



Housing and Planning Commissions

SPECIAL JOINT MEETING AGENDA

Date: 10/4/2021

Time: 7:00 p.m.

Special Meeting Location: [Zoom.us/join](https://zoom.us/join) – ID# 824 3177 4086

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: In accordance with Government Code section 54953(e), and in light of the declared state of emergency, all members of the Planning Commission and Housing Commission, city staff, applicants, and members of the public will be participating by teleconference.

- How to participate in the meeting
 - Submit a written comment online up to 1-hour before the meeting start time:
menlopark.org/planningpubliccomment*
 - Access the meeting real-time online at:
[Zoom.us/join](https://zoom.us/join) – Meeting ID 824 3177 4086
 - Access the meeting real-time via telephone at:
(669) 900-6833
Meeting ID 824 3177 4086
Press *9 to raise hand to speak

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

- Watch meeting:
 - Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto:
Channel 26
 - Online:
menlopark.org/streaming

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, 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's website www.menlopark.org. 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.org/agenda).

Special Session ([Zoom.us/join](https://zoom.us/join) – ID# 824 3177 4086)

A. Call To Order

B. Roll Call

C. Regular Business

C1 and C2 are associated items with a single staff report

- C1. Consideration of a Resolution of the Planning Commission Authorizing Teleconference Meetings in Compliance with AB 361 ([Staff Report #21-047-PC](#))
- C2. Consideration of a Resolution of the Housing Commission Authorizing Teleconference Meetings in Compliance with AB 361 ([Staff Report #21-047-PC](#))
- C3. Housing Element Update/City of Menlo Park: The Planning Commission and Housing Commission will review and discuss land use and site strategy options to meet the City's Regional Housing Needs Allocation (RHNA) as part of the state-mandated Housing Element, and make a recommendation to the City Council on a preferred land use strategy to be further evaluated as part of the Housing Element Update process. The City's fair share of housing is approximately 3,000 new housing units, ranging at all income levels, for the planning period 2023-2031 ([Staff Report #21-048-PC](#)) ([Presentation](#))

[Public comment for item C3](#)

D. Adjournment

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

At this special joint meeting of the Planning Commission and the Housing Commission, members of the public have the right to directly address the Commissions 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 prior to, the public hearing.

Any writing that is distributed at this special joint meeting of the Planning Commission and the Housing 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.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in this special joint meeting may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 09/29/2021)



STAFF REPORT

Planning Commission and Housing Commission

Meeting Date: 10/4/2021

Staff Report Number: 21-047-PC

Regular Business: Teleconference Meetings in Compliance with AB 361

Recommendation

Staff, in consultation with the City Attorney's office, recommends the Menlo Park Planning and Housing Commissions adopt the attached resolutions authorizing teleconference meetings in compliance with AB 361 (Government Code Section 54953(e)) to continue to allow members of the public, the Planning and Housing Commissioners, and city staff to safely participate in local government meetings.

Policy Issues

The Menlo Park Planning and Housing Commissions may adopt the attached resolutions authorizing teleconference meetings in compliance with AB 361 (Government Code Section 54953(e)). Adoption of these resolutions is needed for the October 4th joint meeting to proceed.

Background

All meetings of the Menlo Park City Council and other "legislative bodies" of the City including the Planning and Housing Commissions are open and public as required by the Ralph M. Brown Act (Cal. Gov. Code sections 54950 – 54963).

Before COVID-19, Section 54953(b) of the Brown Act only allowed public meetings to be held by teleconferencing if the public agency complied with the following requirements:

- At least a quorum of the members of the legislative body participated from locations within the boundaries within the jurisdiction of the local agency.
- An agenda was posted at all teleconference locations.
- Each teleconference location was identified in the notice and agenda of the meeting.
- Each teleconference location was accessible to the public.

Due to COVID-19, Governor Newsom temporarily suspended compliance with these requirements.

However, Governor Newsom's temporary suspension of the teleconferencing rules expired as of September 30, 2021. AB 361 was recently signed by the Governor and went into effect as an urgency measure to continue to allow use of the modified teleconferencing rules as of October 1, 2021.

AB 361 adds Government Code section 54953(e)(1) that provides that a local agency may continue to use modified teleconferencing procedures to conduct public meetings provided that there is a gubernatorial

proclaimed state of emergency and either state or local officials have imposed or recommended measures to promote social distancing, or the legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

On March 4, 2020, Governor Newsom declared a State of Emergency as a result of the COVID-19 pandemic. The State of Emergency remains in effect and COVID-19 continues to threaten the health and lives of the public and the Delta variant is highly transmissible in indoor settings. In addition, breakthrough cases are becoming more common.

Analysis

On October 12th the City Council will be considering the adoption of a resolution making the findings required under AB 361 to allow for the use of the teleconferencing provisions of Government Code Section 54954(e) that will apply to public meetings of all “legislative bodies” of the City including the Planning and Housing Commissions. However, because the Planning and Housing Commissions are meeting before the Council takes that action staff is recommending that the Planning and Housing Commissions adopt the attached resolutions.

Impact on City Resources

None.

Environmental Review

The adoption of resolutions authorizing teleconference meetings in compliance with AB 361 (Government Code Section 54953(e)) is not considered a project under the California Environmental Quality Act (CEQA).

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. Resolution of the Planning Commission
- B. Resolution of the Housing Commission

Exhibits to Be Provided at Meeting

None

Report prepared by:
Corinna Sandmeier, Acting Principal Planner

Report reviewed by:
Deanna Chow, Assistant Community Development Director

RESOLUTION NO. _____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK AUTHORIZING TELECONFERENCE MEETINGS IN COMPLIANCE WITH AB 361 (GOVERNMENT CODE SECTION 54953(e)) TO CONTINUE TO ALLOW MEMBERS OF THE PUBLIC, THE PLANNING COMMISSIONERS, AND CITY STAFF TO SAFELY PARTICIPATE IN LOCAL GOVERNMENT MEETINGS

WHEREAS, the City of Menlo Park is committed to ensuring public access to observe and participate in local government meetings; and

WHEREAS, all meetings of the Menlo Park City Council and other legislative bodies created pursuant to Government Code Section 54952(b) are open and public, as required by the Ralph M. Brown Act, so that any member of the public may participate in local government meetings; and

WHEREAS, the recently adopted AB 361, codified at Government Code section 54953(e), makes provisions for remote teleconferencing participation in local government meetings, without compliance with the requirements of 54953(b)(3), during a Governor-proclaimed state of emergency and if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees, and

WHEREAS, on March 4, 2020, Governor Newsom proclaimed a State of Emergency due to the outbreak of respiratory illness due to a novel coronavirus (now known as COVID 19) and that State of Emergency is still in effect in the State of California; and

WHEREAS, on March 11, 2020, the City Manager acting as the Director of Emergency Services proclaimed the existence of a local state of emergency within the City, pursuant to Chapter 2.44 of the Menlo Park Municipal Code and the California Emergency Services Act in response to the COVID-19 pandemic, which was ratified by the City Council on March 11, 2020 pursuant to Resolution No. 6550; and

WHEREAS, COVID-19 continues to threaten the health and lives of City residents; and

WHEREAS, the SARS-CoV-2 Delta Variant (Delta Variant) is highly transmissible in indoor settings; and

WHEREAS, on July 28, 2021, the California Department of Public Health issued guidance calling for the use of face coverings and stating that the Delta Variant is two times as contagious as early COVID-19 variants, leading to increasing infections, the Delta Variant accounts for over 80% of cases sequenced, and cases and hospitalizations of COVID-19 are rising throughout the state; and

WHEREAS, the Delta Variant has caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City; an

WHEREAS, the Planning Commission acting as a "legislative body" as that term is defined in Government Code section 54952(a) finds that the current conditions meet the circumstances set

forth in Government Code section 54953(e)(3) to allow the Planning Commission to continue to use teleconferencing to hold open and public meetings if the Planning Commission complies with the requirements set forth in Government Code section 54953(e)(2) to ensure the public can safely participate in and observe local government meetings.

NOW, THEREFORE, BE IT RESOLVED that the City of Menlo Park Planning Commission does hereby resolve, declare, determine, and find that based on the California Governor's continued declaration of a State of Emergency and current conditions, meeting in person would present imminent risks to the health or safety of attendees, such that the conditions continue to exist pursuant to Government Code section 54953(e)(3) to allow the Planning Commission to use teleconferencing to hold public meetings in accordance with Government Code section 54953(e)(2) to ensure members of the public have continued access to safely observe and participate in local government meetings.

I, Corinna Sandmeier, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted by a majority of the total voting members of the Planning Commission of the City of Menlo Park at a meeting held by said Commission on the 4th day of October, 2021, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City this 4th day of October, 2021.

Corinna Sandmeier, Planning Commission Liaison
City of Menlo Park

RESOLUTION NO. _____

**RESOLUTION OF THE HOUSING COMMISSION OF THE CITY
OF MENLO PARK AUTHORIZING TELECONFERENCE
MEETINGS IN COMPLIANCE WITH AB 361 (GOVERNMENT
CODE SECTION 54953(e)) TO CONTINUE TO ALLOW
MEMBERS OF THE PUBLIC, THE HOUSING
COMMISSIONERS, AND CITY STAFF TO SAFELY
PARTICIPATE IN LOCAL GOVERNMENT MEETINGS**

WHEREAS, the City of Menlo Park is committed to ensuring public access to observe and participate in local government meetings; and

WHEREAS, all meetings of the Menlo Park City Council and other legislative bodies created pursuant to Government Code Section 54952(b) are open and public, as required by the Ralph M. Brown Act, so that any member of the public may participate in local government meetings; and

WHEREAS, the recently adopted AB 361, codified at Government Code section 54953(e), makes provisions for remote teleconferencing participation in local government meetings, without compliance with the requirements of 54953(b)(3), during a Governor-proclaimed state of emergency and if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees, and

WHEREAS, on March 4, 2020, Governor Newsom proclaimed a State of Emergency due to the outbreak of respiratory illness due to a novel coronavirus (now known as COVID 19) and that State of Emergency is still in effect in the State of California; and

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WHEREAS, COVID-19 continues to threaten the health and lives of City residents; and

WHEREAS, the SARS-CoV-2 Delta Variant (Delta Variant) is highly transmissible in indoor settings; and

WHEREAS, on July 28, 2021, the California Department of Public Health issued guidance calling for the use of face coverings and stating that the Delta Variant is two times as contagious as early COVID-19 variants, leading to increasing infections, the Delta Variant accounts for over 80% of cases sequenced, and cases and hospitalizations of COVID-19 are rising throughout the state; and

WHEREAS, the Delta Variant has caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City; an

WHEREAS, the Housing Commission acting as a "legislative body" as that term is defined in Government Code section 54952(a) finds that the current conditions meet the circumstances set

forth in Government Code section 54953(e)(3) to allow the Housing Commission to continue to use teleconferencing to hold open and public meetings if the Housing Commission complies with the requirements set forth in Government Code section 54953(e)(2) to ensure the public can safely participate in and observe local government meetings.

NOW, THEREFORE, BE IT RESOLVED that the City of Menlo Park Housing Commission does hereby resolve, declare, determine, and find that based on the California Governor's continued declaration of a State of Emergency and current conditions, meeting in person would present imminent risks to the health or safety of attendees, such that the conditions continue to exist pursuant to Government Code section 54953(e)(3) to allow the Housing Commission to use teleconferencing to hold public meetings in accordance with Government Code section 54953(e)(2) to ensure members of the public have continued access to safely observe and participate in local government meetings.

I, Mike Noce, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted by a majority of the total voting members of the Housing Commission of the City of Menlo Park at a meeting held by said Commission on the 4th day of October, 2021, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City this 4th day of October, 2021.

Mike Noce, Housing Commission Liaison
City of Menlo Park



STAFF REPORT

Planning Commission and Housing Commission

Meeting Date: 10/4/2021

Staff Report Number: 21-047-PC

Regular Business: Teleconference Meetings in Compliance with AB 361

Recommendation

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Impact on City Resources

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Attachments

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- B. Resolution of the Housing Commission

Exhibits to Be Provided at Meeting

None

Report prepared by:
Corinna Sandmeier, Acting Principal Planner

Report reviewed by:
Deanna Chow, Assistant Community Development Director

RESOLUTION NO. _____

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I, Corinna Sandmeier, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted by a majority of the total voting members of the Planning Commission of the City of Menlo Park at a meeting held by said Commission on the 4th day of October, 2021, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City this 4th day of October, 2021.

Corinna Sandmeier, Planning Commission Liaison
City of Menlo Park

RESOLUTION NO. _____

RESOLUTION OF THE HOUSING COMMISSION OF THE CITY OF MENLO PARK AUTHORIZING TELECONFERENCE MEETINGS IN COMPLIANCE WITH AB 361 (GOVERNMENT CODE SECTION 54953(e)) TO CONTINUE TO ALLOW MEMBERS OF THE PUBLIC, THE HOUSING COMMISSIONERS, AND CITY STAFF TO SAFELY PARTICIPATE IN LOCAL GOVERNMENT MEETINGS

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I, Mike Noce, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted by a majority of the total voting members of the Housing Commission of the City of Menlo Park at a meeting held by said Commission on the 4th day of October, 2021, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSTAIN: Commissioners:

ABSENT: Commissioners:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City this 4th day of October, 2021.

Mike Noce, Housing Commission Liaison
City of Menlo Park

CITY OF MENLO PARK



HOUSING ELEMENT LAND USE STRATEGIES

Planning Commission & Housing Commission
October 4, 2021

PROCESS

- **Presentation**
- **Clarifying Questions**
- **Public Comment**
- **Commission Discussion**
- **Commission Recommendations**

PRESENTATION OVERVIEW

- **Housing Element Goals**
- **RHNA Overview and Criteria**
- **Pipeline Projects**
- **New Housing Needed**
- **Outreach & Engagement Update**
- **Community Feedback 9/23**
- **Land Use Strategies**
- **Next Steps**

GOALS



**BALANCED
COMMUNITY**



**AFFORDABILITY
FOCUSED**



**SOCIAL
JUSTICE**





Concept credit: Sunrise Movement

5TH CYCLE RHNA 2015-2023

Income Category	Allocation	Total through 2020	Percent Complete
Very Low	233	148	64%
Low	129	80	62%
Moderate	143	11	8%
Above Moderate	150	1,177	785%
Total	655	1,416	

6TH CYCLE RHNA 2023-2031

	Very Low	Low	Moderate	Above Moderate	Total Housing Units
5 th Cycle RHNA	233	129	143	150	655
6 th Cycle RHNA	740	426	496	1,284	2,946
6 th Cycle RHNA with 30% Recommended Buffer	962 (740+222)	554 (426+128)	645 (496+149)	1,669 (1,284+385)	3,830 (2,946+884)

* Total with 30% buffer is **3,830 housing units**

2,161 affordable units

POTENTIAL HOUSING SOLUTIONS









HOUSING LOCATION CRITERIA

- **0.5 Acres to 10 Acres**
- **30 Dwelling Units per acre**
- **Distribution throughout city**
- **Realistic development potential**
- **Proximity transit, schools, and other services**
- **Proximity to available infrastructure and utility**

PROJECTS IN THE PIPELINE

BAYFRONT DEVELOPMENTS

Status	Development Project	Very Low (0 - 50%)	Low (51 - 80%)	Moderate (81 - 120%)	Above Moderate (above 120%)	Total Units
	111 Independence	4	9	5	87	105
	115 Independence (Menlo Portal)	4	13	31	288	336
	141 Jefferson (Menlo Uptown)	7	23	43	410	483
	123 Independence	22	22	22	366	432
	165 Jefferson (Menlo Flats)	0	21	0	137	158
	Facebook Willow Village	0	261	0	1,468	1,729
Total RHNA Credit		37	349	101	2,756	3,243

487 affordable units

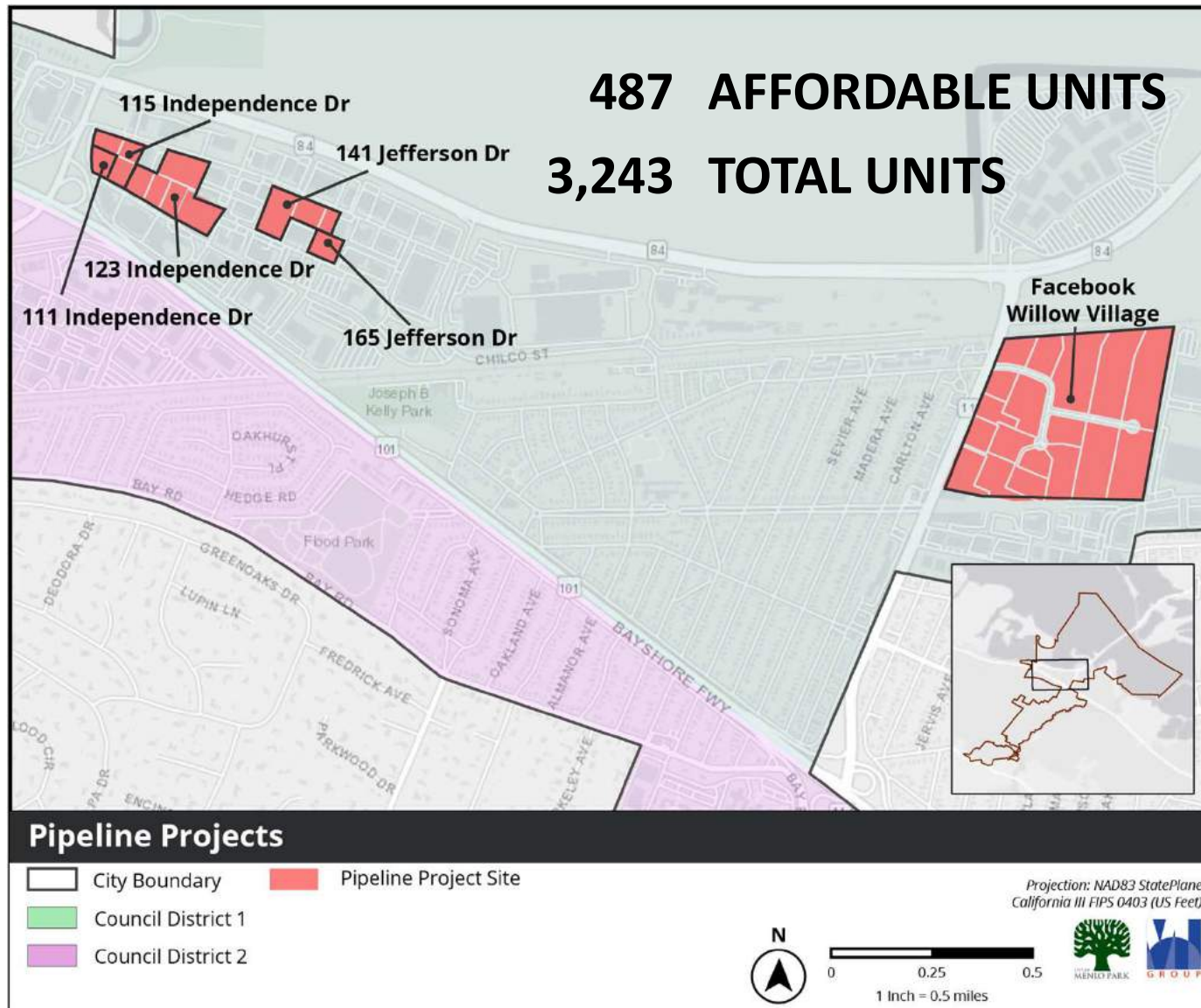


Approved



Pending

MAJOR PIPELINE PROJECTS



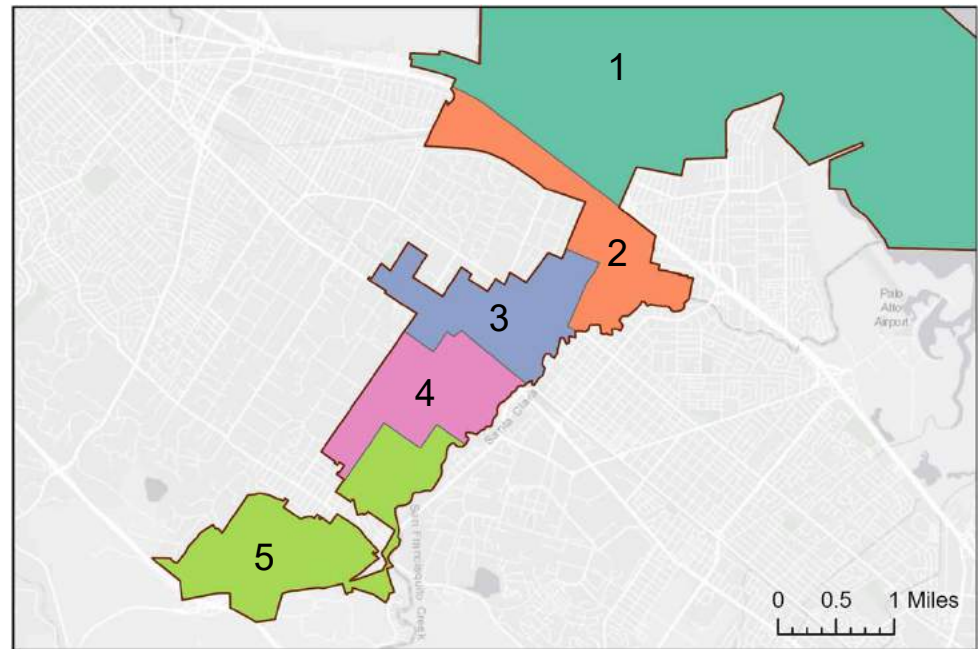
NEW HOUSING NEEDED

	Very Low	Low	Moderate	Above Moderate	Total Units
	(0 – 50%) AMI	(51 - 80%) AMI	(81 - 120%) AMI	(above 120%) AMI	
6th Cycle RHNA with 30% Buffer	962	554	645	1,669	3,830
Pipeline Projects + ADUs	63	374	127	2,764	3,328
Total Net New Units Needed	899	180	518	0	1,597

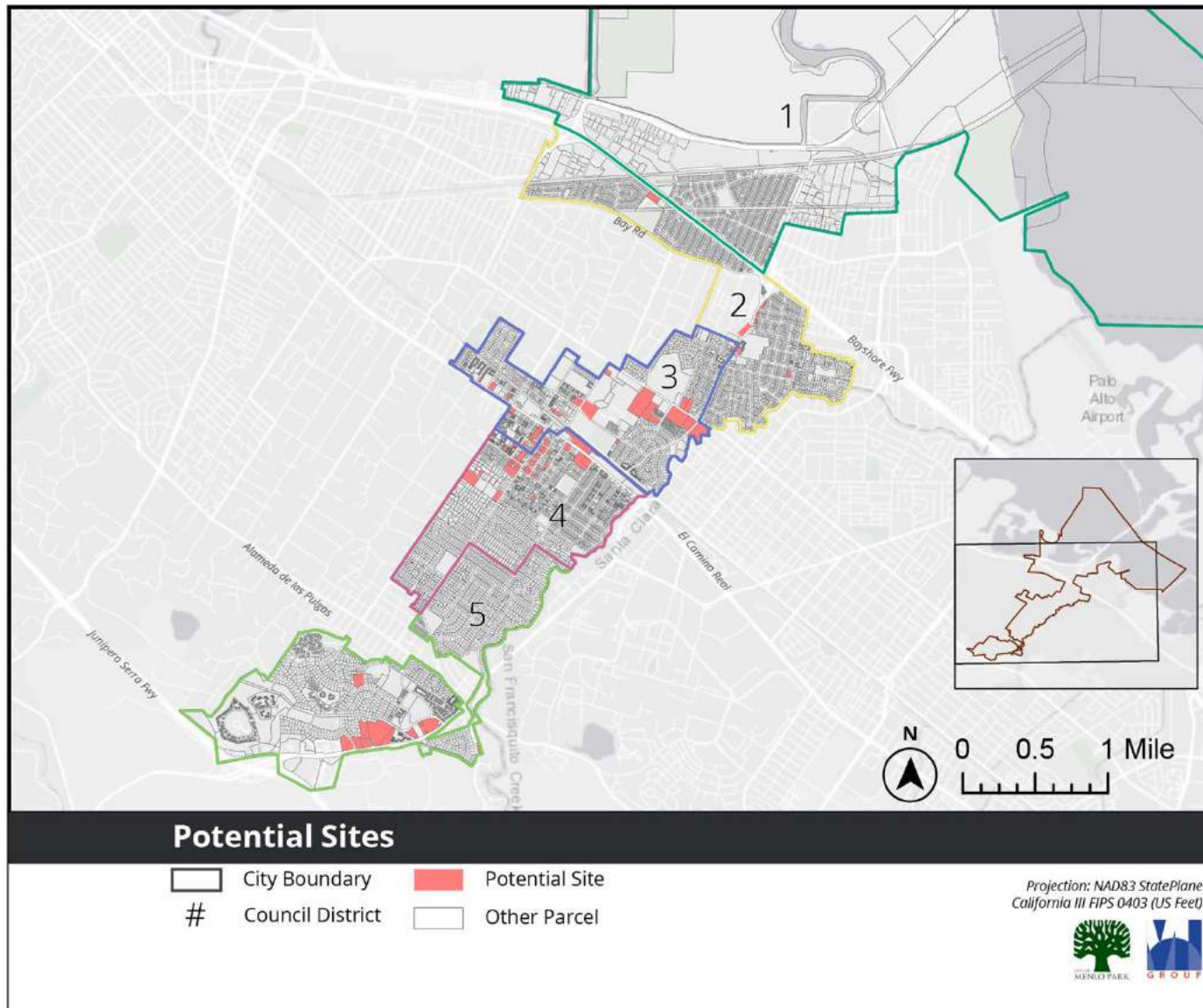
AMI = Area Median Income

NEW HOUSING NEEDED

- Large amount of new housing planned in the Bayfront
 - 165% of needed Above Moderate and nearly 23% of all Affordable RHNA
- Housing Equity requires the remainder (net new RHNA) to be planned for the other areas of the city
- A focus on affordability will require robust policies and programs to support higher levels of affordable housing production



POTENTIAL SITES



SITES WITH EXPRESSED INTEREST

Potential Projects	Total Units
335 Pierce Road (8 net new)	12
333 Ravenswood (SRI)	400
Veterans Affairs Site (2 Acres)	61
320 Sheridan (former Flood School)	78
USGS	225
Total	776

OUTREACH AND ENGAGEMENT UPDATE



OUTREACH & ENGAGEMENT

- ✓ Community Engagement and Outreach Committee (CEOC)
- ✓ Community Meetings
- ✓ Community Survey
- ✓ Pop Up Events
- ✓ Focus Groups
- ✓ Individual Interviews
- ✓ Project Gallery



COMMUNITY FEEDBACK 9/23



KEY TAKEAWAYS

- **MOST preferred, 2nd-MOST preferred, and 3rd-MOST preferred areas for additional housing**
 - *Downtown/El Camino Real*
 - *City-Owned Parking Lots*
 - *Commercial Areas*
- **LEAST preferred areas for additional housing**
 - *Single-Family Areas*
 - *Religious Facilities*
 - *Multi-Family Areas*

KEY TAKEAWAYS

- **Prioritization of housing development in *Commercial Areas***
 - 42% | Sharon Heights
 - 32% | Willow
 - 27% | Middlefield

- **Prioritization of housing development in the *Downtown/El Camino Real Areas***
 - 47% | El Camino Real
 - 36% | City-Owned Parking Lots
 - 17% | Downtown (Santa Cruz Avenue and surrounding)

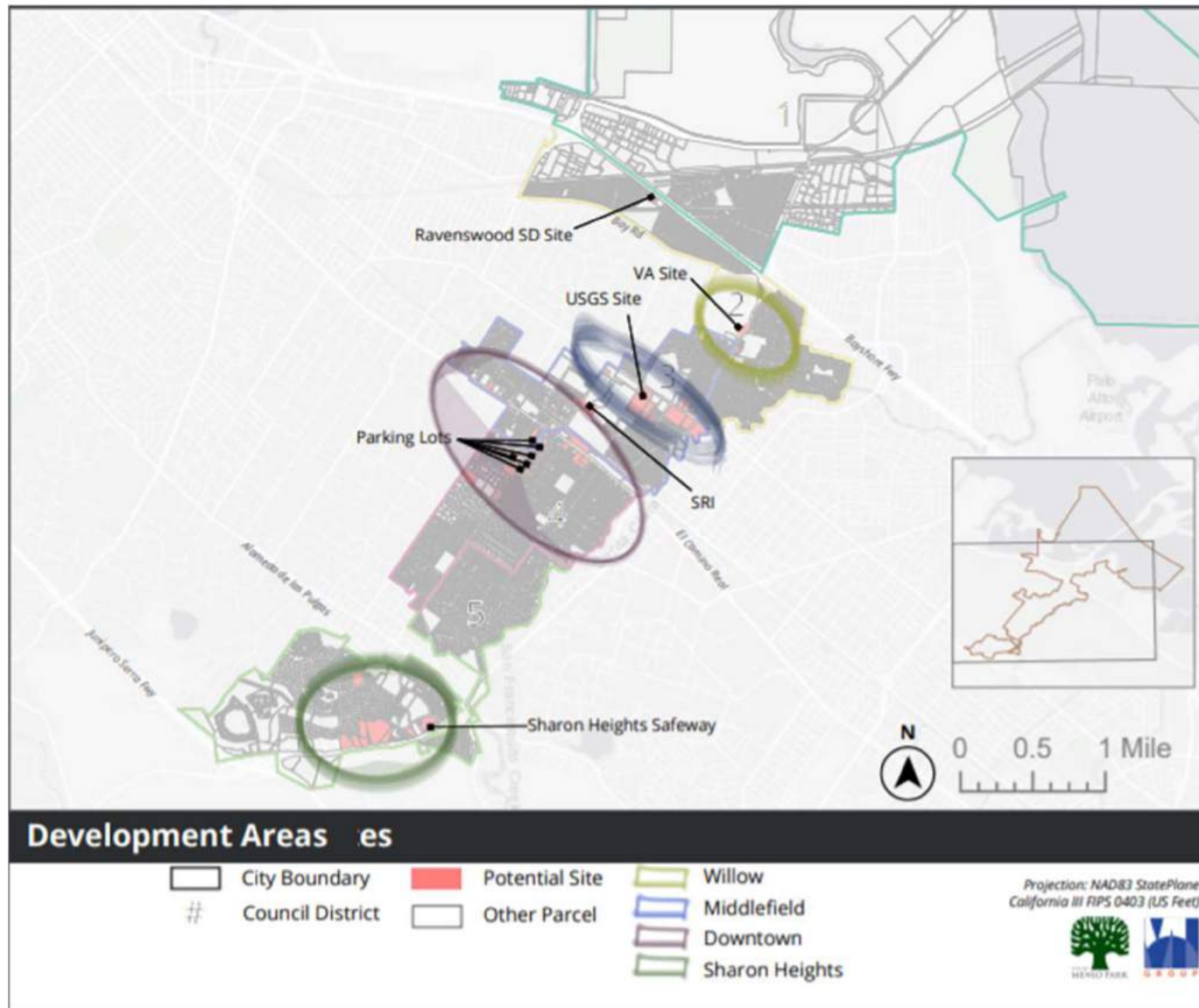
KEY TAKEAWAYS

- Community support for more density in Sharon Heights and Downtown
- Consider the intersectionality of housing and education services
- Incentivize developers to allocate inclusionary housing
 - i.e. allocated housing for people with disabilities
- Consider City lots and golf course for more housing

LAND USE STRATEGIES



DEVELOPMENT AREAS

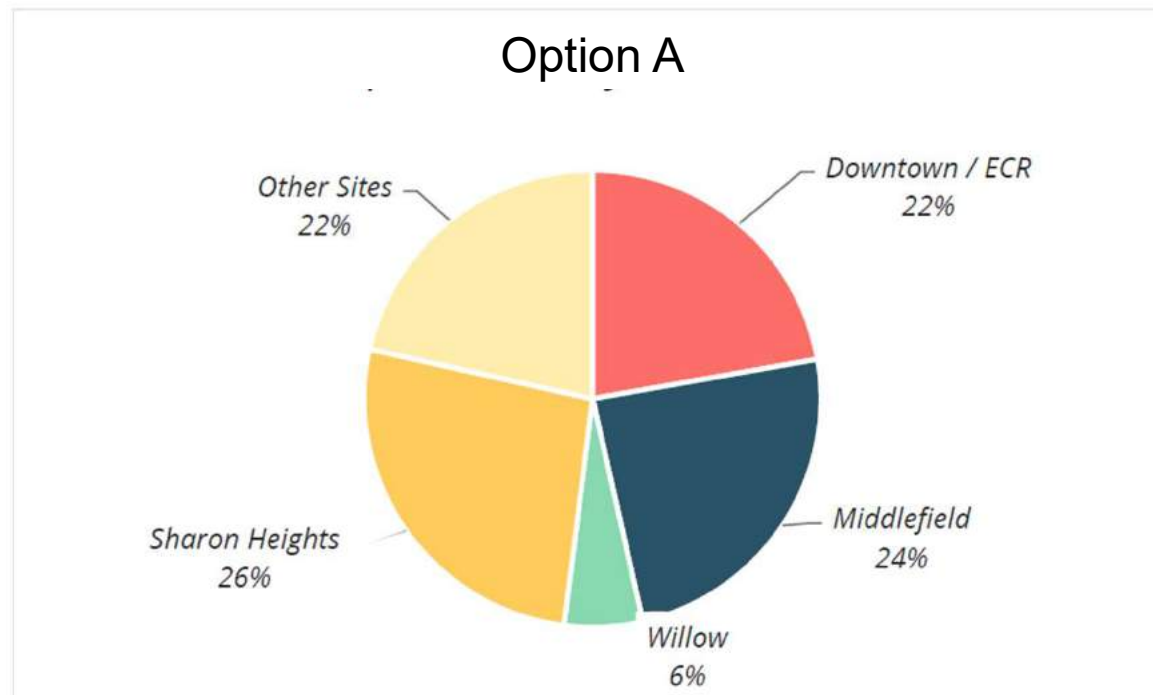


LAND USE STRATEGIES

OPTION A – MODERATE UPZONING THROUGHOUT THE CITY

- Distributes development throughout the city in relatively equal amounts in the four geographic areas
- Of the total 2,221 units, 85% would be at default densities for affordable housing

The distribution of potential new housing units

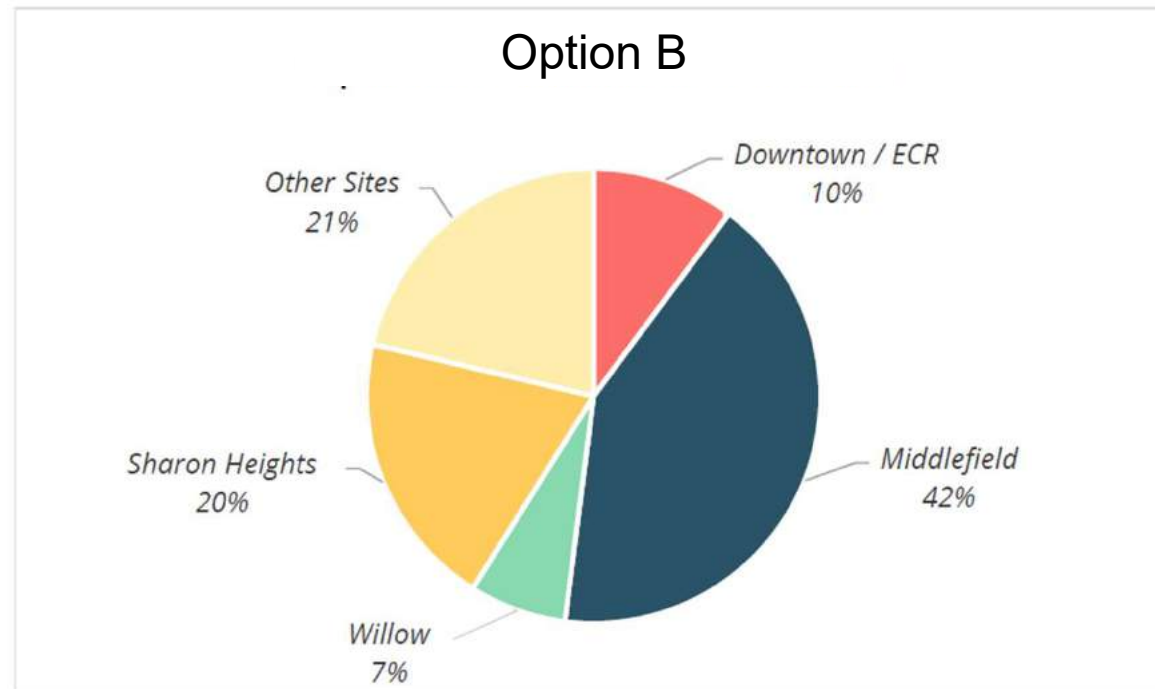


LAND USE STRATEGIES

OPTION B – MIXED USE DEVELOPMENT FOCUSED ON MIDDLEFIELD/WILLOW

- Focuses development on the commercial sites land use strategy (adds residential use along Middlefield Road)
- Of the total 2,241 units, 85% would be at default densities for affordable housing

The distribution of potential new housing units

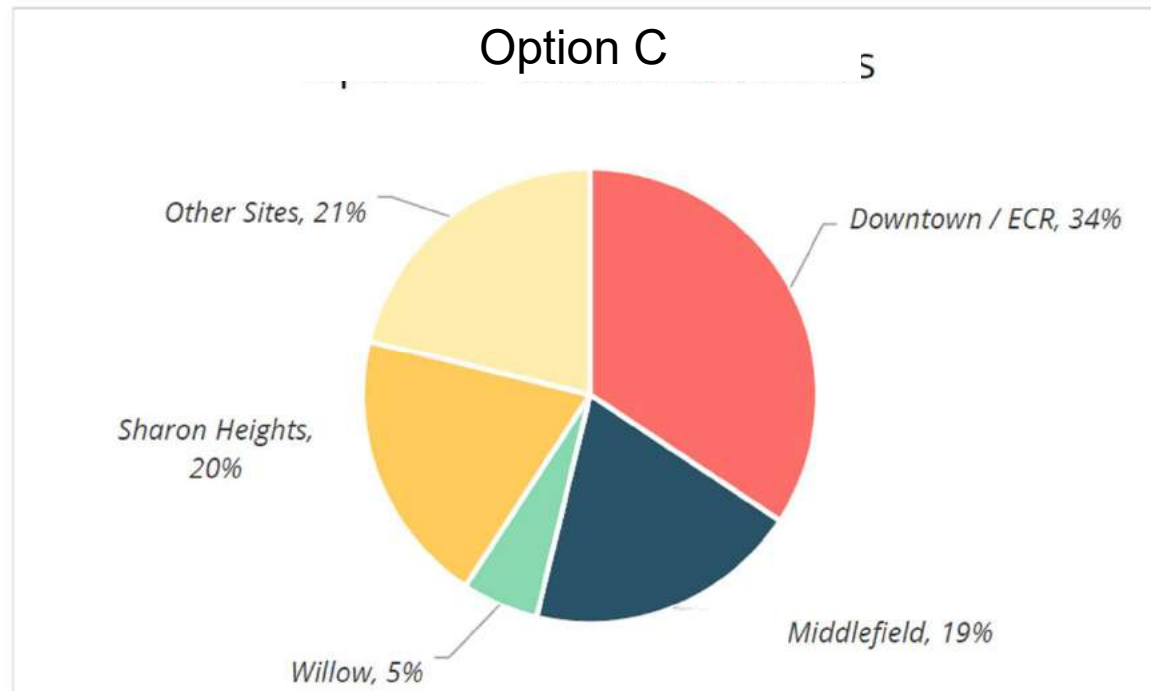


LAND USE STRATEGIES

OPTION C - MIXED USE DEVELOPMENT FOCUSED ON DOWNTOWN/EL CAMINO REAL

- Greater density in the Downtown and along the El Camino Real corridor
- Of the total 2,257 units, 85% would be at default densities for affordable housing

The distribution of potential new housing units



NEW HOUSING BY AREA

Option	Summary	Downtown/ El Camino Real	Middlefield	Willow	Sharon Heights	Other Sites	Total
A	Moderate Upzoning Throughout the City	22.2% (494)	24.2% (538)	5.5% (123)	26.5% (588)	21.5% (478)	100% (2,221)
B	Mixed Use Development Focused on Middlefield/Willow	10.2% (228)	41.9% (938)	6.9% (155)	19.7% (422)	21.4% (478)	100% (2,241)
C	Mixed Use Development Focused on Downtown/El Camino Real	34.2% (772)	19.5% (440)	5.4% (123)	19.6% (442)	21.2% (478)	100% (2,257)

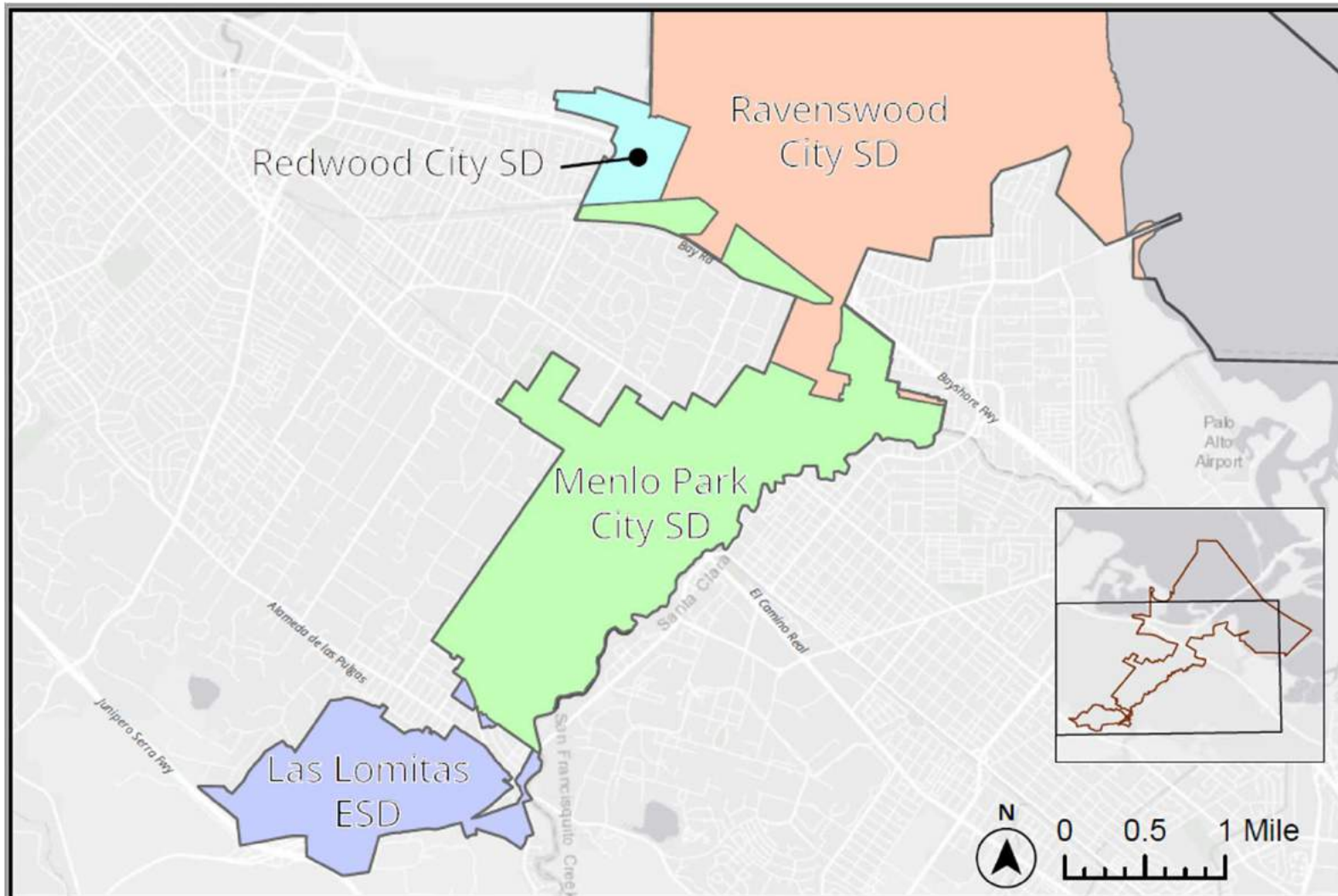
NEW HOUSING BY COUNCIL DISTRICT

Option	Summary	1	2	3	4	5	Total
A	Moderate Upzoning Throughout the City	0% (0)	7.3% (164)	47.9% (1,064)	17.7% (394)	27% (600)	100% (2,221)
B	Mixed Use Development Focused on Middlefield/Willow	0% (0)	8.5% (192)	62.5% (1,399)	8.8% (197)	20.2% (453)	100% (2,241)
C	Mixed Use Development Focused on Downtown/El Camino Real	0% (0)	7.2% (164)	40.2% (908)	32.5% (732)	20.1% (453)	100% (2,257)

NEW HOUSING BY SCHOOL DISTRICT

Option	Summary	Las Lomas SD	Ravenswood City SD	Redwood City SD	Menlo Park City SD	Total
A	Moderate Upzoning Throughout the City	27% (600)	2.8% (63)	0% (0)	70.2% (1,558)	100% (2,221)
B	Mixed Use Development Focused on Middlefield/Willow	20.2% (453)	3.8% (85)	0% (0)	76% (1,703)	100% (2,241)
C	Mixed Use Development Focused on Downtown/El Camino Real	20.3% (459)	2.7% (63)	0% (0)	76.9% (1,735)	100% (2,257)

NEW HOUSING BY SCHOOL DISTRICT



NEXT STEPS



2021

*Join us and give
feedback!*

Upcoming Events

Preferred Land Use Alternatives to City Council

October 26, 2021 | *Tentative*

Housing Commission Policy Review Meeting

November 17, 2021 | *Tentative*

PROCESS

- **Presentation**
- **Clarifying Questions**
- **Public Comment**
- **Commission Discussion**
- **Commission Recommendations**

THANK YOU!



Questions



Comments

Thank you for your time and commitment to the City of Menlo Park!

menlopark.org/housingelement

From: no-reply@menlopark.org

To:

Subject: Online Form Submittal: October 4, 2021, Special Joint Planning Commission and Housing Commission Meeting Public Comments

Date: Monday, October 4, 2021 8:39:54 AM

October 4, 2021, Special Joint Planning Commission and Housing Commission Meeting Public Comments

Thank you for your interest in the Planning Commission's upcoming discussions. Please use the form below to submit your comments no later than one (1) hour before the meeting. Comments received by that time will be forwarded to the Planning Commission and included as part of the public record for the meeting, just as if you had come to comment in person.

Agenda items on which to comment:

F1. Consideration of a Resolution of the Planning Commission Authorizing Teleconference Meetings in Compliance with AB 361

F2. Consideration of a Resolution of the Housing Commission Authorizing Teleconference Meetings in Compliance with AB 361

F3. Housing Element Update/City of Menlo Park

Agenda item number	F3
Subject	Housing Element Planning Process
Meeting date	<i>Field not completed.</i>
Public comment	<p>While I was happy to see that green spaces have been taken off the table for consideration as housing sites by the City Council, there is still ambiguity with respect to the parking lots and other hardscapes in our parks. They should be explicitly taken off the table as well. As not everyone lives within easy walking distance of a park, reducing parking area would restrict access to our parks and increase parking congestion on nearby streets, exactly the opposite of what is needed.</p> <p>There also appear to be important gaps in the housing element planning process. Proximity to existing transit, schools and stores is considered but the additional demands for capacity on all of them that adding the targeted number of additional housing units will create, except for schools, and what will be involved in meeting those demands, have not been evaluated in a systematic, quantitative way. A more integrated and holistic planning approach, which as Mayor Drew Combs noted in the September 21st Council meeting is needed, would take them into account. Cities are systems, not a collection of disjointed elements, and need to be viewed as such.</p>

Furthermore, proximity seems to be defined as being within 15 minutes walking distance, in some cases 20 minutes, which may be unrealistic for those who are elderly or physically challenged. The increasing impacts of climate change should also be considered. We can expect to see an increasing number of both extremely hot summer days and extremely rainy winter days, as hard as the latter may be to imagine at the moment, in coming years that will make even a 15 minute walk uncomfortable, or even dangerous in some cases, for everyone.

In addition to greater housing affordability, a key objective of the State is to reduce emissions by locating housing in proximity to transit, amenities and jobs, reducing both the number and length of commutes by car as well as the number of shorter trips for shopping and other personal purposes. A fifteen minute walk will act as a disincentive for walking or using transit instead of getting into a car for many, especially in bad weather.

It is disappointing to see that the option recommended in the Staff Report (Option A) prioritizes the distribution of new housing units throughout the city over mixed use development. There are many examples of very livable, high density cities in Europe and they are not characterized by homogeneity. Instead, they feature neighborhoods that combine housing, stores and shops, public transit and abundant green space, all within walking distance of one another. In fact, housing is frequently situated above stores and shops. Option C would seem to represent a better choice if our objective is a more livable, vibrant community.

Moreover, it appears from Tables 7, 8 and 9 in the Staff Report that all of the three options assume that the very low and low income housing units will be built in clusters rather than being combined with moderate and above moderate income housing units. Research has shown that economically integrated neighborhoods result in the best outcomes so this would seem to be a suboptimal strategy. And, in fact, all of the scenarios actually incorporate many more very low and low income units and far fewer moderate income units than needed, which will only make the situation worse.

The structural surplus of office space due to the recent increase in remote and hybrid work also appears to have been overlooked. The feasibility of converting this space into housing should be evaluated as part of the planning process.

Interestingly, the number of new housing units required has been inflated by choosing to add a 30% buffer, making an already challenging target even more difficult and painful to achieve. The rationale for this choice is unclear, given that the State also permits a 15% buffer, or none at all for that matter.

Finally, it's not evident that any sort of economic analysis has been done as part of the planning process. The downward pressure on housing costs of the additional capacity, due to market elasticity, will be substantial given the number of additional housing units targeted and should be taken into account as it will significantly improve affordability across the

entire range of income categories. It would be helpful to have a concrete, quantitative estimate of just how great that effect will be.

A more robust process would take a systems approach. It would start by evaluating the additional capacity required for key services, such as transit, schools, stores and parks, due to the additional housing and identifying how and where that additional capacity could be provided. This would require tighter coordination with other public agencies such as Caltrain, SAMTRANS and the public school districts as transit and schools are not governed by the City. Site selection, with an emphasis on mixed use development would then be guided by proximity, based on a more realistic definition of proximity, to both existing and projected future services, rather than making the implicit and unrealistic assumption that existing services alone will meet future needs. This would be followed by projecting the increased volume of traffic on our streets and evaluating alternatives for accommodating it, which would be used to fine tune site selection strategies. And, an economic analysis of the impact of the additional housing on housing prices would provide greater insight into the ability to produce the desired number of housing units in each of the income categories through market forces alone or whether incentives in some form would also be needed. While such a process may seem intimidating, we are fortunate that the residents of Menlo Park represent a deep pool of talent in a variety of disciplines. We need to be looking for ways in which to enlist more of that talent to create a more robust planning process that is less likely to result in a suboptimal outcome than the current one.

First name	Robert
Last name	Dickinson
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What is your affiliation?	Resident
Other	<i>Field not completed.</i>
Address1	8 Siskiyou Place
Address2	<i>Field not completed.</i>
City	Menlo Park
State	CA
Zip	94025

From: no-reply@menlopark.org

To:

Subject: Online Form Submittal: October 4, 2021, Special Joint Planning Commission and Housing Commission Meeting Public Comments

Date: Monday, October 4, 2021 11:13:38 AM

October 4, 2021, Special Joint Planning Commission and Housing Commission Meeting Public Comments

Thank you for your interest in the Planning Commission's upcoming discussions. Please use the form below to submit your comments no later than one (1) hour before the meeting. Comments received by that time will be forwarded to the Planning Commission and included as part of the public record for the meeting, just as if you had come to comment in person.

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F2. Consideration of a Resolution of the Housing Commission Authorizing Teleconference Meetings in Compliance with AB 361

F3. Housing Element Update/City of Menlo Park

Agenda item number

F3

Subject

Housing Element Update

Meeting date

Field not completed.

Public comment

Thank you for the opportunity to comment. I appreciate the work of the staff and the two Commissions in trying to balance State requirements with good planning for the future of Menlo Park. I have a few questions and concerns about the recommendations.

1. Why assume a 30% buffer, when the State simply recommends a range between 15% - 30%? I understand the need to preserve flexibility at this early stage in the planning process, but to me it makes no sense to internally set the bar at the highest stage at the outset. To this point, the statement on page 5 of the report is inaccurate: "For the 2023-2031 planning period, the City must plan for between 3,400 and 3,800 housing units as shown in Table 2 above." (emphasis mine)

2. I am glad to see confirmed for the record that the City Council (not to mention the State) will not entertain parkland as a use for housing. I would like to see "parkland" explicitly include the infrastructure supporting the park, especially associated parking. As the City's density increases, it will be increasingly important to

retain parking for all residents and community members to have access to parks, and in the case of Burgess, to the library and City services.

3. I strongly support the planning concept of distributed housing concentrated near transit and services. I fully support the decision to exclude District 1 from planned housing in the Housing Element.

4. All of the options assume very low and low new units, plus the 340 above-moderate. This does not strike me as economically feasible from a development perspective. I understand the HCD allows moving up a category, but I think it would be better planning to include one option that explicitly includes new moderate units.

5. Of the 3 recommended options, I prefer Option C. I disagree with the staff recommendation that moderate upzoning throughout the City (Option A) would produce the best outcome. I believe that mixed-use development focused on the downtown and El Camino corridor has the best opportunity to increase housing close to transit and services while at the same time revitalizing the downtown business district.

First name	Jacqueline
Last name	Wender
Email address	jmbwender@gmail.com
What is your affiliation?	Resident
Other	<i>Field not completed.</i>
Address1	930 Siskiyou Drive
Address2	<i>Field not completed.</i>
City	Menlo Park
State	CA
Zip	94025

Email not displaying correctly? [View it in your browser.](#)

From: no-reply@menlopark.org

To:

Subject: Online Form Submittal: October 4, 2021, Special Joint Planning Commission and Housing Commission Meeting Public Comments

Date: Monday, October 4, 2021 3:12:07 PM

October 4, 2021, Special Joint Planning Commission and Housing Commission Meeting Public Comments

Thank you for your interest in the Planning Commission's upcoming discussions. Please use the form below to submit your comments no later than one (1) hour before the meeting. Comments received by that time will be forwarded to the Planning Commission and included as part of the public record for the meeting, just as if you had come to comment in person.

Agenda items on which to comment:

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F2. Consideration of a Resolution of the Housing Commission Authorizing Teleconference Meetings in Compliance with AB 361

F3. Housing Element Update/City of Menlo Park

Agenda item number	F3
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Subject	Building/fulfilling CA quotas in Sharon Heights
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Meeting date	Field not completed.
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Public comment	<p>I am a property owner at Lincoln Green in Sharon Heights; 675 Sharon Park Drive #311, Menlo Park. I am on record as a property owner since 1997.</p> <p>I strongly oppose any building of proposed housing to fill State of Ca quotas at the Sharon Heights pond and park and the Safeway shopping center.</p> <p>Building would dramatically lower the value of my property given it will cause congestion and overbuilding with insufficient parking and removal of the setting that is so important to the whole neighborhood.</p> <p>Fulfilling CA state mandated quotas may be a violation of my constitutional rights as a property owner as well.</p> <p>I would like to know the actions the city of Menlo Park has taken to support property owners against incursion on their property rights if they follow the CA state quotas in any form.</p>
----------------	--

The survey regarding using the Sharon Heights park was a vote against using the park for housing. The survey also included a comment about using Safeway as an alternative. This was not a voice of support for Safeway housing as inferred by the recent Daily Post article today about it gaining "traction." There is NO traction for this proposal and I among many other oppose any building at Safeway.

I would like to have a record of the action the Menlo Park city attorneys have taken to support property owners regarding the quotas and violations of property owner rights.

Jon Rosenbaum

675 Sharon Park Drive #311
Menlo Park, CA 94025

First name	Jon
Last name	Rosenbaum
Email address	jonrosenbaum@yahoo.com
What is your affiliation?	Resident
Other	<i>Field not completed.</i>
Address1	675 Sharon Park Drive #311
Address2	<i>Field not completed.</i>
City	Menlo Park
State	CA
Zip	94025

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STAFF REPORT

Planning Commission and Housing Commission

Meeting Date: 10/4/2021

Staff Report Number: 21-048-PC

Regular Business:

Housing Element Update/City of Menlo Park: Review and discuss land use and site strategy options to meet the City's Regional Housing Needs Allocation (RHNA) as part of the state-mandated Housing Element for the planning period 2023-2031, and make a recommendation to the City Council on a preferred land use strategy to be further evaluated as part of the Housing Element Update process

Recommendation

Staff recommends that the Planning Commission and Housing Commission review and discuss land use and site strategy options to meet the City's Regional Housing Needs Allocation as part of the state-mandated Housing Element, and make a recommendation to the City Council on a preferred land use strategy to be further evaluated as part of the Housing Element Update process. The City Council will then provide guidance for the preferred land use strategy that will serve as the basis for the Project Description analyzed in the Environmental Impact Report under the California Environmental Quality Act and the Fiscal Impact Analysis.

Policy Issues

State Housing Law requires that jurisdictions throughout California adequately plan to meet the housing needs of everyone within their community, as well as future residents, by regularly updating their General Plan's Housing Element. The Regional Housing Needs Allocation (RHNA, pronounced "ree-nah") identifies the specific number of housing units at each income level category required of a jurisdiction to comply with State mandates. Additionally, the Affirmatively Furthering Fair Housing (AFFH) Act requires that all local public agencies facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.

As part of the Housing Element Update, the City is also updating its Safety Element and preparing its first Environmental Justice Element of the General Plan. The components of the Housing Element Update will consider land use, housing, and environmental policies. The City will prepare an Environmental Impact Report (EIR) to comply with the project's California Environmental Quality Act (CEQA) requirements. The purpose of an EIR is to provide the public and decision-makers with information about the potential effects a proposed project could have on the environment. Although not required by State law, the City also will prepare a Fiscal Impact Analysis (FIA) to provide information about potential financial effects on City, school districts, and special districts.

Background

The Housing Element Update is a City Council priority and includes efforts to update its Housing Element and Safety Element and prepare a new Environmental Justice Element. Under California law, every

jurisdiction in the State is required to update the housing element every eight years and have it certified by the California Department of Housing and Community Development (HCD.) The Housing Element is one of seven State-mandated components of the City's General Plan, and requires local governments to adequately plan to meet their existing and projected housing needs for all income levels. The City Council last adopted the Housing Element in April 2014 and covers the planning period from 2015-2023. The next cycle's deadline for jurisdictions in the Bay Area, which is set by HCD, is January 2023, and covers the planning period for 2023-2031. This is also known as the 6th housing element cycle.

RHNA Overview

The RHNA process consists of two major outcomes: (1) determining the total number of housing units each jurisdiction has a responsibility to plan for in each housing cycle; and (2) identifying how many of those units the jurisdiction must plan for at each income level. The RHNA numbers are provided by the State at the regional scale and then allocated to each jurisdiction (e.g., city, town) by the appropriate regional authority (i.e., Association of Bay Area Governments).

Table 1 shows Menlo Park's progress towards meeting its RHNA from the 5th Housing Element cycle (2015-2023). Since the beginning of this cycle, building permits were issued for 1,416 new housing units. While this figure is more than double the total amount of required housing (655 units), only the requirement for the "Above Moderate" income level has been met so far.

Table 1: 5th Cycle RHNA (2015-2023) – Progress (Units)					
	Very Low	Low	Moderate	Above Moderate	Total New Housing Units
5th Cycle RHNA Allocation	233	129	143	150	655
Total Through 2020	148	80	11	1,177	1,416
Percent Complete	64%	62%	8%	785%	N/A

On May 20, 2021, the Association of Bay Area Governments (ABAG) approved the final RHNA methodology and draft allocations for jurisdictions within the nine-county Bay Area. Table 2 identifies the draft number of housing units at each income level specifically required in Menlo Park during the 6th cycle update to the Housing Element. For comparison, the 5th cycle requirements are also provided. When planning for how to meet the RHNA, HCD recommends an additional "buffer" of the housing allocation between 15-30 percent. Table 2 also includes an estimate of the total number of housing units with a 30 percent buffer added to the draft RHNA numbers. This buffer is an important component of housing planning in that it allows for case-by-case decision-making on individual projects in certain circumstances and ensures that an adequate supply of sites is provided throughout the entire planning period (2023-2031), especially for lower-income RHNA. The buffer is essential to ensure compliance with the "No Net Loss Law" (Government Code 65863). The City can also create a buffer by projecting site capacity at less than the maximum density for some reductions in density at the project level.

Table 2: Draft 6th Cycle RHNA (2023-2031) Required New Housing Units

	Very Low	Low	Moderate	Above Moderate	Total New Housing Units
5th Cycle RHNA	233	129	143	150	655
6th Cycle RHNA	740	426	496	1,284	2,946
6th Cycle RHNA with 30% Recommended Buffer	962 (740+222)	554 (426+128)	645 (496+149)	1,669 (1,284+385)	3,830 (2,946+884)

Note: The California Department of Housing and Community Development recommends a 15-30% buffer of additional housing units above the RHNA. With the recommended buffer, Menlo Park's 6th Cycle RHNA is 3,388 to 3,830 total new housing units.

Local jurisdictions and the California Department of Housing and Community Development (HCD) had until July 2021 to submit appeals to ABAG's draft RHNA and identify any concerns. No jurisdiction in San Mateo County appealed their "fair share" allocation; however, if other appeals are successful in other counties and ABAG adjusts the allocation, it is possible that the current number of units required in Menlo Park could be modified. ABAG's RHNA and appeal process will conclude in late 2021, at which point Menlo Park will have final numbers for its Housing Element update. The 6th cycle Housing Element must then be approved by each jurisdiction and submitted to HCD by January 2023.

Fair Housing Overview

To achieve compliance with the Housing Element's requirement for AFFH, the City must acknowledge the existing level of segregation that has been created from past practices and patterns of segregation. This history includes racial covenants in neighborhoods as early as the 1920s, the expansion of Highway 101 in the 1950s, and the subsequent disenfranchisement of northern neighborhoods (particularly Belle Haven) through predatory real estate practices like blockbusting. These past practices have resulted in segregation based on race, income-level, property value, access to high performing schools, and proximity to services.

Therefore, each potential housing strategy identified in this report must be considered in the context of these disparities and with the goal of improving equity. Local jurisdictions must evaluate and address how particular sites available for development of housing will meet the needs of households at all income levels. The goal is to end segregated living patterns and transform racially and ethnically concentrated areas of poverty into areas of opportunity.

Community Engagement and Outreach

From the outset of this effort, the City Council has stressed the importance of community engagement, especially with underrepresented populations, and creating a process that is inclusive and intentional. To assist in achieving this goal, the City Council formed the Community Engagement and Outreach Committee (CEOC) who has helped guide the project team in its outreach efforts. The project team has conducted a number of events and activities over the past four months, including a survey, several community meetings, multiple pop-up events, and focus group meetings with targeted groups in the community.

During the aforementioned outreach events, the project team presented various land use strategies that Menlo Park could pursue in meeting its RHNA targets and complying with affirmatively furthering fair housing (AFFH). The project team is working with the survey vendor to review the online survey data. It

appears there were cases of IP spoofing in the survey results and the vendor is working to systematically remove those entries. In general, initial public feedback has indicated that the Housing Element strategy should achieve the following:

- Evenly distribute housing, including affordable and multi-family housing, throughout Menlo Park
- Prioritize housing sites close to transit, businesses, and public services
- Pursue Downtown as an ideal location for more housing; increase density along El Camino Real in the Downtown area and enable mixed-use development at this location
- Enable non-residential to residential land use conversions that promote affordable housing and/or mixed-use development
- Allow duplexes and triplexes in single-family areas, proportional to lot size
- Encourage affordable housing at religious sites
- Support for multi-family development under six stories

Based on this feedback and initial analysis, the project team has prepared three land use scenarios and a comparative overview. The project team presented this information at a community meeting on September 23, 2021, and the feedback received is summarized below. Additional information about highlighted project events and activities can be viewed on the Project Timeline subpage of the Housing Element Update website (Attachment A) as well as in an August 31, 2021 City Council information report (Attachment B).

Summary of Land Use Strategies and Opportunity Sites/Areas Community Meeting

At this community meeting, the project team asked participants to provide feedback on various land use strategies. The team provided background information, asked specific poll questions and provided questions for open-ended responses. There were 75 attendees at the meeting. For the respondents who gave demographic information, 71 percent were homeowners, 78 percent identified as white, and 48 percent of people who answered were 55 years old or older.

Of particular interest, the majority of respondents stated that their preferred affordable housing strategies were to place additional housing in the El Camino Real/Downtown Areas or on City-owned parking lots. When asked in which commercial area of Menlo Park they would prioritize housing development; Willow, Middlefield, or Sharon Heights, respondents were split relatively evenly, with a slight plurality (42 percent) prioritizing Sharon Heights.

In the El Camino/Real Downtown area, nearly half (47 percent) of respondents would prioritize housing development along El Camino Real. Substantially fewer respondents (17 percent) would prioritize housing in Downtown. Approximately one third (36 percent) of respondents would prioritize housing in City-owned parking lots.

Respondents were also asked open-ended questions about any particular strategies they would support for the creation of more affordable housing and what specific sites/areas they believed would be most suitable for new housing.

Some respondents expressed interest in mixed-use residential and commercial developments, as well as considerations for walkability, vibrancy, and green infrastructure. Other respondents voiced concern over tenant protection measures and ability of the city's infrastructure and school districts to accommodate new residents.

Other ideas that drew attention in the community discussion include:

- Connecting sites in Sharon Heights to transportation and transit services,
- Incentivizing developers for supportive housing,
- Consider zoning changes to support different housing options such as dormitory-style housing or safe sleep sites, and
- Consider zoning changes to promote 100% affordable development (such as lowering parking requirements or increasing density).

Full responses to the poll questions and all responses to the open-ended discussion prompts can be found in Attachment C. The presentation and video from the meeting are included as Attachments D and E, respectively.

Analysis

For the 2023-2031 planning period, the City must plan for between 3,400 and 3,800 housing units as shown in Table 2 above. The Housing Element must demonstrate that there are sufficient sites and adequate capacity to accommodate the housing. One of the primary components of a Housing Element is the site inventory and analysis, which identifies suitable land for residential development and an analysis of the relationship of zoning and public facilities and services to these sites. As part of the available site analysis, a local jurisdiction is required to demonstrate the projected residential development capacity of the sites that can be realistically achieved, and whether the site can accommodate a portion of its RHNA by income level during the planning period. When evaluating potential sites, a number of parameters must also be considered, including:

- Demonstration that an existing use will likely be discontinued in the 2023-2031 planning period
- Sites for lower-income households are not concentrated in lower resource areas and segregated areas of poverty
- Sites must be at least .5 acre but no larger than 10 acres, unless justified
- Proximity to transit, high performing schools, jobs, parks, and services
- Access to health care facilities and grocery stores
- Proximity to available infrastructure and utilities

Overview of Potential Land Use Strategies

The project team has identified seven initial strategies to achieve the 6th cycle RHNA requirements, while adhering to the intent of fair housing requirements. These strategies were shared at a high level with the City Council at their May 25, 2021 Housing Element Update kick-off meeting and at a Housing Commission study session on August 4, 2021. The Housing Commission identified an eighth strategy to evaluate city and publicly-owned land, which was discussed at the September 23, 2021 community meeting. The staff report for the City Council meeting and Housing Commission study session are included as Attachments F and G, respectively, and the presentation for the September 23, 2021 community meeting is included as Attachment D (referenced above). The land use strategies are intended to be broad and can be achieved throughout the City, and further refined throughout the process. The project team has taken the various land use strategies and prepared three land use scenarios for consideration. The purpose of the joint meeting with the Planning Commission and Housing Commission is to provide feedback and a recommendation on a preferred land use scenario, which is further discussed later in this report. For context, the eight land use strategies are summarized below and include an estimated housing unit yield.

5th Cycle Housing Element Sites (Reuse Sites)

Per State law each housing element cycle must identify opportunity sites where housing development could be appropriate, taking into consideration factors such as site conditions, existing uses and development potential under existing zoning. Appendix A, Available Land Inventory, of the City's current Housing Element (2015-2023) identifies potential housing opportunity sites throughout the City (Attachment H). During the planning period, not all locations were redeveloped with housing. As a result, Menlo Park can re-use some sites; however, some sites may need upzoning to achieve minimum densities set by the State. For metropolitan counties, such as, San Mateo County, the State sets the minimum density at 30 dwelling units per acre (du/ac). Therefore, to be eligible to reuse former opportunity sites, a site would need to have a minimum density of 30 du/ac and have the potential for by-right development (i.e. ministerial approval with no discretionary decision making) if 20 percent of the units are made affordable.

Major Pipeline Projects

The 2016 adoption of the ConnectMenlo plan enabled opportunities for development of up to 4,500 new housing units in the Bayfront area. Table 3, below, identifies the major residential projects that are currently in the pipeline as either pending or approved projects. Approximately 3,200 units are currently in the pipeline as either pending or approved projects. These units, as well as smaller projects in the City, could potentially count towards Menlo Park's RHNA net new unit requirement if the residential units are not completed before June 30, 2022.

Table 3: Major Pipeline Projects		
Project	Status	Units
111 Independence Dr.	Approved	105
115 Independence Dr. (Menlo Portal)	Approved	336
141 Jefferson Dr. (Menlo Uptown)	Approved	483
123 Independence Dr.	Pending	432
165 Jefferson Dr. (Menlo Flats)	Pending	158
Willow Village	Pending	1,729
Total		3,243

El Camino Real/Downtown

The El Camino Real and Downtown neighborhood in Menlo Park provides another opportunity to explore for additional housing beyond the 2012 Specific Plan's residential cap that what was previously studied in the 2015-2023 Housing Element. Due to the proximity to Caltrain and the services downtown, higher residential densities could be considered within the Downtown/El Camino Real Specific Plan area. The estimated yield for housing units is between 250 and 750 units.

Publicly-owned Land

Portions of city-owned parking lots in Downtown potentially could be developed for affordable housing. In order to determine the feasibility of these sites for affordable housing, a number of factors need to be taken into account including the acquisition and financing of the improvements of these lots through Assessment District financing. The use of City parkland was previously considered as part of this strategy, but the City Council subsequently expressed no interest in using parkland for housing purposes at its meeting on September 21, 2021. The estimated yield for housing on the Downtown parking plazas is between 50 and 250 units.

Commercial Sites

Existing vacant or non-vacant commercial sites are potential housing sites because they can either be converted to housing or develop as mixed-use buildings. There are a number of zoning districts within the City that currently do not allow for mixed-use residential/commercial developments. Examples include areas along the Middlefield Road, Willow Road, and Sand Hill Road. The housing unit range on commercial sites is estimated to be between 750 and 1,250 units.

Religious Facilities

New state laws encourage the streamlined development of affordable housing in the existing parking lots of religious facilities. The low land acquisition cost and potential “mission-driven” goals of religious organizations can encourage affordable housing. There are several religious facilities with parking lots suitable for development of affordable housing, and the estimated yield is up to 50 units.

Accessory Dwelling Units

HCD provides two different methodologies the City can use when applying ADUs as a strategy for achieving RHNA numbers. The first methodology allows the City to determine an annual ADU production rate based on outcomes from 2018-2020. During this time Menlo Park produced an average of 10.6 units per year. Therefore, 85 units could be assumed during the planning period covered by the 6th cycle element. The second methodology allows a weighted average based on the ADU production between 2015-2017. The average is weighted (5 times actual) as it assumes a higher rate of production attributed to more recent State legislation. This results in a total of 376 units assumed during the planning period covered by the 6th cycle element. Depending on the methodology applied, this solution could account for approximately 85 - 376 net new units. While this is considered a “safe harbor” methodology, the City would likely need to consider ADU incentives to substantially increase current production levels.

Single Family Areas

The Governor signed SB 9 on September 16, 2021. SB9 allows all single family lots to subdivide into two lots and a duplex is allowed on each of the two lots. SB9 would now allow 3 additional units on all single family parcels above 2,400 square feet. The City will continue to learn more about SB 9 and how it could affect actual housing production in the City. With the passage of SB 9, the project team will no longer consider additional housing options in single family areas above and beyond State law unless directed by the City Council.

Meeting the City's RHNA

In summary, these land use strategies could potentially yield upwards of 5,600 dwelling units as shown in Table 4 below and represent sites throughout the City as shown in Attachment I. The quantity of units alone

is not adequate for meeting the requirements of the Housing Element. Consideration must also be given to varying affordability levels, site location, and potential feasibility as a housing site. While all 5,600 units do not need to be studied as housing opportunity sites, there should be a buffer to allow flexibility as the sites are refined through the process.

Table 4: Land Use Strategies Overview

Potential Strategy	Magnitude of potential new housing units
Pipeline Projects	3,243
5th Cycle Sites	100 - 300
Religious Facilities	0 - 50
Commercial Sites	600 - 1,200
El Camino Real/Downtown	250 - 750
Accessory Dwelling Units	85
Single-Family Areas	Variable based on SB9

Net RHNA Targets

The City's RHNA can be met through a combination of strategies such as pipeline projects noted above, accessory dwelling units (ADUs) based on building permit trends, and sites zoned for housing. The latter can be through existing sites or sites that are rezoned to allow for residential uses or higher density housing. After subtracting both the pipeline projects and approved ADUs and applying these as a credit towards the City's RHNA, it results in a *net* RHNA. The net RHNA number is what the City will need to plan for and is the focus of the following land use scenarios described later in this report. Table 5 below shows a comparison of the total RHNA and the net RHNA, including a breakdown of the remaining number of housing units in each income category. Although the project team is still refining numbers, it is anticipated that the City will need to identify sites for a total of 1,597 affordable units (very low, low, and moderate income categories) and zero above moderate income, or "market rate" units.

Table 5: Net New RHNA Needed					
	Very Low	Low	Moderate	Above Moderate	Total New Housing Units
	0-50% AMI	51-80% AMI	81-120% AMI	>120% AMI	
6th Cycle RHNA	740	426	496	1,284	2,946
30% Buffer	222	128	149	385	884
6th Cycle RHNA with 30% Buffer	962	554	645	1,669	3,830
6th Cycle RHNA Credit					
Pipeline Projects	37	349	101	2,756	3,243
Accessory Dwelling Units	26	25	26	8	85
Credit Subtotal	63	374	127	2,764	3,328
Total Net New Units Needed	899	180	518		1,597
Note: AMI = Area Median Income					

State law (AB 686) requires Housing Elements to identify opportunity sites where new housing development would be appropriately distributed throughout the community with a focus on high opportunity areas. This includes areas with access to good schools, parks, jobs and needed services. Due to the very high level of pending and approved housing in the Bayfront area, the focus of the 6th Cycle Housing Element sites strategies is to provide housing opportunities in other areas of the city in order to plan for a more equitable distribution of new housing. While the City may retain and reuse some sites scattered throughout the City in the current Housing Element that have not been built-upon, Menlo Park will also need to identify and rezone new sites not previously identified to meet the state mandates. Therefore, the major pipeline projects in District 1 and reuse sites alone cannot satisfy the RHNA requirement.

Land Use Scenarios

The project team has developed three land use scenario options that strive to comply with State requirements and consider the public comments received over the past five months. When crafting these strategies, the project team identified various sites that could facilitate housing development, evaluated the potential for added density, and estimated each site's capacity for both affordable and market rate units. The project team also assigned development ratios to consider the likelihood of any one site within broad development areas to develop with affordable housing. Criteria for this analysis also included lot size, property ownership, age of existing buildings, proximity to transit and city services, displacement of existing affordable housing units and clustering of affordable units.

Menlo Park must also take a citywide approach to meet the RHNA requirements, including by income level, and comply with AFFH objectives. No single area or City Council District can absorb all the required new housing. In order to promote fair housing, new housing should be dispersed across the entire city. Given the number of pipeline projects, no additional housing is proposed to be planned in City Council District 1, with the exception of a potential affordable for-sale project by MidPen Housing at 335 Pierce Road. The

proposed land use scenarios take advantage of sites in City Council Districts 2, 3, 4, and 5. The range of sites under consideration are generally outlined with three main characteristics:

1. Sites that can accommodate lower incomes which are limited to 0.5 acres and 10 acres
2. Access to resources including jobs, transit, parks, and schools. These sites are generally, 15-minute walking distances to these resources. Some sites were slightly further than 15 minutes from schools, notably the Sand Hill Road commercial sites and some religious facilities. However, in order to encourage more housing throughout the City and because these sites were still less than 20 minutes from the nearest school, they were included in the list of potential sites.
3. Have some realistic feasibility of development. Sites with newer buildings were excluded from the proposed range of sites.

Each scenario includes various densities and locations, with broad development patterns in the following four areas: Downtown/El Camino Real corridor, Middlefield Road corridor, Willow Road corridor, and in Sharon Heights. These areas are characterized as follows and shown in Attachment J.

1. Downtown/El Camino Real:

- **Santa Cruz Corridor:** This 10.9-acre area consists mostly of one and two-story buildings, particularly along Santa Cruz Avenue. Development would be at the default density of 30 du/ac except for parcels within the El Camino Real/Downtown Specific Plan Area that currently allow densities higher than 30 du/ac.
- **Downtown Parking Lots:** Most of the parking lots in Downtown are owned by the City of Menlo Park and consist of 9.1 acres that potentially could be used for housing development.
- **El Camino Real:** Underdeveloped lots within the El Camino Real commercial corridor account for 27.4 acres within the City. The project would include policy changes to allow housing within this area at the default density of 30 du/ac.

2. Middlefield:

- **Middlefield Corridor:** Underdeveloped lots within the Middlefield Road commercial corridor from Ravenswood Avenue to Willow Road account for 39 acres within the City. The Housing Element Update would include policy changes to allow housing within this area at the default density of 30 du/ac while retaining the ability for retail uses.
- **USGS Site:** There is a 12-acre and a 5-acre parcel that is planned for auction as the USGS moves to Moffett Field. These are federally owned properties that would need to be rezoned to allow residential uses.

3. Willow:

- **Willow Corridor:** Underdeveloped lots within the Willow Road commercial corridor near US-101 and the VA campus account for 9.4 acres within the City. The project would include policy changes to allow housing within this area at the default density of 30 du/ac.
- **VA Site:** The VA is considering developing a 2-acre portion of the site for housing along Willow Road in conjunction with MidPen Housing. Preliminary plans show approximately 61 new affordable units.

4. Sharon Heights:

- **Sand Hill Road:** Underdeveloped lots within the Sharon Heights neighborhood, near Sand Hill Road, account for 28.8 acres within the City. The project would include policy changes to allow housing

within this area at the default density of 30 du/ac.

- **Sharon Heights Shopping Center:** The Sharon Heights Shopping Center is a 7-acre property within the City. The project would include policy changes to allow housing at this site at the default density of 30 du/ac while maintaining the ability for retail uses.

Table 6 provides a summary of the assumptions described above that are consistent amongst the three scenarios. In addition to the geographic areas and the acreage within that geographic area, the level of affordability and the densities are constant among the three scenarios. For reference, the estimated maximum number of units has been provided in the table. This number is more than twice the net RHNA that needs to be met, which provides some flexibility for how and where to meet the remaining RHNA.

Areas	Acres	Affordability	Density	Estimated Maximum Units
Downtown/El Camino Real	47	100%	30-60**	1,263
Santa Cruz Corridor	10.9	100%	30-60**	328
Parking Lots	9.1	100%	30	274
El Camino Real	27.4	100%	30-60**	661
Middlefield	42	100%	30	1,250
Middlefield Corridor	24.6	100%	30	739
USGS Site	17	100%	30	510
Willow	11	100%	30	342
Willow Corridor	9.4	100%	30	282
VA Site	2	100%	30	61
Sharon Heights	36	100%	30	1,073
Sand Hill Road	28.8	100%	30	864
Sharon Heights Safeway	7	100%	30	209
Other Sites	32	100%	30	573
SRI Site	10	15%	40	400
Ravenswood School District Site at Sheridan Dr.	1.6	100%	30	78
Religious Facilities	20.8	100%	30	126
Total				4500

Default Density

As shown in the table, most of the sites/areas have been evaluated at 30 du/ac. State law allows cities to assume lower-income affordable housing for sites that meet or exceed certain “default densities” (30 dwelling units/acre (du/ac)) for Menlo Park to address affordability targets established by RHNA for very low and low-income households. Using the State’s “default” density approach, units at 30 du/ac can be anticipated to be 100 percent affordable. Of these units, 50 percent are at the very low-income level and 50 percent are at the low-income level. HCD allows for units to be carried over into a higher affordability level (i.e., very low to low, low to moderate, and moderate to above moderate). While use of the default density

meets HCD's requirements, the project team understands that the default density must also be accompanied by strong housing policies that help promote the production of affordable housing. The City can further encourage and facilitate production of affordable units on these sites through development standards and regulatory incentives. For example, the City currently has an affordable housing overlay which allows for density bonuses, development incentives, and fee waivers to encourage the development of affordable housing. The City could consider expanding its existing Affordable Housing Overlay which currently only applies to the ECR/Downtown Specific Plan Area and specific parcels zoned R-4 (AHO) and/or include additional incentives or deeper subsidies for affordable housing projects. Different alternatives could suggest different policy guidance. Further conversation on housing policies with the Housing Commission is targeted for November 2021.

"Other Sites"

All of the proposed scenarios include an "other sites" category. This category is not geographic based, but includes specific sites and a land use strategy that the project team believes should be included, regardless of the scenario selected given interest expressed by the property owners and recent changes in State law. However, the Planning Commission and Housing Commission may wish to provide feedback on the densities for the sites, which can be adjusted.

- **SRI (333 Ravenswood Avenue):** The property owner has indicated a desire to develop housing on a portion of the SRI campus as part of a comprehensive redevelopment of the site. The strategies all consider the potential for a 10-acre portion at the southwest corner of the current SRI site to be developed with housing at 40 du/ac, based on initial plans. At a minimum, the project is expected to be developed according to the City's existing below market rate ordinance, requiring 15% of a 400-unit development – or 60 units – to be reserved for low-income housing.
- **Former Flood School (321 Sheridan Drive):** The strategies all consider the 2.6-acre site owned by the Ravenswood School District in the Suburban Park neighborhood, to be redeveloped for housing. This site could support 78 affordable units at the default density of 30 du/ac.
- **Religious Facilities:** The City includes an area of 20.8 acres on sites with religious facilities that are eligible to develop affordable housing on their surface parking lots, pursuant to Assembly Bill 1851 (Wicks). Assuming that approximately two of the city's seven faith-based organizations pursue their option to construct housing through this program, 32 affordable units can be developed in these lots throughout the city. The number of units and affordability levels are based on use of the default density.

The proposed three scenarios consider different development ratios in the various geographic areas as follows:

Option A – Moderate Upzoning Throughout the City

This option pursues a moderate increase in density citywide to gain 1,883 affordable units and 2,221 total units. This option utilizes many of the land use strategies and distributes development throughout the City in relatively equal amounts in the four geographic areas. Table 7 provides a summary of the anticipated number of units within each geographic area, at each income level.

Table 7: Option A – Moderate Upzoning Throughout the City

Areas	Dev Ratio	Affordability Level				Total Units
		Very Low	Low	Moderate	Above Moderate	
Downtown/El Camino Real	42%	247	247	0	0	494
Santa Cruz Corridor	33%	51	51	0	0	102
Parking Lots	33%	46	46	0	0	92
El Camino Real	50%	150	150	0	0	300
Middlefield	43%	269	269	0	0	538
Middlefield Corridor	50%	185	185	0	0	370
USGS Site	33%	84	84	0	0	168
Willow	66%	91	31	1	0	123
Willow Corridor	50%	31	31	0	0	62
VA Site	100%	60	0	1	0	61
Sharon Heights	55%	294	294	0	0	588
Sand Hill Road	50%	216	216	0	0	432
Sharon Heights Safeway	75%	78	78	0	0	156
Other Sites	83%	39	99	0	340	478
SRI Site	100%	0	60	0	340	400
Ravenswood School District Site and Sheridan Dr	100%	23	23	0	0	46
Religious Facilities	25%	16	16	0	0	32
Total		940	940	1	340	2,221
Net New RHNA Needed		899	180	518	0	1,597
Note: HCD allows carryover into higher affordability level (Very Low to Low, Low to Moderate, and Moderate to Above Moderate). Due to rounding, totals may not summate as shown.						

Option B – Mixed Use Development Focused on Middlefield/Willow

Option B focuses on adding residential use along Middlefield Road, particularly at the Middlefield and Willow intersection, while pursuing more modest increases in density Downtown and at Sharon Heights. This would add 1,901 affordable units and 2,241 units overall. This option focuses development on the commercial sites land use strategy. Table 8 provides a summary of the anticipated number of units provided in each geographic area, at each income level.

Table 8: Option B – Mixed Use Development Focused on Middlefield/Willow						
Areas	Dev Ratio	Affordability Level				Total Units
		Very Low	Low	Moderate	Above Moderate	
Downtown/El Camino Real	19%	114	114	0	0	228
Santa Cruz Corridor	25%	39	39	0	0	78
Parking Lots	0%	0	0	0	0	0
El Camino Real	25%	75	75	0	0	150
Middlefield	75%	469	469	0	0	938
Middlefield Corridor	75%	277	277	0	0	554
USGS Site	75%	192	192	0	0	384
Willow	83%	107	47	1	0	155
Willow Corridor	75%	47	47	0	0	94
VA Site	100%	60	0	1	0	61
Sharon Heights	41%	221	221	0	0	442
Sand Hill Road	33%	143	143	0	0	286
Sharon Heights Safeway	75%	78	78	0	0	156
Other Sites	83%	39	99	0	340	478
SRI Site	100%	0	60	0	340	400
Ravenswood School District Site and Sheridan Dr	100%	23	23	0	0	47
Religious Facilities	25%	16	16	0	0	32
Total		950	950	1	340	2,241
Net New RHNA Needed		899	180	518	0	1,597
Note: HCD allows carryover into higher affordability level (Very Low to Low, Low to Moderate, and Moderate to Above Moderate). Due to rounding, totals may not summate as shown.						

Option C – Mixed Use Development Focused in Downtown/El Camino Real

Option C focuses greater density in the Downtown and along the El Camino Real corridor, while pursuing more modest increases in density at Middlefield, Willow, and in the Sharon Heights neighborhood near Sand Hill Road to gain approximately 1,917 affordable units and 2,257 units overall. This option uses the land use strategies focusing on the El Camino Real/Downtown Specific Plan and in multifamily areas. Table 9 provides a summary of the anticipated number of units provided in each geographic area, at each income level.

Table 9: Option C – Mixed Use Development Focused in Downtown/El Camino Real						
Areas	Dev Ratio	Affordability Level				Total Units
		Very Low	Low	Moderate	Above Moderate	
Downtown/El Camino Real	65%	387	387	0	0	774
Santa Cruz Corridor	75%	116	116	0	0	232
Parking Lots	33%	45	45	0	0	90
El Camino Real	75%	226	226	0	0	452
Middlefield	35%	220	220	0	0	440
Middlefield Corridor	25%	92	92	0	0	184
USGS Site	50%	128	128	0	0	256
Willow	66%	91	31	1	0	123
Willow Corridor	50%	31	31	0	0	62
VA Site	100%	60	0	1	0	61
Sharon Heights	41%	221	221	0	0	442
Sand Hill Road	33%	143	143	0	0	286
Sharon Heights Safeway	75%	78	78	0	0	156
Other Sites	83%	39	99	0	340	478
SRI Site	100%	0	60	0	340	400
Ravenswood School District Site and Sheridan Dr	100%	23	23	0	0	46
Religious Facilities	25%	16	16	0	0	32
Total		958	958	1	340	2,256
Net New RHNA Needed		899	180	518	0	1,597
Note: HCD allows carryover into higher affordability level (Very Low to Low, Low to Moderate, and Moderate to Above Moderate). Due to rounding, totals may not summate as shown.						

Table 10 below provides a comparison of the anticipated number of units provided in each geographic area by each scenario.

Table 10: Net New Units by Development Area

Option	Summary	Downtown/ El Camino Real	Middlefield	Willow	Sharon Heights	Other Sites	Total
A	Moderate Upzoning Throughout the City	494	538	123	588	478	2,221
B	Mixed Use Development Focused on Middlefield/Willow	228	938	155	422	478	2,241
C	Mixed Use Development Focused in Downtown/ El Camino Real	772	440	123	442	478	2,257

Throughout this process, the team has heard from decision-makers and the community an interest in how the potential units would be divided by Council Districts as well as Elementary School Districts. (All units would be served by Sequoia Union High School District). Table 11 and 12 show the three scenarios by those Districts, respectively. District 1 does not include additional sites given the number of approved and pending projects in the pipeline.

Table 11: Net New Units by Council District

Option	Summary	1	2	3	4	5	Total
A	Moderate Upzoning Throughout the City	0	164	1,064	394	600	2,221
B	Mixed Use Development Focused on Middlefield/Willow	0	192	1,399	197	453	2,241
C	Mixed Use Development Focused in Downtown/ El Camino Real	0	164	908	732	453	2,257

Table 12: Net New Units by School District

Option	Summary	Las Lomas SD	Ravenswood City SD	Redwood City SD	Menlo Park City SD	Total
A	Moderate Upzoning Throughout the City	600	63	0	1,558	2,221
B	Mixed Use Development Focused on Middlefield/Willow	453	85	0	1,703	2,241
C	Mixed Use Development Focused in Downtown/ El Camino Real	459	63	0	1,735	2,257

As shown in the table, each scenario is estimated to accommodate 2,200 new housing units. The changes in the development ratios are the primary driver for the differences between the scenarios. The development ratio is just one variable to consider. By increasing the density above the default density of 30 du/ac at one or more parcels, fewer sites may be needed to meet the City's RHNA. However, lowering densities below 30 du/ac would impact the affordability levels and the City's ability to meet its RHNA requirement for lower income units.

The project team believes distributing the residential units throughout the City is fundamental goal. Based on community feedback, staff believes Option A best reflects input and interest to see development spread throughout the City, particularly in Sharon Heights and along the El Camino Real/Downtown corridor. While the three scenarios have been provided for consideration, the Planning Commission and Housing Commission could adjust the lever on the development ratio and/or density of a site/area. In providing feedback and a recommendation, the Commissions should keep in mind distribution amongst the general geographic areas for fair housing and that maximizing a site or area to 100% development ratio is not realistic for planning purposes. To meet the new RHNA, sites for approximately 2,200 housing units should be identified, which provides flexibility for further refinement while providing a reasonable number to be studied in the environmental impact report (EIR) and fiscal impact analysis (FIA) without potentially overstating impacts as well as a buffer in case projects are not developed at the anticipated density. The project team is seeking a recommendation on a preferred land use scenario from the Planning Commission and Housing Commission to provide to the City Council.

Next Steps

Following this meeting, the project team will present the three land use strategies and any recommendation from the Planning Commission and Housing Commission to the City Council for further direction. This meeting is tentatively scheduled for October 26, 2021. While the sites can continue to be refined through the process, the general amount and locations will need to be defined as part of the City Council's review and direction. The preferred strategy will then serve as the basis for the Project Description analyzed in the Program EIR. At the beginning of the EIR process, the City will release a Notice of Preparation (NOP) indicating the start of a public comment period during which time the public may provide feedback on the scope of analysis to be conducted during the EIR. This process is anticipated to begin shortly after the City Council meeting on strategy direction. Concurrently with the preparation of the EIR, the project team will be

working with its consultant to prepare a Fiscal Impact Analysis (FIA), which would evaluate the fiscal impacts to the City's General Fund as well as impacts to special districts that provides services to residents and businesses in Menlo Park. In addition, the consultant will prepare a separate high level estimate of the costs to construct potentially new public facilities that would be needed to serve public school students generated by the land use scenario.

Depending on the desired intensity and location of development, the project team would also begin to focus on developing regulations and policies that would help support these outcomes. The project team recognizes that the identification of sites needs to be supported by strong housing policies that help encourage the production of housing, particularly affordable housing. The project team is targeting a Housing Commission in November to discuss housing policies, which would help craft the housing goals, policies and programs in the Housing Element.

Impact on City Resources

On November 10, 2020, the City Council authorized up to \$1.69 million for the preparation of the housing element, including consultant services and partial funding for two full-time equivalent staff positions for the fiscal year 2020-21. On March 23, 2021, the City Council authorized the city manager to negotiate a scope of work and fee and execute an agreement with the M-Group for a fee, not to exceed \$982,000.

Environmental Review

This agenda item is not a project within the meaning of the California Environmental Quality Act (CEQA) Guidelines §§ 15378 and 15061(b)(3) as it will not result in any direct or indirect physical change in the environment. As part of the Housing Element Update process, an environmental impact report will be prepared.

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 notice was also published in the local newspaper 10 days before the meeting. A citywide newsletter was mailed to all Menlo Park addresses with information about the Housing Element and mention of an upcoming joint Planning Commission and Housing Commission meeting.

Attachments

- A. Hyperlink – Housing Element webpage: <https://www.menlopark.org/housingelement>
- B. Hyperlink – August 31, 2021 City Council staff report:
<https://www.menlopark.org/DocumentCenter/View/29505/J3-20210831-CC-Housing-element-update>
- C. September 23, 2021 Community Meeting Polling and Open-Ended Discussion Responses
- D. Hyperlink – September 23, 2021 Community Meeting Presentation (English):
<https://menlopark.app.box.com/file/863781482381?s=5u67x1uogujje2mae56f7bziby09ymkn>
- E. Hyperlink – September 23, 2021 Community Meeting Video (English Audio):
https://www.youtube.com/watch?v=wl-jcZ3U_LA&t=65s
- F. Hyperlink – May 25, 2021 City Council staff report:
<https://www.menlopark.org/DocumentCenter/View/28164/N1-20210525-CC-Housing-element-update>

- G. Hyperlink – August 4, 2021 Housing Commission staff report:
https://www.menlopark.org/DocumentCenter/View/29271/D2-20220804_Housing-Element-update-review?bidId
- H. Hyperlink – 2015-2023 Housing Element (Appendix A, Available Land Inventory, begins on page 145):
<https://www.menlopark.org/DocumentCenter/View/4329/Adopted-Housing-Element-2015-2023?bidId>
- I. Potential Housing Opportunity Sites Map
- J. Potential Development Areas Map

Report prepared by:
Geoff Bradley, AICP, Principal, M-Group
Deanna Chow, Assistant Community Development Director

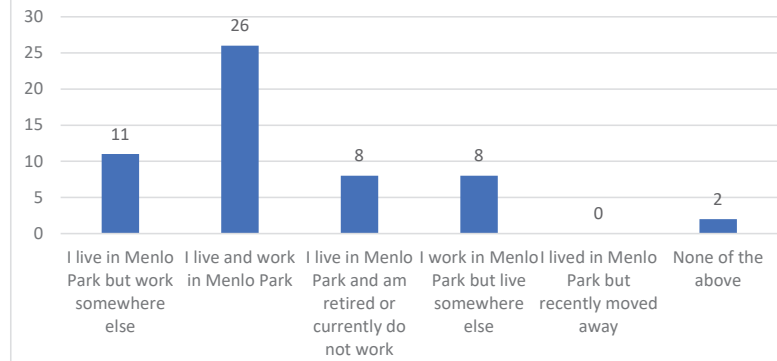
Report reviewed by:
Justin Murphy, Deputy City Manager

Poll Q #1 55 responses

What is your connection to the city?

I live in Menlo Park but work somewhere else	11	20%
I live and work in Menlo Park	26	47%
I live in Menlo Park and am retired or currently do not work	8	15%
I work in Menlo Park but live somewhere else	8	15%
I lived in Menlo Park but recently moved away	0	0%
None of the above	2	4%
	55	100%

Poll Q #1: What is your connection to the city?

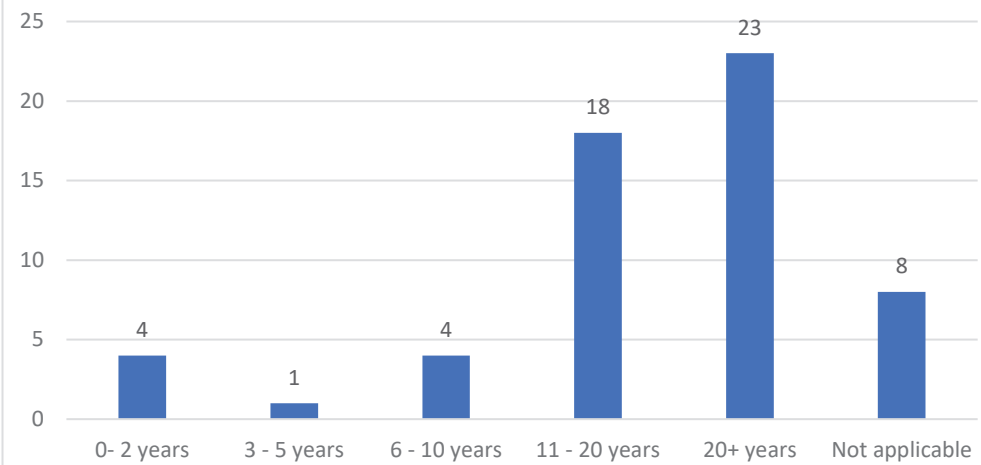


Poll Q #2 58 responses

How long have you lived in the City?

0- 2 years	4	7%
3 - 5 years	1	2%
6 - 10 years	4	7%
11 - 20 years	18	31%
20+ years	23	40%
Not applicable	8	14%
	58	100%

Poll Q #2: How long have you lived in the City?

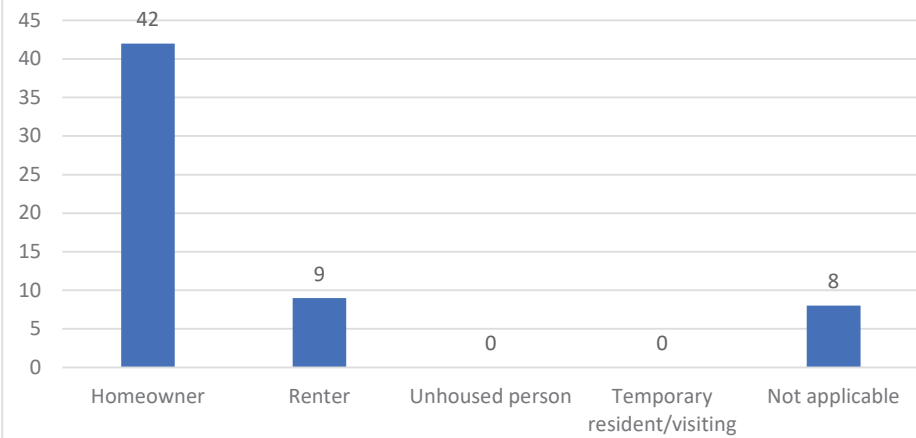


Poll Q #3 59 responses

What is your resident status?

Homeowner	42	71%
Renter	9	15%
Unhoused person	0	0%
Temporary resident/visiting	0	0%
Not applicable	8	14%
	59	100%

Poll Q #3: What is your resident status?

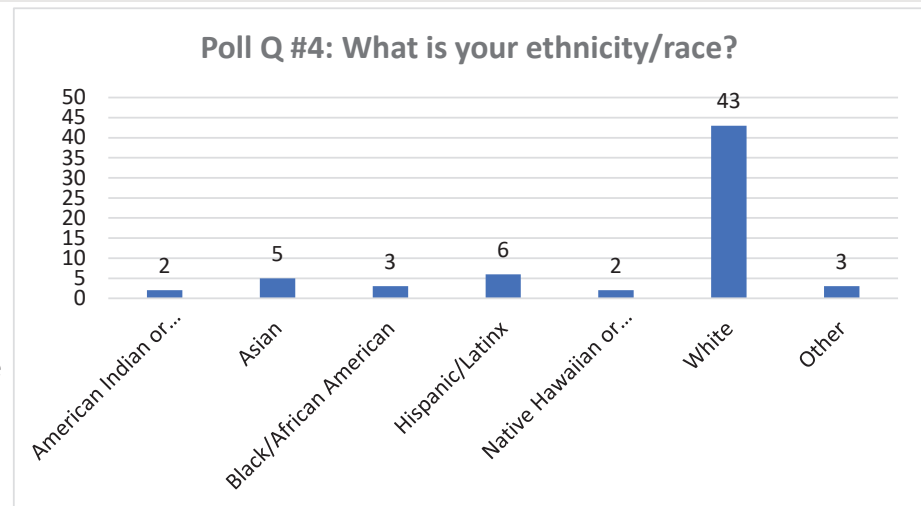


Poll Q #4 55 response *

What is your ethnicity/race?

American Indian or Alaska Native	2	4%
Asian	5	9%
Black/African American	3	5%
Hispanic/Latinx	6	11%
Native Hawaiian or Pacific Islander	2	4%
White	43	78%
Other	3	5%
	64	116%

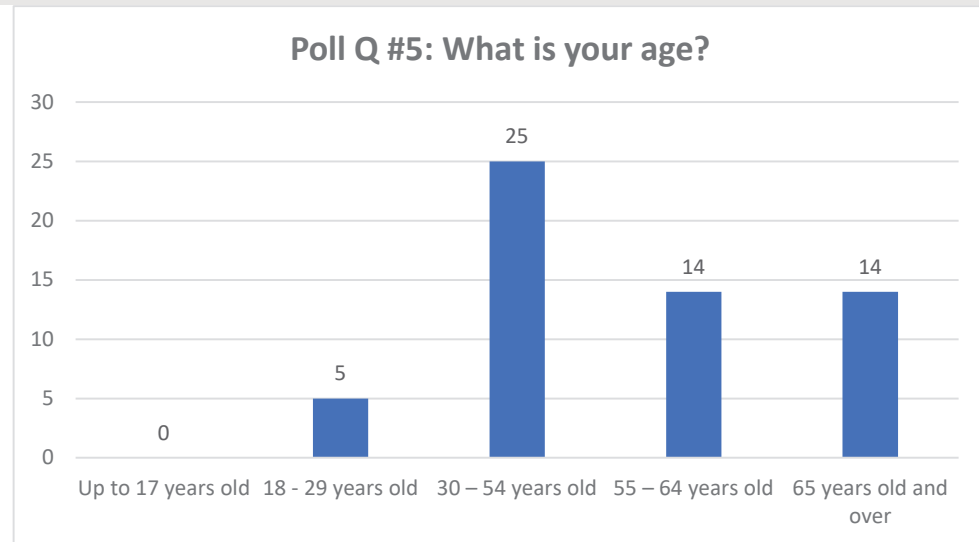
*can select more than one



Poll Q #5 58 responses

What is your age?

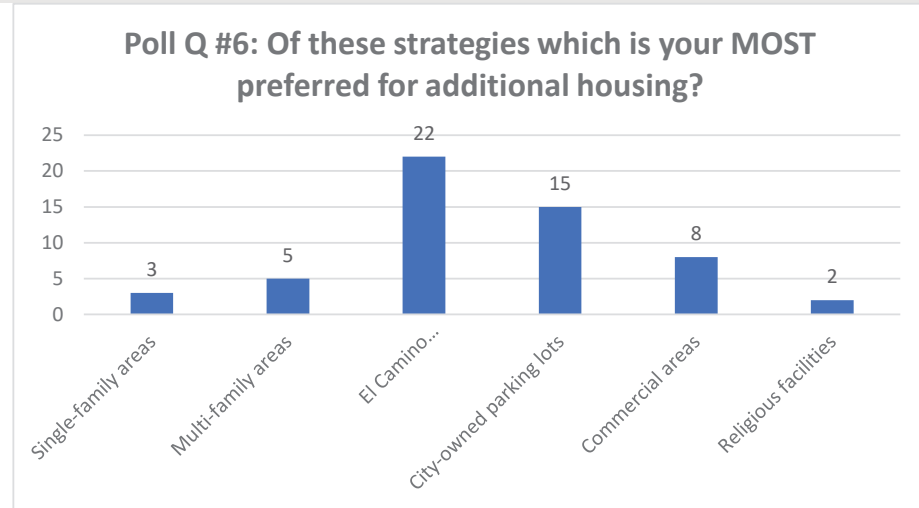
Up to 17 years old	0	0%
18 - 29 years old	5	9%
30 – 54 years old	25	43%
55 – 64 years old	14	24%
65 years old and over	14	24%
	58	100%



Poll Q #6 55 responses

Of these strategies which is your MOST preferred for additional housing?

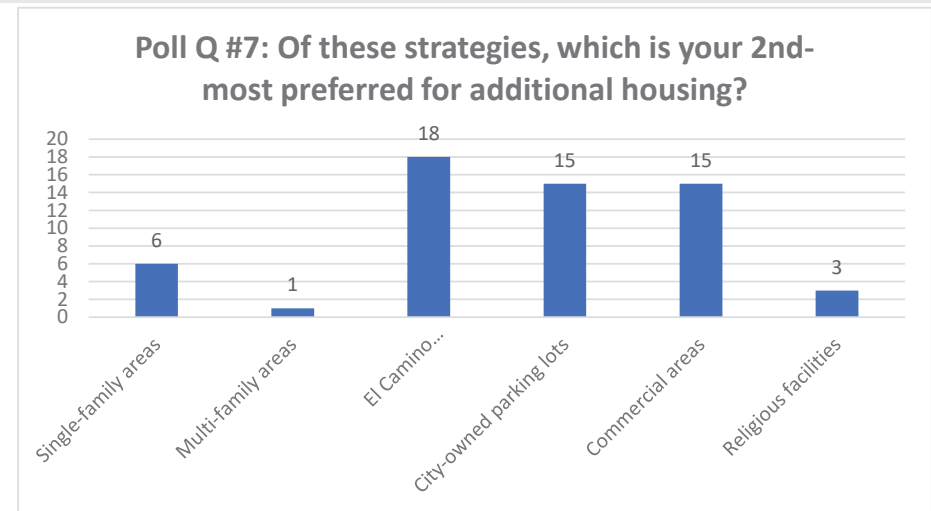
Single-family areas	3	5%
Multi-family areas	5	9%
El Camino Real/Downtown areas	22	40%
City-owned parking lots	15	27%
Commercial areas	8	15%
Religious facilities	2	4%
	55	100%



Poll Q #7 58 responses

Of these strategies, which is your 2nd-MOST preferred for additional housing:

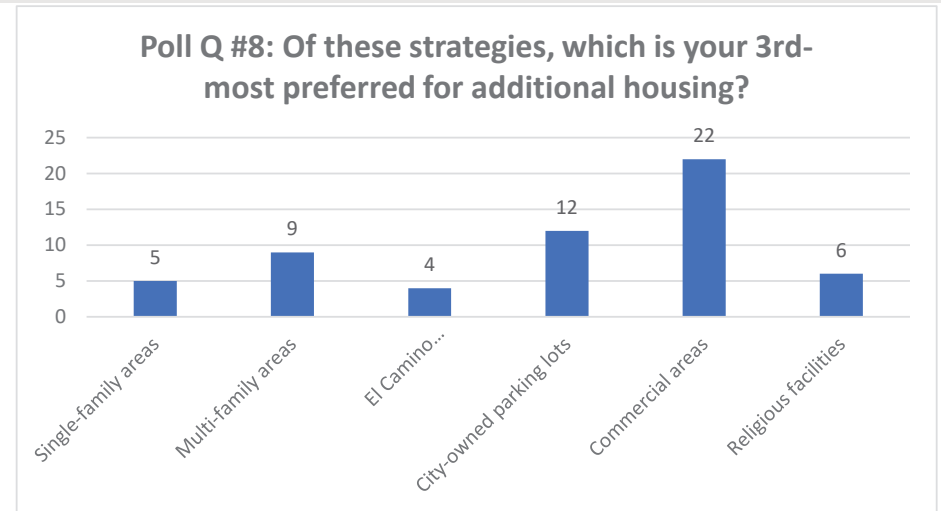
Single-family areas	6	10%
Multi-family areas	1	2%
El Camino Real/Downtown areas	18	31%
City-owned parking lots	15	26%
Commercial areas	15	26%
Religious facilities	3	5%
	58	100%



Poll Q #8 58 responses

Of these strategies, which is your 3rd-MOST preferred for additional housing:

Single-family areas	5	9%
Multi-family areas	9	16%
El Camino Real/Downtown areas	4	7%
City-owned parking lots	12	21%
Commercial areas	22	38%
Religious facilities	6	10%
	58	100%

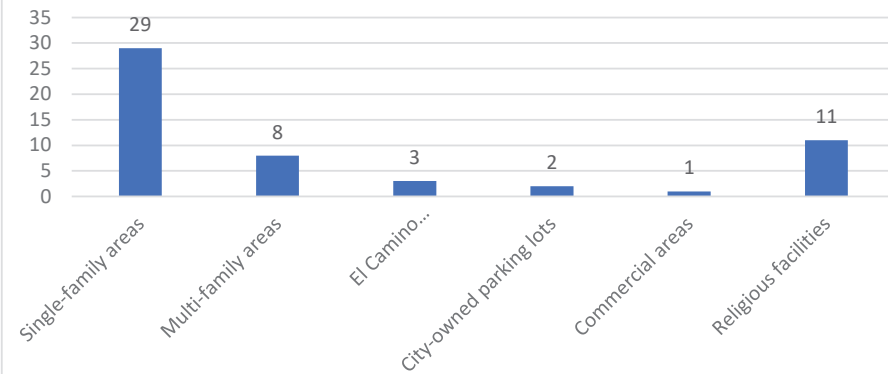


Poll Q #9 54 responses

Of these strategies, which is your LEAST preferred for additional housing:

Single-family areas	29	54%
Multi-family areas	8	15%
El Camino Real/Downtown areas	3	6%
City-owned parking lots	2	4%
Commercial areas	1	2%
Religious facilities	11	20%
	54	100%

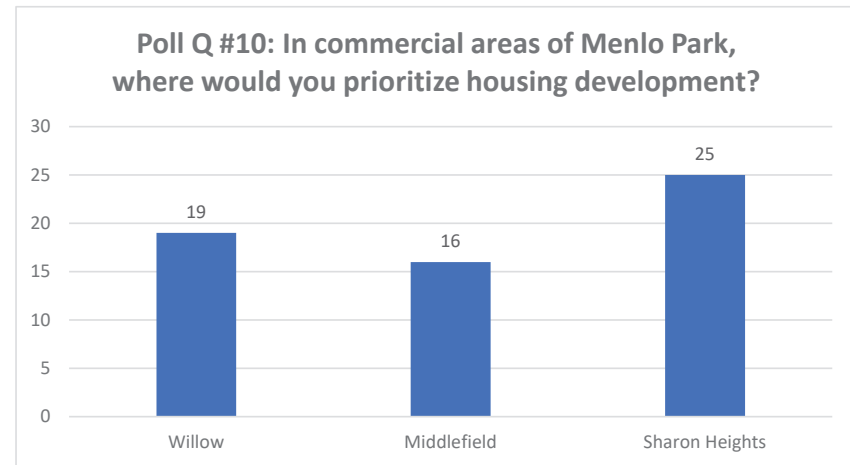
Poll Q #9: Of these strategies, which is your LEAST preferred for additional housing?



Poll Q #10 60 responses

In commercial areas of Menlo Park, where would you prioritize housing development?

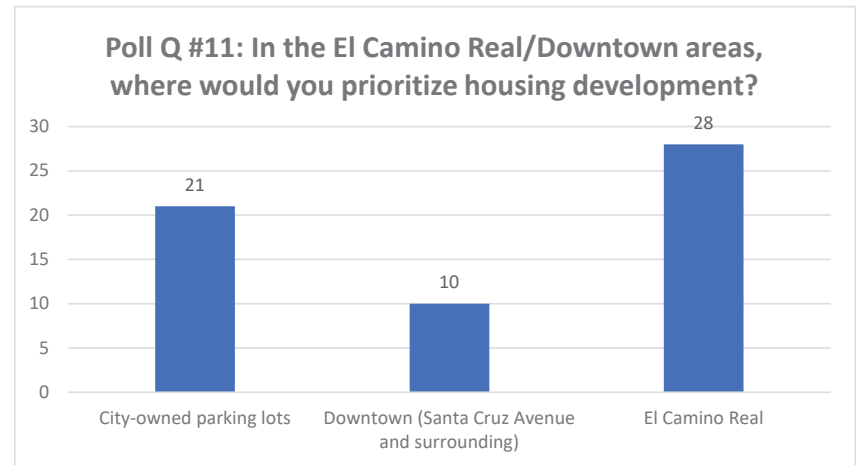
Willow	19	32%
Middlefield	16	27%
Sharon Heights	25	42%
	60	100%



Poll Q #11 59 responses

In the El Camino Real/Downtown areas, where would you prioritize housing development?

City-owned parking lots	21	36%
Downtown (Santa Cruz Avenue and surrounding)	10	17%
El Camino Real	28	47%
	59	100%



1) Are there any particular strategies that you would support for the creation of more affordable housing?

City buying sites for deeply affordable housing?

would like to see in Sharon Height and DT

Is seminary on the table for housing?

more vibrancy to DT

concerned about already dense El Camino and traffic gridlock

Housing over Commercial, particularly SH or Downtown

support more housing downtown

more foot traffic downtown

all strategies good-except multi-family unless strong tenant protection measures

more density downtown means more walkability - enjoy that.

supports all strategies. all future housing should have green infrastructure.

need multi-family and a mixed of all options in all neighborhoods

why so much above market housing allowed?

minimum lot size for ADUs?

More units in SH + Downtown

concern over density on ECR - don't break the City with gridlock at Laurel/Ravenwood

disagree that density will break city. Vacancies now because of covid

zoning overlay -come together as community to solve problem

Citywide overlay

think about identifying citywide overlay for affordable housing

second school district comments. Need to be able to accommodate children

density may not break city - RHNA numbers were developed deliberately

#1. Increase density for all project to at least 60/acre
#2. My preference is downtown parking lots and SRI & USGS. Close to services. Schools will have ample time to adjust and significant increase in taxes.

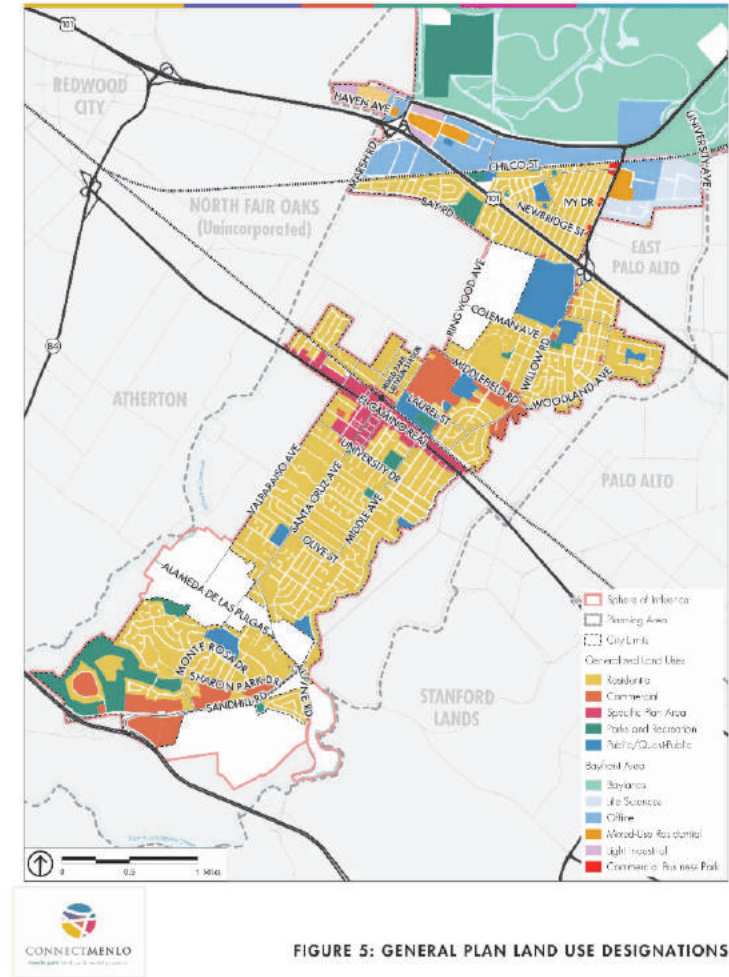


FIGURE 5: GENERAL PLAN LAND USE DESIGNATIONS

How to keep up to date:
Check the City website and sign up for emails!

<https://www.menlopark.org/housingelement>

2) What specific sites/areas do you think would be the most suitable for new housing?

Sharon Heights
Safeway: is it available?

sites on west side Sharon Heights. Is it realistic?

look at Cambridge as example of affordable housing overlay

Oh - what about Sacred Heart or Menlo School/Menlo College - they have a ton of open land that isn't being utilized. Also within walking distance to facilities.

Link to placemaking - Connect Menlo hasn't made a "downtown", but perhaps some of this could

building height palo alto/alma border. If stack buildings for density can still have green space

40 middlefield needs to be remediated

Sharon Heights access to transportation services

Look at Downtown/ECR - what sort of feel? Link retail to housing?

Big buildings in Allied Arts, but for SFH. Big buildings can also house MFH

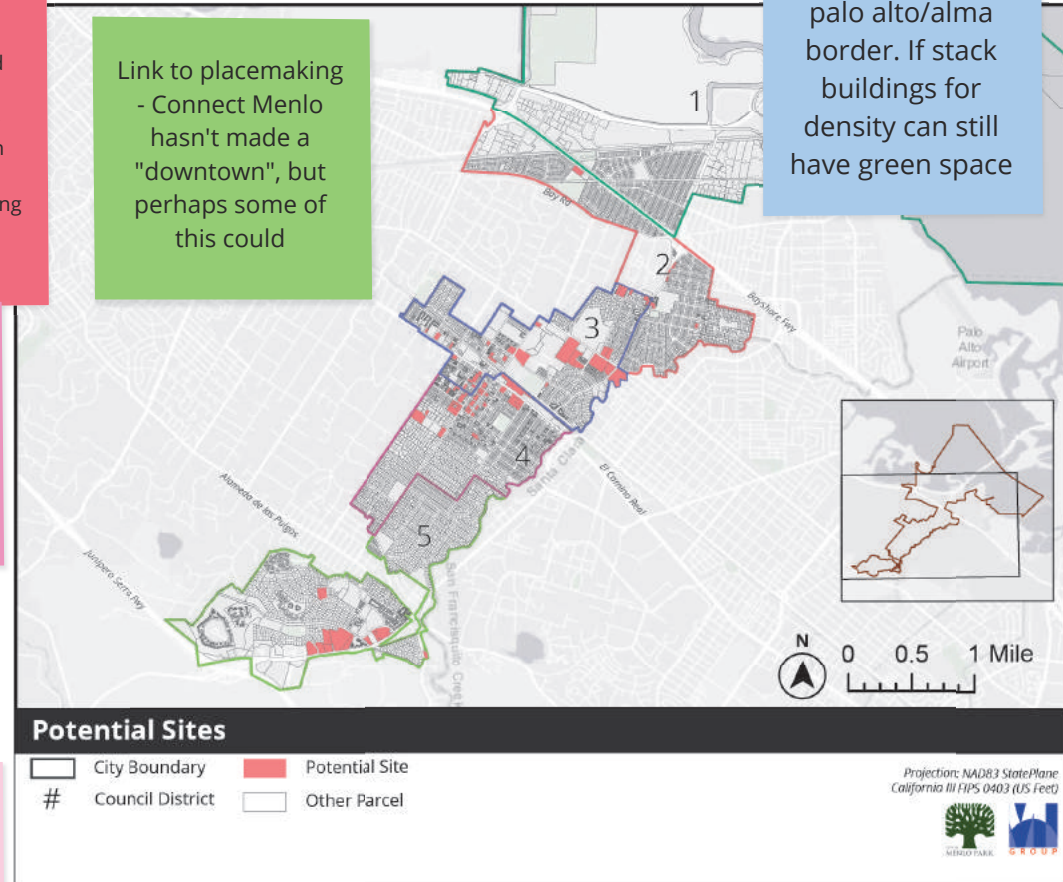
Impact on schools. Partner with school district

40 Middlefield + 557 Willow. May need remediation. Potential supportive housing/SRO?

How impact traffic and other aspects. Look at holistically

Find sites for deeply-affordable in concentrated areas of affluence

Bayshore as "out of sight, out of mind". Plus, office outweighing housing uses



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3) Do you have ideas for new housing not discussed so far?

Corner stores, pocket parks, bike lanes

agree with better use of golf course space

Golf courses as potential sites - also help city limit water use

Think about potential need for school sites (across school districts)

a lot of empty office buildings - missing worker that were previously counted but not here anymore

Is there minimum lot size for ADUs/Duplex in SFH areas?

don't like identifying mfh for redevelopment without strong tenant protections in place

concerned that building too much inventory

Allied Arts has lots of "missing middle" - and its good. More gentle than big structures in SFH

Housing should be developed with public transportation improvements and green infrastructure

Look @ Cambridge's affordable housing overlay as an example

When thinking of density -> link to land cost (may need to go higher than "floor" of default density)

Housing for special needs - incentivize developers to built supportive housing.

zoning prohibits multi-units

Working with non-profits, particularly on City lots

Allow overnight tents in front yards. Safe sleeping/minimize police harassment

public accessible parks on rooftop

raise parking reqs for 100% affordable (or other things in line with County's inclusionary zoning)

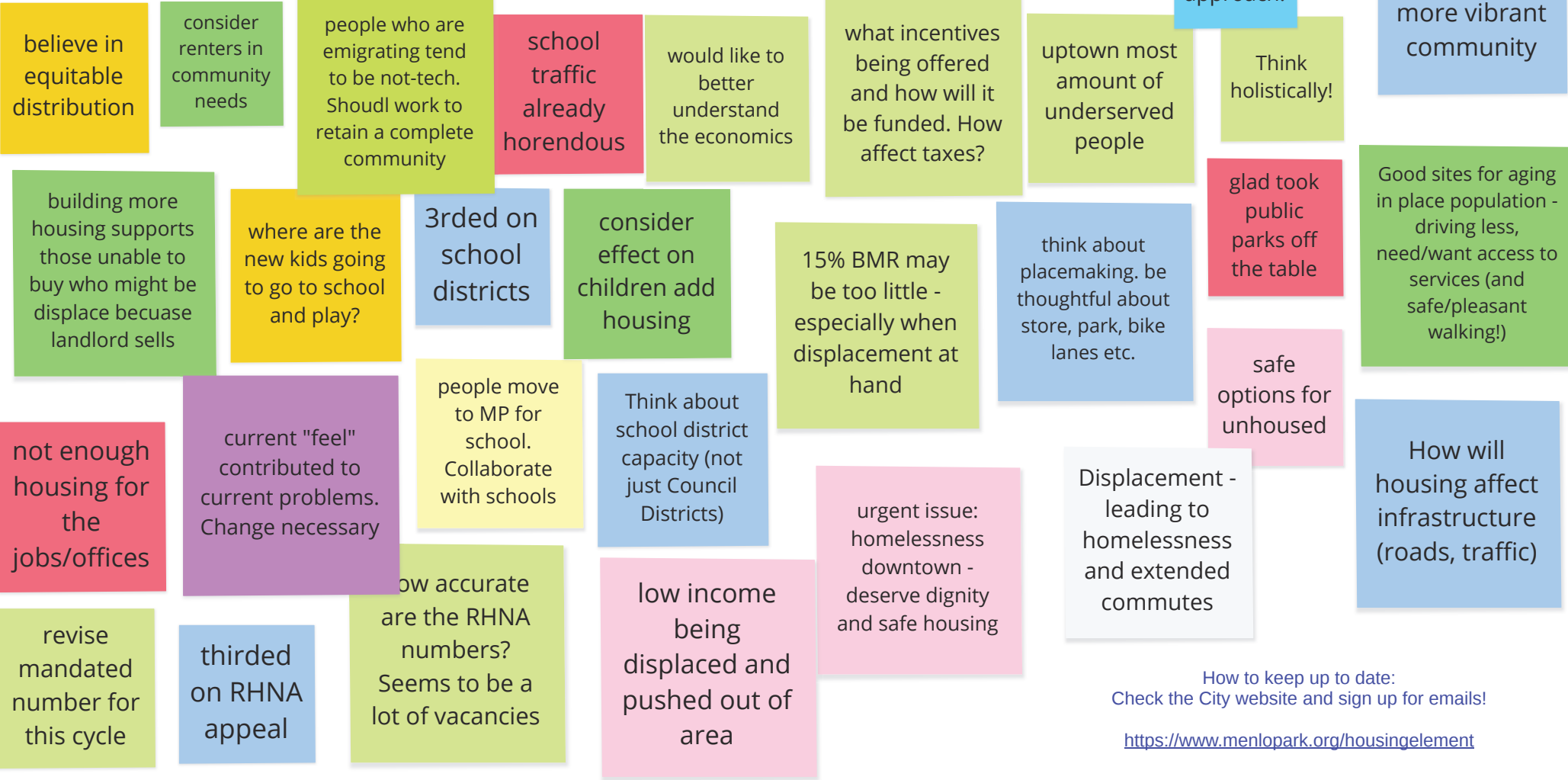
consider office moratorium

Dormitory-style housing?

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GENERAL DISCUSSION



Menlo Park Housing Element
Community Meeting on Site Selection
September 23, 2021 6:30 PM

1) Are there any particular strategies that you would support for the creation of more affordable housing?

- City buying sites for deeply affordable housing?
- would like to see in Sharon Heights and DT
- Is seminar on the table for housing?
- more vibrancy to DT
- concerned about already dense El Camino and traffic gridlock
- Housing over Commercial, particularly SH or Downtown
- all strategies good except multi-density unless strong tenant protection measures
- more density downtown means more walkability - enjoy that.
- supports all strategies, all future housing should have green infrastructure.
- need multi-family and a mix of all options in all neighborhoods
- Minneapolis model - zoning overlay come together as community to solve problem
- More units in SH + Downtown
- concern over density on ECR - don't break the City with gridlock at Laurel/Ravenwood
- #1 - increase density for all projects to at least 60 units per acre
- 2nd preference is downtown parking lots and SH & USGS. Close to services. Schools will have ample time to adjust and significant increase in taxes.
- density may not break city BMR numbers were developed deliberately
- think about identifying citywide overlay for affordable housing
- second school district comments. Need to be able to accommodate children
- why so much above market housing allowed?
- Citywide overlay

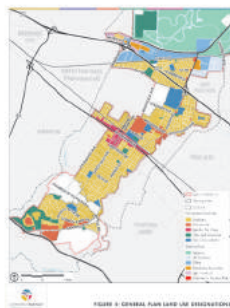


FIGURE 4 - GENERAL PLANNED USE DESIGNATIONS

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Locations for Housing

Menlo Park Housing Element
Community Meeting on Site Selection
September 23, 2021 6:30 PM

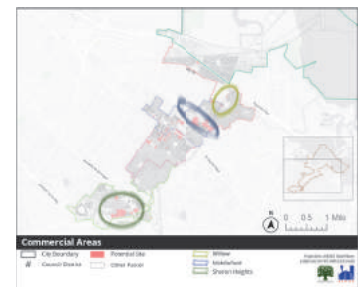
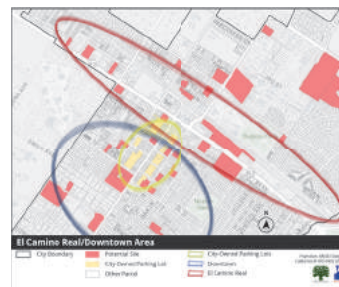
2) What specific sites/areas do you think would be the most suitable for new housing?

- Sharon Heights Safeway: Is it available?
- sites on west side Sharon Heights. Is it realistic?
- look at Cambridge as example of affordable housing overlay
- Sharon Heights access to transportation services
- Look at Downtown/ECR what sort of built link retail to housing?
- 40 Middlefield • 557 Willow. May need remediation. Potential supportive housing/SRO?
- How impact traffic and other aspects. Look at holistically
- Impact on schools. Partner with school district
- look at what feel want DT MP to have. Include Housing and Retail
- At El Alto Park - lots of green space near taller building. Similar on Valparaiso.
- St Bede's in SH - link to Sand Hill shuttles?
- On what about Sarned Heart of Menlo School/Meats College they have a lot of open land that isn't being utilized. Also with walking distance to facilities.
- Link to placemaking Connect Menlo hasn't made a "downtown", but perhaps some of this could
- building height palo alto/silicon valley border, if stack buildings for density can still have green space
- Big buildings in Allied Arts, but for SFH. Big buildings can also house MFH
- Find sites for deeply affordable in concentrated areas of affluence
- Bayshore as "out of sight, out of mind". Plus office outgrowing housing uses



Potential Sites

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Menlo Park Housing Element
Community Meeting on Site Selection
September 23, 2021 6:30 PM

3) Do you have ideas for new housing not discussed so far?

- Corner stores, pocket parks, bike lanes
- agree with better use of golf course space
- concerned that building too much inventory
- Golf courses as potential sites - also help city limit water use
- Think about potential need for school sites (across school districts)
- a lot of empty office buildings - missing worker that were previously counted but not here anymore
- Is there minimum lot size for ADUs/Duplex in SFH areas?
- don't like identifying mfr for redevelopment without strong tenant protections in place
- Look @ Cambridge's affordable housing overlay as an example
- When thinking of density -> link to land cost (may need to go higher than "floor" of default density)
- consider office moratorium
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- Dormitory-style housing?
- Allow overnight tents in front yards. Safe sleeping/minimize police harassment
- Working with non-profits, particularly on City lots
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- zoning prohibits multi-units
- Housing should be developed with public transportation improvements and green infrastructure
- public accessible parks on rooftop

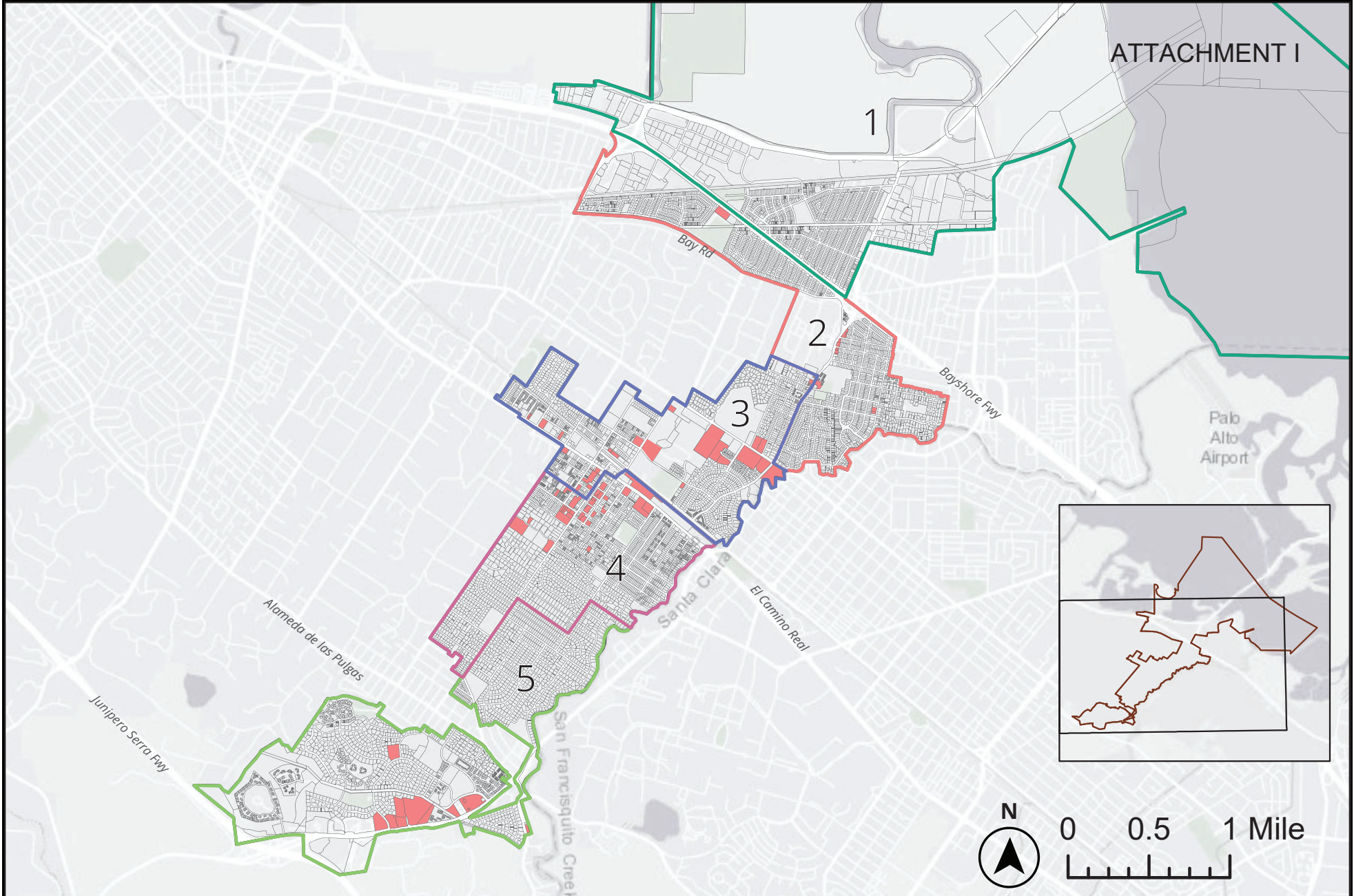
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Menlo Park Housing Element
Community Meeting on Site Selection
September 23, 2021 6:30 PM




GENERAL DISCUSSION

- believe in equitable distribution
- consider renters in community needs
- people who are emigrating tend to be not tech. Should work to retain a complete community
- school traffic already horrendous
- would like to better understand the economics
- what incentives being offered and how will it be funded. How affect taxes?
- uptown most amount of underserved people
- Think holistically!
- higher density is more vibrant community
- building more housing supports those unable to buy who might be displaced because landlord sells
- where are the new kids going to go to school and play?
- 3rd on school districts
- consider effect on children add housing
- 15% BMR may be too little - especially when displacement at hand
- think about placemaking, be thoughtful about store, park, bike lanes etc.
- glad took public parks off the table
- Good sites for aging in place population - driving less, need/want access to services and safe/pleasant walking?
- not enough housing for the jobs/offices
- current "feel" contributed to current problems. Change necessary
- people move to MP for school. Collaborate with schools
- Think about school district capacity (not just Council Districts)
- safe options for unhoused
- How will housing affect infrastructure (roads, traffic)
- Displacement - leading to homelessness and extended commutes
- urgent issue: homelessness downtown - deserve dignity and safe housing
- low income being displaced and pushed out of area
- low accurate are the RHNA numbers? Seems to be a lot of vacancies
- third on RHNA appeal
- revise mandated number for this cycle

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Potential Sites

- | | | | |
|---|------------------|---|----------------|
|  | City Boundary |  | Potential Site |
|  | Council District |  | Other Parcel |

Projection: NAD83 StatePlane
California III FIPS 0403 (US Feet)



