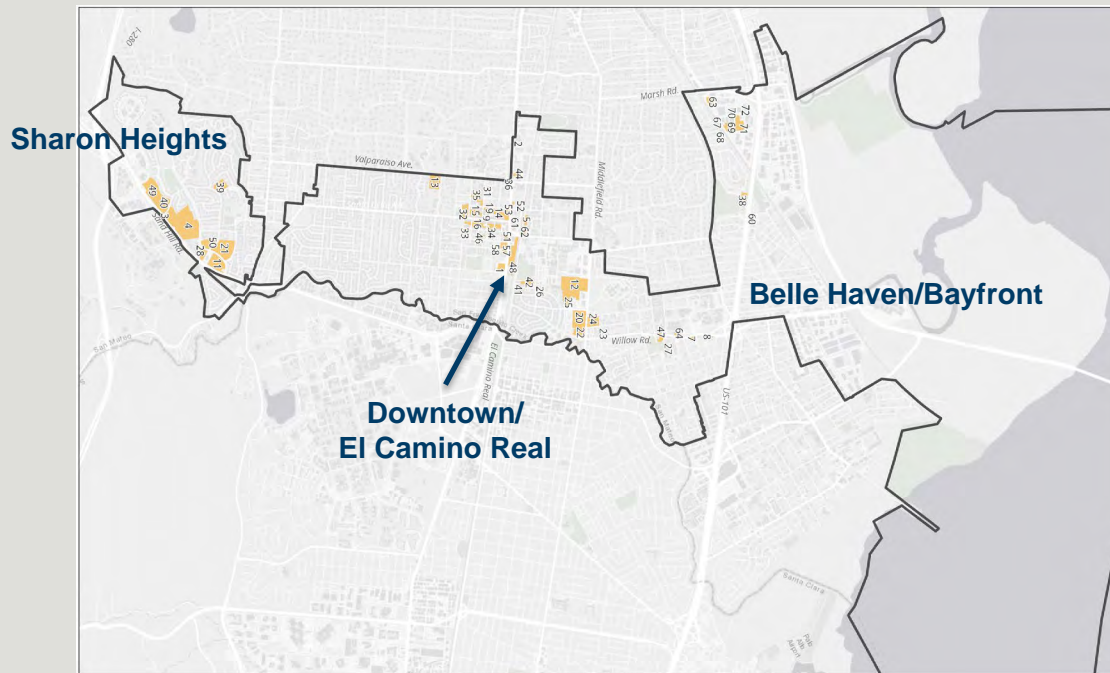
MAJOR LAND USE STRATEGIES

- Affordable RHNA will be met by zoning changes to allow up to 4,000 new units dispersed throughout city
 - The total would accommodate a mix of development types and achieve 2,834 affordable units
 - Primarily in Council districts 2 through 5
- Housing Element includes key zoning-related programs to be implemented within one year
 - Program H4.D: Increase density bonuses in the affordable housing overlay (AHO)
 - Program H4.I: Rezone commercial sites to allow residential and/or mixed-use development
 - Program H4.J: Remove minimum lot size to achieve 30 du/ac for R-3 lots around downtown, and allow sites over 2 acres to have a density of 20 du/ac
 - Program H4.L: Increase densities in El Camino Real/Downtown Specific Plan area and remove residential cap

KEY HOUSING ELEMENT PROGRAMS

- Chapter 8 includes a variety of programs
 - Program H2.E: Anti-displacement strategy
 - Funding for Menlo Park Housing Assistance Program beyond 2024
 - Expansion of just cause eviction policies beyond current law for tenants of any tenure
 - Increase in length of time for rent relocation assistance
 - Creation of eviction monitoring and data collection program
 - Development of tenant rights education
 - Program H4.A: Amend BMR housing regulations to consider increasing requirements
 - Program H4.E: Streamlined project review for 100 percent affordable housing
 - Program H4.G: Prioritize City-owned land for affordable housing (downtown parking lots)
 - Others in staff report and red-lined final review draft Housing Element

OPPORTUNITY SITES





FINAL SEIR

Menlo Park Housing Element Update (HEU) Subsequent Environmental Impact Report (SEIR) City Council Session



January 31, 2023

Overview of the SEIR

A Subsequent EIR (SEIR) has been prepared for the City's Housing Element and Safety Element Update, and the new Environmental Justice Element.

The SEIR builds upon the work completed for the 2016 *ConnectMenlo* effort and addresses the impacts of providing expanded housing opportunities in other parts of the City beyond the Bayfront.

Environmental Review Process

Milestone	Dates (some are tentative)
Publish Notice of Preparation (NOP)	December 22, 2021
Draft SEIR scoping session	January 24, 2022
End of NOP comment period	January 31, 2022
Publish Draft SEIR	November 4, 2022
Draft SEIR comment session	November 14, 2022
End of Draft SEIR comment period	December 19, 2022
Publish Response to Comments on Draft SEIR	January 3, 2023
Final SEIR certification hearings	January 31, 2023

Environmental Issues Analyzed in the Draft SEIR

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology, Soils, & Paleontology
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Population & Housing
- Public Services & Recreation
- Utilities & Service Systems
- Transportation
- Tribal Cultural Resources
- Wildfire

Principal Findings of the Draft SEIR

- Less than significant (LTS) effects and effects that can be mitigated to a less-than-significant level in all topic areas except air quality, cultural resources, and transportation.
 - **Air Quality: Emissions during construction of larger projects**
 - **Cultural Resources (Historic Structures): Structures eligible for the National Register and/or California Register could be demolished and lost.**
 - **Transportation: Required upgrades to pedestrian and bicycle facilities might not occur based on lack of established nexus and identified funding.**
 - **Transportation: Some residential projects could exceed adopted guidelines for reductions in vehicle miles traveled (VMT).**
- The impacts identified above would be significant and unavoidable.

Alternatives

Alternative	Description
No Project Alternative (required by CEQA)	HEU and associated elements would not be adopted, additional housing sites would not be identified, and no zoning changes would occur
Low VMT Area Alternative*	Concentrate all residential density increases in areas within identified Priority Development Areas in the Downtown area and/or areas of the City with demonstrated low VMT

* Indicates environmentally superior alternative

Response to Public Comments and the Final SEIR

- Lists agencies and individuals who submitted comments:
 - San Francisco Public Utilities Commission
 - Ravenswood Community School District
 - Ten organizations
 - Eleven individuals

- Final SEIR
 - Draft SEIR
 - Response to Comments Document
 - Revisions to the Draft SEIR
 - Mitigation Monitoring and Reporting Program (MMRP)

Together these documents constitute the SEIR

Principal Comments Received on the Draft SEIR

CEQA Issues

- Aesthetic impacts of densification
- Impacts to biological resources (birds and trees)
- Population and growth methodologies
- Impacts to recreation facilities
- Vehicle miles traveled (VMT)
- Water supply

Non-CEQA Issues

- Requests to add sites
- Requests to remove sites
- Requests for higher densities and more affordability
- Traffic congestion, parking

What's Next for CEQA?

Certification of the Final SEIR

- Verify that that the Final SEIR meets the requirements of CEQA.
- Concur with the CEQA Findings
- Adopt a Statement of Overriding Considerations for the Significant and Unavoidable impacts identified in the SEIR, based on the following public benefits of adopting the HEU (summarized):
 - Achieves compliance with the requirements of state law;
 - Plans for the community in a sustainable, healthy, and balanced way with a focus on affordable housing development and affirmatively furthering fair housing; and
 - Updates the Safety Element and provides a new Environmental Justice Element to provide for safety, equity, and the reduction of unique or compounded health risks in disadvantaged communities.
- Adopt the Mitigation Monitoring and Reporting Program (MMRP)
 - The MMRP memorializes the commitments the City has made to minimizing the impacts of the HEU.



HOUSING ELEMENT



PROPOSED CHANGES TO HOUSING ELEMENT AND DRAFT RESOLUTIONS

- Councilmember proposed modifications to draft CEQA resolution
- Housing Commission proposed modifications to Housing Element
- Planning Commission proposed modifications to Housing Element
- Councilmember proposed modifications to Housing Element



HOUSING ELEMENT



UPCOMING MILESTONES

- February 9, 6 p.m.: Environmental Justice and Safety Elements community meeting (in English) at Belle Haven Branch Library
- February 10, 6 p.m.: Environmental Justice and Safety Elements community meeting (in Spanish) at Belle Haven Branch Library
- 1st Quarter of 2023: Continued advancement of Environmental Justice and Safety Elements and zoning implementation

REMAIN ENGAGED IN THE PROCESS

- Staff will continue to provide updates on the various elements of the Housing Element Update project on the City's webpage
- menlopark.gov/HousingElement



THANK YOU