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104	6/10/2022	Kelly	Rem	Sequoia Union High School District
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106	6/20/2022	Kalisha	Webster	Housing Choices
107	6/6/2022	Mary	Kelly	
108	7/5/2022	Christine	Padilla	San Mateo County Child Care Partnership Council; Build Up San Mateo County

Draft 2023-2031 Housing Element Feedback

Submission date: **11 May 2022, 5:50PM**

Receipt number: **1**

Related form version: **3**

First name **Katie**

Last name **Behroozi**

Email **kbehroozi@gmail.com**

Phone **6508041812**

Comments on the Draft Housing Element

quick note; haven't read it yet. But you're going to want to check the formatting of the .pdf. The Table of contents doesn't seem to work, which makes navigating the 700pp document ridiculously cumbersome. Probably a simple formatting fix. Hope this is helpful!

Draft 2023-2031 Housing Element Feedback

Submission date: **11 May 2022, 8:53PM**

Receipt number: **2**

Related form version: **3**

First name **gabriel**

Last name **Castellanos**

Email **gcwaterworks@gmail.com**

Phone **6502692439**

Comments on the Draft Housing Element

Seeing as Stanford just built ten thousand condos on El Camino I'm not sure we need more housing. Our city is pretty small, and as you can tell by driving through downtown, it's barely functioning. We also need to address how to allow regular households the opportunity to buy their first homes, instead of being priced out to cash multi-millionaire buying only to turn around and rent the properties at insane prices. Every day I hear about hard working families having to leave because they can't buy and then get priced out of rent. Something needs to be done about rent-for-profit properties, either disallowing the practice or limiting it to only one property per person.

Draft 2023-2031 Housing Element Feedback

Submission date: **12 May 2022, 12:02PM**

Receipt number: **3**

Related form version: **3**

First name **Ron**

Last name **Matsui**

Email **ronmatsui@gmail.com**

Phone **6508232702**

Comments on the Draft Housing Element

I am very much in favor of more abundant and affordable housing for everyone, but NEVER at the risk of destroying the current quality of life of the houses and neighborhoods already constructed. Specifically, if Menlo Park City or Ravenswood School District decides to offer affordable housing for teachers and staff of Ravenswood, then it should be regulatorily mandated that ONLY CURRENT teachers and staff of Ravenswood school district to live in those subsidized units. The regulations should also mandate that these subsidized units to NOT be allowed to subleased or occupied by non-teachers or staff of Ravenswood school district. Further, the regulations should require that the city and the school district be mandated to annually maintain all newly constructed units so that they do not fall into disrepair, as that could cause harm to those teachers and staff members. In addition, it should be mandated that adequate parking for all units intended to be constructed must exist at the time of completion of construction, and not impact the surrounding neighborhoods. Lastly, the City and Ravenswood School District should be mandated to make public the costs of construction, if any City Employees are related or connected to any of the construction-related companies whom might benefit from this construction including the City Planner entire staff, and they should annually make public the costs of subsidized housing, all revenues generated to the City and Ravenswood School District, all maintenance and expenses to maintain the units. The City and Ravenswood should make all efforts proactively to be fully transparent of the entire project including all costs and all subsidies including taxpayer subsidies.

Draft 2023-2031 Housing Element Feedback

Submission date: **12 May 2022, 6:35PM**

Receipt number: **4**

Related form version: **4**

First name **Paul**

Last name **Kick**

Email **paulkick@hotmail.com**

Phone **4082267799**

Comments on the Draft Housing Element **With all due respect to the process required by the state, it is a shame that Menlo Park must change its personality to meet these ridiculous requirements that could change at the whim of politicians.**

Draft 2023-2031 Housing Element Feedback

Submission date: **12 May 2022, 8:32PM**

Receipt number: **5**

Related form version: **4**

First name **Nina**

Last name **Wouk**

Email **nwouk@ix.netcom.com**

Phone **650-329-9083**

Comments on the Draft Housing Element

The draft is not actually available on the menlopark.org website. In its absence I can submit only a general comment: NO NEW BUILDING IN DISTRICT ONE, PERIOD. Let the rest of Menlo Park do its share.

Draft 2023-2031 Housing Element Feedback

Submission date: **16 May 2022, 10:02AM**

Receipt number: **6**

Related form version: **4**

First name **Janet**

Last name **davis**

Email **jadjadjad@sbcglobal.net**

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Comments on the Draft Housing Element

HOUSING ELEMENT SITE 45 OBJECTIONS

This is a case of “déjà vu all over again” This site at Rural Lane was suggested at the last Housing Element sessions. It was dismissed as completely impractical by, I believe, Peter Ohtaki. John Donohoe of Stanford also stated that Stanford, the owner, had no intention at that time of developing the land. The site is half within city jurisdiction and half within the county jurisdiction so would require annexation. Last time this site was suggested without any notice whatsoever to the abutting residents of Stowe Lane. Any further discussion should be noticed to all the residents of Stanford Weekend Acres.

Objections raised last time are even more compelling this time given the growth of traffic. The site is located just south of a blind corner, right before the gridlocked Junipero Serra/Alpine intersection. At this point the road is 3 lane heading north: one heading towards Campus Drive West; one towards Santa Cruz Ave and lower Sand Hill; and one towards Alameda and upper Sand Hill Road; and one lane heading south towards I-280. There is no turn lane into the property and it is virtually impossible, and highly dangerous, to enter or exit that location.

It is also adjacent to the Stanford golf course where flying balls would present a danger. In addition it floods severely during winter and there is no drainage. Several weeks ago an eminent Stanford professor died on the golf course, and the emergency vehicles could not get to him because they were stuck in the mud at Rural Lane. At present there is no practical way for fire or emergency access, nor could one be devised given the Alpine Road traffic situation.

The site is adjacent to the 109 gas line that crosses Alpine and which appears to have frequent problems since the right hand lane has been blocked for weeks at a time and large numbers of trucks and workers have been engaged in safety work. We were recently noticed of yet more closures for “safety” reasons. Crossing the site is the main fiber optic line that serves SLAC.

The site is well below road level and there is no drainage system along Alpine Road. The sewer line runs perilously close to the creek , south of the site until it reaches the pumping station at the bottom of Stowe Lane. There is another sewer line on the far side of Alpine that services Portola Valley but it is at a higher elevation.

Menlo Park’s basic problem has been that it has proliferated commercial structures to gain revenue, which has caused the housing/jobs imbalance. The houses that have been built are large luxury homes. Years ago City Council member Andy Cohen pushed for “granny units” to ease the problem. His advice was scorned at the time. Even if Stanford were to develop that land some time in the future it would be for faculty, it would not mitigate Menlo Park’s problem of finding sites for affordable housing.

Site 45 is NOT a viable option because of its dangerous location that would also impact evacuation routes and normal traffic flow, especially since it is located along the main access to Stanford Hospital.

Draft 2023-2031 Housing Element Feedback

Submission date: **16 May 2022, 1:47PM**

Receipt number: **7**

Related form version: **4**

First name **Lynne**

Last name **Bramlett**

Email **lynne.e.bramlett@gmail.com**

Phone **650-380-3028**

Comments on the Draft Housing Element

Emergency Housing. What's the plan to house residents displaced due to a disaster? My understanding is that the Red Cross sets up temporary shelters only. I believe they arrive within 72 hours and disband the shelters after 30 days. I read that a jurisdiction should plan for shelters for about 10% of our population as most displaced people stay with family or friends.

Policy H2.1 and H2.C. Menlo Park has hundreds of soft-story apartment buildings and even some condos. The HOA board may be unaware of the seismic risk. We need a soft-story incentive to get them seismically retrofitted as they are prone to collapse in earthquakes. Retrofitting doesn't cost that much and residents can live in the building during a retrofit. I believe the average cost is about \$7,500 but this needs verifying. I counted the soft story buildings in District 1/Belle Haven and I got a count of 17 buildings (I excluded 335 Pierce Road which is slated to be torn down) and a total of 72 units. That could be anywhere from 150-300 people at risk of displacement in Belle Haven alone following an earthquake. Another resident has made a count of soft stories all over

Menlo Park. There are hundreds in Menlo Park.

Program H4.R. Work with the Fire District and Policy H6.2. The H4.R implication is that the plan is to get the Fire District to cooperate in lowering fire safety standards. I consider this a major mistake. Fires following earthquakes are a typical secondary consequence. Fires are what destroyed San Francisco in 1906, not the earthquake. I would like the City to work with the Fire District on incenting fire and wildfire defense solutions. We could train more people on fire safety and help to outfit Belle Haven (for example) residents with fire extinguishers and the knowledge of how to use them. Our building codes could also be stronger. I believe we have adopted the bare minimum of "life and safety only." We could do better. As to wildfires, one of the most common ways that wildfires spread is through embers and burning debris that gets into attics. The Fire District and the City could work together to provide incentives to help people to retrofit attic vents and to add sprinklers. Outside vegetation could also be hardened. The downtown business district particularly needs sprinklers in most of the buildings. Suitable new large housing units could also include underground water storage. The Fire Marshal and Fire Chief should give input into H4.R.

Lynne Bramlett

Draft 2023-2031 Housing Element Feedback

Submission date: **16 May 2022, 3:03PM**

Receipt number: **8**

Related form version: **4**

First name **Karen**

Last name **Wang**

Email **karenwangbusiness@yahoo.com**

Phone **6503560154**

Comments on the Draft Housing Element

I am very concerned about the high number of housing units being considered for the SRI Parkline project. I believe this neighborhood, and the surrounding streets, cannot handle that much additional traffic. At peak periods there is already too much gridlock. We need to better distribute new housing across town - more equally and fairly, and ensure adequate infrastructure exists to support it!

Draft 2023-2031 Housing Element Feedback

Submission date: **16 May 2022, 3:22PM**

Receipt number: **9**

Related form version: **4**

First name **Sandra**

Last name **Bardas**

Email **sandbar1343@gmail.com**

Phone **650-326-1949**

Comments on the Draft Housing Element

My concern is for fire safety in both the new housing elements and the existing stock. As we infill housing, little attention has been made to preventative fire safety measures for all buildings and the ease of equipment access to all areas of the jurisdiction. On my CAL-MAT deployment to the Camp Fire, access and evacuation were paramount issues. So much new housing is centered around the El Camino Real corridor,. Even before these units are occupied, there is significant traffic access problems especially along Oak Grove at Maloney, El Camino Real, Alma and Laurel. A similar situation occurs along Menlo Ave/Ravenswood at El Camino, Alma and Laurel. This is complicated by the railroad crossing, cars stopped for left turns, on demand cross walks and confusion over bike lanes (cars using bike lanes for right turns). If we have these jams on ordinary days, what will happen in the case of a disaster? Our current, and I might add, outdated, emergency plan is woefully inadequate. As we move forward, I urge attention to be made to this important element of disaster preparedness and emergency response. Our jurisdiction has experienced floods, earthquakes and fires. As a member of both the federal and state disaster medical assistance team I would like to see a more robust plan of action to prepare our community for a future disaster. In my deployments I have seen that the best emergency preparedness aid is community mitigation and preparedness. I would like to see our jurisdiction have such a program.

Draft 2023-2031 Housing Element Feedback

Submission date: **17 May 2022, 6:32PM**
Receipt number: **10**
Related form version: **4**

First name	Thomas
Last name	Prussing
Email	tprussing@gmail
Phone	650 327 8247

Comments on the Draft Housing Element

Menlo Park City Council,

What are the provisions for increased traffic on Ravenswood and Middlefield which are already high-density traffic and emergency response corridors, especially during the hours 7 AM to 8:30 AM and 4:30 PM to 6 PM?

What are the provisions for the electrical consumption of these 600 units and 200 offices given the instability of our California and county electrical grid at current usage levels? Will there be an extensive solar panel deployment for this complex?

What are the provisions for increase sewage treatment of these 600 units and 200 offices?

What are the provisions for the increased water consumption of these 600 units and 200 offices especially during out extended drought? Will there be water storage (cisterns) on this property for firefighting and back up consumption needs?

What additional parcel taxes will you proposed to

cover the cost of community infrastructure for project. Remember that this is in addition to proposed county sponsored parcel taxes?

What do you define as low-income housing and low-income rent? Who will subsidize these rents – not the developer? We, the taxpayer will pay those subsidies via county, state, and federal programs to reimburse developers and owners for the difference between low-income rents and market-level rents in new county or city bond issues.

Please also take note that the low-income housing percentage of the project hardly addresses the issues of SB9 and SB10 that you are so frenetically attempting to resolve.

We must provide adequate housing for all but this rush to overpopulate our neighborhoods is not the solution. And while you are focusing only on providing developers with no-accountability revenue providing, please focus on finding safe locations for our homeless camped out throughout downtown Menlo Park and the Burgess Pool area.

Thank you, Tom.

Draft 2023-2031 Housing Element Feedback

Submission date: **18 May 2022, 3:21PM**

Receipt number: **11**

Related form version: **4**

First name **Rob**

Last name **Jordan**

Email **robmjordan@gmail.com**

Phone **4157608058**

Comments on the Draft Housing Element

**I am in support of protecthing existing affordable housing and building mid- and high-density housing wherever feasible in Menlo Park. I urge the council to continue its good work in this regard and not be intimidated by NIMBY voices.
Thank you for your efforts.**

Draft 2023-2031 Housing Element Feedback

Submission date: **29 May 2022, 11:13AM**

Receipt number: **12**

Related form version: **4**

First name **Soody**

Last name **Tronson**

Email **soody@me.com**

Phone **6502240917**

Comments on the Draft Housing Element

I have a lot of comments and emailing them will be more organized. To whom should they be addressed and what is their email address.

Thank you.

Soody

Draft 2023-2031 Housing Element Feedback

Submission date: **31 May 2022, 6:48PM**
Receipt number: **13**
Related form version: **4**

First name	Thomas
Last name	Bolich
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Phone	6503230932

Comments on the Draft Housing Element **May 31, 2022**

**Council Members of the
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025**

**RE: COMMENTS ON DRAFT HOUSING ELEMENT –
SITE #38**

Council Members,

While I understand that the SB-1 State mandates require each city in California to update their General Plan Housing Element, I would strongly urge your Council to please keep your 2nd “Specific Purpose” – Maintain Quality of Life, in mind when you consider the various sites around Menlo Park that your Planning staff and consultants have proposed for higher density housing. Quality of Life Point #9 clearly says that the city should only “encourage new housing in locations supported by existing or planned infrastructure.”

As one who grew up in a single-family dwelling on Hedge Road in Suburban Park, where my mother still resides and where she's lived for over 70 years, I am particularly concerned with the high-density proposals now being considered for Ravenswood School District's former school property, Site #38.

Suburban Park is a very close community of single-family homes served by relatively narrow streets with only two outlets to Bay Road, and which is nowhere near any of the facilities or infrastructure required (as defined by your own Housing document) to serve high-density housing - such as schools, transit service or Caltrain, commercial businesses or grocery stores. As a result, Site #38 has an AFFH score of only 2 out of a possible 7.

Placing a multi-story, high-density housing development on the old Flood School property Site #38 (the school which I attended in the late 1950's), is therefore in direct opposition to your own stated goals, as stated at your Community Meeting #5 on Feb. 14th of this year, to "Preserve and maintain the quality and quantity of existing housing within Menlo Park neighborhoods." Adding between 80 and 240 new dwellings on the end of Sheridan Drive, who's only outlet at this point would be Hedge Road, would destroy the existing quality of life on the very street that passes directly by my mother's home, along with dozens of other existing family homes whose children now live and play in Suburban Park.

Surely, as with any new development, the proposed changes included in your new Housing Element will have to address any possible environmental impacts and how they would affect existing city neighborhoods. Accordingly, all the additional traffic along Hedge Road that would be generated from both the construction and the future residents of Site #38

must be considered a significant adverse impact on the existing neighborhood.

I would also ask why your staff did not incorporate any of the input it received from Suburban Park residents over the last few months into this Draft Housing Element??? Your own stated goals clearly say in Program H1.D that you wanted to conduct outreach by holding neighborhood meetings in order to better meet your Goal G4 of “blending well-designed new housing into the existing community.” These neighborhood outreach meetings were specifically intended to “enable consideration of local issues, i.e., water supply, infrastructure needs and roadway improvements” in considering the various sites.

Clearly, so far as proposing Site #38 for high-density housing, this goal was not met!

To further clarify this for your Council in your consideration of this Draft Housing Element, I would ask that you please remember your Policy H4.2, which states any new housing must “strive to match housing types that are harmonious to the character of Menlo Park residential neighborhoods. New construction in existing neighborhoods shall be designed to emphasize the preservation and improvement of the stability and character of the individual neighborhood and are complementary to the location of the development...while ensuring that any potential impacts are considered and mitigated.”

Based on this Policy, it seems clear that building a multi-story high-density housing project in the Suburban Park neighborhood would not be harmonious to our existing single-family dwelling community, especially since, as previously noted, it would not be anywhere close to any of the required

infrastructure needed to serve such high-density housing.

I would therefore urge your Council to please direct your staff to refocus the city's new Housing Element on those sites located closer to downtown Menlo Park where they would be in proximity to major transportation corridors (El Camino Real) and public transit (Caltrain), along with all the other required infrastructure described under AFFFH goals. By selecting sites closer to the downtown area, your Council would also better address your Policy LU-2.1 on Neighborhood Compatibility, ensuring that the new residential development is compatible with the scale, look, and feel of the surrounding neighborhood and the city's character."

Thank you for your consideration of these comments and for your help in preserving the safety and character of Suburban Park, as well as that of the other residential neighborhoods of Menlo Park.

Yours truly,

Thomas Bolich
batbolich@sbcglobal.net

copy to: Suburban Park Neighbors

Draft 2023-2031 Housing Element Feedback

Submission date: **3 June 2022, 8:55AM**

Receipt number: **14**

Related form version: **4**

First name	Peri
Last name	Caylor
Email	pericaylor@gmail.com
Phone	510-376-4379

Comments on the Draft Housing Element

I'd like to point to the Pulte Homes development on Encinal Ave. as an exemplar of good housing in terms of quality, cohesion with the neighborhood, aesthetics, and comfort for homeowners. I think that this site should be a model for what future housing in Menlo Park should include, and I would apply many of my comments to business development as well. The features:

- Wood shingle exteriors that exude warmth into the wider neighborhood and the development's interior.
 - Incorporation of open spaces filled with plants that contribute to CO2 drawdown and provide places for residents to gather and be outdoors (redwood grove playground, sitting gardens along railroad corridors).
 - Use of a buffer space in the setback on the the Encinal-facing exteriors that include planting that beautifies the neighborhood, while again helping draw down CO2 and absorbing rainwater.
 - Use of materials, such as the pavers and shingles, that are high in quality or at least appear that way.
- Finally, I'll add that Pulte was considerate in the development process, responding to the requests from Stone Pine Lane residents to adjust home heights and back patio depths in order to make the presence of the new development more comfortable for people on our street. By acting as if they are part of a community, developers can create harmony as we accommodate badly needed and state-mandated housing requirements.

So many developments are subpar to this one. Let's make it the standard to match its quality.

I'm hopeful that this process will help create a more beautiful, diverse, just, and inclusive Menlo Park!

Sincerely,
Peri Caylor

Draft 2023-2031 Housing Element Feedback

Submission date: **3 June 2022, 12:40PM**
Receipt number: **15**
Related form version: **4**

First name	Pamela
Last name	Jones
Email	pam.d.jones70@gmail.com
Phone	650-208-3859

Comments on the Draft Housing Element	<p>The city council must make a statement that it intends to do everything possible to encourage and build, at a minimum, affordable housing now and the future. The city should state that they encourage increased density on all housing projects.</p> <p>It is critical that the Housing Element includes only viable opportunity sites. No public land should be eliminated unless there is city guarantee that all public parking lots, non-park land and school district land is included in the HE.</p> <p>Plans for developing Flood School must be submitted and reviewed prior to lowering density.</p>
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Draft 2023-2031 Housing Element Feedback

Submission date: **3 June 2022, 1:37PM**
Receipt number: **16**
Related form version: **4**

First name	Ron
Last name	Matsui
Email	ronmatsui@gmail.com
Phone	6508232702
Comments on the Draft Housing Element	<p>IT IS IMPERATIVE THAT MENLO PARK TO NOT OVERBUILD HIGH DENSITY APARTMENTS WITHIN RESIDENTIAL AREAS THAT DO NOT MATCH THE EXISTING NEIGHBORHOOD. INSTEAD, BUILD HIGH DENSITY APARTMENTS IN NEIGHBORHOODS THAT ALREADY HAVE SUCH TYPE OF BUILDINGS, LIKE AT THE SRI CAMPUS, OR IN DOWNTOWN MENLO. DO NOT DESTROY THE QUALITY OF LIFE OF A NEIGHBORHOOD FOR POLITICAL GAIN. THAT IS DESTRUCTIVE AND MALEVOLENT BEHAVIOR FOR A POLITICIAN.</p>

Draft 2023-2031 Housing Element Feedback

Submission date: **5 June 2022, 3:54PM**
Receipt number: **17**
Related form version: **4**

First name	Victoria
Last name	Kelly
Email	victoriamakelly@gmail.com
Phone	5052808739

Comments on the Draft Housing Element

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In addition to the problems for future tenants, placing high density residential housing in a low-density

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Draft 2023-2031 Housing Element Feedback

Submission date: **5 June 2022, 4:09PM**

Receipt number: **18**

Related form version: **4**

First name	Mark
Last name	Schlocker
Email	mschlocker@yahoo.com
Phone	650-444-7635

Comments on the Draft Housing Element

Great work adding much-needed housing. While we need more high-density housing and affordable housing, we also need more single-family homes for the middle class. Rent and condo price appreciation has been negligible over the last 5 years, due to already completed housing projects.

Skyrocketing single-family home price appreciation has put them out of reach for everybody but elite income earners.

An entry-level SFH costs \$3M, giving a monthly payment of over \$15,000. A nice rental can easily be had for \$4,000. The disparity is stark, causing class stratification of the elite against everybody else.

Minimum lot size for SFH needs to be reduced from 7,000 SQFT to 5,000 SQFT or less. More SFH need to be built. Onerous neighbor review process for redevelopment of homes on substandard lots needs to be removed.

Homeowners are treated like gods in Menlo Park.

Their influence needs to be reduced to the 7,000 SQFT that they paid for.

We need more housing, but the plan needs more balance. We don't want a city catering to only elites, low-income, and renters. The middle class is being absolutely crushed and would appreciate some relief in the single-family home market via modest new single-family developments.

Draft 2023-2031 Housing Element Feedback

Submission date: **5 June 2022, 5:47PM**

Receipt number: **19**

Related form version: **4**

First name **Peter**

Last name **C**

Email **peteseeu@yahoo.com**

Phone

Comments on the Draft Housing Element

The chief concern by residents in the Housing Element is:

- **37% of residents said the bus/rail does not go where they need to go or does not operate during the times they need;**

1) Building dense housing does not conform with existing General plans, and would wreck the quality of living in this quiet suburb. Let's focus on traffic mitigation and bus routes to underserved neighborhoods.

2) In District 3 the SRI Redevelopment will create further traffic problems along Ravenswood, Willow, Middlefield. We cannot support more housing than the proposed 400 units. More density and traffic will erode the quality and safety of the neighborhood. Adding more housing in sites along Middlefield will further compound a congestion problem that we are experiencing already, without the impact of the Stanford and Springline projects.

3) I encourage the City to strongly consider downtown redevelopment sites, and Sharon Heights to spread the equity in housing development. It makes most sense to put it near downtown with bus access and Sharon Heights shopping neighborhood.

Draft 2023-2031 Housing Element Feedback

Submission date: **5 June 2022, 8:16PM**
Receipt number: **20**
Related form version: **4**

First name	Annie
Last name	Hengehold
Email	ahengehold@gmail.com

Phone

Comments on the Draft Housing Element

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Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 8:51AM**

Receipt number: **21**

Related form version: **4**

First name **Aurora**

Last name **Soria**

Email **asoria2286@gmail.com**

Phone **6509063830**

Comments on the Draft Housing Element

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 8:51AM**

Receipt number: **22**

Related form version: **4**

First name **Alma**

Last name **Rico**

Email **alma.rico47@yahoo.com**

Phone **6507765985**

Comments on the Draft Housing Element

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 10:17AM**
 Receipt number: **23**
 Related form version: **4**

First name	John
Last name	Pimentel
Email	jpimentel@whitehatrenew.com
Phone	6502698933

Comments on the Draft Housing Element

City Council, I am writing about the Ravenswood School District proposal to build teacher and staff housing on the abandoned Flood School site. I am a MP resident and currently serve on: the MP Housing Commission, the Ravenswood Education Foundation Board, the San Mateo County Community College district Board of Trustees, and I coach baseball in the Ravenswood Little League (Belle Haven/EPA). Finally, I formerly served as the Deputy Secretary for Transportation for the State of California where I oversaw Caltrans and the California Transportation Commission.

I strongly support a teacher and staff housing project from four perspectives.

1. Transportation perspective: (a.) Residential use for the land generates far LESS traffic than a school ever did. (b.) Project developers, City leaders can work with County and Caltrans to gain additional egress through Flood Park and Van Buren Street that will relieve traffic through Hedge Road.

2. Housing perspective: (a.) MP Housing Element for 2023-31 will require about 3,000 new units. (b.) Need

to utilize every acre of space possible. (c.) If MP is not proactive in producing housing, then state mandates will inevitably cause the city to lose any modicum of local control over land use.

3. Education perspective: (a.) Enabling teachers to live in the community where they teach enhances the community and lived experience for all involved. (b.) This project is strategically insightful! Subsidized housing is a form of compensation for teachers that attracts and retains the best teachers and can happen without increasing taxes and outside the purview of traditional labor/management bargaining processes. (c.) The teachers most likely to use this housing are the young, new teachers who are critical to bringing vitality to a school district and to an under-resourced community.

4. Community perspective: (a.) These are teachers and essential staff at the schools. Their presence would uplift any neighborhood. (b.) Please consider the big picture here. Having a bunch of teachers next door sure seems like a much better alternative than another decade looking at a vacant school or an empty lot full of weeds. (c.) This project will be a valuable strategic asset for a school district that needs help and is thinking creatively. It will also be a great asset for the adjacent neighborhoods.

We discussed this project at length with at the Housing Commission and there was universally strong support for the project.

Regards, John Pimentel
168 E. Creek Drive, Menlo Park, CA 94025

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 10:19AM**

Receipt number: **24**

Related form version: **4**

First name	COMMUNITY DEVELOPMENT TESTING
Last name	COMMUNITY DEVELOPMENT TESTING
Email	cchan@menlopark.org
Phone	COMMUNITY DEVELOPMENT TESTING
Comments on the Draft Housing Element	COMMUNITY DEVELOPMENT TEST COMMENT ON THE DRAFT HOUSING ELEMENT

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 10:27AM**
Receipt number: **25**
Related form version: **4**

First name	Elizabeth
Last name	Hove
Email	lizhove1@gmail.com
Phone	4154070755

Comments on the Draft Housing Element

I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.

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Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 10:58AM**

Receipt number: **26**

Related form version: **4**

First name **Amy**

Last name **Heinz**

Email **amyheinz@yahoo.com**

Phone **6503804204**

Comments on the Draft Housing Element

If one of the goals of this housing element is to promote equity and reduce segregation as we develop new housing opportunities in the city, site 38 fails that measure.

- **Air quality due to 101 proximity has been shown to be unacceptable, and land has been deemed unusable for school or daycare**
- **No access in walking distance to public transit, grocery stores, pharmacies, or schools**
- **Residents of this new site will feed into different, underperforming school district than other neighbors**
- **Continued segregation to east side of town for lower income neighbors**

It is your responsibility to address the following as well:

- **Infrastructure limitations (extreme traffic during morning, afternoon, evening commutes)**
- **Emergency access limitations (as well as construction vehicle access limitations)**
- **Vehicle and pedestrian safety of residents being impacted by at least doubling of existing traffic**

As representatives of our great city, the responsibility is incumbent upon you to ensure your decisions — and the details surrounding them — ensure the safety and quality of life of new and existing residents.

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 1:21PM**

Receipt number: **27**

Related form version: **4**

First name **Aurora**

Last name **Soria**

Email **asoria2286@gmail.com**

Phone **6509063830**

Comments on the Draft Housing Element **This will be a great opportunity for the Ravenswood city school employees that have to commute on the Daily like myself it will save us money and also stress due to long drives**

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 3:13PM**
Receipt number: **28**
Related form version: **4**

First name	Ilene
Last name	Gatien
Email	cryslsngr@aol.com
Phone	6504730967

Comments on the Draft Housing Element

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Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 3:30PM**
Receipt number: **29**
Related form version: **4**

First name	Kalisha
Last name	Webster
Email	kalisha@housingchoices.org
Phone	6506607088

Comments on the Draft Housing Element

Hello,

On behalf of Housing Choices I would like to thank the city and consultants for releasing the Draft Housing Element for public review prior to submitting to HCD. We also appreciate the work that the city has done to incorporate comments that Housing Choices submitted into the analysis of housing needs of people with developmental disabilities as required by SB 812. While we do plan to submit a much longer document with our comments on the analysis as well as policies and programs aimed at creating more inclusive affordable housing one thing in particular that we wanted to clarify ahead of submitting is how our comments should inform the broader overall analysis of the housing needs of all Menlo Park residents with disabilities

The analysis of housing needs of Menlo Park residents with disabilities seems to apply data from Housing Choices, Golden Gate Regional Center (GGRC) and the Department of Developmental Services (DDS) as being representative of the broader disabled community, however California state law has

a very specific set of regulations for who is eligible for services from these 3 agencies, which can be found in Title 17 Sections 54000-540002 of the California Code of Regulations. It should be noted that on page 4-34 of the Draft Housing Element developmental disabilities are incorrectly defined as being attributed to a mental or physical impairment. While people with developmental disabilities may have multiple diagnoses which include mental or physical impairment, any data collected from these three organizations is specific to people with a substantial developmental disability which by definition DOES NOT include disabilities that are solely psychiatric, solely physical or solely learning disabilities. Developmental disabilities and eligibility for state sponsored services are defined in Title 17, Section 54000-54002 of the California Code of Regulations as attributed to a “major impairment of cognitive and/or social functioning” including “significant functional limitations...in three or more of the following areas of major life activity, as appropriate to the person's age: Receptive and expressive language; Learning; Self-care; Mobility; Self-direction; Capacity for independent living; and/or Economic self-sufficiency.

While much of the housing challenges faced by persons with developmental disabilities may overlap with those faced by other disabled persons it is important for the city to acknowledge in its housing element that different disabilities can come with different specific housing accessibility needs. For instance while a person with a developmental disability may have a physical impairment requiring the use of a wheelchair not all persons with developmental disabilities need wheelchair accessible housing. However, all persons with developmental disabilities do require a suite of coordinated supportive services in order to live independently in the community similar to the service needs of a

person with a mental health disorder. However, the types of services and by extension service providers for these different disabled populations will not be the same. For more information about the specific housing needs of other populations of people with disabilities including physical disabilities and mental health disorders Housing Choices strongly recommends that the city engage with other disability serving-organizations that support these populations in San Mateo County, including but not limited to: Center for Independence of Individuals with Disabilities (CID), Mental Health Association of San Mateo County (MHA), and Solutions for Supportive Homes (S4SH)

Thank you,
Kalisha Webster, Senior Housing Advocate

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 3:35PM**

Receipt number: **30**

Related form version: **4**

First name **Alison**

Last name **Gibson**

Email **aofficer@ravenswoodschools.org**

Phone

Comments on the Draft Housing Element

I think an important part of an equitable recovery is allowing more housing. Both affordable housing and missing-middle housing will ensure people who work in our community, can live in our communities. People should be able to enjoy the opportunities found right here, without having soul-crushing commutes. It is also important to build housing in every neighborhood so that people don't get pushed out by high prices. People who grew up here should be able to stay and find jobs here, and their kids should be able to grow up here too. More housing will help more people live close to where they work, strengthening our communities, and also support Climate Action by bringing down carbon emissions, opening more opportunities for walking and cycling in our neighborhoods. If we allow more apartments in our outdated "single-family-home-only" neighborhoods, we have more people to support transit, our local small businesses, and encourage walkability. It is also extremely important to offer affordable housing to all levels of income affordability, and make changes to end the historical policies that exacerbate segregation and systemic racism.

In summary, I think All Housing Opportunity Sites should be developed to their maximum allowances, with an emphasis on as many affordable units as possible.

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 4:01PM**

Receipt number: **31**

Related form version: **4**

First name **Mary**

Last name **Pimentel**

Email **pimentelme@aol.com**

Phone **6502071626**

Comments on the Draft Housing Element **Please do not change the zoning for the site 38 without providing another entrance and exit into this property. Also, make sure that big redwood tree is not destroyed.**

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 4:02PM**
Receipt number: **32**
Related form version: **4**

First name	John
Last name	Reiter
Email	jreiter@acm.org
Phone	6503218766

Comments on the Draft Housing Element

My name is John Reiter and I have been a resident of Menlo Park since 1985.

I appreciate the substantial effort that the city staff must have put in to produce the Housing Element draft document, though it does need some careful proofreading. At the end of this note, I will list the errors I found in Appendix 7-5, Site Sheets, but first I will provide more general feedback.

I strongly support higher density housing in the downtown area, where new residents will be close to transportation, retail, government services, downtown office buildings, etc. The city-owned parking lots in particular provide a unique opportunity to move toward better land use. Along with planning the transition of this area to more housing, it is time now to wrap up the decades-long discussion of adding a parking structure, and to move forward aggressively with getting this built.

The current pipeline plan for the large SRI site near downtown should be modified to include significantly more housing and less new office space. Also, rather

than forcing all residential traffic to just Laurel Street and Ravenswood Avenue, this traffic should be allowed to flow to Middlefield Road along with the office/R&D traffic.

I support the replacement of office and large commercial buildings with high-density housing, particularly when near supporting infrastructure. For example, the Bohannon Park area off Marsh Road is close to Highway 101 and to the Marsh Manor shopping center. The properties off of Sand Hill Road are also well-located since they are close to Highway 280 and to the Sharon Heights shopping center.

I, and numerous Menlo Park residents that I have talked to, are generally not in favor of high-density housing in areas currently zoned for low density. I know you have already received a lot of feedback regarding Site #38, with its low Affirmatively Furthering Fair Housing (AFFH) score of 2, inadequate access for the traffic volume and for emergency vehicles, and air quality and noise issues due to adjacency to Highway 101. In addition, the site is immediately adjacent to a major PG&E gas transmission pipeline. I urge you to update the redevelopment analysis for this site to acknowledge these issues, rather than simply concluding that "... there is not a substantial physical impediment to redevelopment into residential use."

In discussions of alternatives, while recognizing the need for affordable units, the range of housing types should be considered. The Housing Element should advocate for affordable home ownership opportunities. An important aspect of social equity is wider establishment of long-term wealth through home ownership. The City of Menlo Park has the potential for providing more of these opportunities in areas of lower density. Just providing more rental

units does not meet this important goal.

The rest of this note lists the errors I noticed in Appendix 7-5, Site Sheets:

- Page 624, Site 31: The Redevelopment Analysis mentions the "existing use, a Trader Joe's" but this site is 800 Oak Grove Avenue, Comerica Bank.
- Page 627, Site 33: The address is 1008 University Drive, not 1008 University Avenue.
- Page 629, Site 34: The address should be listed as 707 Menlo Avenue not 707 Menlo Road.
- Page 666, Site 52: The Existing Uses section shows "Restaurant" but the Jurisdiction's Past Experience Converting Uses section mentions the "existing office building".
- Page 676, Site 57: The Existing Uses section shows "Indoor Recreation" but the Jurisdiction's Past Experience Converting Uses section mentions the "existing office building". Also, the previous page shows Existing Use as "Restaurant".
- Page 681, Site 60: The Site Name is shown as "335 Pierce Road Campbell Ave, Menlo Park 94025". "Campbell Ave" should not be part of the site name.
- Page 685, Site 62(R): The image does not appear to match the 550 Ravenswood Avenue site.

Sincerely,
John Reiter

Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 4:12PM**
Receipt number: **33**
Related form version: **4**

First name	Yue
Last name	Li
Email	amberli1219@gmail.com
Phone	8572590536

Comments on the Draft Housing Element

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Draft 2023-2031 Housing Element Feedback

Submission date: **6 June 2022, 4:27PM**

Receipt number: **34**

Related form version: **4**

First name **Edward**

Last name **Foster**

Email **ebfoster12@gmail.com**

Phone

Comments on the Draft Housing Element

The plans for site 38 are currently unacceptable. You have heard all the reasons why building a large number of units on the site is a bad idea.

I have been very disappointed in the way the city has handled this to date. Instead of representing the citizens of Menlo Park and our best interests you have instead put the city and developers first.

This is once again an example of why a majority of people don't trust government and government officials.

Building a large number of units on that site will negatively impact all the people living in that area. It seems that equity is all about getting new people to live in Menlo Park at the expense of the quality of life for those that already live here, at least for site 38.

Why does equity always have to mean that we take from one group, home values and quality of life, to give to another group.

Do better and maybe you can restore my faith in government.

Draft 2023-2031 Housing Element Feedback

Submission date: **7 June 2022, 12:58PM**
Receipt number: **35**
Related form version: **4**

First name	Leslie
Last name	Abrams
Email	abramsleslie23@gmail.com
Phone	6503919159

Comments on the Draft Housing Element

I have some concerns about how we are implementing below market rate (BMR) housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city, however, a housing project that is 100% low-income or BMR promotes segregation. New York has addressed affordable housing long before it was a problem in California, and 100% low-income and BMR projects are being torn down because they promote inequality and segregation. Let's not repeat their mistakes!

Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to

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Draft 2023-2031 Housing Element Feedback

Submission date: **7 June 2022, 1:52PM**
Receipt number: **36**
Related form version: **4**

First name	William
Last name	Prainito
Email	bprainito@gmail.com
Phone	6504647813

Comments on the Draft Housing Element

I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.

In addition to the problems for future tenants, placing high density residential housing in a low-density

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date: **7 June 2022, 1:54PM**
Receipt number: **37**
Related form version: **4**

First name	Andrew
Last name	Cope
Email	andrewtemplecope@hotmail.com
Phone	415-516-8240

Comments on the Draft Housing Element

Thank you for giving us this option for submitting a comment. I've been a Suburban Park resident for more than 15 years. I recognize the challenge facing the city to meet the goals of the housing element, and I celebrate the reasons for doing so. We are a community that needs to have housing at various income levels to support the many important roles people play in our community. I'm nervous about the plans for the site on the former Flood School site, not because of who it may welcome to our community but solely on whether or not that site and the local infrastructure can support it. I am ever hopeful that the City Council would request a process that involves first a traffic study. Can the roads support a higher density housing development? If so, where would the traffic flow and how many entrances would their be? Would the County negotiate an entrance through Flood Park? Will construction vehicles have a reasonable access point to the site during a long process? Is the site environmentally suitable for housing? Once all of these questions have been researched and answered sufficiently, I would hope that the City Council would then plan to vote to increase the density. From my perspective it feels like

the order of operations will be different, that the vote for the density change will happen before any of these other questions are answered, and then decisions will be made to adjust to that decision. I implore the City Council to take this process in the order that it deserves, that the current residents deserve, and that the future residents deserve. It's within the City Council's authority to make this process logical and thoughtful. Please do so. To act otherwise is to act in the opposite of everybody's best interests. Should those questions be answered sufficiently and accurately, I believe you'll find the residents of the surrounding area to be welcoming, understanding, and extremely thankful for a job well done. Thank you, and I hope you'll plan this out.

Draft 2023-2031 Housing Element Feedback

Submission date: **7 June 2022, 3:06PM**
Receipt number: **38**
Related form version: **4**

First name	Ruth
Last name	Schechter
Email	RuthLee315@gmail.com
Phone	6507045083

Comments on the Draft Housing Element

I would like to be clear that I support building additional housing—particularly affordable housing—in Menlo Park and recognize the need for such housing. However, I have some concerns about how the city is looking to address the city’s housing needs, particularly as it relates to Site 38.

The city is proposing to rezone this site to allow a high-density apartment rental property in a single-family residential community. This plan does not promote equity, nor does it meet criteria established to comply with federal and state housing laws. A development at the scale being proposed would not only dramatically change the character of the Suburban Park community, it would create adverse environmental impacts on all involved.

People living in the rental units would be adjacent to Highway 101 where air quality has already been determined to be hazardous to health. They would not be within walking distance to mass transit, grocery stores, or places of employment, which means they would be obliged to drive everywhere, adding to the pollution and traffic issues the city is already facing.

Children would need to be bused to Ravenswood schools, so families would not benefit from Menlo Park's high-performing school district.

If you feel this site is appropriate for high-density housing, despite these concerns, then you must address the infrastructure limitations and create additional access points for car traffic and mitigate the significant environmental impacts of such a development. Without creating new points of egress, you are placing current and future residents at significant risk due to fire safety concerns, as well as pedestrian safety in a residential neighborhood where children still play on the street.

In fact, I would welcome development of Site 38, though at a much smaller scale than is being proposed and if traffic—and its associated environmental impacts—are addressed. As it stands, the only people who win by rezoning the site are the developers.

There are ways to use Site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date: **7 June 2022, 3:35PM**
Receipt number: **39**
Related form version: **4**

First name	Maureen
Last name	Clark
Email	maureen@threesixtyhr.com
Phone	6503281165

Comments on the Draft Housing Element

I support the comments of Victoria Kelly.

As a Suburban Park neighbor, I do not oppose low income housing on the Flood School parcel, but I do object to the proposed (but not guaranteed) density, the singular access through narrow Suburban Park streets (if cars are parked on the street and there is a delivery truck, traffic cannot pass), and the fact that any resident K-8 students will be bussed to a Ravenswood school rather than be able to attend school with their friends in Suburban Park and Flood Triangle.

I also object to all involved entities making their own small decisions about the development of this parcel without reaching a singular plan to which all can agree. It is my understanding that under the current decision making configuration, no entity is responsible for the overall outcome of the development and no one can make an agreement that will bind others. To me, this equates to no one actually being responsible for the whole project. I believe all concerned parties, including the affected neighborhoods, should be brought to the table to

develop a proposal that all are bound to observe.

I have some experience with developing housing for faculty and staff. The interest expressed today will not likely be there when a project is completed because, in the intervening years, people will have made expedient living decisions. Who will live in a project that is not filled by faculty and staff, in a location that lacks transit and shopping and with schools across the freeway? What is the commitment regarding parking and the upkeep of the units? These are all questions that could be answered by a task force comprised of all interested parties.

Without multi-stakeholder collaboration, the adjacent neighborhoods are right to be leery of Ravenswood's proposal and worried about the eventual outcome. I support low income housing and housing for public employees, and I support a reasonable project on the Flood School property. I do not support a proposal that has no firm commitments from all the stakeholders to adhere to a plan that works for everyone.

Draft 2023-2031 Housing Element Feedback

Submission date: **7 June 2022, 7:37PM**

Receipt number: **40**

Related form version: **4**

First name

Last name

Email

Phone

Comments on the Draft Housing Element

test

Draft 2023-2031 Housing Element Feedback

Submission date: **8 June 2022, 1:17PM**
Receipt number: **41**
Related form version: **4**

First name	Pam
Last name	Fernandes
Email	pam_ann_fernandes@yahoo.com
Phone	18583373521

Comments on the Draft Housing Element

Since office space seems to drive the housing requirements - I think we should stop new office building. Menlo Park only has so much space, continuing to add more office space/housing is going to erode the quality of life here. The roads are already overloaded with traffic and many of the new large sites have not even begun to welcome residents and companies. Schools will be heavily impacted. Can we take the time to thoughtfully map out what we would like our city to look like in 50 to 100 years and begin working toward a place where there is space for everyone, the population stays reasonable and the quality of life is high? (BTW - there are several office buildings that sit empty now - shouldn't we have those filled before building new? Or convert those into housing?)

Draft 2023-2031 Housing Element Feedback

Submission date: **8 June 2022, 4:14PM**
Receipt number: **42**
Related form version: **4**

First name	Robert
Last name	Steinmetz
Email	rsteinmetz@yahoo.com
Phone	415-813-7064

Comments on the Draft Housing Element

Below are my comments on the draft element.

- 1. Providing the public 30 days to review a highly detailed and technical 708 page 9 year plan is not a reasonable amount of time. It seems like an attempt by the city to rush through the changes without providing citizens enough time to vet the proposal.**
- 2. Site 38 is problematic for several reasons. As proposed this proposing a high density multifamily property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. You are furthering inequality by pushing more low income rentals closer to the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location. In addition to the problems for future tenants, placing high density residential housing in a low-density zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the**

concerns raised, a new access points for car traffic must be created. Without creating new road access, this will place current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

3. I am concerned about reducing our fire code safety standards, and reducing the compliance vetting for this. Reducing scrutiny on the safety of developments and fire prevention could backfire and result in a catastrophe. I don't believe this is an intelligent trade off worth making in the interest of speeding the introduction of more housing. Developer profitability should not take priority over public safety.

4. The City of Menlo Park should consider a vacancy tax similar to Vancouver or in Australia. I believe more than a few homes sit vacant as investment properties which are not available for rental. Owners should be taxed if properties sit vacant for an excessive period of time. This would unlock an additional number of units for rental.

5. I am concerned that this plan for substantial housing and resulting population growth is being created in a vacuum, without consideration for the associated transit, traffic, water, and school capacity. Housing should be planned jointly with these other elements included as part of the plan—not in isolation or on a standalone basis. Our public high school is at full capacity as far as I can tell, where will all of the additional students attend school?

6. Page 2-11. Expansion of city staff is not appropriate for an objective. This may be the result of some of the projects and policies that are adopted, and worked out through city budgeting—but “growing staffing” should not be cited as an objective...it's a possible result but not an objective of our housing plan to hire more city staff.

Draft 2023-2031 Housing Element Feedback

Submission date: **8 June 2022, 11:02PM**
Receipt number: **43**
Related form version: **4**

First name	Sudeshna
Last name	Sen Gupta
Email	rinisen79@yahoo.com
Phone	4088362383

Comments on the Draft Housing Element

I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.

In addition to the problems for future tenants, placing high density residential housing in a low-density

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date: **8 June 2022, 11:27PM**
Receipt number: **44**
Related form version: **4**

First name	Michael
Last name	Dittmar
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Phone	6509069193

Comments on the Draft Housing Element

I am for BMR housing in Menlo Park but have concerns about how things are being planned. The city must plan to expand infrastructure to handle the increases in traffic. The current plans do not adequately do that. The impact on existing neighborhoods could be mitigated but this does not seem to be in the current plan as far as I can tell. It is frustrating to see the City I have supported for so long be unrealistic about the infrastructure needs of the projects being considered. There are a number of sites on the plan that have promise, but some sites are being promoted in spite of poor limitations (perhaps to push BMR housing to the edges which is disgraceful). There are solutions but right now it seems that the concerns are not being taken into consideration.

Draft 2023-2031 Housing Element Feedback

Submission date: **9 June 2022, 5:25PM**
Receipt number: **45**
Related form version: **4**

First name	Todd
Last name	Johnson
Email	rtjohnson@gmail.com
Phone	650.269.4477

Comments on the Draft Housing Element

How can we help families moving into Menlo Park create equity?

More important than any state mandate around the new RNHA, I firmly believe that each member of the City Council desires (more than anything else) to meet the broad goal of creating equity for families living and working in Menlo Park. I am eager to help the City Council achieve that goal, and to push back strongly when I see the City Council missing that target.

For example, I am a fan of the Ravenswood School District's plans to create 90 units on the site of the old Flood Elementary School, but not if those are not working to attract and retain teachers in Ravenswood by helping them to build equity in the area (i.e., if they are rentals providing appreciation value only to the District, or worse, to the developer). I understand that property owners carry a great deal of leverage in these discussions. But it will not accomplish the express goals of various members of the City Council if we allow this project (and other pipeline projects) to be comprised solely or primarily of rental properties.

We know what happens to below market rental properties, because we have decades of experience on the Peninsula. Rents are kept low for a period of time (but not for the long term, unless there exists a tacit agreement among renters and landlords to keep rents low and allow tenants to live in subpar conditions -- an often unspoken but real situation in our city already). This does not meet the long term goals of building equity or of building the healthy community we desire.

As rents rise, landlords benefit, below market housing becomes less so, families move out, creating a transiency that we also do not desire for our city. Ultimately, as we've seen in neighboring communities, the value of the dirt increases so much that multi-family building owners cannot resist the attraction of converting to condominiums (that are never priced to attract and retain families at affordable prices).

What can the City Council do? Hold the line by insisting that a majority of new below market housing is created for residents to own, not rent. I know that this will create uneasiness for conversations that are already on-going, but the City Council holds the greatest leverage at this point of the pipeline discussions, and if the members really believe in the goals they espouse for our community, then this is the only solution that benefits the residents of Menlo Park long-term, as opposed to benefiting the developers, long-term.

Menlo Park real estate (like much of the nearby Peninsula locations) is viewed by family offices across the globe as a remarkably safe and highly productive asset class, with a year-over-year appreciation value (on a fixed asset class) that has outstripped even some of the best equity classes of investment. This means that money will continue to

pour into Menlo Park real estate, pushing prices higher, regardless of whether the City Council added 3,000 housing units, or 7,800 housing units. Until (that is) the value for residents is destroyed.

As someone who has lived in a relatively new community of Menlo Park for more than 20 years, I am grateful for my neighbors who purchased duplexes with assistance from the City and have realized the appreciation value of their homes. These are teachers, and service employees. They have also been here more than 20 years. They have helped to build the community we all desire -- a diverse community where families build equity.

I will be watching the Housing Element implementation carefully. I will push back when, as I predict, some of the commercial sites (with carve out) seek to build high-rise rental properties. I understand that the Council is under pressure from the State, but the Council is the place that must guard the long-term quality of life for the residents of Menlo Park (and for its future residents).

Draft 2023-2031 Housing Element Feedback

Submission date: **9 June 2022, 6:20PM**
Receipt number: **46**
Related form version: **4**

First name	Patrick
Last name	Feehan
Email	pfee@mindspring.com
Phone	650.322.3337

Comments on the Draft Housing Element

There has been so much talk about my Suburban Park neighbors being anti-teacher, racist, elitist, etc., that the issue's clarity has long since disappeared. What we are disturbed about is only about preserving the character of our neighborhood, which would suffer if the ingress and egress issue isn't thoroughly resolved before the first shovel goes into the ground at the former Flood School site, and the number of units to be built is reasonable and unchangeable, again, before any construction begins.

The amount of traffic going by our houses daily would skyrocket under the wrong circumstances. Not wanting that drastic change in our neighborhood is **not** a "nimby" stance. It's common sense.

Are we anti-teacher? That is preposterous - the neighborhood has many teachers living here, and they are loved, respected, and are as concerned about the threat to the quality of the neighborhood as the rest of us. Are we racist? I shouldn't even have to respond to that. Elitists in Suburban Park? Um, no... This is by no means the wealthy part of Menlo Park. It's just a place where we have peacefully and safely raised our

children, and we would like to preserve that aspect of the neighborhood.

Please assure us that livable solutions to the issues I and many like me have raised will be irrevocably in place before this project is allowed to begin. We are not thrilled that our children can't afford to buy housing here where they grew up. We didn't create that situation, and radically changing the character of the neighborhood, which this development threatens to do, will not solve that problem.

Please allow my daughter, who grew up here, to be comfortable walking her daughter in her old neighborhood, not worrying about the unthinkable amount of traffic on our little streets that under-regulated developing of the Flood site would bring. Thank you for considering what I've written here.

Draft 2023-2031 Housing Element Feedback

Submission date: **9 June 2022, 9:22PM**

Receipt number: **47**

Related form version: **4**

First name	Hiroko
Last name	Takahashi
Email	thiroko777@gmail.com
Phone	9256831521

To whom it may concern,

First of all, I am happy to have affordable housing at site No. 38, which is in the neighborhood where I live. This is a quiet and tight-knit community where, for example, people with walkers and people walking their dogs can stroll around safely, and children can learn how to bike without being afraid of being hit by a car. I am sure that the people who will move into this site will enjoy this suburban neighborhood very much, as we all do now.

For this same reason, though, I am concerned about the proposed size of this development: a high-density apartment with 90 or more households. As there is no public transportation nearby and no shops within walking distance, people need a car in this community. I assume that at least 200 additional cars will be added, as well as delivery trucks. Our neighborhood is a cul-de-sac and the streets are relatively narrow. Therefore, I am concerned that a high-density development would jeopardize the safety of both the existing and the incoming residents.

I understand and support the policy of affordable housing in Menlo Park, and the primary concern I have is about the high density of the proposed development. If low-density housing is considered for low-traffic areas such as site No. 38, I would be more supportive of the plan. I hope that all of the people who work hard to raise their families in a safe environment, both existing and incoming neighbors, can equally benefit from this policy.

Thank you for the opportunity to express my concerns.

Hiroko Takahashi

Draft 2023-2031 Housing Element Feedback

Submission date: **9 June 2022, 10:06PM**
Receipt number: **48**
Related form version: **4**

First name	Nancy
Last name	Hedley
Email	nancylarocca@gmail.com
Phone	4082039646

Comments on the Draft Housing Element

To whom it may concern,

Thank you for the extensive outreach y'all have conducted over the past months to support our city in the update of its Housing Element. My feedback falls into three categories: 1) environmental considerations, 2) downtown vibrancy, 3) equity, and 4) leveraging city-owned land.

Environmental Considerations - Based on our new REACH codes, I'm assuming all new construction will be all electric and have sufficient EV charging stations. Beyond that, I'd love to see solar, green roofs, and rooftop decks/gardens. I'd love to see greywater collection systems that are used to irrigate native plants and trees. I'd love to see community gardens where people who come together to grow food. I also want to ensure that our urban canopy is protected and expanded as we build new housing. Trees are essential for good living. :-)

Downtown Vibrancy - I continue to hold the vision for a vibrant MP downtown, and increased housing density in the vicinity will be supportive of that. I was

heartened to see that there is a strong emphasis on housing “close to services” in the Housing Element and am hopeful that as properties are developed in downtown, along El Camino, and on Ravenswood that we can use this opportunity to make our streets even safer/accessible/pleasant for walkers, bikers and mass transit riders, and also have more services for people in Menlo Park. Another element of vibrancy is having housing available at all income levels, and I wholeheartedly support everything we can do to make housing **actually** affordable. Doing this will not only make our city more vibrant and diverse, but it makes the possibility of living in MP more likely for those who work here resulting in less emissions due to long commutes.

Equity - I'd love to see equity be at the center of our planning: here are a few things that are important to me. One is tenant protections...perhaps rent control or stabilization practices could be useful in ensuring long-term residents will continue to be able to stay in MP. A second consideration, which I didn't see mention of, is helping lower income folks actually purchase homes in MP. This would give them so much more leverage and stability over the long-run. Finally, I continue to hear from folks that below market housing isn't really affordable. This makes me wonder how we can actually ensure that housing in MP is affordable to folks at all income levels. I want our town to be a place where students, young families, and older adults can find nice places to live at reasonable prices. I'd also like to see more racial and socio economic diversity, and I hope that some of these ideas can support that.

Building on City Owned Land - I really like the idea of building housing on city-owned land such as downtown parking lots or on top of buildings like the downtown library, Little House/Rosener House senior

centers, or City Council chambers. This would allow nonprofit housing developers to build homes for some of our most housing-insecure residents.

Thank you for hearing my feedback.

Draft 2023-2031 Housing Element Feedback

Submission date: **9 June 2022, 11:00PM**
Receipt number: **49**
Related form version: **4**

First name	Kevin
Last name	Chien
Email	kchien@gmail.com
Phone	4152030377

Comments on the Draft Housing Element

I wanted to comment on the BMR housing proposal in Menlo Park. My concern is the immense impact on the Suburban Park community by having the entrance and exit off of Hedge Road / Sheridan Drive.

Physically, there is only 24' of residential road there, and with a car parked on each side of the street (of ~7 feet wide each), there is only enough space for one way traffic. It is okay when there are very few cars due to low density housing on Hedge Road, but with 90 proposed apartments and assuming 2 cars per household and all the UPS, FedEx, Amazon, USPS, maintenance trucks, etc, going back and forth, that will be 200-250 cars per day, most of them coming and going during the same times around rush hour. Kids play on the street regularly and elderly walk in the neighborhood constantly. You are putting their safety at huge risk with this much traffic going through. Cars will be backed up as traffic is going both ways but may only have one 'lane' to do so.

Placing high density residential housing in a low-density zoned location has detrimental environmental impacts on the existing community. If you feel this site

is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development.

Specifically, I want to highlight:

A) If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park.

B) Use the entry and exit point at Van Buren Road instead of Hedge Road/Sheridan Drive. Van Buren Road is a TWO - lane road, separated by a double yellow line, so that cars in both directions can pass unhindered. Van Buren Road does NOT face any home entry points, and therefore eliminates any issues with foot traffic of kids and elderly and connects directly to Bay Road/Willow Road area.

Ultimately, without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan.

Draft 2023-2031 Housing Element Feedback

Submission date: **9 June 2022, 11:38PM**
Receipt number: **50**
Related form version: **4**

First name	Lusi
Last name	Fang
Email	lusifang@gmail.com
Phone	2489527723

Comments on the Draft Housing Element

I wanted to comment on the BMR housing proposal in Menlo Park. My main issue is the traffic of 90 units and all the maintenance and delivery vehicles that come through on essentially a one way residential street with kids playing and elderly walking, not to mention literally hundreds of cars will be backed up as traffic is going both ways but may only have one 'lane' to do so. Very basic math shows us that 90 units with 2 cars per unit and the Amazon, UPS, USPS, FedEx, etc would easily be 250 cars per day.

Placing high density residential housing in a low-density zoned location has detrimental environmental impacts on the existing community.

How about the following options INSTEAD of Hedge Road/Sheridan Drive?

1) Van Buren Road instead, which is parallel to 101 and connects directly to Bay Road/Willow Road area. It is two lanes, with a double yellow non-crossable line so traffic and freely flow in both directions. The great thing about Van Buren is that there are NO residential homes' entrances/exits that face the road, so there is much more minimal impact on the community. Plus, it

is a much more direct route to get to 101 and a major exit, e.g., Willow Road.

2) How about an entrance and exit off of Flood Park?

In the current proposed design, there is ample room for many cars to pass through the paved areas / parking lot of Flood Park. The zoning change must be made **CONTINGENT** on county cooperation for a primary road access through Flood Park.

Ultimately, without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns (how will you get a fire truck with a ladder enough to get up 3-4 stories) through Hedge Road / Sheridan Drive as there will be cars parked on both sides of this narrow one way street?), as well as general pedestrian safety on a small road that was not meant to support the consequent traffic. This is indeed your responsibility and should not be left to community members to plead with the county.

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 2:41AM**
Receipt number: **51**
Related form version: **4**

First name	Mercedes
Last name	Hausler
Email	mhausler259@gmail.com
Phone	6503348067

Comments on the Draft Housing Element

I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.

In addition to the problems for future tenants, placing high density residential housing in a low-density

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 7:39AM**
Receipt number: **52**
Related form version: **4**

First name	Steve
Last name	Wong
Email	swongman@yahoo.com
Phone	6502691596

Comments on the Draft Housing Element

Dear City Councilmembers,

I grew up in one of the surrounding neighborhoods and currently live in the house next door to my parents. I walked to Flood School every day where I attended from 1965 to 1972. We played in the streets in front of our houses much like the kids do today. The feel of this neighborhood is the reason I and many many others have returned to live where we grew up. It was not easy financially, but so very worth it.

I want to be clear from the outset that I support building additional housing—particularly affordable housing—in Menlo Park, and I recognize the need for such housing. But I do not want it at the cost of drastically changing the tenor of our existing neighborhoods.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such

developments are not in compliance with the existing community plan.

Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county.

Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Thank you for your attention to this very important matter,

Steve Wong

Suburban Park resident for a very long time

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 10:37AM**
Receipt number: **53**
Related form version: **4**

First name	Verle
Last name	Aebi
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Comments on the Draft Housing Element

Dear Mr. Smith,

Thank you for the opportunity to provide input on the Draft Housing Element. I spoke at the recent Study Session with the City Council on June 6. I have also previously provided input to the Draft Housing Element. I am a 40+ year resident of Menlo Park and currently live in District 3.

I would like to reiterate my input at the Study Session and recommend adding the property located at 1000 El Camino Real to the Housing Opportunity Site list. This parcel (parcel 061-443-010) is owned by the City of Menlo Park, it is 1.5 acres in size. At the Study Session M Group stated that parcels between 1 to 2 acres in size are the "sweet spot" for development of affordable housing by the non-profits that are engaged in this activity. This parcel meets this important criteria. In addition since it is owned by the City there should be no issue with the land owner with respect to redeveloping the site for high density affordable housing at the 100 units / acre overlay level. In fact I would expect the City to be actively engaged to encourage redevelopment of this site with

affordable housing.

During discussion by Council following public comment someone - I assume Staff, the person speaking did not identify himself to those of us attending virtually via Zoom, stated that this parcel was not considered for inclusion due to it being under a long term lease by the developer with the City. This may prevent any possibility of development of this parcel during the 8 year period for the 6th cycle of the Housing Element, but this criteria was apparently not a consideration for the other parcels included on the Housing Opportunity Site list for parcels not owned by the city. If this is an important consideration (which it may be), I would recommend that the City or M Group survey all of the other sites on the Housing Opportunity List and remove those that have similar long term (> 8 year remaining on the lease) lease issues between the tenants and the building owner or with the land owner.

If long term lease issues are not a consideration for the other parcels on the Housing Opportunity List, I strongly recommend adding the parcel at 1000 El Camino Real to the list as there are few, if any, parcels more ideally located for affordable housing in Menlo Park. It is on El Camino Real within very close proximity to the Cal Train station. It is the ideal size for affordable housing development. Further the building on the site is approximately 40 years old and appears to have very low occupancy as even before the pandemic the surface parking lot between the building and the railroad track had few or no cars parked in it during work hours. At this time it also appears that the developer is trying to lease much of the buildings second floor.

Re-zoning this parcel with the 100 unit/acre would seem to be prudent as circumstances with the

developer and lease may change in the future and we should do everything possible as a City to ensure that this site can be converted to affordable housing in the future, even if not in the current planning period.

Best Regards,
Verle Aebi

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 11:10AM**
Receipt number: **54**
Related form version: **4**

First name	Thomas
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Phone	6504211747

Comments on the Draft Housing Element

I totally agree with the comments by Nicole Chessari. My wife and I moved here to Suburban Park in 1962. Our intent was to make this our starter home and only stay for about three or four years before moving to a larger house somewhere else in the Bay Area . East Palo Alto was experiencing "White Flight" at that time and some residents of Suburban Park thought that might happen in Suburban Park. Fortunately that never happened. Each time we thought about moving we just reconsidered and remodeled our home to accommodate our growing family. We've raised four children here and all attended Flood School. My son and his wife moved to Suburban Park and have raised their three children here. This a great place to live and my wife and I are fearful of the changes a large development at the Flood School would bring in terms of traffic through our neighborhood. Many kids play in the streets and many of our neighbors like us walk themselves and their dogs in the neighborhood. Please keep the proposed changes to the Flood School site consistent within the existing zoning restrictions.

Draft 2023-2031 Housing Element Feedback

Submission date: 10 June 2022, 12:02PM
Receipt number: 55
Related form version: 4

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Comments on the Draft Housing Element

As a resident of Hedge Road, in close proximity to Site 38, I am strongly in favor of a 90 unit building for teacher housing with an alternative entry point through Flood Park. I see this as a win for Ravenswood School District (revenue), a win for the teachers (affordable places to live), a win for the city of Menlo Park (fulfills some of its housing requirements from the state), a win for Flood Park and Suburban Park communities (diversifying the resident population and increasing the number of public employees to our community), and an acceptable loss for the residents in the immediate proximity of the area whose well-being and finances will be negatively impacted by the increased density. However, I am strongly opposed to the proposal to accelerate process for rezoning site 38 to allow for up to 260 units without the proper environmental assessments and traffic mitigations. The residents are being told to be patient and trust RSD, trust the city council, and trust the city authorities, and trust a developer. We are being told to have faith that ultimately only a 90 unit property will be built and an alternative road will be provided – and that the arrangement will hold for the 90 years of the contract.

And yet, the value of my house, and my life savings, will be wiped out immediately if this goes forward without guarantees of size and an alternative access. The housing market won't pay attention to verbal assurances. Furthermore, all of the elements telling us to trust them have an interest in increasing the number of units in the development once the rezoning happens. RSD rightfully would like to increase income. The developer wants to make more money. And the city seems to want to cram as many units into this space so as to not impact residents in other (more affluent) areas of the city. If you look at where additional housing is being proposed, it is in the least well-off areas of the city – where residents are least able to absorb the financial and lifestyle impacts. In the move to satisfy the requirements of the state, the city is pushing the burden overwhelming on its less affluent homeowners. The city should ensure that the rezoning caps reflect the capacity of each specific zone to accommodate the changes, rather than a one size fits all. And the rezoning should be based on full environmental assessments for each area, including traffic impacts on the surrounding areas. We should not be asked to trust – we should be provided necessary assurances into the rezoning plans themselves with the necessary contractual assurances.

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 12:37PM**
Receipt number: **56**
Related form version: **4**

First name	Kurt & Peter
Last name	Frewing
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Phone	(650)681-7991

Comments on the Draft Housing Element

Dear City of Menlo Park,

This letter comments upon the Draft 2023-2031 Housing Element released on May 11, 2022. We are two teenage residents of Menlo Park, and we are writing regarding the Housing Element's inadequate efforts to address accessible housing. Each of us uses a wheelchair, and thus we feel we are able to comment upon the Housing Element's policies for accessible housing.

The Housing Element substantially understates the problem of insufficient accessible housing in Menlo Park. Although the Housing Element states that demand for affordable accessible housing "typically exceeds what is available, particularly in a housing market with such high demand," the reality is that substantially all of the housing in Menlo Park is inaccessible for wheelchair users. In our experience, virtually every single family home in Menlo Park is neither visitable nor accessible by a wheelchair user. While we appreciate the Housing Element's statements in support of more accessible housing, it is not sufficient for a city to merely state aspirational

policies to encourage a few more accessible units, while not addressing the fact that the city's housing is generally inhospitable to wheelchair users.

The Housing Element omits a key component, which is the goal of "visitability." Visitability refers to housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. See visitability.org. Homes are generally visitable if they have three features: (1) at least one zero step entrance; (2) first floor doorways and hallways wide enough for wheelchairs; and (3) an accessible bathroom (or half bathroom). A visitable home does not necessarily meet the requirements of the American Disabilities Act, but it does ensure that people that use wheelchairs are able to visit family, friends, or neighbors that live in such a home. Menlo Park should aspire to have its housing stock be visitable by wheelchair users, which is an element of California's Universal Design Model Ordinance. See <https://www.hcd.ca.gov/building-standards/state-housing-law/universal-design/docs/universal-design-model-ordinance.pdf>. Unlike Menlo Park, other cities have adopted ordinances to address visitability. See, e.g., [Visitability ordinance makes Petaluma more welcoming](https://www.petaluma360.com/article/news/editorial-visitability-ordinance-makes-petaluma-more-welcoming/) (available at <https://www.petaluma360.com/article/news/editorial-visitability-ordinance-makes-petaluma-more-welcoming/>).

The policy proposals in the Housing Element are thus inadequate to make Menlo Park hospitable to wheelchair users. While the Housing Element includes several helpful proposals such as the use of density bonuses and other incentives to assist in meeting housing needs for the disabled, they lack sufficient detail or ambition to address effectively the need for accessible and visitable housing in Menlo Park.

We propose the Housing Element include a specific recommendation that Menlo Park adopt a housing accessibility ordinance with the following two elements:

1) a requirement that all new construction of residential buildings of four or fewer units be visitable, defined as including a primary entrance without a step, 32-inch or wider doorways and hallways, and an accessible half bath (or more) on the first floor, with a further requirement that all new residential buildings with five or more units include 30% that are visitable; and

2) an incentive for building accessible homes via a percentage increase in the allowable floor area limit ("FAL") for homes that meet specific accessibility requirements (i.e., fully ADA compliant, perhaps with additional universal design requirements).

We understand certain other cities have adopted similar visitability requirements, and yet cities have adopted FAL incentives for accessible housing. We believe Menlo Park would become a substantially more accessible and visitable city if it adopts both elements. Without such incentives and requirements, however, Menlo Park will continue to be a challenging, inhospitable community for disabled persons.

Thank you for your attention to this important issue.

Sincerely,

Kurt and Peter Frewing

cc: Menlo Park City Council

1) Betsy Nash, Mayor

2) Jen Wolosin, Vice Mayor

- 3) Ray Mueller, City Councilmember
 - 4) Cecelia Taylor, City Councilmember
 - 5) Drew Combs, City Councilmember
- Menlo Park Planning Commission**

- 1) Andrew Barnes
- 2) Linh Dan Do
- 3) Chris DeCardy
- 4) Cynthia Harris
- 5) Henry Riggs
- 6) Michele Tate
- 7) David Thomas

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 1:04PM**
Receipt number: **57**
Related form version: **4**

First name	Francesca
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Phone	6506447707

Comments on the Draft Housing Element

Dear Council Members,

Thank you for your tremendous work trying to clear the path to bring more housing - especially affordable housing - into Menlo Park to comply with state law. I think a more diverse residential base will bring more vibrancy to this community.

I reviewed the Draft Housing Element. I welcome new residents and more dense housing. I also want to make sure that residents who move in, especially those with children, have access to the same high quality education and low class sizes that MPCSD currently offers.

To that end, I would like the supportive language that was included in the previous housing element to stay intact - I was disappointed that language that was supportive of schools was removed or modified in this draft element.

I would also like to see community amenities earmarked for schools. I'd like to see teachers and staff prioritized in getting access to units that are

affordable. I would like the city to help the district identify land for campuses, should we need to expand campuses to accommodate new students.

Separately from MPCSD schools, I'd like to see the mall at 989 El Camino considered for a Housing Opportunity site and I think the Big 5 mall is ripe for redevelopment too.

I would also like to see the city actively support the Ravenswood School District in developing their Flood School site. They have every right to build there and we must do everything we can to support affordable housing for teachers and staff. Our children and future depend on our educators.

Thank you for your hard work. I look forward to working in partnership with you moving forward.

Sincerely,
Francesca Segre
700 Menlo Oaks Dr.

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 1:59PM**
Receipt number: **58**
Related form version: **4**

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Comments on the Draft Housing Element

I have some specific concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high density BMR multifamily rental property in a low density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.

In addition to the problems for future tenants, placing high density residential housing in a low-density

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit off its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on county cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the county. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 2:56PM**
Receipt number: **59**
Related form version: **4**

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Comments on the Draft Housing Element

On behalf of the Sequoia Union High School District (“District”), our office submits comments regarding the 6th Cycle Housing Element (“Housing Element”) prepared by the City of Menlo Park (“City”). The District remains ready and willing to work collaboratively with the City on the stated goals of the Housing Element and would like to see a reciprocal, good faith willingness from the City to do the same. Over the past few years, the City has considered and approved an influx of development, with a great deal of the development occurring in the District’s service areas. This development has occurred with minimal engagement with the District, which directly contradicts the programs in the 2015-2023 Housing Element. With that in the mind, the District would like to secure a more firm commitment to collaboration from the City moving forward on all development discussions.

Review of the 2015-2023 Housing Element

The City’s 2015-2023 Housing Element includes Program H4.L, which had a stated purpose to “[c]oordinate with School Districts to Link Housing

with School District Planning Activities.” The Program aimed to “work with the four school districts in Menlo Park to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed...[c]onsistent with Policy H4.1, site development should consider school capacity and the relationship to the types of residential units proposed.” The Program’s objective is to “[c]oordinate with local school districts in planning for future housing in consideration of each school district’s long-range planning, resources, and capacity.” The City’s Evaluation Notes from the Program state that “City staff have continued to be in contact with local school districts to share information on new residential development proposals...[s]taff have also been participating in the Home for All effort to convene school districts throughout the county to help identify development opportunities to support the process.” (Housing Element, Pg 2-107.)

Reflecting on the previous seven years covered by the 2015-2023 Housing Element, the District does not believe that the City has been successful in implementing Program H4.L. As stated in the introductory paragraph, the City has seen an influx of development over the past few years. Greystar, the developer of the recently approved Menlo Portal, Menlo Uptown, and Menlo Flats projects, has been one of the busier developers in the area. These projects were approved over District objection.

The District expressed its concerns through extensive comment letters in response to the Notices of Preparation, Draft and Final EIRs for Menlo Portal and Menlo Uptown, and appealed the Planning Commission’s approvals in both cases to the City Council. The appeals were heard by the City Council on September 14, 2021. Following those hearings, the

City Council approved both projects despite the District's concerns. However, City Council members gave clear direction to City staff and Greystar that they wanted to see increased coordination and communication with the District in relation to future development projects. It was largely for this reason, as well as the importance that the District places on its relationship with the City, that the District did not further pursue its concerns regarding the Menlo Uptown and Menlo Portal projects. The District remained hopeful that the City and Greystar would meaningfully engage the District on Menlo Flats, but that did not happen. The District had no discussions with City staff about the Menlo Flats project, and while a Greystar representative met with the District approximately once, that meeting did not accomplish anything beyond a limited exchange of information.

Based on the above, Program H4.L has not been implemented successfully. Consistent with the spirit of the City Councilmembers' comments on September 14, 2021, it remains the District's hope that coordination can occur regarding school related impacts. The first step in solidifying that coordination lies in the Programs in the 2023-2031 Draft Housing Element.

2023-2031 Draft Housing Element

The 2023-2031 Draft Housing Element includes modified versions of the goals, policies, and programs originally included as part of the 2015-2023 Housing Element in relation to school districts. These goals, policies and programs retain the same characteristics as in the 2015-2023 Housing Element, including the vague commitment by the City to work with school districts without a meaningful way to enforce the commitment.

School districts are addressed in the 2023-2031 Draft Housing Element as follows:

- Policy H.2.6 deals with School District and City Service Maintenance and states that the City will “[w]ork with the school districts and childcare providers (pre-K and out-of-school time) to maintain quality service as demand increases.” (Housing Element, Goals, Policies and Programs Pg. 8-7.)
- Policy H.4.1 deals with housing opportunity sites and subsection (e) requires that site development should consider access to and impact on school capacity, childcare provider capacity, transit, parks, and commercial shopping areas. (Housing Element, Goals, Policies and Programs Pg. 8-16 through 8-17.) This Policy was modified from the previous Housing Element to “avoid using school capacity as an argument for delaying projects in compliance with State Law.” (Housing Element, Pgs 2-76 through 2-77.)
- Program H4.S states that the City will coordinate with School Districts to Link Housing with School District Planning Activities. As part of this program, the City would work with the four school districts in the City to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed. Consistent with Policy H4.1(e), site development should consider school capacity and the relationship to the types of residential units proposed. The program would be the responsibility of the Planning Division, school districts, city manager, city commissions, and City Council and would be financed through the General Fund. The objective of the Program is to coordinate with local school districts in planning for future housing in consideration of each school district’s long-range planning, resources, and capacity. The Program’s timeframe would be ongoing through

project implementation. (Housing Element, Goals, Policies and Programs Pg. 8-25.)

After reviewing these updates to the 2023-2031 Housing Element, the District would, at a minimum, like to see a commitment that specific analysis of school impacts will occur before development is actually approved. Towards this end, the District proposes adding the following to Program H4.S, or elsewhere if preferred:

Developers will meet and confer with the impacted school districts prior to approval of their specific development proposals within the City regarding impacts of their development on school related issues, and further CEQA analysis shall be undertaken as needed to address these impacts.

A firm commitment to this language would ensure that school districts have a seat at the table during development discussions. It is the District's hope that such discussions would be beneficial for both the needs of the District and the City.

In addition to the suggested language above, the impacts of new development on schools can also be addressed by the following alternative means:

a. Coordinated Planning for School Sites

Government Code sections 65352 and 65352.2 require local cities to coordinate planning of school facilities with school districts. The Legislature confirmed in this statutory scheme that the parties are meant to coordinate “[o]ptions for the siting of new schools and whether or not the local city or counties existing land use element appropriately reflects the demand for public school facilities, and ensures that new planned development reserves location for public

schools in the most appropriate locations.” (Gov. Code 65352.2(d)(2).)

The Legislature recognized that new planned development should take into consideration and even “reserve” where schools would be located to serve the development because schools are as integral a part of planning for new development as is any other public service, such as fire, police, water and sewer. As it relates to this instance, the intent behind sections 65350, et seq., supports the District’s position that the City must analyze whether the current size of District schools is adequate to accommodate both its existing population and the new development. The City can help the District provide adequate facilities resulting from the impact of development projects, which are not addressed by developer fees, by acknowledging the significant impact on schools, and requiring alternative mitigation measures to ensure that there is an adequate site to accommodate school facilities.

b. Land Dedication

One possible mitigation not addressed by the City would be for the City to consider adopting findings requiring any developer building as part of the development projected in the Housing Element to dedicate land and/or funding pursuant to Government Code sections 65970, et seq., which permit the City to require a developer to dedicate land to a school district. Section 65974 specifically states that “for the purpose of establishing an interim method of providing classroom facilities where overcrowded conditions exist, . . . a city, county, or city and county may, by ordinance, require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for classroom and related facilities for elementary or high schools as a condition to the approval of a residential development.”

A land dedication requirement would be good public planning benefiting all residents of the community. Land suitable for a new school site in Menlo Park is already scarce; it will only become more so if and when further development occurs. Under Government Code sections 65352 and 65352.2, the City has a duty to help plan for adequate services to its residents by ensuring that future sites are set aside for schools. Failure to do so leads to inadequate services, future controversies, and the potential need for a school district to exercise its rights under eminent domain, displacing existing residents.

Land dedication is a permissible mitigation measure under Government Code sections 65995, et seq., and is particularly important given the lack of available vacant land for school facilities.

c. Phasing

Another method by which the City can work cooperatively with the District within all legal constraints to ensure adequate school facilities with regard to new development under the Housing Element is by requiring future development to be phased and not permitted prior to availability of school facilities. Timing development so as to balance the availability of school facilities with new development can significantly aid the District in its attempt to provide for the additional students who will be generated as a result of the Project and development following approval of the Project.

Conclusion

The District appreciates the City's efforts to promote fair and affordable housing. However, such housing is

not built in a vacuum and the residents who live in that housing can only thrive with access to robust public services. The District's role in the development of new housing is therefore critical. Based on previous experience, the District remains skeptical of the City's level of engagement with the District related to upcoming housing development. However, as evidenced by the ideas and solutions presented in this letter, the District remains willing and able to collaborate on the goals, policies and programs of the 2023-2031 Housing Element. Therefore, the District respectfully requests that additional language be added to the Housing Element that both commits the City and Developers to collaborate with the District and provides a mechanism for enforcement so that such collaboration takes place.

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 3:23PM**
Receipt number: **60**
Related form version: **4**

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Comments on the Draft Housing Element

Dear City Councilmembers:

As a long-time Menlo Park resident, I write on behalf of myself, my family, and 89 of my Menlo Park neighbors listed below who join in this letter, to provide feedback regarding Menlo Park’s Draft 2023-2031 6th Cycle Housing Element Update (“Housing Element Update”).

I. The Housing Element Update Should Not Include Rezoning Of Site 38 To Permit A High Density Apartment Building Because The City Has An Obligation To Avoid Irreparably And Substantially Harming Suburban Park Residents.

Although the City has been touting its community and stakeholder outreach throughout the this process, it is extremely disappointing that the draft Housing Element Update blatantly ignores the extremely important safety concerns raised repeatedly by the Suburban Park neighborhood. Based on the current draft, it appears that the City is more concerned about appeasing the interests of a for-profit developer, than its constituents. City Council is elected by the people

of Menlo Park—not developers—and it should be taking actions that are in the best interests of Menlo Park residents. Doing what is best for Menlo Park residents requires significant revision to the current plans for Site 38.

We want to be clear from the outset that we support building additional housing—particularly affordable housing—in Menlo Park, and we recognize the need for such housing. I personally grew up living in affordable housing in the Bay Area and it certainly enhanced my childhood. We would also love to see a reasonable number of new homes built at Site 38 to help the City meet its Regional Housing Needs Allocation (“RHNA”) quota. We also want the Ravenswood School District (“RSD”) to reap much-needed revenue from that land to fund its struggling schools and to be able to create affordable housing that could help some of its many students facing homelessness and to house its staff. But the current plans for Site 38 are the wrong solution to address these needs and will significantly harm hundreds of Menlo Park residents—your constituents—in the process.

Rezoning Site 38 to permit development of a high density apartment building(s) in the middle of a low-density residential neighborhood would irreparably harm the Suburban Park community, permanently change the character and nature of the community, and unfairly deprive my neighbors and their families as well as my family of the enjoyment of our homes and the reasonable expectations we had when purchasing our homes in a R-1 zoned single-family home community. It also would be contrary to the City’s own goals, strategies, and criteria established to comply with federal and state fair housing laws. Finally, it would be unfair and inequitable to the future residents of those apartments who would be living in

an area where almost all of the affordable housing in Menlo Park is already concentrated, within mere feet of a freeway, with poor air quality, far from basic goods and services, public transportation infrastructure, and schools, and unable to enjoy the benefits of Menlo Park's high-performing school district. The only people who win by rezoning Site 38 for high-density is RSD and the for profit developer they hired—conversely, there are many losers, including hundreds of existing Menlo Park residents and the hundreds more who may potentially live in those apartments.

For these reasons, and as further detailed herein, it is inappropriate to rezone Site 38 in conjunction with the Housing Element Update that you are preparing, or otherwise. Affordable housing can already be built on this site without changing the zoning. Absent a rezoning of Site 38, the parcel can be subdivided such that, at least, 10 (but I have heard up to 30) single-family homes (and/or duplexes/town homes) can be built there, with additional access from Van Buren or through Flood Park/Iris Lane, which would be a winning proposition for all stakeholders. It would:

- (a) aid the City in achieving its housing allocation goals,
- (b) provide significant revenue to the Ravenswood School District,
- (c) maintain safety in the Suburban Park neighborhood, and
- (d) if structured as affordable housing, provide home ownership opportunities to people who may not otherwise be able to live in our amazing city and allow them to build wealth.

If City Council is adamant on rezoning Site 38 to allow for high-density development in a low density residential neighborhood, appropriate measures must be mandated upon RSD to mitigate the significant

harm to Suburban Park that would result from their current “fast tracked” development plans and zoning should be conditioned on such mitigation. In particular, City Council must, as a pre-condition to any zoning change, mandate at least one alternative access road to the site outside of Suburban Park (something that City Council, City Planning, and even the Ravenswood School District recognize is necessary), demand aesthetic requirements to better blend the new housing into the existing neighborhoods (such as height restrictions well below 4 stories), and zone for a lower density that the existing surrounding infrastructure can handle (i.e. water, roads, emergency access).

Furthermore, before rezoning, City Council should require a targeted environmental impact report specific to Site 38 to determine exactly how to best mitigate traffic, poor air quality, and other significant issues with this site. The fact that the Environmental Impact Report (“EIR”) being performed for the Housing Element Update is a citywide assessment and will not focus on each individual opportunity site highlights the flaws with this plan and forces City Council to blindly make decisions that can permanently destroy communities. When single-family residential areas are impacted by re-zoning, there should never be a streamlined or fast tracked approval process that foregoes the requirements for a site specific EIR. That is simply irresponsible and shows a complete disregard for the safety and well-being of Menlo Park residents.

A. Significant Adverse Traffic Impacts Will Result From Increased Density, Transforming Suburban Park From A Safe Place For Kids To Play Outside Into A Hazardous Environment For Children, Elderly, And Pets.

Site 38 is located in/immediately adjacent to Suburban Park: a low-traffic family-oriented community with dozens of children who regularly play in the streets—riding their bikes and scooters, making chalk drawings, playing catch, etc. It is also a community with heavy foot traffic—people walking dogs, elderly on walkers getting some exercise, people jogging, or people just taking walks to get some fresh air and enjoy our quiet and beautiful community. This neighborhood culture and outdoor behavior patterns have been intensified further by the COVID-19 pandemic during which the safest place to be is outside and near your home. This community environment is what makes Suburban Park great. Indeed, on September 14, 2021 then-Mayor Drew Combs issued a Proclamation recognizing the Suburban Park Association as an “example for the whole city” for, among other things, “bringing neighbors together, fostering a sense of community, organizing community events, providing assistance to residents in need, spearheading neighborhood beautification projects[,] encouraging civic engagement” and “organizing and supporting “more than a dozen family-oriented events each year[.]”

This amazing and unique community culture is a fundamental reason why I purchased my Suburban Park home. I wanted my 5-year old child to be able to ride his bike and scooter in the street with the dozens of other kids who do this on a regular basis. I wanted the comradery of chatting with familiar faces while taking walks. And I wanted my dog to be able to safely romp around in the street when he runs into one of his many dog pals on a walk. This is why I paid a premium for my home and spent a significant amount of money on a major renovation to my home just a few years ago. It was my reasonable expectation when I bought and enhanced my home that the unique and amazing character and nature of

this neighborhood would be maintained, given that this is a single-family neighborhood surrounded by other single-family neighborhoods.

Indeed, California law recognizes and protects my reasonable expectation that the nature and character of Suburban Park will not be undermined by zoning changes. In overturning a zoning variance grant that contemplated “development [that] apparently would partially satisfy a growing demand for new, low-cost housing in the area,” the California Supreme Court explained:

[C]ourts must meaningfully review grants of variances in order to protect the interests of those who hold rights in property nearby the parcel for which a variance is sought. A zoning scheme, after all, is similar in some respects to a contract; each party foregoes rights to use its land as it wishes in return for the assurance that the use of neighboring property will be similarly restricted, the rationale being that such mutual restriction can enhance total community welfare. If the interest of these parties in preventing unjustified variance awards for neighboring land is not sufficiently protected, the consequence will be subversion of the critical reciprocity upon which zoning regulation rests.

Topanga Assn. for a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506, 517-518, 520 (emphasis added) (internal citations omitted). The same holds true here with respect to the potential rezoning of Site 38.

The current plan for the Housing Element contemplates taking an arbitrary “one size fits all” approach, to rezone all opportunity sites—including Site 38 which is currently zoned as R-1-U—to 30 du/ac. This approach unreasonably fails to take into

consideration the specifics of each opportunity site. And, when doing so, it is clear that this approach is neither sustainable nor appropriate for Site 38. While City Council agreed in its June 6, 2022 meeting to deviate from this standard, it is still intending to change the zoning to 20 du/ac which, with the 80 percent density bonus under AB 1763, allows for 93 units at that site. 93 units is still way too dense for the surrounding neighborhood, and City Council only made this change to accede to the parcel owner and developer's demands, which have publicly expressed intentions to build 90 units at Site 38.

While 93 units is certainly better than the previously contemplated zoning change for 260 units, the traffic attendant to adding 93 units to Suburban Park's 244-home neighborhood is not something that the existing infrastructure of the Suburban Park community was built to withstand. At this time, the only access point to Site 38 is through Suburban Park, and there are only two ways in and out of Suburban Park. The new residents would predominantly use the access point from Bay Road to Greenwood Drive. Then, to access Site 38, they will make a quick right hand turn onto Hedge Road. By my count, there are 45 homes along this portion of Hedge Road between Greenwood Drive and Site 38 and, because of that, it is very low traffic and safe for kids to play in the street. The corner of Greenwood and Hedge, a blind turn where hundreds of cars will inevitably fly by to access the site, is frequented by many kids on scooters and bikes—including my 5-year old child. It is also where I back out of my driveway and, even now, frequently encounter cars coming around that corner which have to stop to let me proceed. With the increased traffic, the chances that one of those cars hits me increases substantially.

The section of Hedge Road that hundreds of cars

from new residents will take is so narrow that two cars cannot simultaneously fit if cars are parked on both sides of the street. It is even a tight fit for just one car to squeeze through (and, at roughly 24-feet wide, we understand from a local first-responder agency that this is because Hedge Road is in fact 4 feet more narrow than other Suburban Park streets). Indeed, Rob Silano, Director of Menlo Park Fire Protection District in San Mateo County, has expressed concerns about emergency vehicles being able to readily access Site 38 and the hundreds of new residents who would occupy any apartments built there. Sections D104.1 and D106.1 of the California Fire Code also require buildings that are three or more stories high or with 100+ dwelling units to have at least two fire access points, which this site currently does not have. Further, part of this section of Hedge Road (between 148 and 239 Hedge) is a long straightaway constantly filled with kids, where hundreds of new residents will inevitably take the long stretch as an opportunity to accelerate.

Thus, the increased traffic attendant to a high-density apartment complex will pose a constant hazard to our community. My beloved community will no longer be a safe place for my 5-year old child to play outside. My leashed dog will not be able to greet other leashed dogs in the street. The current dynamic of neighbors regularly meeting outside will be destroyed. And, during peak hours, traffic getting out to Bay Road will be backed up down the block—probably blocking my driveway completely. Suburban Park will be irreparably and detrimentally changed, and all of us in this community will suffer significant harm.

We have heard City Staff and others make comments to the effect that the increased traffic will be no different than when Site 38 operated as a school, which is completely unfounded. When Site 38

operated as a school, RSD required most traffic be routed through Flood Park as that was the designated parent drop-off/pickup zone. Signs were posted by RSD all over the school stating that parents were prohibited from using Sheridan Drive for drop-off and pickup. Some chose to ignore those rules and there was still certainly increased traffic from the school, but it pales in comparison to 24/7 use of this narrow road for what could be 150-250 new residents.

B. A 3+ Story Apartment Building Is Not Aesthetically Compatible With An Existing Single-Family Home Community And Will Infringe Upon Protected Privacy Rights.

Although our primary concern is traffic caused by the proposed zoning change and development at Site 38, we are also concerned that the scale and aesthetics of this proposed development will starkly clash with the look and feel of our community. RSD intends to build a 3 or 4-story apartment building on Site 38 with the expectation that the City will rezone the site to the highest possible residential use. It hired a for profit developer, Alliant Strategic Development, to develop Site 38 which, based on its project portfolio, focuses on 4+ story apartments.

A three- or four- story apartment building is wholly incompatible with the immediately adjacent and surrounding land uses. As you acknowledged, this opportunity site is “very different” from other sites insofar as it is “immediately adjacent to Highway 101, single-family homes, and not within a half-mile of a major transit stop.” The proposed apartment building would be intrusive, block sunlight from our community and stand in stark conflict with the adjacent low-rise residences, with no clear transition from low-density single family homes to a tall, high density apartment building. Ultimately, anything built

at Site 38 must be compatible with the character of our neighborhood as it currently stands.

A tall apartment building will also invade privacy rights of the immediately surrounding homes, which would now have potentially hundreds of people looking into their homes and yards from the new apartment. This is especially concerning for residents of LifeMoves Haven Family House on Van Buren Road immediately adjacent to Site 38, which provides interim shelter and supportive services to 23 families with children experiencing homelessness in Menlo Park. Haven Family House also serves up to nine veteran families every night. Often times, Haven Family House's residents are fleeing from abusive or hostile situations and their privacy is of utmost importance.

II. Re-Zoning Site 38 For High Density Development Conflicts Directly With The City's Expressed Goals And Strategies For The Housing Element Update.

A. Rezoning Site 38 For Affordable Apartments Does Not Affirmatively Further Fair Housing.

Including Site 38 in the Housing Element Update as an opportunity site, with the intent to rezone it to increase density for affordable apartments conflicts with the City's established principles and policies for the Housing Element Update because Site 38 fails to meet standards established for compliance with federal and state Affirmatively Furthering Fair Housing ("AFFH") laws. With 73 sites consisting of 71.82 acres being examined, there is a possibility for 2,155 new units without any density bonus applied, and 7,182 with the City's affordable housing overlay ("AHO"). Thus, only a small fraction of opportunity sites need be selected by the City for inclusion in the Housing Element Update.

As you are aware, Menlo Park's housing RHNA for this 6th Housing Element cycle is a total of 2,946 new housing units, with 1,662 of those units to be below market rate housing. Menlo Park already met its entire allocation of market rate housing through the pipeline projects which are expected to produce 3,647 housing units during the 6th cycle. Thus, the only new housing that the City must focus on creating through the opportunity sites is below market rate/affordable housing. With the 594 below market rate units from the pipeline, that leaves 1,068 "very low," "low," or "moderate" rate units that must be factored into the Housing Element Update. With the 30% buffer recommended but not required by the California Department of Housing and Community Development ("HCD"), the City should plan for around 1,388 new affordable houses in this cycle.

The suggestion during the June 6, 2022 City Council meeting that the Housing Element Update should plan for 3,000 new units instead of the 1,068 that it actually needs is absurd. HUD recommends a 30% buffer, not a 300% buffer. The HUD-recommended buffer already gives the City ample flexibility to still achieve its RHNA even if some of the opportunity sites do not go as planned. Menlo Park should plan for what it needs and provide necessary incentives to achieve its objectives. Indeed, Menlo Park is one of few cities in California that exceeded its RHNA allocation during the last cycle. This is very clear precedent that, when the City rezones through this process, the units get built.

In turn, the City does not need housing from Site 38 to meet its RHNA allocation and it should not be included in the Housing Element update because it is not appropriate for affordable housing under AFFH criteria. Rather, the City should only include opportunity sites that best further the purpose of the

AFFH laws—namely, to “address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns[.]” Site 38—located in an underperforming school district, far from schools, close to the existing affordable housing in the City, far from groceries, far from public transportation, poor air quality, and up against a freeway—will only serve to perpetuate disparities, rather than help bridge them. There are ample other opportunity sites located largely in the high-performing Menlo Park School District and closer to basic amenities that are certainly better opportunities to promote diversity and equality, and which could far exceed the new units necessary to satisfy the City’s below-market rate housing allocation quota.

To meet the AFFH laws’ requirement to affirmatively address significant disparities in access to opportunity, the City developed an AFFH scoring process. As aptly explained in the December 8, 2021 Staff Report:

Fair housing requires planning for housing near amenities and resources. Each [opportunity] site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum “AFFH score” is seven (7).

Mr. Bradley emphasized the importance of AFFH scores during the February 12, 2022 Community meeting, stating: “The scoring for the sites is very, very, very much influenced by the location of the sites. It is quite frankly the most important factor. So, issues around walkability, and proximity to schools, open space, services, food stores, those are actually requirements that we have to demonstrate that the

sites are meeting.” It is impossible to demonstrate that Site 38, with an AFFH Score of 2, meets these requirements.

It is shocking that Mr. Bradley is now completely backtracking and Mr. Bradley and the City’s Housing Element team presented a draft Housing Element Update that contradicts directly with Mr. Bradley’s very strong views and with the City’s internal processes. With respect to Site 38, the current Draft Housing Element Update completely disregards AFFH scores—the only factor being considered is the fact that there is a developer who wants to build affordable housing on that site. The sheer act of building housing does not make it fair, equitable or inclusive. The City should follow its own process for identifying appropriate parcels for affordable housing. Its AFFH scoring system was developed to ensure compliance with the law; ignoring it is contrary to the law.

No Access to Nearby or High Performing Schools: Lack of access to high performing schools is a significant problem with Site 38. Children living in these units would be slated to attend schools in the Ravenswood School District, which are certainly not walking distance from the site. But even more concerning is that this is an underperforming school district, so building affordable housing here is antithetical to promoting equity. Providing for affordable housing in areas with high performing schools is a fundamental tenet of the AFFH laws, which cannot be accomplished by earmarking Site 38 for high density affordable housing.

No Public Transportation Access: Another serious problem with this site is the lack of access to nearby public transportation. As the City acknowledged, Site 38 is “not within a half-mile of a major transit stop.”

The closest bus stop only has routes for kids to and from the local middle school and not for general use. One of the City's land use strategies to accommodate the required number of affordable housing units is to consider reducing parking ratio requirements, which cannot be effectively accomplished unless the site is near public transit. Otherwise, you are simply building housing where the residents cannot park their cars (which will inevitably lead to spillover parking in our neighborhood, further exacerbating traffic problems) and cannot readily get around to school, work, or stores without a car. In addition, individuals qualifying for "very low" and "low" rate housing—as anticipated for Site 38—may struggle to afford a car, which would make this housing inequitable for them.

Notwithstanding these financial concerns, the lack of nearby public transit will make owning a car a necessity for all residents, which will further exacerbate the traffic concerns discussed above.

Not Convenient to Grocery Stores or Other Commercial Services: Site 38 also is far from basic necessities like groceries, pharmacies, the post office, and potential employers. The closest shopping center—Marsh Manor—is over a mile away. And the next closest shopping, on Willow Road, is about a 2-mile walk. No one wants to carry their groceries that far. And there are also no nearby major employers (i.e., Facebook is over 3.5 miles away and the affordable housing being built on Haven Avenue east of 101 is infinitely more convenient for anyone with qualifying income levels working at Facebook).

Unsafe Air Quality: I understand that RSD was previously told that it could not build a school or a daycare at Site 38 because the air quality is unsafe for children. Yet the contemplated high-density apartments will likely house more children than would ever attend any such school or daycare. Mitigating air

quality issues with certain building materials and air circulation can only do so much and, the fact that no EIR will be conducted prevents anyone from ever knowing if the mitigation measures the developer takes (if any) will actually prevent adverse health effects to those residents from the poor air quality.

Concentration of Affordable Housing Within 1-Mile of Highway 101: One of the purported goals for the Housing Element Update is to identify affordable housing sites throughout the City (with the exception of District 1) and to spread it out. District 1 was excluded from this cycle because most of the affordable housing is already concentrated there. In fact, most of the City's current affordable housing stock (roughly 244 units) is clustered within 1-mile of Highway 101. It is also worth noting that District 2, where Site 38 is located, has a 60-unit affordable housing complex on the VA campus. Haven House—directly next to Site 38—is also technically affordable housing, though excluded from that 244-unit inventory referenced above. Building affordable housing at Site 38, which is near District 1 and right in the middle of most of the City's existing affordable housing, will further concentrate affordable housing in a small area of the City. And this imbalance is further magnified if you look only at affordable housing that is available for families, given that the 93 unit complex on Crane is only for seniors.

Promoting Affordable Home Ownership Opportunities Furthers the Purpose of AFFH Laws: Although an apartment building on this site would not further fair housing, maintaining the R-1-U zoning at Site 38 would promote building single-family homes, for purchase. And through the City's various site strategies, it could promote development of affordable homes for purchase on Site 38, helping families build long-term intergenerational wealth in

our appreciating neighborhood. Contrary to building a highly dense apartment building near virtually no resources, creating fair access to homeownership does further the purposes of the AFFH laws. Indeed, during the City's Planning Commission meeting on February 28, 2022, Planning Commissioner Henry Riggs expressed that the City "really want[s] to focus on homes for people, not apartments." Maintaining the existing R-1-U zoning on Site 38 advances this goal.

While removing Site 38 from the Housing Element Update to allow for affordable homes for sale to be built at this site would not allow the City to use those homes towards its initial housing allocation plans, affordable for-sale units actually built there would still count towards the City's RHNA number when the state later assesses whether or not the City met its housing goals. Thus, this would provide even more of a "buffer" for the City, which City Council seems to want.

B. Rezoning Site 38 Undermines The City's Goal Of Maintaining, Protecting And Enhancing Existing Housing And Neighborhoods.

One of the goals established by the City for the Housing Element Update (H2) is to "[m]aintain, protect and enhance existing housing and neighborhoods." This encompasses maintaining and preserving quality housing in neighborhoods. And frankly, as City Councilmembers elected by Menlo Park residents, this is your job and should always be front of mind. As you explained during the February 12, 2022 Community Meeting, this goal carried over from the prior housing element cycle. That document provides further detail about the components of this goal, which includes encouraging "the enhancement of community stability to maintain and improve the character and stability of Menlo Park's existing

residential neighborhoods” and “the provision of open space and/or quality gathering and outdoor spaces[.]” For the reasons discussed above, rezoning Site 38 to permit high density housing would be severely harmful to the character of Suburban Park and would deprive our community of the quality gathering and outdoor space that many of us utilize on a daily basis.

During the February 12, 2022 Community meeting, Mr. Bradley explained that it is important to find the right balance between the various goals set by the Planning Committee and the City for the Housing Element Update, which includes accommodating increased density without unfairly and unnecessarily impacting neighborhoods. He further stated that the Housing Element Update will do everything it can to make sure that a proper balance is achieved. Yet the draft Housing Element Update does no such thing with respect to Site 38. As stated above, the right balance here is to maintain existing R-1-U zoning at Site 38 which would still allow more housing—including affordable housing—without disproportionately damaging the Suburban Park community and without furthering inequities.

C. The Land Use And Site Strategies Adopted For The Housing Element Do Not Include Rezoning R-1 Sites To R-3 Or R-4-S.

Finally, rezoning of a R-1 site to R-3 or R-4-S is not within the scope of any of the land use and site strategies developed by the City for purposes of accommodating the required number of affordable housing units for the Housing Element Update. As the December 8, 2021 Staff Report explained, “[t]he affordable housing policies that would be further explored as part of the Housing Element” in order to meet state requirements and for housing production are:

- (1) Modifications to the El Camino Real/Downtown specific plan,
- (2) Rezoning commercial-only sites,
- (3) Modifications to the AHO,
- (4) R-3 Zoning around Downtown,
- (5) Create opportunities for mixed-use developments, and
- (6) Increase to the Below Market Rate housing program inclusionary requirement from 15 percent low-income units to 20 percent low-income units for all new residential development with 20+ units.

None of these strategies could be used to support a decision to rezone existing R-1 lots to higher density zoning. Rather, the only justification I have been able to find in any City documents for potential high density rezoning of Site 38 is that “the site is vacant and there is interest in redevelopment of the site by the property owner.” That alone, does not justify deviating from the City’s own established strategy for its Housing Element Update. If that were enough, what is to prevent my next door neighbors and me from deciding to knock down our houses, merge our lots, and build a four story affordable housing apartment complex? Deviating from the City’s own clear and established standards in this type of arbitrary manner sets a terrible precedent for the City and may lead to unintended consequences that change the small town character of the entire City.

This would also be a deviation from the City’s prior practice and course. Not a single R-1 property was re-zoned as the newly created R-4-S in the 2015-2023 Housing Element Update. The only parcels re-zoned as R-4-S were existing multi-family residential sites and industrial sites. The processes that the City previously followed in the 2015-2023 Housing Element Update increased housing while maintaining the existing character of Menlo Park. Indeed, it is one of

few cities that met its RHNA during the 5th housing element cycle. There is no reason to change what previously worked.

* * *

Based on the foregoing, I respectfully submit that Site 38 should not be rezoned and should either be excluded from the Housing Element Update or included as an exception to the one-size-fits all approach that the City intends to take to rezoning with a zoning change expressly conditioned on another access point to the parcel.

Regards,

Nicole L. Chessari
Menlo Park Resident

Joined by the following Menlo Park Residents:

Victoria Kelly
Rob Silano
Katrina Bayne
Aaron Retterer
Rachel Retterer
Leslie Abrams
David Jones
Elizabeth Hove
Ross Hove
Ruth Schechter
Bill Prainto
Valerie Rice
Kelly Blythe
Julianne Blythe
Christine Alfano
Christian Smith
Tom Wong
Pat Wong

Charles Shenk
Sarah Shenk
Amy Nieva
Richard Nieva
Emily Nieva
Bonnie Neylan
Patrick Feehan
Marion McCarthy
Joseph Whitty
Carolina Whitty
James Van Veghel
Joseph La Cava
Jane Rhee
John Reiter
Ricky Flores
Jessica Flores
Bob Leichner
Jill Baxter
Dave Hausler
Mercedes Hausler
Buck Bard
Mia Giannotti
Skip Hilton
Morad Fakhrai
Atanas Baldzhiyski
Joanna Lin
Michael Dittmar
Robert Steinmetz
Wendy Whitehouse
Jerry Brown
Ron Matsui
Bikram Chatterjee
Yue Li
Sylvia Espinoza
Steve Menashe
Marco Menashe
Marjan Karkooti
Mahmood Azadpour
Mike Clark

Vidita Subbarao
Sandeep Gupta
Mary Pimentel
Bryan Clark
Lindsay Clark
Dee Carlson
Kim Yaeger
Tim Yaeger
Tamisie Honey Vrolyk
Alexander Haskin
Monica Haskin
Gary Wagner
Roma Wagner
Matt Foley
Christina Foley
Elizabeth Wright Jones
Donald Lee Jones
James Tufts
Wayne Muesse
Emiliano Martinez
Meghan Martinez
Larry McGill
Peggy McGill
Rafat Alvi
Mira Alvi
Brad Hoo
Jenna Bott
Nick Bott
Ravi Kodali
Usha Kodali
Sudeshna "Rini" Sen Gupta
Maureen Clark

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 4:18PM**
Receipt number: **61**
Related form version: **4**

First name	Renee
Last name	Spooner
Email	renee@reneespooner.com
Phone	6504775484

Comments on the Draft Housing Element

I share my neighbor's concerns about how we are implementing BMR housing in Menlo Park. Based on the AFFH guidelines we are supposed to be promoting equity and reducing segregation as we develop new housing opportunities in the city. Specifically, with respect to site 38, you are currently proposing a high-density BMR multifamily rental property in a low-density residential neighborhood. The tenants of this future property will be immediately adjacent to highway 101 in a location previously determined to have such poor air quality that it cannot be used as a school or daycare. Future tenants will not be within walking distance of public transit, grocery stores, pharmacy or schools. The residents will be assigned to the Ravenswood City School District, while surrounding neighbors have access to the Menlo Park City Schools District. You are furthering inequality by pushing more low-income rentals right up along the Bayfront, contributing to the existing segregation of the city. Given the goals of AFFH, site 38 is not an appropriate location for BMR housing.

In addition to the problems for future tenants, placing high-density residential housing in a low-density

zoned location has adverse environmental impacts on the existing community. If you feel this site is appropriate for high-density housing, despite the aforementioned concerns, you need to acknowledge the infrastructure limitations and create new access points for car traffic, to mitigate the significant environmental impacts of such a development. Without creating new road access, you are placing current and future residents at a significant risk due to fire safety concerns, as well as general pedestrian safety on a small road that was not meant to support the consequent traffic.

There are ways to use site 38 for housing that lessen the impact on the existing community and still allow the school district to profit from its development. You are responsible for the environmental impacts of future development, especially when such developments are not in compliance with the existing community plan. Think about how you do this. Do it thoughtfully. Make it equitable for new and existing residents. If you decide to pursue the development, make the zoning change contingent on San Mateo County cooperation for a primary road access through Flood Park. This is YOUR responsibility and should not be left to community members to plead with the County. Please follow through with your commitment to the residents of this city to ensure their safety and maintain the existing quality of life for the entire community.

Draft 2023-2031 Housing Element Feedback

Submission date: **10 June 2022, 4:32PM**
Receipt number: **62**
Related form version: **4**

First name	Maile
Last name	Contreras
Email	maile.contreras@gmail.com
Phone	6503157436

Comments on the Draft Housing Element

As a recipient of a BMR ownership unit in Menlo Park, I can say how extremely important and valuable it is to continue and increase the opportunities for affordable housing in Menlo Park on both sides of 101 and beyond.

Knowing others that are early generation in the US and how we are sacrificing so much of our livelihoods to better the foundations of our children and children's children while also dealing with every inequality thrown at us, we are still pushing our children to remain true to their culture and backgrounds but most importantly be kind law abiding citizens that strive for themselves, their future generations, and their country.

I feel like this BMR opportunity has really provided myself and my spouse (early US generations, minority, low education level, etc.) the opportunity to raise our children like others who have been in this country for many generations. Without this opportunity we would be another family limited to housing in overpopulated communities where our youth is influenced into negative situations and lifestyles and where the schools are not as funded. I would like to see more housing opportunities for

those in need and who want to improve and grow their generational foundations.

Another thing is how amazing it would be if current Menlo Park programs tied together a bit better to improve the purpose of each program. For instance, we as BMR recipients live in Menlo Park, East of 101, and our children are part of the Tinsley program and attend the Menlo Park school district, West of 101.

The Program is wonderful, and my children are given so many resources and additional support and care but there is still a void when it comes to the cultural, social and community engagement aspect. Our children do not live where their classmates live, they don't have the ability or opportunity to hang out with the neighborhood kids from school, this makes them still seem like outsiders. Their classmates' parents (not all) would rather our kids go to their place because it's 'easier for proximity to after school pick-up.' I admit there are still some underlying issues we need to work on as a culture and how we see ourselves in these privileged areas, but I think about the purpose of these programs and would like to see more refinement and improvement.

Thank you for these opportunities and the work you all are doing to create and refine these programs.

From: michael demoss [mailto:lawreview@icloud.com]
Sent: Saturday, May 14, 2022 6:12 PM
To: _CCIN <city.council@menlopark.org>
Subject: Zoning considerations

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear members of the city council.

Before you decide to change any “residential single family zoning” to “multiple dwelling zoning”, at your next meeting, I recommend that you go door to door (as I did this week). Of the approximately 20+ people that I talked to so far, NOT ONE was in favor of such a change. (they were angry about such changes) (I walked the “west of downtown” Menlo Park area).

In fact there is a petition being circulated, and signed, to require any single home zoning change in Menlo Park to be put on the ballot. (My summary of the petition).

You may view it in full at:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.menlobalance.org&c=E,1,nUCQOAelKmxJJAY0zrmgm-LN26gG5wNNAOi_gc1hYkQtP3JPSPB4mb4v1_4kZUSaVrl7W5lesGVgkNf1cmhovQJxejzcve30bO3OglgF-sExdw,,&typo=1

This petition will probably have enough signatures to be on the November ballot.

It seems logical that 5 people on the council should NOT be allowed to make such a vast change in a neighborhood, without VOTER APPROVAL; especially in light of a petition circulating that opposes re-zoning without voter approval. Please table this decision, for much further discussion.

Thank you,

Michael DeMoss
Menlo Park Resident

Sent from my iPhone

From: michael demoss [mailto:lawreview@icloud.com]
Sent: Saturday, May 14, 2022 6:42 PM
To: _CCIN <city.council@menlopark.org>
Subject: Planning and Housing

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Please forward this, AND my previous email, to the Housing and Planning commissions for their 5/16 @7pm zoom meeting.

Dear members of the Housing and Planning Commissions:

Please review the petition at:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.menlobalance.org&c=E,1,UyCOCT5lpZBSd4T4HdRV4KIZu9eeMqQt-4MSOSY68P_nO0j-rYLk8qUDZEKIFWvKaDx13OJjMs04huFzC-SckuiLj-2qfwbS5WiSYtxEioYQ&typo=1

There is strong opposition to changing any “residential single home zoning” to “multiple dwelling zoning”. The MenloBalance petition will likely put such changes in the hands of the voters. Please table any decision, since the petition will likely be in conflict with any decision that is not supported by the Menlo Park voters.

Thank you,
Michael DeMoss
Menlo Park resident

The following is my opinion on the matter:

- > Imposing multi-dwelling zoning
- > on pre-existing residential single home zoning appears to be an over-stepping of the legislature’s “voter’s mandate”.
- >

> If a community does not want “multi-dwelling units” in “single dwelling neighborhoods”, that is a Local Decision; that is subject to Local Voting . . . Not Statewide Mandates!

>

> State wide zoning laws are not only reckless, they are harmful. They have no understanding of local needs.

>

> Local Zoning expresses the demands of its residents. It is essential to maintaining property values and peaceful enjoyment of your home.

>

> The state has effectively Violated a long standing rule of law: “Eminent Domain”

>

> The state CANNOT take away your property (whether directly or indirectly) in a “Group Action”.

>

> EACH INDIVIDUAL EFFECTED PROPERTY REQUIRES, by law, a “separate due process hearing”.

> (and compensation).

>

> The RE-ZONING of your nextdoor neighbor’s property is effectively a “Taking of Your Property” too!

>

> SB9 is an attempt to rush past all the property rights of Californians.

>

> This is an extremely unpopular law that has been imposed on Californians.

> SB9 appears to be “flawed law” and it will require a courtroom appearance.

Michael DeMoss

Menlo Park resident

>

Sent from my iPhone

Sent from my iPhone

From: curtis conroy [mailto:curtisconroy@earthlink.net]
Sent: Monday, May 16, 2022 5:49 PM
To: PlanningDept <PlanningDept@menlopark.org>
Cc: John Pimentel <jpimentel@whitehatrenew.com>
Subject: [Sent to Planning]Tonight's Meeting about the General Plan/Housing Element

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Greetings Housing and Planning Commission Members,

While you are contemplating revisions to the Housing Element I would like you to consider that the California Department of Finance recently reported that the State and the Bay area experienced declining populations in 2021. In an article with the headline, "Bay Area, state population still declining" the Mercury News reported on May 5, 2022 (Page B1) that the Bay Area's population declined for the second consecutive year and that at down .7% for 2021 that it was more than twice the State's 3% decline. It was in fact 42.9% of the State's decline of 117,600 people.

I would also like to bring to your attention that the Wall Street Journal in a front page article on May the 14th entitled, "Large Tech Companies Hit Pause On Hiring" reported that Facebook parent Meta Platforms Inc. announced the previous week that it would "sharply slow its hiring".

Thank you,

Curt Conroy

Menlo Park Housing Commissioner 2021-2022



David D. Bohannon Organization T 650.345.8222
Sixty 31st Avenue F 650.573.5457
San Mateo, CA 94403-3404 W ddbo.com

May 16, 2022

VIA ELECTRONIC MAIL

Tom Smith, Acting Principal Planner
Community Development Department
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Draft Housing Element

Dear Mr. Smith:

We are writing on behalf of the David D. Bohannon Organization (“DDBO”), whose entities own multiple properties in Menlo Park, CA (the “City”). We have been following the City’s Housing Element process and we have appreciated our dialogue with City staff with respect to our properties’ inclusion in the list of Potential Housing Opportunity Sites for the City’s Housing Element 2023-2031. We have reviewed the Draft Housing Element (“Draft”) that was released for public review last week and we continue to have concerns about how the City is approaching density for the next Regional Housing Needs Assessment (“RHNA”) cycle.

DDBO entities own 1000 Marsh Road, 3885 Bohannon Drive, and 4065 Campbell Avenue (collectively, the “Properties”), which are listed in the Site Inventory attached to the Draft. (Sites 65, 66, and 73 on the Marsh and US-101 map, respectively). Page 7-2 of Chapter 7—Site Inventory and Analysis states that the Site Inventory is “developed in order to identify and analyze sites that are available and suitable for residential development. This serves to determine Menlo Park’s capacity to accommodate residential development that serves the city’s RHNA. These sites are suitable for residential development if they have appropriate zoning and are available for residential use during the planning period.”

According to the Draft, the City has identified the Properties for “horizontal mixed use” where housing would be developed on vacant portions of the site or atop existing surface level parking. (Chapter 7—Site Inventory and Analysis, p. 7-25.) However, the City then proposes a **30 dwelling unit per acre** (“du/ac”) density for the Properties (and across the entire City). Unfortunately, the assumption that housing could be developed in office parking lots at 30 du/ac is neither realistic nor feasible. The only way DDBO would consider redeveloping our well-performing office buildings would be if the City created residential density incentives that make financial sense and are economically viable, such as the Residential Mixed Use zoning created for the ConnectMenlo General Plan. At this current density level (even with State Density

Bonus Law), the City simply will not meet its goal, stated above, of identifying site that are suitable for residential development, with appropriate zoning, and available for residential use during the next RHNA cycle.

There is no doubt that the west side of Menlo Park has not done its fair share to provide housing and to help the City's RHNA obligations. And we would like to be part of the solution, but the City is woefully underestimating the density needed to make residential development be financially feasible. We urge the City to be bold and create real housing opportunities during this unprecedented housing crisis.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Bohannon", with a stylized flourish at the end.

David Bohannon
President

cc: Justin Murphy, City Manager
Deanna Chow, Assistant Community Development Director
Members of the Planning Commission

From: Jill Olson [mailto:jillprimutholson@gmail.com]
Sent: Monday, May 16, 2022 11:49 AM
To: _CCIN <city.council@menlopark.org>
Subject: Site 38 in the Housing Element

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear City Council:

I just read the site 38 text in the new Housing Element Update. Despite several emails from Suburban Park neighbors of site 38, our public comments at City Council meetings and Housing Element meetings, and our comments in the Almanac newspaper, our concerns regarding this site do not appear in your Housing Element. We also had the majority of City Council members come to Suburban Park and talk with neighbors in person about site 38 and yet the concerns voiced in those in person meetings do not appear in the Housing Element regarding site 38.

Please allow me to briefly list the vital issues the Housing Element is missing regarding site 38 and ask you to please correct these omissions in your housing element document:

1. Site 38 has only one narrow road leading to it called Sheridan. Neighbors have repeatedly requested an evaluation by the fire marshall of the narrow roads in Suburban Park leading to site 38 regarding access for emergency vehicles. Your housing element makes no mention of this safety concern.

2. We have requested that TWO access points be required of the developer before the site is approved by the City of Menlo Park for development to reduce traffic from site 38 through our deadend community of Suburban Park. The proposal makes no mention of this community concern and second entry/road request.

3. It is my understanding that this property has air pollution from highway 101 that prohibits it from being rebuilt as a school. How is it appropriate to put families in apartments on this polluted site 38? Is this not a social justice issue?

4. This site has an incredibly LOW AFFH scoring site of 2.

5. Currently there is no binding legal guarantee that this site will house mostly teachers and staff of Ravenswood School District which is an idea that we as neighbors support. Ravenswood City School district has made no binding or legal guarantee that this site will house 80% teachers, 70% teachers or even 50% teachers. Several neighbors recently wrote and asked in writing that the city and the school district legally and contractually make this site majority teacher housing as advertised by Ravenswood School district. We have not received any public promise of a legally binding contract as we have requested to insure teachers and staff are actually the majority renters at site 38 over the life of the 90 year lease.

Please update your housing element to address the concerns of your residents, the missing information about air pollution, narrow streets and emergency vehicle access, the community request for two entrances, etc. Thank you.

--

Cordially,

Jill Olson

Email: JillPrimuthOlson@gmail.com

Phone: 650-330-1795

Chan, Calvin

From: jpimentel@whitehatrenew.com
Sent: Monday, May 16, 2022 9:29 PM
To: Chan, Calvin; Noce, Michael R; Chris DeCardy; Lauren Bigelow
Cc: _Planning Commission; housing.commission@menlopark.org; Riggs, Henry
Subject: RE: Draft Housing Element - Completed Survey (2021)
Attachments: Almanac Guest Opinion Pimentel_Riggs Housing AND Parking Downtown MP 1-3-2022.pdf

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Calvin, Mike, Planning Commission and Housing Commission

I would like to submit the following two comments regarding the Menlo Park 2023-2031 Housing Element Public Review Draft.

(1) Housing AND Parking on Downtown Lots

With staff's assistance I was able to see on Page 329 Item H.4.G. the one-paragraph reference to "Consider City-Owned Land for Housing (Downtown Parking Lots)" in the document. I also note that most of the City owned parking lots are listed in the Housing Opportunity Site Assessments in Appendix 7-5. I respectfully request that City staff work with M-Group to significantly expand this discussion.

I believe the Housing Element would be strengthened if the document went into greater depth on this possible solution. Elements of a robust discussion in the Housing Element would include a detailed workplan identifying the specific components of an RFI that would be released widely to developers to see what ideas the market may bring to the City. The work plan would include specific dates, responsible parties, and resources needed by the City staff to implement this process. The Housing Element would be well served by a discussion of specific tradeoffs such as no-net loss in free parking spaces, requirements to not create excessive shading on existing residences, variances to building heights which would allow for 5 or 6 story structures where appropriate, and specific affordability requirements. The Housing Element could reference the successful developments in other nearby communities who have similarly converted public parking lots to housing and commercial activity. Implementing this policy (Downtown Parking AND Housing) should not create significant workload for City staff if the Housing Element details a process to put the public relations, planning, and development risk on developers by soliciting their input through a broad RFQ/RFP/Request for Ideas and Information. I have attached an Opinion piece published in January which discusses this option.

(2) Flood School Site (#38)

I appreciate that the Draft Housing Element has identified this R-1 site for possible higher density housing development. At this site the Ravenswood School District is currently evaluating the possibility of 90 units of affordable housing for teachers and school staff. Legitimate concern has been raised by Suburban Park neighbors regarding traffic to serve such a development if R-2 zoning and 100% affordable resulted in a possible 100 units/acre designation. I recommend we use the Housing Element to define a particular use (and density) for this site which is suitable for the neighbors and meets the school district's modest goals.

Regards, John P.

John Pimentel
 Menlo Park Housing Commission

From: Chan, Calvin <CChan@menlopark.org>
Sent: Monday, May 16, 2022 4:35 PM
Cc: Noce, Michael R <MRNoce@menlopark.org>
Subject: Draft Housing Element - Completed Survey (2021)

Hello Housing Commissioners (via bcc)—In response to an inquiry from a Commissioner to see a copy of the community survey completed in 2021 for the [Housing Element Update](#), please [click here](#) to see the survey. Additionally, please note that a summary for the community survey effort can be located on Appendix Page 4-1-6 of the [Draft Housing Element](#) (beginning on PDF page 353 of 708).

Thank you,
Calvin



Calvin Chan
Senior Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6763
menlopark.org

Guest opinion: Let's have housing and parking in central Menlo Park

by John Pimentel and Henry Riggs / Almanac

Uploaded: Sun, Jan 2, 2022, 8:34 am 32

Time to read: about 3 minutes

Wide public support exists for policies which facilitate homeownership, expand affordable housing and reduce homelessness. Likewise, two-thirds of Californians live in single-family housing.

Rising housing costs and rapid office space expansion over the past several decades led the state of California to require cities to change zoning to require significant housing construction. This year, the State went a step further and passed laws mandating that areas zoned for single-family housing, like those found in most Peninsula neighborhoods, must allow up to four units per lot.

Menlo Park is expected to build 3,800 housing units. It's more urgent than ever that we proactively locate new housing in Menlo Park in strategic locations, before we are mandated by the state government to do so.

Many homeowners intentionally chose to live in our single-family neighborhoods — and paid well for it. Some observe this dynamic created an ongoing economic advantage through real estate appreciation, thereby contributing to intergenerational disparities in wealth creation. Whatever the intentions or impacts of previous zoning decisions, no one is "wrong" to want to live on single-family residential lots.

About five years ago Menlo Park rezoned our Bayfront area — east of 101, south of Belle Haven — for significant new development, including office space and dense apartment/condo housing. Much has been built, and more is in progress. Unfortunately, this area was already near gridlock, and planning

The Almanac

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efforts to address critical transit infrastructure and resulting gentrification were insufficient.

Another, perhaps more comprehensive planning effort was the decade-old Menlo Park downtown plan process. The plan allowed for new development, including housing, adjacent to the Caltrain station. The theory of dense housing in city centers is that residents can walk to stores and use the train to avoid traffic, parking and time lost from auto commuting.

Urban dwellers know inherently the value of avoiding the car. So why aren't we building dense housing in downtown Menlo Park? Well, when the downtown plan was developed, some merchants feared the loss of our convenient free parking in the city's downtown lots. The issue was framed as a false choice between parking and housing.

We think central Menlo Park can have both new housing and plentiful parking.

Our proposal is that the City Council authorize a process to solicit proposals from developers to construct housing on some of our eight downtown city-owned parking lots.

Proposals would need to preserve the existing number of parking spaces at ground level and provide the required new spaces for the new dwellings. In return, the city would enter a long-term ground lease, like Stanford does for housing and retail developments, that would reduce the cost of land, thereby improving the economic viability of the proposed housing.

The city would also allow for taller buildings in locations where nearby residents are adjacent or otherwise adversely impacted. The city would also require some units proposed to be available at below-market rates, creating new affordable housing supply.

The Almanac

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We have discussed this idea with a few established local housing developers and believe this approach is economically viable. In fact, it's been done. The new Wheeler Plaza in San Carlos is such a project, preserving city parking and providing handsome new housing downtown, amidst shops and adjacent to Caltrain.

Menlo Park must respond to the new state housing mandate. Merchants and residents want more vibrancy downtown. Housing advocates and aspiring Menlo Park residents rightly seek more housing supply. Suburban residents want to preserve their yards and neighborhoods. It should be simple to establish a process to ensure these lots are free of legal encumbrances, then invite developers to propose projects that meet the city's design and affordability goals.

By creatively repurposing our valuable land asset (downtown surface level parking lots), Menlo Park can offer a greener, transit-oriented lifestyle for the many who want it, foster a lively and more livable downtown, and do so without disrupting the very concept of residential Menlo Park that drew many of our residents to settle here.

We hope you will join us in asking our City Council to think creatively about our housing and parking needs before we have no choice. Please email our leaders at city.council@menlopark.org to urge their direction to embrace housing and parking in downtown Menlo Park.

John Pimentel is a Menlo Park Housing Commission member, and Henry Riggs is a Menlo Park Planning Commission member. Both offer these opinions as individuals.

From: Johnston, Jon [mailto:JonJ@MenloFire.org]
Sent: Monday, May 16, 2022 12:19 PM
To: Smith, Tom A <tasmith@menlopark.org>
Cc: Malathong, Vanh <VMalathong@menlopark.org>; Johnston, Jon <JonJ@MenloFire.org>
Subject: RE: Menlo Park Draft Housing Element Release

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Tom,

Here are my responses.

Pg 2-106. Looks good

Pg 2-111 Driveway Design Guidelines. Projects shall conform to CA Fire Code for access and design as Emergency Vehicle Access Easements if required.

Pg 5-25 Why is Fire part of Utilities? It seems like a wrong category. The CA Fire Code is part of the Building Codes, therefore I think should be in the Building section. The tiny Fire fee appears to be exorbitant with the large Utilities total.

Pg 8-25 Program H4.R Looks good.

FYI. We are in a code adoption process right now that will be adopted with Ordinance by the end of the year. Also completing a fee schedule study for implementation at the end of the year. We are more than happy work with the City for inclusions to aid in equity and ease of housing. Let me know how we can partner.

Thanks,

Jon

From: Smith, Tom A <tasmith@menlopark.org>
Sent: Friday, May 13, 2022 11:34 AM
To: Johnston, Jon <JonJ@MenloFire.org>
Cc: Malathong, Vanh <VMalathong@menlopark.org>
Subject: Menlo Park Draft Housing Element Release

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Hi Jon,

Hope you're doing well. The City of Menlo Park released the public review draft of its Housing Element for 2023-2031 on Wednesday, and it has been posted online here: <https://beta.menlopark.org/files/sharedassets/public/community-development/documents/housing-element-annual-progress-reports/2023-2031-menlo-park-housing-element-public-review-draft.pdf>. We were wondering if the Fire District is comfortable reviewing electronically or if you would prefer a hard copy? If you want a paper version, let us know and we can put one together for you.

Thanks,
Tom



Tom A. Smith
Acting Principal Planner
City Hall - 1st Floor
701 Laurel St.
tel 650-330-6730
menlopark.org

From: Katie Behroozi [mailto:kbehroozi@gmail.com]
Sent: Tuesday, May 17, 2022 3:23 PM
To: _CCIN <city.council@menlopark.org>
Subject: Fwd: Flood Park access feels imperative for Flood School housing—and we need your help

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Dear City Council,

I am a fan of the proposed housing development at Flood School for multiple reasons, but I do share neighborhood concerns about site access and I am deeply worried about the divisive impact (and unintended consequences) of the proposed ballot measure, which apparently now has enough signatures to qualify for the November ballot.

I have a handful of requests to make of the city leadership:

1) Voter education is sorely needed.

A lot of residents don't know enough about how the city does zoning and general plan updates. I know some of the people who signed the Menlo Balance petition were confused about what it might actually do.

Here's some of what I've heard:

–I've heard residents express hope that by voting for this ballot measure, they could block developments on non-R1 sites (e.g. Willow Village or SRI). This is not the case.

–I've heard residents express concern that if they *don't* vote for this ballot measure, developers could buy up R1 lots and convert them to apartments with the council's blessing. My understanding is that this would be "spot zoning"—effectively illegal and highly undesirable.

–I think there are residents who imagine that you, council, have apartments and big box stores planned for every neighborhood. In fact, there are only five R1 sites listed in the draft Housing Element, none of which was ever a single family home, and you are certainly not planning to convert any residential properties into mixed use or commercial usage.

–New Finance and Audit commissioner Mike DeMoss just wrote in implying that you, council, were using the Housing Element to somehow eliminate single-family zoning in neighborhoods across the city. It sounds as though he's been sharing that message with other residents.

There is an urgent need for clear, concise facts about how this stuff works. The voters need to understand what this measure would actually do, and they need to be able to ask questions (even anonymously) in a way that puts their fears to rest.

Please work with staff to put together an information session about how these things actually work—and ideally also an FAQ, or an article in the Almanac.

2) Consider a better/unique zoning designation for the Flood School site

I've never been able to find out why the Flood School parcel is zoned R1 instead of Public Facility (like the rest of the public schools in our community). Regardless, there are mixed messages about the amount of housing that could theoretically be developed there. Ravenswood is asking for up to 90 units and up to 4 stories, which would be no more than 40 du/acre. This is very similar in scale to the Gateway Rising project in Belle Haven, as well as other workforce housing projects in communities on the Peninsula. The hypothetical bonus density max of 260 units that is listed in the Housing Element is generating a lot of understandable confusion and opposition from people who might otherwise be more supportive of this project. Do we need to do that for this site?

Please work with staff and the consultants to come up with a zoning designation for this site that will match what Ravenswood wants to do, and dispel concerns about something that is nearly 3x the scale of what is proposed.

3) Please work with the county staff and Board of Supervisors to facilitate access through Flood Park

I think a lot of residents in this area are actually on the same page—generally supportive of the idea of creating affordable housing in a way that helps the Ravenswood district; concerned about how people who eventually live there can safely and conveniently access our shared roads and amenities. Flood Park access is key. I hope you will join me in encouraging our county leaders to make it happen—sooner rather than later. (see my email below)

4) Clarify how BMR rental housing would work for the hypothetical Ravenswood project

Finally, there seems to be a lack of clarity about how BMR rental housing in this sort of case would be administered. I have heard concerns expressed that it will only be "affordable" housing in the near-term. My understanding is that we have a standard program for managing BMR rentals to qualified individuals. Explaining how this works—deed restrictions, income categories, etc.—would be helpful. (This might not need to happen quite so quickly, but considering the level of community confusion and distrust, it couldn't hurt.)

Thank you for your service.

Katie

----- Forwarded message -----

From: **Katie Behroozi** <kbehroozi@gmail.com>

Date: Tue, May 17, 2022 at 12:40 PM

Subject: Flood Park access feels imperative for Flood School housing—and we need your help

To: <wslocum@smcgov.org>, <slocum1@me.com>, <mcallagy@smcgov.org>, <calderon@smcgov.org>

Dear Supervisor Slocum, County Manager Callagy, and Director Calderon,

I am a resident and Complete Streets commissioner (*insert standard "speaking for myself" disclaimer) in Menlo Park. I applaud the county's progress in making our county parks more equitable and accessible—e.g. doing away with parking fees—and am thrilled with the plans for the redesign of Flood Park. I'm also excited to be part of the task force considering ways to improve safety along Ringwood and Coleman. Thank you!

As a Flood Triangle resident who supports the addition of affordable housing in neighborhoods throughout the city, I cheered when I read that the Ravenswood District was thinking of developing the Flood School property into 90 below-market-rate apartments. We sure do need that housing in our community—for teachers, yes, but also for bus drivers, Trader Joe's employees, medical assistants, childcare workers, grant writers, etc.

Despite the proximity to the freeway noise and pollution (which of course existing residents also contend with), there are some real bonuses to this location:

- Children living at the Flood School site could leave their houses on Halloween and WALK to a great trick-or-treating neighborhood.
- They could easily bike down Van Buren and over the bike bridge to get to Belle Haven Elementary School, as well as the new Menlo Park Community Campus swimming pool.
- The supermarket and restaurants at Marsh Manor are a sketchy 10-minute bike ride (we should probably fix this!) or a straightforward 5-minute drive away.
- Most importantly, apartments at Flood School would offer (in theory) access to a beautiful county park that is about to be redeveloped to serve more community members, with ball fields, a playground, a pump track, etc.

There's one thorny challenge that we need to work together to solve: site access.

Flood School was originally designed as a neighborhood school and was therefore probably optimized for pedestrians, not cars and buses. Suburban Park streets are winding and narrow and the route to the Flood School site on Sheridan is circuitous. Van Buren dead-ends into a narrow cul-de-sac at Haven House, and due to the sensitive nature of that community, it would be nice not to disturb their tranquillity by creating a through street there (although from a safety perspective it's probably better than nothing).

But it feels irresponsible not to at least TRY to come up with a second access point for future residents of this proposed development—for their safety and convenience, if not for ours.

This is where you come in.

We need to secure access to and through Flood Park for that site—at least during hours when the park is open. I have heard from longer-term residents of Suburban Park that there *used* to be some form of informal park access for the Flood School community, so there's some precedent here. I'm aware that things get complicated with the water pipeline and so maybe Iris isn't a viable solution for drivers (although kids and adults on bikes should definitely be able to enter and exit that way, as it is the most direct route to the Ringwood bike route). Bay Road access, however, should be fairly straightforward for cars. It's a straight shot down an existing hardscape to a neighborhood collector street.

What do we need to do to make this happen? I know dozens of citizens who share this perspective—and believe there are a number of Suburban Park residents who think the rhetoric around the ballot initiative has gotten out of hand and could support up to 90 units of affordable housing if they felt some reassurance that it wouldn't all be funneled out through their narrow, winding streets.

As county leaders, you surely have the authority to help us solve this challenge.

In conclusion:

I deplore the economic and racial segregation that are an unintentional byproduct of putting all dense/affordable housing along busy streets like El Camino and Willow Road. Please help our neighborhoods to gracefully stretch and accommodate some more families.

I have also spent enough time squinting at our zoning map and reading our draft housing element update to know what a rare opportunity this site is. Menlo Park is supposed to come up with ~1000 units of affordable housing in the next decade; this could get us close to 10% of the way there.

Finally, the Menlo Balance ballot initiative—borne of the frustration of a neighborhood who didn't always feel seen or heard by county and city and district officials—threatens to poison and divide our community at the worst possible time. These 2022 midterm elections are going to be a fight for our Democracy. We locals need to pull together, not fracture.

Please, please, please step in and help us get this sorted out.

Thank you for reading—and thank you for your service!

Katie Behroozi
407 Bay Rd.

--
Katie Behroozi
650.804.1812 (cell)

From: Karen Grove [mailto:karen@groveaction.org]
Sent: Tuesday, May 24, 2022 4:39 PM
To: Noce, Michael R <MRNoce@menlopark.org>
Subject: Housing Element Comments

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Hi Mike,

This is probably going to be the first of many questions for you!

Do you agree that the Housing Element should include "Housing Division" among those responsible for the following programs?

- H1.A Establish City Staff Work Priorities for Implementing Housing Element Programs
- H1.F Update the Housing Element
- H1.H Transparency on Progress towards RHNA
- H2.A Adopt Ordinance for “At-Risk” Units
- H3.C Assist in Providing Housing for Persons Living with Disabilities
- H3.E Continue Support for Countywide Homeless Programs
- H3.F Work with the Department of Veterans Affairs on Homeless Issues
- H4.A Amend the Inclusionary Housing Regulations
- H4.B Modify BMR Guidelines
- H4.C Increase Commercial Linkage Fee (I think this one is debatable – but clearly should have input from Housing Division - what are your thoughts?)*
- H4.D Modify the Affordable Housing Overlay
- H4.G Consider City-Owned Land for Housing (Downtown Parking Lots)
- H4.J Increase Residential Density (I think this could be just a Planning Division responsibility – what are your thoughts?)*

Karen Grove (she/her)
650-868-2732

From: Nina [mailto:nwouk@ix.netcom.com]
Sent: Friday, May 27, 2022 5:37 PM
To: _CCIN <city.council@menlopark.org>
Subject: Re: Housing element

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hi, Council

I have looked over the draft housing element (not read it, because it's enormous) and here is what I think: It's great that nobody is trying to jam any more development into District 1. However most of the identified properties are businesses that have indicating no interest in selling to developers. The city has no way to force the property owners to either build housing on those sites or sell them. The only way to improve the housing supply, especially the affordable housing supply, is to use city land. If that means the downtown lots that I like parking in, such is life. Menlo Park needs not to be a rich people ghetto. People who we depend on to work here - like police, firefighters, nurses, EMTs, etc - should be able to live here or else in a disaster the same people would work an endless shift until they became incoherent and useless and that would make it worse for us all. Not to mention that kids who go to school in Menlo Park, even in the Ravenswood District, shouldn't have to live in cars. So please bite the bullet and put housing on the land where you can put it.

Thanks

Nina Wouk

MENLO TOGETHER



June 2, 2022

Dear City Council, Planning Commission, Housing Commission, and Housing Element staff and consultant team,

On behalf of Menlo Together, I am writing to share feedback on our housing element draft. We applaud the commitment to programs that will produce affordable housing, increase density near downtown, and increase tenant protections.

This letter focuses on **Policies and Programs of the Draft Housing Element**. We will submit a separate letter focused on Sites and Site Strategies.

Menlo Together is a group of Menlo Park and Peninsula residents who envision an integrated and diverse, multi-generational, and environmentally sustainable city. We advocate for an accessible and inviting downtown Menlo Park with housing at all affordability levels, and with pedestrian and bike-friendly spaces, developed to be carbon-free. We value equity, sustainability, inclusion, health, and racial and economic justice.

Please find here some suggestions to make the Draft Housing Element Programs more concrete, measurable, and robust. We offer some specific suggestions that demonstrate ways to add specificity and measurability to existing programs and objectives. We also make some proposals to enhance tenant protections relative to what appears in the draft.

We have focused on a few programs we believe are particularly leveraged. Many others are very important and could benefit from more concrete, measurable objectives and milestones as well. For now, please see our comments on the following topics.

Thanks for your hard work, and your consideration of these suggested improvements.

Karen Grove,
on behalf of Menlo Together

Outline:

- [Tenant Protections Comments](#) (H2.E)
- [BMR Guidelines Comments and Clarifying Questions](#) (H4.A, H4.B, H4.C)
- [Affordable Housing Overlay Comments](#) (H4.D)
- [City Owned Parking Lots Comments](#) (H4.G)
- [Identifying SB 10 Sites](#) (H4.O)

Tenant Protections (H2.E)

We have already lost far too many residents to evictions and excessive rent increases. We feel strongly that we must expeditiously enact effective anti-displacement and strong tenant protection programs.

Program H2.E	<p>Anti-Displacement Strategy.</p> <p>Meet with individuals and organizations in historically segregated neighborhoods to develop an anti-displacement strategy that City Council can adopt after review from the Housing Commission and Planning Commission. This strategy should reflect community engagement and local research and include policies that could:</p> <ol style="list-style-type: none"> a. Increase housing quality while preventing evictions b. Consider neighborhood tenant preference for affordable housing c. Identify new sources of funding for anti-displacement efforts d. Develop localized anti-displacement programs that could accompany large-scale developments e. Provide deposit assistance, particularly for veterans
	<ol style="list-style-type: none"> f. Connect tenants to housing supportive programs and ensure that tenants are aware of their rights by posting resources on the City's housing website and other media. g. Inform tenants of opportunities for rental assistance, such as revolving loan funds or external funding sources <p><i>Responsibility:</i> Planning Division; Housing Division; Housing Commission; Planning Commission; City Council; City Attorney</p> <p><i>Financing:</i> General Fund; commercial linkage fees; outside funding</p> <p><i>Objectives:</i> Mitigate displacement in historically segregated areas of the city and provide financial assistance to tenants</p> <p><i>Timeframe:</i> Develop anti-displacement and tenant support programs within three years of Housing Element adoption</p>

Consider adding:

- Enact an ordinance that replicates AB 1482 and goes into effect upon its expiration on Jan. 1, 2030 – Do this within one year of HE adoption
- In partnership with tenants and tenant advocates, develop and enact Just-Cause Eviction and Rent Caps for tenants who are not protected by AB 1482.
- Guarantee ongoing funding for the Menlo Park Housing Assistance Program (grant to Samaritan House to provide flexible and responsive emergency financial assistance to lower income tenants and homeowners)

Innovative ideas:

- Consider the City of Cudahy’s policy to require that notices of eviction be filed with the city as a condition of enforceability.
- Consider a similar policy for rent increases that apply to rental homes that are subject to Costa Hawkins limitations on rent regulations. Many of our most impacted tenants live in single family homes, and this would at least provide public accountability of excessive rent increases.

Community process is crucial – however, be prepared to follow through on community recommendations, including rent caps and just cause for eviction.

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BMR Guidelines Comments (H4.A, H4.B, H4.C):

We are pleased that the city is already preparing an RFP to study our commercial impact fee because we cannot afford to delay implementation of program H4.C “Increase Commercial Linkage Fee”. We respect the clear time frame of “within one year of Housing Element Adoption” but encourage efforts to complete the update before that deadline.

We have two comments we want to prioritize on the BMR Guidelines Programs (H4.A and H4.B):

1. We encourage you to add a program to modify our BMR Guidelines to limit allowable rents to ensure that those who are “eligible” for the units also “qualify” to rent them (see House Key’s definitions, below). For reference, Mountain View sets maximum rents at 30% of the mid-range of each income-category.
2. Please add concrete Objectives and Metrics for these important programs.

Objectives for BMR Program could include...:

- BMR units are **affordable** (rent is no more than 30% household income) to at least 50% of households who are **eligible** (in terms of income and family size)
- Households who are eligible for a BMR unit (based on income and household size) qualify to rent it. That is, their income is sufficient to pay the rent (up to 50% of income may go towards rent for households at the lowest incomes in each category)
- Number, size, location, and income level of BMR units produced are tracked and reported (and published online) annually during the planning period. Report includes communities served, and target communities not served.
- BMR tenant experience is documented and reported annually (*as an implementation note, please see the [City of Cudahy’s inclusionary ordinance](#) (pdf page 38) for an example of their “livability report” requirements, which include:*
 - *number of evictions, number that go to court, number enacted, which units*
 - *rent increases, including when and how much, which units*

Metrics for the BMR Program could include...:

- BMR units are affordable to at least 50% of households who are eligible
- 100% of households who are eligible for a BMR unit qualify to rent it.
- Permits issued for BMR units, including at least ELI, VLI, LI, MI during the planning period – for a diversity of household sizes.
- Permits issued for special needs homes for people with disabilities including developmental disabilities, including people with ELI.
- (# to be determined, to achieve RHNA targets and to meet community housing needs)

House Keys Definitions:

#	Term	Definition	Purpose
1	“Affordable”	No more than 1/3 rd of the Household’s Gross Monthly Income is being spent on the housing payment	Sets a standard that drives all housing policy according to each income limit .
2	Income	Gross Earned Income (before taxes) and any amount included from Assets. Assets can be included up to 10% of all liquid amounts (Excluding certain retirement accounts) above \$5,000	All income is Projected for the next 12 months and is meant to determine whether your total household income below the income limit according to each category.
3	Median Income	The Middle Income within a stated area (e.g., County). Area Median Income . 50% of the Incomes above Median and 50% of all Incomes are below it.	Sets the Categories: Acutely Low Income (up to 15%), Extremely Low (up to 30%), Very Low (up to 50%), Low (up to 80%), Moderate (up to 120%)
4	Eligible	Household Size and Total Income are within the Income Categories	Ensures that the local zoning policies serve target households
5	Qualified	Applicant earns enough to successfully make the housing payment (criteria-specific)	Ensures buyers don’t foreclose; and tenants don’t default.

BMR Guidelines Clarifying Questions:

We are trying to understand how H4.A relates to H4.B. Part of our confusion comes from the terminology used.

Clarifying Questions about H4.A:

We recognize many of the proposed modifications in H4.A from Housing Commission discussions and appreciate seeing those changes listed in Program H4.A. We are unsure of the significance that H4.A is titled “Amend the Inclusionary Housing Regulations” – rather than “Amend the BMR Program Guidelines”. In our view, the Inclusionary BMR Housing Regulations are one component of our BMR Program. What distinction are you drawing between the two programs, H4.A and H4.B?

Clarifying Questions about H4.B:

We have questions about the use of the term “workforce” housing, the reference to the Costa Hawkins Act, and the overall intent of this program. Please see our questions below...

- 1) What provisions do we need to modify to be “consistent with the Costa-Hawkins Act”?
- 2) What is meant by “workforce rental housing”?
 - a. In the Definition of Terms section, “workforce affordable housing” is defined as “Housing that is affordable to the workforce in the community” (We believe all housing is included in this definition)
 - b. We are wondering if you intend to differentiate “inclusionary BMR rental housing within market rate developments” from “100% affordable housing”?
- 3) Is the point of this program to create three separate buckets of funding for:
 - a. 100% affordable housing
 - b. What the draft refers to as “workforce housing” (but we believe is intended to communicate “inclusionary below market rental units”)
 - c. Housing for people with disabilities, including developmental disabilities

If so, is that considered best practice, or does it overly constrain the funds and make it more difficult to use them? We see the value of creating a “savings account” for significant projects, but hope there will be flexibility built in; and that when an important project needs funding that we seek additional sources to augment the available BMR funds.

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Affordable Housing Overlay (H4.D):

This is one of our most important tools, and the objectives, milestones and metrics should reflect that. Please consider these improvements:

- State where it applies, and what are the incentives
- Ensure it’s additive to State Density Bonus Law (SDBL) as defined by AB 1763
- Ensure it remains additive to SDBL as SDBL evolves during the planning cycle

Consider adding concrete objectives, such as:

- The AHO applies city-wide (or specify where – south of 101?)
- The AHO provides incentives that go above and beyond the SDBL (rather than an unspecified “alternative” to SDBL as expressed in the current draft)

- The AHO incentivizes non-profit developers to submit proposals to produce 100% affordable housing, including housing that meets special needs, throughout the city, especially south of 101 (or only south of 101).


Milestones:

- Meet with at least two non-profit housing developers to inform the design of the AHO.
- Survey non-profit developers to affirm that a majority would propose projects using the AHO as designed.
- Hold a city council study session in partnership with affordable housing developers and/or HLC as their representative on the proposed AHO – by Sept. 30, 2022
- Hold a city council meeting in which the city council votes to approve the AHO – by HE Adoption, Jan 30, 2023.

Metrics:

- The AHO provides incentives that go above and beyond to the SDBL
- First applications (pre-applications/inquiries...?) for 100% affordable development received - by June 30, 2023
- Permits for 1000 ELI and VLI homes are issued during the planning period, using the AHO

For reference, here is the draft Program:

Program H4.D	Modify the Affordable Housing Overlay (AHO). Update the Affordable Housing Overlay (AHO) to provide density bonuses and other incentives for the development of multifamily housing affordable to extremely low-, very low-, low-, and moderate-income households and units that are preferential for people with special needs who will benefit from coordinated on-site services including people with disabilities and developmental disabilities. The AHO is offered as an alternative to the density bonus described in AB 1763.
<i>Responsibility:</i>	Planning Division; Housing Commission 
<i>Financing:</i>	General Fund
<i>Objectives:</i>	Incentivize affordable housing development in the city
<i>Timeframe:</i>	Concurrent with Housing Element adoption

And here is an explanation of how we came up with the “1000 permits” metric:

Table 7-7: RHNA Capacity by Typology

	Lower-Income	Moderate Income	Above Moderate Income	Total New Housing Units
6 th Cycle RHNA	1,166	496	1,284	2,946
30% Buffer	350	149	385	884
Accessory Dwelling Unit Capacity [RHNA Credit]	51	26	8	85
Pipeline Projects Capacity [RHNA Credit]	364	230	3,050	3,644
Site Capacity Needed	1,101	389	0	1,490

- 1101 + 389 = 1490 permits must be issued
- Assume moderate income units are produced from our inclusionary BMR policy.
- AHO should incentivize 1101 permits for lower income homes.
- 1000 is a round number and acknowledges that some low-income units will be produced by our inclusionary BMR policy.

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City-Owned Parking Lots (H4.G)

This is such an important strategy, we would like it more clearly articulated, with defined Objectives and Milestones and Timeframes. For example, when the County launched a project to affordable housing on land they own in North Fair Oaks, they followed [this](#) process:

TENTATIVE TIMELINE:

 Present short and long term planning process to NFOCC	Aug 2015
RFP process to select Master Planner	Sept - Dec 2015
Robust community outreach for visioning, as well as prioritization of uses and program elements	Jan - June 2016
Finalize program elements & site use plan	June 2016
RFP process to select Developer / Developer Team	July - Nov 2016
Predevelopment phase (local financing, planning, permits, entitlements, architectural drawings, engineering, etc.)	2017 - 2018
Potential start of construction	2019 - 2020
Potential occupancy	2022 - 2023
Potential Phase 2	2018 - 2024

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Identifying SB 10 Sites (H4.O)

We support diversifying the types of housing available throughout Menlo Park, and support implementation of an SB-10 overlay to allow production of up to 10 housing units on parcels throughout the city, especially in transit-rich areas.

Timeline: Since this strategy is likely to increase the number and diversity of housing in the city slowly, we agree with setting the timeline for completion for five years from Housing Element adoption so that more pressing programs - for example those that prevent displacement - can proceed more quickly.

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Conclusion

Thank you for taking the time to read our comments and feedback. We see the Housing Element as a once-in-an-8-year chance to craft the vision for our community. We commend the city for working hard on providing more housing opportunities for our residents and local workers. Given the high need for housing in Menlo Park, we hope the city can take steps to strengthen the programs and sites in the document, and then take bold steps to implement the element once it is adopted, so that we can keep our city thriving, growing, and housed.

Sincerely,
The Menlo Together Team
info@menlotgether.org

From: Ann Diederich [mailto:anndiederich@gmail.com]
Sent: Sunday, June 5, 2022 8:38 PM
To: _CCIN <city.council@menlopark.org>
Subject: Thoughts for housing element review

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Dear City Council,

I have lived in Menlo Park for 23 years. For at least the first decade, I did not understand how the history of restrictive covenants on the West side of town and redlining on the East resulted in our current status quo. Now that I do, I'd like to see us make decisions that reduce harmful legacies of those past policies. Without new housing that is scaled for affordability as well as thoughtful integration of below market rate housing, we will further perpetuate the legacy of past segregation and create an unhealthy island of only the very wealthiest, depriving us of much needed service providers such as local teachers who make our community so much richer in the ways that count the most. We should also be strategic about placing this housing on viable walking and biking routes designed with safety in mind to reduce the need for short distance, cross town car rides, such as trips back and forth to schools or the market.

Even though it's steps from my door and will certainly result in more traffic on my street, I think the plan to redevelop SRI, putting more housing in close proximity to the train is wise and I support it. I do think it is critical when approving the plan that you negotiate inclusion of the most pressing amenities to enrich the Burgess Park area and make sure to preserve the tree canopy.

Thank you for your efforts to plan intelligently for California's future,
Ann Diederich

From: Jen Coler [mailto:jenicoler@gmail.com]
Sent: Sunday, June 5, 2022 7:15 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing element review tomorrow

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Dear City Council,

I'm a local nurse, married to a Stanford administrator. We've been renting homes in Menlo Park for about 20 years. Our sons grew up in the MPCSD. One son was in the Spanish Immersion program from K-8th grade, and he will be at MA highschool in the Fall. Our other son is a rising senior that plays both soccer and football at MA. Both boys played on local club soccer teams in the area. We have volunteered in the classroom, driven soccer carpools, and shared fresh eggs and baked goods with our neighbors. I know our neighbors appreciate us, even though we rent our house.

We feel fortunate to live here, and we know we are lucky to have a home near our places of employment. There are a lot of people who work nearby in jobs similar to ours who have to commute from far away.

Recently a Menlo Balance canvasser came to our door and asked if we'd sign a petition to prevent apartments from being built nearby.

I did not sign their petition. I told them that we had apartments near our neighborhood already and it wasn't a big deal. I told them that we need more housing—that it sucks to worry about whether or not the home you've been renting will be sold in the middle of the school year, leaving you and your family scrambling to find

something else so your kids can stay with their teachers and friends. I also mentioned having apartments near us has only increased the amount of people walking their dogs in our neighborhood, and that is a good thing. They seemed surprised.

I know tomorrow night you'll be reviewing the housing element. Please do your best to zone for more housing, not just on busy streets, not just on El Camino or over by the Bay, but also in family neighborhoods like ours.

Thank you.

Jen Coler and Marc Franklin

From: johnrdonald@mac.com [mailto:johnrdonald@mac.com]
Sent: Sunday, June 5, 2022 11:23 AM
To: _CCIN <city.council@menlopark.org>
Subject: Housing element feedback

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Dear City Council members:

Menlo Park needs more housing for residents with lower income levels, including rental property. We cannot have a diverse, thriving city with a stagnant, aging population. We cannot have a revitalized downtown if service industry workers cannot afford to live nearby. Practically every neighborhood in Menlo Park can add housing. Please meet this challenge with vision and determination.

John Donald
Concord Dr.

From: Lesley Feldman [mailto:lesley.e.feldman@gmail.com]
Sent: Sunday, June 5, 2022 6:10 PM
To: _CCIN <city.council@menlopark.org>
Subject: I support a realistic plan for equitable housing in Menlo Park

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To Menlo Park City Council members,

My name is Lesley Feldman, I am a resident of the Flood Triangle neighborhood. I am writing in advance of the June 6 study session on the Housing Element to express my support for a realistic plan for equitable housing in Menlo Park. Housing is an important issue to me. Increased housing (including affordable housing) in Menlo Park will benefit not only the individuals and families who will reside in that housing, but everyone in our community.

More housing downtown will add to the vibrancy of our downtown and help support local businesses. It will make our city more environmentally sustainable by having more housing near transit

More housing on publicly owned land like downtown parking lots or on top of buildings like the downtown library, Little House/Rosener House senior centers, or City Council chambers will help facilitate the development of affordable housing, which we desperately need.

Finally, we need more housing throughout all neighborhoods of our city, particularly in neighborhoods that have not experienced housing development in recent years. For example, I strongly urge you to

do everything you can to help facilitate the development of at least one site near highway 280 (such as the Sharon Park Shopping Center).

Thank you for your attention, and I look forward to hearing your discussion on the 6th.

Lesley Feldman

lesley.e.feldman@gmail.com

201-953-0034

From: Margarita Mendez [mailto:mlmendez@me.com]
Sent: Sunday, June 5, 2022 8:34 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing Element

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Dear Council members:

I have been a resident of Lorelei Manor in Menlo Park since 2004. My husband and I raised our two boys in this community. I am a public school teacher and my husband is self employed. We are active in our neighborhood community, we were active in our boys schools and served on different community boards. Our sons are 23 and 20 years old.

We are writing in support of affordable housing in Menlo Park. We were very lucky to be able to purchase our home in 2004 and in today's market like many families we would be priced out of our current home. We see homes in our neighborhood SOLD at 3 or 4 times the price we paid back in 2004. Menlo Park is completely unaffordable for working families. Thinking of my boys and other young adults who once lived in Lorelei Manor I know that if today's market continues they will never be able to live and raise a family in Menlo Park.

Six weeks ago I participated in Menlo Together bike tour of the housing element sites. I was so impressed with the group and the advocacy they are doing to create a more inclusive Menlo Park community. Menlo Park needs to change, it does not need protection, like my neighbors in Suburban Park have stated in their proposal to keep Flood School from building affordable housing. We need more, not less dense housing that is affordable to ALL different income levels. We need to support building higher density housing along El Camino, near

downtown, near 280 and also in Flood Park. We can not relegate the responsibility of meeting housing element needs to east of 101. That is wrong. We need to look at ways to make our streets safer for everyone so that more residents brave the streets on bicycles, like I do to my school , 10 miles away in Palo Alto, we need housing near commercial centers so residents walk and ride public transportation. There is so much work to do in our little city. Please be BRAVE and support the Housing Element and support higher density affordable housing in our community. Menlo Park can do HARD things, we CAN do better, we SHOULD do better.

Thank you,

Margarita Mendez & JP Garcia

From: Mike Wright [mailto:mikewright1010@gmail.com]
Sent: Sunday, June 5, 2022 9:17 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing at Flood School

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I'm in favor of housing at Flood School. My wife was a great teacher at Mid Peninsula High School for 20 years while we lived here in the Flood Park Triangle area. She used to tell people that I worked (in a good-paying job) to support her teaching habit. That was so true, because she could not have afforded on her own to live and teach here. The idea of affordable housing on a school site makes good sense.

Mike Wright

From: Morgan G. Ames [mailto:morganya@gmail.com]
Sent: Sunday, June 5, 2022 9:37 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing Element: in support of high-density housing!

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Dear City Council,

My husband and I have loved living in Menlo Park since purchasing our home in 2009, and before that we were renters on the peninsula since the early 2000s. Our two kids are learning Spanish in the wonderful MPCSD schools. I am a professor and I have many colleagues who rent in the area, and two of my daughter's best friends' families are renters in the Willows neighborhood. We both know very well what it is like not only purchasing a house, but renting too - we were renters in the area ourselves for over a decade before we purchased.

Recently two different Menlo Balance canvassers came to our door and asked if we'd sign a petition to prevent apartments from being built nearby. My husband fielded the first, and I fielded the second. We both refused to sign, and I said that I am firmly in support of more housing. When the canvasser asked, "but in YOUR neighborhood?" I said yes, absolutely! Teachers, delivery people, janitors, and workers of all sorts deserve to be able to live near their jobs if they want to.

I have had so many colleagues forced to move in the middle of their school year, uprooting their children from their schools and friends and creating chaos in their lives and for their own students. I moreover have many colleagues who are unable to afford living near the universities where they work. Like primary school teachers,

many college professors, especially in the humanities and social sciences, do not make a lot of money -- but we also deserve to be able to live near our jobs. I have many Stanford colleagues who rent two-bedroom apartments as families of four because it is all they can afford, and other colleagues who commute from Aptos or farther.

During the pandemic, I noticed that the congestion along Willow Road did not ease, because so many Stanford hospital essential workers also cannot afford to live near their jobs. I have done research with families in Richmond, California who commute to food and cleaning jobs in Silicon Valley tech firms. A few years ago I got a Stanford alumni magazine that profiled a Stanford janitor who commuted *two hours each way* to Stanford from the Central Valley. The magazine extolled his dedication; I saw an abject failure to ease the burden such long commutes have on so many around and beyond the Bay Area, as well as the huge environmental toll of that much driving.

For all of these reasons and more, I am strongly supportive of a dramatic increase in high-density housing in a variety of unit sizes, for a variety of income levels. Building high-density housing near transportation corridors will *ease* commute traffic, not worsen it, because people can live close to their jobs. High-density housing is moreover far more water-efficient per person than single-family houses with water-thirsty landscaping.

Moreover, we cannot only build studio apartments for single workers - if they choose to start a family, they will have to make the difficult choice to either squeeze their families into a unit that is much too small for their needs or move farther away.

I am strongly in favor of a few points in particular.

First, I was appalled to see the plans to build *so little housing* at the SRI/USGS site. While I understand that retail spaces make cities more money, we just put a massive amount of retail square footage along El Camino Real. What we need is more housing. This site is one of the few actually viable sites identified in the housing element draft, and we need to make the most of this historic opportunity to create a *lot* of high-density housing. We should build *higher* and *denser*, focusing on creating walkable and transit-friendly communities over providing parking.

Second, I am also in strong support of housing at the former Flood School site, as well as in the Sharon Heights shopping center. While not as close to mass transit, these are close to major freeways, and I support the development of good transit options and dedicated bike lanes to these sites.

Third, I am in strong support of building affordable housing on city-owned land, including downtown parking lots and above city buildings. This would allow nonprofit housing developers to build homes for some of our most housing-insecure residents.

Finally, we must also work to prevent the displacement of our neighbors who rent. I am strongly in support of laws prohibiting unfair evictions and excessive rent increases and also want to prevent discrimination and harassment with strong enforcement mechanisms for existing laws. While I think that nearly anybody who wants to buy should be able to afford to, those who do choose to rent should also be protected.

I thank the City Council for the hard, but crucial, work they do to balance the many diverse needs and desires of city residents. I encourage you to consider not just present-day residents, but the generations to come. This housing element update is a crucial opportunity to not try to freeze Menlo Park in 1960's amber but to bring it firmly into the 21st century. We should be adding density *everywhere we can* - yes, even in my backyard!

Thank you for your time,
Morgan Ames

resident of the Willows

From: Adina Levin [mailto:alevin@alevin.com]
Sent: Monday, June 6, 2022 10:56 AM
To: _CCIN <city.council@menlopark.org>
Subject: Housing Element and transportation

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Honorable City Council Members,

Thank you for considering the Housing Element which is an important process for our city to plan for much-needed housing for people of all income levels.

Following are several comments specifically related to the transportation policies and programs, supporting and refining these good proposed programs.

Program H6.F "Transit Incentives. Integrate transit demand management strategies for all residential development, particularly in areas further away from transit to increase access to transit and reduce vehicle trips and parking demand."

This is important in all parts of the city - also and especially in transit-rich and service-rich areas where incentives can greatly reduce the amount of driving and traffic. Cities around the region have updated policies that plan for and provide incentives for a much lower rate of driving - take a look at cities such as Redwood City, Mountain View, San Jose, Berkeley and others.

Program H6.G Neighborhood Connectivity. Invest in neighborhood connectivity, walkability, and access to services, healthy food, and recreation, particularly in low-resource neighborhoods north of US-101, to improve access and reduce the division of the urban form produced by the highway. Coordinate and prioritize activities with consideration of the City's capital improvement projects list.

This is an excellent policy and is likely to synergistic with the Environmental Justice Element that is coming forward.

Program H4M - Update Parking Requirements and Design Standards. Review and modify parking requirements and design standards to provide greater flexibility in site planning for multifamily residential housing, including establishing a parking or alternative transportation in-lieu fee. Parking amendments could involve reducing parking minimums, expanding parking maximums, eliminating parking requirements for affordable housing projects, expanding shared parking, exploring district parking, and exploring other parking recommendations provided by ABAG-MTC.

Research shows that this is an important policy that can provide more space to house people, and reduce the amount of driving and traffic. In particular it is helpful to have in-lieu fees that can be used to support non-driving transportation; and to implement district and shared parking strategies that allow land to be used more efficiently and free more space for much needed homes.

Thank you for your consideration,

- Adina

Adina Levin

Menlo Park Resident

June 6, 2022

Dear Members of the Menlo Park City Council, City Commissions, and Staff --

Thank you for your continued progress in the preparation of the 2023-2031 Housing Element Update. We applaud the effort to incorporate extensive community input and to examine a comprehensive approach to encourage the development of the nearly 3,000 mandated units for the City of Menlo Park through its Housing Element

As a 100% affordable non-profit housing organization with five communities either under construction or completed in Menlo Park, MidPen Housing is deeply committed to partnering with the City to implement strategies that can support expansion of housing opportunities for those in need. We believe many of the concepts described in the plan could help achieve progress, but require additional detail and timely implementation to ensure success. With that in mind, MidPen is providing the following comments and questions on the May 11th draft of the City's Housing Element for 2023-2031.

- **Affordable Housing Overlay Zone (AHO):** Under Program H4.D, please provide clarification on how the Affordable Housing Overlay Zone is to be defined and what incentives it will provide in comparison to the incentives in the 2015-2023 Housing Element codified under [Government Code Chapter 16.98](#). MidPen's recommendation is that the City make the AHO zone as expansive as possible to cover the 73 recommended sites and that the incentives to be included provide concrete benefits for affordable housing developments above what is available under State Density Bonus Laws.
- **Ministerial Review of 100% Affordable Housing:** MidPen is supportive of applying ministerial review to 100% Affordable projects per policy H4.E but requests that the City shorten the currently proposed program timeframe of three years from Housing Element adoption. We recommend the City examine opportunities to streamline so the benefits of this policy become available before the City is nearly halfway through the new Housing Element cycle.
- **CEQA Requirements and Transportation Analysis:** The City should review Transportation Impact Analysis (TIA) Guidelines to ensure consistency with CEQA. The City's current TIA guidelines require preparation of Level of Service (LOS) analysis for affordable projects, even when it is not required under CEQA, which only requires a VMT (Vehicle Miles Traveled) analysis and assumes no significant impact for affordable developments. We also recommend that the City analyze which of its 73 proposed sites are currently within what they have categorized as a low VMT area.
- **Height limits** – We recommend the AHO zone include height limits that provide at least as much flexibility allowed under the State Density Bonus programs

- **Density** – The draft Housing Element proposes a 100 dwelling units per acre density allowance for 100% Affordable projects. We ask the City consider a limit of up to 150 units per acre for housing for affordable developments below 2 acres and/or for senior and supportive housing projects, which can be feasible at higher densities due to lower parking needs and smaller unit sizes.
- **Parking** – We appreciate the efforts to revise parking standards per Policies H4.D and H4.M, and recommend the City adopt parking requirements that offer at least as much flexibility as the State Density Bonus Law. In particular, we suggest that a maximum parking ratio for any 100% affordable project of .5 spaces per unit if it is either a) serving permanent supportive housing population b) serving seniors, or b) located within ½ mile from a major transit stop. We also hope these strategies can be implemented well before the two years described in the Report.
- **Fee Waivers and Exemptions** – In support of Housing Element Policies H1.4 and H4.8, we request that the City develop a more standardized and simplified rule around fee waivers. Fee waivers are a critical component of ensuring feasibility of an affordable development, and it is important for non-profit developers to understand early in the process how fee waivers or reductions will be calculated and applied.
- **Inclusionary Housing** – We applaud the Draft Element’s proposed amendments of the Inclusionary Housing requirements per Policy H4.A to further incentive affordable housing. In considering future development of mixed-income communities on larger sites such as the SRI or USGS sites, MidPen recommends Staff engage with both affordable and market-rate developers to help devise policies that can best support achievement of different types of housing on realistic time frames.
- **Public Land** – Due to the incredibly high cost of land, the inclusion of downtown parking lots in the Housing Element is a key ingredient to supporting future affordable units. We ask the City to maintain a strong focus on public sites for affordable housing and develop a strategy and work plan towards preparing Request for Qualifications for any viable public sites to solicit developer interest through a public process.

Thank you for your review of these comments. Please don’t hesitate to reach out if you have any questions.

Sincerely

Andrew Bielak
Associate Director of Development
abielak@midpen-housing.org

From: Angela Evans [mailto:angela@sherry@yahoo.com]
Sent: Sunday, June 5, 2022 11:22 PM
To: _CCIN <city.council@menlopark.org>
Subject: Please support high density housing throughout MP

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Council,

As you discuss the Housing Element tomorrow, please prioritize increased zoning for high density housing throughout our city and not just in the Belle Haven and Bay Front communities.

I support high density housing (including more affordable housing) in all districts of our city so that people who work here can also afford to live here. This is especially important for teachers within MPCSD, Las Lomas, and the Ravenswood School District. To attract and retain strong teachers, we need to reduce teacher commutes.

The same holds true if we wish for an increasingly vibrant downtown; small businesses struggle to find people who can afford to work here if commutes are prohibitively long.

Though I am an EQC Commissioner, I'm writing here as a private resident and single family homeowner who welcomes more diversity and inclusion in Menlo Park. More housing near jobs and transit also means reduced vehicle miles traveled, helping our city meet the transportation goals in its CAP.

I support the Ravenswood affordable housing project at Flood Park and have been disappointed to see so many community members eager to sign petitions that would block this project as designed and create arduous processes for affordable housing zoning going forward.

Thank you. Sincerely, Angela Evans

From: Carrol Cleveland [mailto:carrolcleveland@gmail.com]
Sent: Monday, June 6, 2022 3:56 PM
To: _CCIN <city.council@menlopark.org>
Subject: In support of Menlo Housing Element

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I was born and raised in District 5. I lived here until I was 25 and moved back 12 years ago. Residents of District 5 have a long history of fighting against both higher density and affordable housing. It was argued that it would ruin the "small town" feeling, the "character" of our population, and adversely affect real estate prices. The result has been a lack of social, racial, and economic diversity. For decades, Menlo Park has pushed higher density and affordable housing across the freeway. The injustices of this are self-evident. It is time for us to actively move away from social, racial, and economic segregation.

My husband and I strongly support higher density and affordable housing in Districts 3, 4, and 5. This housing must include viable walking and biking paths, as well as, easy access to public transportation. I agree with those that are saying that we need to be brave and support the Housing Element. It is imperative that we do better and right the wrongs of our past. Carrol and Bob Cleveland, Santa Rita Ave.



David D. Bohannon Organization
Sixty 31st Avenue
San Mateo, CA 94403-3404
T 650.345.8222
F 650.573.5457
W ddbo.com

June 6, 2022

VIA ELECTRONIC MAIL

Mayor Betsy Nash
And Members of the City Council
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Draft Housing Element

Dear Mayor Nash and Members of the City Council:

We are writing on behalf of the David D. Bohannon Organization ("DDBO"), whose entities own multiple properties in Menlo Park, CA (the "City"). We have been following the City's Housing Element process and provided the attached letter to Planning staff on May 16, 2022 for the Housing Commission and Planning Commission's consideration at their Joint Session. We wanted to reiterate the following points for your discussion this evening.

The City has identified three of our properties for "horizontal mixed use" where housing would be developed on vacant portions of the site or atop existing surface level parking. (Chapter 7—Site Inventory and Analysis, p. 7-25.) The City also proposes a 30 dwelling unit per acre ("du/ac") density for the sites. We can emphatically confirm that DDBO never would consider "horizontal mixed use" development on our well-performing office sites. We would, however, consider the complete redevelopment of these sites if the City created residential or mixed-use densities that make financial sense, such as 150-200 units to the acre.

As we have stated before and as a long-term partner of the City, we would like to be part of the solution, but the City is woefully underestimating the density needed to make residential development be financially feasible. We urge the City Council to be bold and create real housing opportunities during this unprecedented housing crisis.

Sincerely,

David Bohannon
President

cc: Justin Murphy, City Manager
Deanna Chow, Assistant Community Development Director



David D. Bohannon Organization T 650.345.8222
Sixty 31st Avenue F 650.573.5457
San Mateo, CA 94403-3404 W ddbo.com

May 16, 2022

VIA ELECTRONIC MAIL

Tom Smith, Acting Principal Planner
Community Development Department
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Draft Housing Element

Dear Mr. Smith:

We are writing on behalf of the David D. Bohannon Organization (“DDBO”), whose entities own multiple properties in Menlo Park, CA (the “City”). We have been following the City’s Housing Element process and we have appreciated our dialogue with City staff with respect to our properties’ inclusion in the list of Potential Housing Opportunity Sites for the City’s Housing Element 2023-2031. We have reviewed the Draft Housing Element (“Draft”) that was released for public review last week and we continue to have concerns about how the City is approaching density for the next Regional Housing Needs Assessment (“RHNA”) cycle.

DDBO entities own 1000 Marsh Road, 3885 Bohannon Drive, and 4065 Campbell Avenue (collectively, the “Properties”), which are listed in the Site Inventory attached to the Draft. (Sites 65, 66, and 73 on the Marsh and US-101 map, respectively). Page 7-2 of Chapter 7—Site Inventory and Analysis states that the Site Inventory is “developed in order to identify and analyze sites that are available and suitable for residential development. This serves to determine Menlo Park’s capacity to accommodate residential development that serves the city’s RHNA. These sites are suitable for residential development if they have appropriate zoning and are available for residential use during the planning period.”

According to the Draft, the City has identified the Properties for “horizontal mixed use” where housing would be developed on vacant portions of the site or atop existing surface level parking. (Chapter 7—Site Inventory and Analysis, p. 7-25.) However, the City then proposes a **30 dwelling unit per acre** (“du/ac”) density for the Properties (and across the entire City). Unfortunately, the assumption that housing could be developed in office parking lots at 30 du/ac is neither realistic nor feasible. The only way DDBO would consider redeveloping our well-performing office buildings would be if the City created residential density incentives that make financial sense and are economically viable, such as the Residential Mixed Use zoning created for the ConnectMenlo General Plan. At this current density level (even with State Density

Bonus Law), the City simply will not meet its goal, stated above, of identifying site that are suitable for residential development, with appropriate zoning, and available for residential use during the next RHNA cycle.

There is no doubt that the west side of Menlo Park has not done its fair share to provide housing and to help the City's RHNA obligations. And we would like to be part of the solution, but the City is woefully underestimating the density needed to make residential development be financially feasible. We urge the City to be bold and create real housing opportunities during this unprecedented housing crisis.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Bohannon", with a stylized flourish at the end.

David Bohannon
President

cc: Justin Murphy, City Manager
Deanna Chow, Assistant Community Development Director
Members of the Planning Commission

From: Hannah Gilbert [mailto:hrgilbert7@gmail.com]

Sent: Monday, June 6, 2022 10:51 AM

To: _CCIN <city.council@menlopark.org>

Subject: Housing Element Update

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Dear City Council,

We are relatively new to Menlo Park, having lived here for just under a year. We and our three children love where we live, and we know we're very lucky to be able to afford to rent here, especially with young children. Still, we find ourselves constantly wondering: How long are we going to stay here? So many of our friends—families with young children—have already left because housing is simply so unaffordable. Is it only a matter of time before we leave, too?

For this reason, we're excited about Menlo Park's Housing Element Update, and would like to express our support for the initiative, especially for high-density housing with a variety of unit sizes—and especially units for growing families. We're looking forward to seeing more housing at the SRI and USGS sites, especially because residents would be able to enjoy such a walkable neighborhood.

Thank you for the work that has been done thus far. We are very hopeful that the city of Menlo Park will continue to take more concrete steps to become more diverse, multi-generational, affordable, and environmentally sustainable.

Sincerely,

Hannah and Connor Gilbert

Central Menlo

From: Katherine Dumont [mailto:kh Dumont@gmail.com]
Sent: Monday, June 6, 2022 5:17 PM
To: _CCIN <city.council@menlopark.org>
Subject: June 6 20222 - Agenda Item C1

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Dear councilmembers,

While many of us have benefited from the jobs created by tech over the past few decades, only a very few have benefited from the housing policies that created housing for venture capitalists and other Silicon Valley multi-millionaires.

We urgently need a robust Housing Element that enables expedient, concrete action toward reversing the discriminatory policies and practices that created the current housing crisis which now threatens our physical environment as well as our social and economic growth and sustainability.

Everyone complains about traffic, but most of the traffic is leading into and out of Menlo Park, because the severe housing/jobs imbalance forces the vast majority of people (96%) to commute from far and wide, mostly by car. This is creating a devastating impact on our environment. We must take measures to reduce our carbon footprint.

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- I support housing creation close to transit and services.
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- I support reducing parking minimums, especially for projects close to transit and services, incentivizing people to walk, ride bikes, or take transit.
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-
-
- I support greater housing density (>30 du/ac), especially near transit, so that more affordable housing can be built in these areas. I support increasing the allowable building height to incentivize housing development.
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-
-
- I support the use of city-owned land for affordable housing, whether in parking lots or on top of existing city-owned structures.
-
-
-
- I support safer streets and spaces for bikes and pedestrians as a means of increasing environmental sustainability.
-

To those residents concerned about parking and traffic issues related to housing density, my experience from living between two *substantial* Stanford University housing projects is that, at the end of the day, the traffic on California Avenue and Stanford Avenue *did not get noticeably worse*.

For Menlo Park to remain a vibrant, desirable place to live, we need stable businesses and services, and we need *workers* for those businesses and services. To that end, we need housing options for a wide range of incomes and abilities.

As a renter and a senior, I need to voice my support for housing options at all income levels and needs, including those who want to ‘age in place.’ With renters making up 42% of Menlo Park residents, we need protections in place that prevent displacement. Renters move because they *have to*, not because they *want to!* Homeowners’ costs generally go down over time, while renter’s costs continue to rise with no end in sight. Creating policies and programs that support rental housing security and stability for our Menlo Park neighbors, regardless of income or ability, will enhance the safety and security of *every resident*.

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- I support policies that prohibit unfair evictions and excessive rent increases (indexed to inflation).
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-
-
- I support the preservation of “naturally affordable housing.” My husband and I were able to rent an ‘older home’ for over 20 years! That kind of stability creates and sustains *community*.
-
-
-
- I support stable, affordable housing for families, because today’s children need a stable environment to grow to their full potential and become responsible adults.
-

Thank you for your time and attention.

Best regards,
Katherine Dumont
Linfield Oaks

From: Misha Silin <mdsilin@gmail.com>
Sent: Wednesday, June 8, 2022 9:33 AM
To: _CCIN; _Planning Commission
Subject: Parking Minimums

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hello City Council and Planning Commission

Since parking minimums are being discussed as part of our housing element update, I wanted to share this recent article regarding Minneapolis. They were able to increase housing production and lower costs by removing parking minimums. Given our city's climate goals and our desire to produce more affordable housing, I think this would be a great concept to implement in our city as well.

<https://reason.com/2022/05/11/eliminating-single-family-zoning-isnt-the-reason-minneapolis-is-a-yimby-success-story/>

--

Misha Silin
M: (925) 323-7727



June 8, 2022

BY EMAIL

Ms. Deanna Chow
Mr. Tom Smith
Mr. Calvin Chan
Planning Division
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Public Comment on the City of Menlo Park's Draft 2023-2031 Housing Element

Dear Ms. Chow, Mr. Smith, and Mr. Chan:

This letter is to provide a comment on behalf of St. Bede's Episcopal Church and Trinity School on the City of Menlo Park's Draft 2023-2031 Housing Element.

To begin, thank you for meeting with St. Bede's Church and Trinity School representatives on April 25, 2022. I appreciate the time you gave them to orient you to 2650 Sand Hill Road ("Property"), where St. Bede's Episcopal Church and Trinity School are located. At that meeting, our representatives were able to share the sixty-year history and mission of St. Bede's and Trinity School and discussed Trinity School's plans for upcoming campus and facilities improvements. Since that meeting, the governing bodies of both St. Bede's and Trinity School have further discussed our plans, as well as the City's draft Housing Element.

We appreciate that, following our meeting on April 25, staff recommended in its report for the June 6, 2022, City Council hearing that the Council remove the Property from the site inventory in the draft Housing Element. The Property currently is listed as Site #40(C). We concur with staff's recommendation and respectfully request that the City remove the Property from the site inventory.

Although we understand that the City Council voted at its June 6 hearing to retain the Property in the site inventory, the Council also appropriately was informed by its consultants at the hearing that, where there is "information in the record that the current ownership is not interested in housing, we have to be very cautious and conservative and reflect that in that chart that shows the probability of development within the planning period, where those adjustments can be made, including all the way down to 0 in some cases."

For the reasons laid out below, if the Property is included in the Housing Element site inventory, we respectfully submit that this would be just the situation where the site inventory should assume a realistic capacity on the Property of 0 units.

Multiple church and community functions occur during the week and on weekends on our property involving church staff, parishioners, and visitors. St. Bede's provides space for AA and NA meetings, dance groups and music instructors weekly. We also hold church small group meetings, memorials, choir rehearsals and other events focused on worship and community outreach in addition to our Sunday services. As discussed at our previous meeting, one of the primary uses of the Property (Monday through Friday) is the operation of Trinity School's Kindergarten through Fifth grade academic campus.

In combination with church-sponsored functions, Trinity School operations require full weekday use of the parking lot for faculty, staff, and visitors to the school. As the enclosed Google satellite image shows, the Property has a small parking area. As you might expect, the school parking area is filled with parked cars each school day. The church parking area is used for other weekday functions and also doubles as a student drop-off and pick-up location in order to keep waiting cars off adjacent Monte Rosa Drive.

Over the course of the past year, Trinity School began to plan and fundraise for a new capital improvement campaign. Over the years, funds raised by their community have facilitated over \$3 million in campus improvements, and we expect the future improvements will also necessitate significant capital investment. The Board of Trustees for Trinity School has taken steps to develop a plan to replace and modernize an existing two-story classroom building, as well as to improve, across the entire campus, sustainability, and safety and security features.

As discussed on April 25th, Trinity School has no plans to include housing units in the capital improvement project for the school. St. Bede's affirms our intention to support Trinity School's plans to continue making full use of the campus, and we therefore can confirm that St. Bede's also has no current plans to develop housing on the Property. For these reasons, it would not be realistic to assume any residential development on the site during the sixth cycle of the Housing Element.

We want to reinforce that our parishioners, and Trinity School's parents and students, care deeply about issues of social justice and work to solve complex problems in our community in ways that align with the mission of the church and school. St. Bede's continually seeks to find ways to contribute to the good of the world through the way we live. This year, in collaboration with Trinity School, together we donated over 100 items of clothing, bedding, and small appliances and over 500 toys and books for Afghan refugee families. We collected over 1,000 food items to support the Ecumenical Hunger Program in East Palo Alto and have a history of providing meals and tangible goods to Life Moves Family shelters in San Mateo County.

Our Episcopal tradition means that we value inclusiveness and service to our communities in all that we do, both at St. Bede's and Trinity School. Our efforts to support local organizations addressing homelessness and the school's history of providing financial aid to generations of

students are a reflection of our strong desire for inclusivity, equity, and diversity in Menlo Park and in our school community.

Thank you for taking the time to learn more about us, and for all you do to provide for Menlo Park residents.

Sincerely,

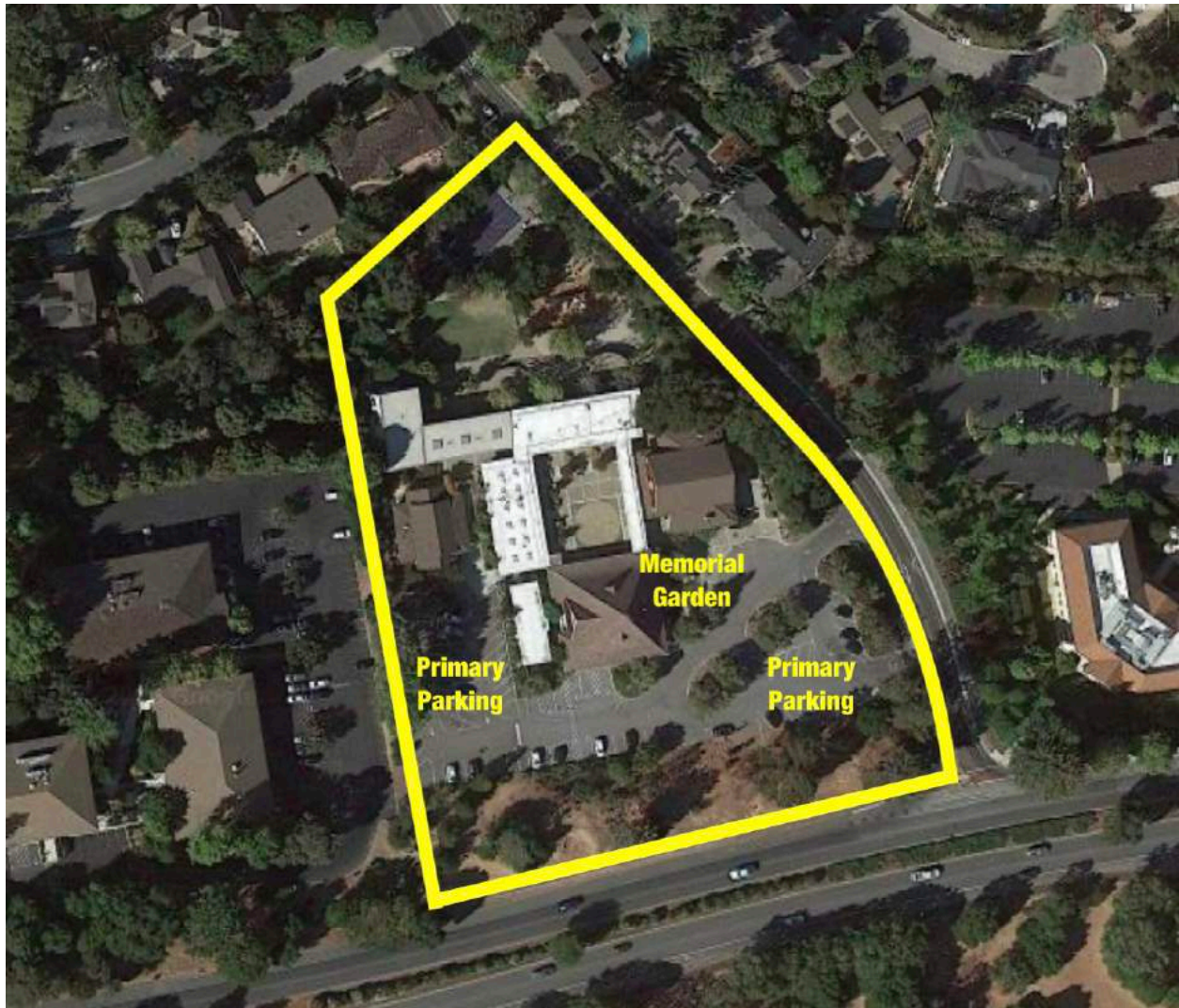
Sue Sartor
St. Bede's Vestry Senior Warden

Enclosure

CC:

Reverend Dan Spors, Rector, St. Bede's Church
Laura Gable, St. Bede's Junior Warden
Julie Backlund, St. Bede's Treasurer and Chair of Finance Committee
Matt Allio, Head of School, Trinity School
Michelle Swenson, Chair, Board of Trustees, Trinity School
Tiffany Griego, Trinity School Trustee
Jon Poe, Trinity School Trustee

Enclosure: Google Map Satellite image of 2650 Sand Hill Road with boundaries, primary parking areas, and memorial garden marked.



To the 21 Elements team and all San Mateo County jurisdictions,

The Equity Advisory Group exists to help San Mateo County jurisdictions implement policies that promote fair housing choice and access to opportunity for members of historically marginalized groups. We are a group of service providers and housing activists, convened to inform equitable policy making in housing elements. Thank you to the 21 Elements team for promoting the EAG, and thank you to the city staff that are giving us this opportunity to share our perspectives.

With this letter, the EAG proposes specific policies San Mateo County jurisdictions can implement to promote equity through their housing elements. These policies were selected by EAG members because of their proven track record for promoting equity goals, primarily the production of affordable homes and protection of renters. As service providers and advocates, we take a broad approach to housing equity. To us, equity means that everyone in a community, regardless of background, has access to safe, stable, affordable housing.

However, housing equity does not stop at a jurisdiction's borders. True equity means that no one is excluded from a community because of lack of access to housing. "Lack of access" can come in many forms, whether that be physical inaccessibility, language barriers, distance from community resources, or prohibitive cost. In order to ensure that no one is excluded from a community, jurisdictions must affirmatively promote fair housing for all by regularly changing regulations to facilitate a wider range of housing types.

In practice, equity can be controversial, because increasing equity sometimes requires changes to status quo policies. We see this process as an opportunity for jurisdictions to commit to implementing new policies with the support of the state of California behind you.

Policy Recommendations

Guidance from HCD on how to affirmatively further fair housing states that jurisdictions must promote fair housing choice and access to opportunity in their goals, policies, and programs. HCD defines fair housing choice as encompassing:

- **Actual choice**, meaning the existence of realistic housing options
- **Protected choice**, meaning housing that can be accessed without discrimination; and
- **Enabled choice**, meaning realistic access to sufficient information regarding options so that any choice is informed.

Jurisdictions cannot meet the requirement to promote fair housing choice and access to opportunity without first completing a thorough and meaningful assessment of the housing needs of residents, including factors which may limit fair housing choice as well as both governmental and non-governmental constraints to housing production. Jurisdictions should complete all relevant analyses before formulating their policies and programs. As such, appropriate policies and programs for each jurisdiction will vary based on the needs of your specific community.

Below are a list of general policies which the EAG would recommend as a minimum to Affirmatively Furthering Fair Housing in your jurisdiction. Programs to implement these policies, as defined by HCD, must include concrete steps, timelines, and measurable outcomes.

Policy	Description	How does it AFFH?
Just cause eviction, relocation benefits, and first right of return	Tenant protections beyond state law. (Ex: Oakland Just Cause for Eviction Ordinance; Redwood City Relocation Assistance Program, LAHD Rent Stabilization Ordinance)	Implemented in tandem, this set of policies can protect lower-income tenants living in NOAH who are evicted through no fault of their own, providing them the resources to relocate or the option to first right of return.
Prioritize city affordable housing funds, city-owned land, and land dedicated to affordable housing for projects which include more units at deeper levels of affordability or for special needs populations at greatest risk of homelessness or displacement.	Scoring guidelines for RFPs for these city resources should give greater preference for projects which include more units at deeper levels of affordability or target special needs populations.	In 2021, the SMC HSA Center on Homelessness reported that 96% of Homeless Outreach and Shelter Clients were extremely low income. Jurisdictions cannot begin to address the needs of the unhoused and other at-risk populations without addressing the lack of deeply affordable housing.
Expand local funding sources for development of affordable housing	Can include policies such as commercial linkage fees, vacancy taxes, transfer tax, etc. (Ex: San Jose Measure E)	Most affordable housing projects require a source of gap funding in order to be financially feasible, especially if they are targeting deeper levels of affordability. Local investment in these projects can also make them more competitive for state and federal funding.
Rent stabilization	Tenant protections beyond state law. (Ex: Oakland Rent Adjustment Program, LAHD Rent Stabilization Ordinance)	Stagnant wages for the lowest income residents have not kept pace with rising housing costs, becoming one of the largest contributors to our current housing crisis. Local rent control with greater protections beyond state law will help to keep more lower income renters stably housed.
Fee exemptions for 100% affordable housing projects		According to the 21 Elements Fee Survey, jurisdictions charge fees ranging from \$6,824-\$167,210 per

		unit in multifamily housing. These additional fees can make many affordable housing projects, which rely on public subsidy, infeasible. Waiving or lowering fees for 100% affordable housing projects can promote the production of more affordable housing across a spectrum of income levels.
Allow exceptions to development standards for 100% affordable housing projects	Can include but is not limited to reduced/waived parking requirements, Minimum lot sizes, widths, setbacks, etc (Ex: Half Moon Bay)	Many projects utilize State Density Bonus Law (SDBL) to increase financial feasibility of projects through incentives and concessions. Local exceptions to development standards for 100% affordable housing projects increases feasibility above and beyond what would be enabled through SDBL.
Implement inclusive design standards	Implement design standards beyond state and federal law to increase cross-disability access to housing (Refer to The Kelsey's Housing Design Standards for Inclusion and Accessibility)	While landlords are required to approve reasonable accommodations requested by persons with disabilities, often the burden of financing physical modifications of a unit falls upon the tenant, many of whom cannot afford these expensive renovations. Inclusive design can significantly reduce requests for reasonable accommodations and lower overall costs of modifying units. Inclusive design also supports cross-disability access.
Increase language accessibility	Require affirmative marketing of units to non-English speakers, make multilingual applications available, and perform active outreach to newly arrived immigrants and refugees.	Language can create one of the highest barriers to access for affordable housing. Affirmative marketing to non-English speakers will ensure all members of our communities can access the resources available to them, regardless of country of origin.
Promote fair housing information to residents	Provide residents with information about renter protections and monetary relief available to victims of unlawful housing practices. Post information in easily	Renters are often unaware of the protection and resources afforded them under California state law. Jurisdictions can help promote fair housing by proactively ensuring that renters are aware of their rights.

	available locations on jurisdiction websites and send regular mailers to renters within the community.	
Analyze past racially discriminatory policies and report data regarding ongoing impacts	<p>1) Conduct a systematic review of the preliminary title report and eradicate any language of racially restrictive covenants.</p> <p>2) Provide information re: location and ratio of renters and owners and their correlation with the patterns of racial and ethnic segregation in San Mateo County.</p> <p>3) Provide information re: demographics and environmental health – identify disparities in access to environmentally healthy neighborhoods.</p>	Jurisdictions are most likely to reduce the racial homeownership gap if they actively identify the ways in which past racially restrictive regulations and current barriers to affordable housing create our socioeconomic disparity in home ownership. Home ownership is one of the most powerful vehicles for multigenerational economic security. Employing a health-equity lense throughout planning and re-zoning efforts will further fair housing policy goals.
Affordable housing overlay for nonprofits and religious institutions	Create a housing overlay allowing at least the local mullin density (20 or 30 du/ac) on all nonprofit- or religious institution-owned land throughout the entirety of jurisdiction. Relax design standards and zoning regulations for projects with 20% extremely low income, 30% very low income, or 50% low income units.	Jurisdictions promote equity when they allow affordable, multi-family housing in new areas. Nonprofits and religious institutions have strong incentives to promote affordable housing development. By facilitating affordable housing on land owned by religious institutions, regardless of local zoning, jurisdictions can help those institutions accomplish their missions of providing for the needy while also affirmatively furthering fair housing in new areas.
Accessible housing near transit	Reduce parking minimums for developments within 0.5 miles of transit. Eliminate parking minimums entirely for developments within 0.5 miles of transit that serve residents with disabilities	Parking minimums raise the price of housing and de facto subsidize car ownership. Especially when located near transit, these policies impose a significant burden on housing. In the cases of low-income households, which can typically afford no or

	and low-, very low-, or extremely low-income households.	limited car ownership, and the disabled, these policies become entirely superfluous.
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The Equity Advisory Group recommends that every jurisdiction in San Mateo County implement these proposals to the best of their abilities. Implementing these policies will demonstrate your community's commitment to affirmatively furthering fair housing for all.

Thank you for your consideration,

Kalisha Webster
Senior Housing Advocate, Housing Choices

Hyun-mi Kim
Housing Advocacy Director, Puente de la Costa Sur

Jeremy Levine
Policy Manager, Housing Leadership Council

Signed on behalf of the 21 Elements Equity Advisory Group

From: Julie Wong [mailto:girlfig2u@yahoo.com]
Sent: Friday, June 10, 2022 8:50 AM
To: _CCIN <city.council@menlopark.org>
Subject: Site 38 Development

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Council Members,

I live in Suburban Park near site 38. I understand the requirement to add affordable housing and support the Ravenswood School District's desire to receive revenue from the site.

I want to be clear from the outset that I support building additional housing—particularly affordable housing—in Menlo Park, and I recognize the need for such housing. But I do not want it at the cost of drastically changing the tenor of our existing neighborhoods.

I am pleased by the recent decision to cap site 38 development at 30 units/acre, and am disappointed by the comments of some residents, none who live near site 38, who support higher densities. My personal opinion is that since Suburban Park is 8 units/acre, 30 units/acre is still a bit too high but could be workable IF contained within a 2,3-story complex. Such a complex already exists on Bay Road and presents an example of a high density unit that integrates well with the adjacent neighborhoods. (I'll send an address later.)

I've paid more attention lately to local high density complexes and am pleased to find many examples of workable options, but also realize that no solid 3 or 4 story developments are among them. Please listen to your neighbors/residents who live near site 38 and support reasonable development. Respecting the nature and safety of our neighborhoods can coexist with the need to add affordable housing.

Kind regards,

Julie Figliozzi
Hedge Road, Menlo Park
Sent from my iPad

From: Melani Juhl-Chandler [mailto:mjuhlchandler@gmail.com]
Sent: Friday, June 10, 2022 1:31 PM
To: _CCIN <city.council@menlopark.org>
Subject: Re: Draft 2023-2031 Menlo Park Housing Element Feedback - Site 38

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City of Menlo Park
City Council Members
701 Laurel Street
Menlo Park CA 94025

Re: Draft 2023-2031 Menlo Park Housing Element Feedback

Housing update and re-zoning of Site 38 to permit high density apartment building

Dear City Council members:

We have lived in Menlo Park for over 30 years, and moved once during that time: from one home in Suburban Park— to a roomier home in Suburban Park. We have loved the character of the neighborhood so much... We describe it to our friends as “a giant culdesac with only two entrances” (thus has very limited traffic flow)...with no worries about speedsters that would be unfamiliar with the tenor of this community’s attitudes about feeling safe and secure even while enjoying activities m literally in the streets...

If you were to visit Suburban Park on a regular basis, you would witness how our low amount of traffic allows for the sense of safety and comfort of activities like...

- We taught our two daughters to ride their bikes—safely—in the middle of the street on Hedge Road.
- As our girls got older, we sometimes played badminton-also in the middle of the street on Greenwood Dr.
- I can lob tennis balls to our border collie using a long ‘chuckit’—in the middle of the street on Greenwood Dr.
- A family that lives on Hedge Rd. have two kids under 12 that I see routinely ride their motorized scooters, while wearing headphones, in the middle of Greenwood Dr. in front of my home...
- At least three Greenwood Dr families’ dogs bolt happily into the street to greet other dogs being walking on their leashes...
- During the height of the pandemic, the low traffic here allows neighbors to walk & chat a ‘safe distance’ from one another—in the middle of the street, and since then many of us have continued our walk in the middle of the streets.
- Menlo Park school buses stop at the entrance of Hedge Rd. & Greenwood Dr. and parents of our youngest neighborhood children walk to meet them there as they bumble out of the bus during the school year ...

All of our Suburban Park neighbors are familiar with the ease & confidence with which with our large number of pedestrian folks, our kids, and our dogs are **often in the streets**...and we all proceed cautiously while driving on our somewhat sequestered streets.

Part of the reason *we* moved into a house within the same neighborhood was because of the low traffic, its cohesive, neighborly, community feel, and that the neighborhood is small & contained enough to get to know each other at our many neighborhood events. (We also get to know each other from school events, of course).

While reading about the proposed rezoning and development of site 38, I am desperately concerned about the traffic impacts of the new apartment building as currently proposed:

- (1) that a new entrance would go through the existing Suburban Park neighborhood streets (Hedge Rd, & Greenwood Dr).
- (2) that lumbering heavy trucks with construction materials blocking access and hundreds of construction workers’ vehicles traveling through during the long construction, [including worrying about extensive damage to our small roads— based on experience driving on El Camino and what construction has done to damage the road conditions there]
- (3) that expected increased traffic due to hundreds of cars of the new eventual residents at the proposed multi-storied apartment building would drastically change the character of my neighborhood & dash my very reasonable expectation that the streets I live on would remain zoned as a single family residence.

I implore you, make sure any entrance to any developments to site 38—if it refined should be—and could be easily— placed OUTSIDE the Suburban Park neighborhood—for example at the South East side of Flood Park.

Sincerely,
Melani Juhl-Chandler

Daniel Chandler PhD
Hannah Chandler
1043 Greenwood Dr



NAACP San Mateo Branch 1068 | Housing Committee

June 10, 2022

City of Menlo Park City Council
701 Laurel Street, Menlo Park CA 94025

Subject: Menlo Park 2023-2031 Draft Housing Element

Dear Mayor Nash and Members of the Menlo Park City Council and Planning Commission,

The Housing Committee of the NAACP San Mateo Branch (NAACP-SM/HC) advocates on issues related to equity and fairness in housing within San Mateo County. We appreciate the opportunity to provide comments on the Draft 2023-2031 Menlo Park Housing Element (the Draft).

The Draft is a great start, and many of our concerns are addressed. That being said, there are areas where the Draft could be refined and improved. The following comments are intended as constructive input that can be used to strengthen the final document:

General Narrative:

P. 3-4 (132): The text regarding the drop in the African-American population has a typo in it.

P. 4-1 (166): The text regarding AFFH should be strengthened, and be more specific regarding the legacy of public and private discrimination and inequity in housing that must be remedied. The document should emphasize the need for the City to take a leadership role in educating citizens, and especially the local real estate, finance, and development sectors regarding the adverse impacts of this legacy that are visible in Menlo Park to this day. The City should be both a coach and a cheerleader, making it clear that everyone has a responsibility to help bend the curve towards equity.

P. 4-46 to 4-49: The text regarding ‘Special Needs’ groups and ‘Unhoused Individuals’ is missing a definition, analysis, and policy background regarding ‘Transitional Housing’ (Policy H3.5). While it's admirable that this is cited as a policy, there's no discussion on the character and extent of the population, and how the City will take action on their behalf.

P. 4-51 to 4-52 (216-17): The discussion of transportation as it impacts fair housing is incomplete. Omitted is the fact that the lower a person's income, the higher the cost of transportation becomes relative to that income, and the more likely they will have fewer transportation options. The disproportionate impact of transportation cost on low-income residents should be considered alongside the availability, convenience, and practicality of public transit options. All are critical to those trying to stretch scarce resources to survive. The ultimate rental and/or purchase price of BMR units should account for the proportionately higher impact of transportation costs.

P. 5-35 (258): The use of ‘Findings’ to screen discretionary projects for approval has been abused in the past to perpetuate segregated and unjust conditions. Their subjectivity can be manipulated to prevent the production of housing, even when well designed and desperately needed. In addition to making some types of projects ministerial, the Housing Element should illuminate past abuses of the

discretionary review process and push for sharpening the language of required 'Findings' to make them more objective. The potential that they could be used to justify exclusionary practices should be eliminated.

P. 5-35 to 5-36 (258-9): Despite being implemented with the best of intentions, Building Code updates and infrastructure upgrades often operate at cross-purposes to the goal of providing affordable housing:

- a. Transferring the cost of upgrading public infrastructure onto housing projects imposes a significant burden on those who would develop new housing and on the ultimate cost of those housing units. Where the viability of low and very-low income housing, special needs housing, and transitional housing is at stake the City should seek creative alternatives to cover these costs.
- b. Code requirements that push existing single-family and multi-unit building owners to incorporate 'green-building', safety, and other types of retrofits as part of sorely needed physical improvements impose a burden that chills the ability to do work at the lower-end of the market. The City should continue its current programs, and where the viability of low and very-low income housing, special needs housing, and transitional housing is at stake the City should do even more to subsidize, buy-down, or directly contribute to these types of improvements using BMR funding.

P. 5-38 to 5-39 (261-2): The City's BMR program should look at requirements or incentives that result in a higher percentage of BMR units the larger the project. We also urge the City to focus its efforts on facilitating the creation and maintenance of low and very-low income units over and above moderate income units, and report on progress on an annual basis at minimum. The time frame for implementation of Programs 4A and 4B must be accelerated.

P. 5-40 (263): The text is silent on the legacy of discrimination in the sale and financing of residential properties. City staff should be trained to recognize and report discriminatory practices in housing sales and finance and have a no-tolerance protocol for dealing with such occurrences.

P. 5-43 (266): The City and its staff need to be proactive in match-making non-profit developers and other property owners with potential opportunities to create low and very-low income, special needs, and transitional housing:

- a. Coordinate efforts with non-profit developers on potential housing development by convening monthly or quarterly round-tables to highlight opportunities and brainstorm strategies.
- b. Create and share lists that aggregate potential public and private funding sources and/or incentives to make sure everything is on the table when advocating for potential housing developments.

P. 6-2 to 6-3 (268-9): The existing portfolio of programs for energy conservation improvements to existing homes is strong, and these programs contribute to keeping existing housing affordable. The City should consider allocating BMR funds to strengthen the energy upgrade programs by emphasizing outreach to homeowners and the owners of multi-unit buildings that serve low and very-low income and special needs persons.

P. 7-1 (270): We advocate for a 50% buffer in the RHNA numbers. The City doesn't control the sites identified for future housing development and it's prudent to assume that despite the City's best efforts

a significant number will remain undeveloped, underdeveloped, or develop with other uses. At the very least the City should increase the buffer percentage for low and very-low income units. These are the housing types that have historically been the hardest to create.

P. 7-4 to 7-5 (273-274): The draft report is unclear as to whether units in 'pipeline projects' were counted as part of the City's 5th Cycle RHNA requirement. Units that were part of the 5th Cycle RHNA inventory shouldn't be carried forward and also counted toward the 6th Cycle RHNA inventory. Additionally, shortfalls from the City's 5th Cycle RHNA production targets (P. 2-2 (11)) should be carried forward and added to the 6th Cycle production target. The 5th cycle surplus in 'above-moderate' income units shouldn't be considered as an offset for shortfalls in the production of moderate, low, and very-low income housing in the past cycle.

P. 7-5 to 7-6 (274-5): The pipeline projects are extremely unbalanced, with 90% of the very-low income units in a single project. The City should make it a top priority that the remaining 6th Cycle very-low income units are dispersed in other areas of the City, especially within the southwesterly districts.

P. 7-8 (277): Low and very-low income units should be dispersed in all areas of the City. While it makes sense that the lion's share be concentrated in areas that are rich in transit opportunities and other service amenities, sites for new types of units should also be identified within high-resource areas in the southwestern portions of the City in accordance with AFFH principles. The City should consider zoning changes and other incentives that would facilitate new multi-unit housing, with the nodes of service amenities and transportation to serve them, outside of the downtown core.

P. 7-9 to 7-10 (278-9): Religious sites tapped for the creation of housing in satisfaction of RHNA requirements should be available to the general public without religious or other non-income related restriction.

P. 7-36 to 37 (305-6): The allocation of ADUs across the affordability spectrum doesn't reflect the likely reality. ADUs aren't always rented outside the Owner's family, and if rented they're likely to be very desirable living options in the hot Menlo Park rental market. Since these units aren't deed restricted they'll skew towards market rate, or 'above moderate' rents, and this should be accounted for in the City's calculations.

P. 7-37 (306) / Table 7-14: In order to achieve the numbers cited in the table for low and very-low income ADUs the City could consider subsidizing the construction of ADUs with BMR fund allocations if the resulting units are required to be deed restricted for low or very-low income, or special needs tenants.

Appendix 4-1-37 (384): The NAACP San Mateo Branch is listed as one of the organizations that was contacted for input on the draft Housing Element, however the Housing Committee isn't aware of any direct outreach. We would appreciate knowing who was contacted and when.

Policies and Programs P. 8-3-32 (311-40):

Programs H1.C, H1.E, H1.H, H1.I, H2.A, H2.B, H2.E, H3.D, H3.F, H3.G, H3.I, H3.K, H3.L, H4.A, H4B, H4.E, H4.H, H4.K, H4.O, H4.P, H4.Q, H5.A, H6.C: Decrease the cited interval for action, coordination meetings, reports, and re-evaluations to the extent possible. The specified time-frames aren't consistent with the level of urgency required.

Goal H2 and Policy H2.1 and H4.7: The language of exclusion often uses phrases such as '*protecting neighborhoods*', and '*maintain and improve the character of ... existing neighborhoods*'. These terms are aspirational, but they lack objectivity and are subject to abuse. It needs to be made explicitly clear that these goals and policy statements are not intended to be used to lock-in, or in any way offer an off-ramp to those who seek to perpetuate the exclusionary practices of the recent past.

Policies H4.10, H4.11, and Programs H4.D and H4.G: We advocate that the City focus its incentives and funding efforts on low and very-low income housing, special needs housing, and transitional housing. Proactively paving the way for these types of units to be developed in higher-resource areas will be consistent with a range of AFFH goals. Moderate-income 'missing-middle' housing should result from recent State housing efforts such as ADUs, SB9, and SB10- if they are implemented and allowed to function as intended. Modifications to the AHO (Affordable Housing Overlay) zone should consider a tiered approach that provides increased incentives for low and very-low income units over and above those offered for moderate-income units.

Programs 4A, 4B, and 4.C: The City should consider all possible options for funding its housing programs. This Housing Element should encourage a broader discussion of possible funding sources:

- a. Taxes, fees, or penalties on vacant residential properties.
- b. Extending impact fees to the development of very large single family dwellings, over a specifically defined size to be determined (ADUs exempted).

Policies H4.14 and 4.16: We advocate that the text of these policies specifically note that housing development intended to achieve AFFH goals can and will be located in areas that were previously off-limits to multi-unit housing.

Programs H4.F and H4.O: In addition to refining its approach to ADUs, the City should forge ahead and take advantage of opportunities presented by SB9 and SB10 to encourage additional housing in higher-resourced areas that have historically been off-limits. In the same way the City intends to assist homeowners in taking advantage of ADU opportunities, the City should adapt its Zoning Ordinance and other policies to facilitate and channel SB9 and SB10 development in ways that meet AFFH objectives.

Program H5.F: In addition to a down-payment assistance program that assists moderate income first-time buyers purchase homes, the City should seek ways to extend home buying assistance to low and very-low income persons as well. Consider creative strategies for opening homeownership to those whose forbears were the victims of past public and private racial discrimination and exclusionary practices.

Program H6C: We agree that finding alternatives to conventional air conditioning is a good thing, with the following notes:

- a. We advocate for healthy and environmentally sound construction. Mechanical systems with no outside air aren't desirable for human occupancy and shouldn't be promoted by this program. Balanced ventilation with HRV or ERV heat exchanger technology is an option for keeping the environmental cost of mechanical space conditioning to a minimum. The City could amend its reach codes to require or otherwise incentivize the use of these technologies in residential construction. That being said, evolving standards for dealing with the adverse health impacts of wildfire smoke conditions should be included in these considerations.
- b. Trees provide shading for buildings and reduce the need for air-conditioning. The City could identify and invest in areas where additional shade trees planted along city-owned rights-of-way could potentially reduce the need for mechanical cooling in buildings. The City could also incentivize private owners to plant shade trees on their properties as a part of its reach code, or by utilizing some other creative approach. A policy that results in the systematic planting of shade trees within low-resource areas where residents are disproportionately impacted by pollution and other adverse environmental conditions would be consistent with AFFH goals.
- c. The removal of obsolete and unnecessary paving is a strategy for reducing the space conditioning load. Substituting plantings for paving reduces the 'heat island effect' in urban areas. A policy that results in the strategic removal of obsolete and unnecessary paving within low resource areas where residents are disproportionately impacted by pollution and other adverse environmental conditions would be consistent with AFFH goals.

Programs H6.E and H6.F: These efforts should be focused on low-resource areas with elevated adverse environmental impacts from air pollution and gridlock due to concentrated traffic flows serving adjacent higher resourced areas.

Program H6.G: These efforts should also be focused on low-resource areas with elevated adverse environmental impacts from air pollution and gridlock due to concentrated traffic flows serving adjacent higher resourced areas.

- a. Criteria for site selection and planning of multi-unit projects should prioritize a 5-minute 'walk-shed' principle for convenient, non-vehicular access to grocery stores, parks, and community gardens.
- b. High-speed internet access should now be considered as essential infrastructure to be provided in low-resource areas. This is a critical lesson-learned from the inequities in communication and educational opportunities that became so apparent during the recent COVID lockdowns.

In conclusion, we ask that you consider the above points as you refine the Draft Housing Element for review at the State level. The NAACP-SM/HC is prepared to clarify our input to the extent it would be helpful to the process. We hope to become a trusted resource in the years ahead as the initiatives and policies in the Housing Element are implemented.

Respectfully submitted,
NAACP San Mateo Branch | Housing Committee

Cc: Rev. Lorrie Owens, President- NAACP San Mateo Branch 1068



June 10th, 2022

To: Menlo Park City Council, Staff, and HCD

As a local resident and volunteer for the Campaign for Fair Housing Elements, and on behalf of YIMBY Law, I have reviewed the city's [draft](#) housing element. I am writing to highlight some major shortcomings that are out of compliance with state law.

1. Unrealistic Private Sites with Current Uses

- Over 50% of our low income RHNA units are projected as coming from privately owned properties with current uses. Government Code § 65583.2(f)(2) requires the city to provide substantial evidence that these properties will be redeveloped in the next 8 years. This evidence has not been provided.
- This issue has already been highlighted in previous letters [here](#) and [here](#). This issue was also acknowledged and discussed by city council and staff in the study session on June 6, 2022 starting at around [2 hours and 20 minutes](#).
- The main shortcomings with the commercial sites are:
 - Many opportunity sites are on Sand Hill Road, widely known as the home of multibillion-dollar VC firms such as Kleiner Perkins (site #49) and Lightspeed Ventures (site #28). This is not a plausible place for affordable housing due to high land values and low likelihood of redevelopment.
 - In a recent [SF Chronicle article](#) about Menlo Park's housing element, a broker was quoted saying "Sand Hill Road is probably the least likely place you could think of to put affordable housing".
 - Council acknowledged the unlikelihood of redevelopment of sites on Sand Hill Rd. in their study session on June 6th starting at approximately [2:26 of the video](#).
 - With the exception of the SRI and USGS sites and 10 projected units on sites 47 and 60, no evidence has been given that *any* of the commercial property owners (not just on Sand Hill but everywhere) intend to redevelop. In fact, some of the property owners have told the city they do not intend to redevelop, as acknowledged [starting on p.42](#) of the staff report for the June 6 meeting
 - No lease information has been provided showing an existence or forecast of vacancies.
 - Historical trends (cited on Page 7-19 of the draft) of redeveloping commercial properties in Menlo Park do not apply to these new sites because:
 - the previously developed commercial properties were in a different city district and were mostly aging industrial use, not recently remodeled high-end office.
 - Those historical redevelopments were done via specific plans in direct collaboration with willing developers and property owners.



- The planned densities for the sites are too low and thus should be cited as severe market constraints to acquiring the property and adding housing.
 - For example, to build the projected 95 units on site #22 you would need to spend \$500k/unit just to acquire the property based on its *appraised* value. That cost is 4x higher than the per unit land cost shown for a typical project in Appendix 5-1 of our draft document and is cost prohibitive for building affordable housing.
- While many of the properties are claimed to be “facing obsolescence”, in fact they have been acquired and remodeled in recent years. For example, site #22 was sold in 2014 and fully renovated in 2016 as the headquarters of Robinhood Inc, a multibillion dollar public financial company with no apparent intent to vacate.
- FAR, height limits, and lot coverage requirements are not mentioned as constraints to these sites. It is likely that many of the opportunity sites would not be able to add housing without affecting the existing use due to these limitations.
- The “carve-out” strategy of putting affordable housing on commercial parking lots has zero track history of owner interest or development in Menlo Park.
- Given all of the above evidence, or lack thereof, on June 6th, Menlo Park city council still chose to keep almost all commercial sites on the opportunity sites list. That is not a “realistic” strategy to add much-needed low income housing. See Gov. Code § 65583.2(c)(2) (requiring analysis of the “realistic development capacity” of each site).

2. Lack of evidence for development of publicly owned land

- We applaud the City’s intent to convert eight public parking lots into affordable housing (sites #9-10, 14-19). But more evidence is needed on the feasibility of these sites:
 - In the study session on June 6th, the city manager noted that 2 of the 8 lots involve public/private ownership (site #10 and #18), and that all 8 of the lots are part of a historical assessment district which may complicate redevelopment of the sites. ([4:38 of video of study session.](#)) These potential constraints on redevelopment should be disclosed and listed for mitigation in the housing element document.
 - One city councilmember expressed uncertainty as to whether funding is available for the parking lots to be redeveloped. Moreover, if a parking garage were built to replace these lots, the new garage would reduce the acreage available for housing. ([4:36 of video of study session.](#)) These potential constraints were also not discussed in the draft element.
- Program H4.G (city-owned land - parking lots) should commit to develop, rather than commit to explore whether to develop, the City’s public parking lots. The commitment should include a specific timeframe and objectives for housing unit production.
- For site #38, a vacant lot owned by a school district, there is no mention of a [city ballot measure](#), which has already gathered enough signatures, to require a vote for all single family



zoning changes, which would be a significant constraint to development on that site at its target density.

3. Programs with unquantifiable metrics and goals

- Programs such as H4.D (affordable housing overlay), H4.L (downtown specific plan), H4.M (parking and design standards) could make big impacts to our housing production. They are scheduled to be adopted concurrent with the housing element. However, they do not have any clear objectives or goals. Rather than “review” or “consider” changes to policy, as these programs describe, the draft should commit to enact concrete changes by specific deadlines.
- Many other programs use similar language and are scheduled to be adopted some years after the element. For example H4.A, H4.B, H4.C (BMR Guidelines and Commercial Linkage Fee).

4. Affirmatively Furthering Fair Housing

- By allocating a majority of our RHNA units to unrealistic commercial sites, Menlo Park risks continuing the inequitable trend of concentrating its housing production in District 1 (e.g. Draft p. 8-1), a historically disadvantaged and segregated area, as the designated commercial sites in other districts seem likely to fail to redevelop.
- Given this track record, we believe that it reinforces items 1 & 2 in this letter - substantial evidence must be provided that the sites projected for affordable RHNA units in Districts 2-5 will be redeveloped within the 6th cycle.
- Program H2.E (anti-displacement strategy) lacks concrete objectives, metrics, and specific time frames; this program impacts the ongoing displacement of residents in District 1.

We request that these issues be addressed prior to housing element adoption for Menlo Park’s 6th cycle.

Respectfully,

Misha Silin, Menlo Park Resident and Campaign for Fair Housing Elements Volunteer

Cosigned:

Katie Behroozi, Menlo Park Resident

Michal Bortnik, Menlo Park Resident

(contd.)



Campaign for Fair Housing Elements
fairhousingelements.org



Keith Diggs, Housing Elements Advocacy Manager, YIMBY Law

Karen Grove, Menlo Park Resident and Volunteer Housing Advocate

Adina Levin, Menlo Park Resident

Alex Melendrez, Organizing Manager, Peninsula For Everyone & YIMBY Action

achieving the targets for the very low-income level (93.1 percent) through the end of 2021. The low- and moderate-income levels are 70.5 percent and 15.4 percent completed, respectively, through the end of 2021.

Table 2-1: 2015-2023 Regional Housing Needs Allocation Accomplishments

Error! Reference source not found.	RHNA Allocation	Total Through 2021	Percent Complete
Very Low	233	217	93.1%
Low	129	91	70.5%
Moderate	143	22	15.4%
Above Moderate	150	1,182	788%
Total	655	1,512	N/A

Source: City of Menlo Park 2021 Annual Progress Report


Overall, during the 2015-2023 planning period, the City showed positive success in programs that focused on meeting the needs of unhoused individuals and families; adopting meaningful legislation to protect vulnerable populations and encourage housing production; and partnering with other jurisdictions, non-profit organizations, and developers to provide housing and services. The City also experienced challenges in executing certain programs, with efforts still ongoing or have been stalled. The City also faced difficulties producing lower income housing that are attributed to legal challenges to the City’s inclusionary housing policy. A summary of these efforts is provided below, with references to specific program items that were included in the 2015-2023 Housing Element. Additional information and analysis for each policy and program is provided in Attachment A. The section concludes with a discussion on programs that were not addressed during the planning period.

Providing for Unhoused Individuals and Families

The City participated in multiple efforts working with partners locally and regionally to address the needs of unhoused individuals and families. Throughout the 2015-2023 planning period, a team of City staff facilitated and led the Menlo Park Homeless Outreach team, which includes community-based organizations that provide homeless outreach and support services (H3.H). City staff also works closely with the San Mateo County Department of Human Services to coordinate outreach and referral services, with the goal of ending homelessness in Menlo Park. The team meets regularly to

Summary of Comments on 2023-2031-menlo-park-housing-element-public-review-draft-comments-Soody Tronson.pdf

Page: 11

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:28:05 PM

Obviously Menlo Park failed to provide low and moderate housing. Why? And what assurances are there that it will do better for RHNA #6?

The RHNA requirements will be met with 3,644 units in pipeline projects, 85 units in projected Accessory Dwelling Units (ADUs), and 3,379 units in potential housing opportunity sites. Refer to Table 7-11 for a detailed breakdown of projected housing units by affordability level. Table 7-2 provides an overview of the total number of units and the number of affordable units, which are enough to meet RHNA.

Table 7-2: Projected Housing Units


	Total Units	Affordable Units
Pipeline Units	3,644	594
Accessory Dwelling Units	85	77
Opportunity Sites	3,379	1,953
Total	7,060	2,578

Site Inventory Form Listing

In accordance with State law, the Housing Element must include an inventory of land suitable and available for residential development to meet the locality’s regional housing need allocation (RHNA) by income level. The City’s Site Inventory is provided in Appendix 7-1 ¹ (To be provided prior to HCD submittal). The map of these sites is on Figure 7-1.

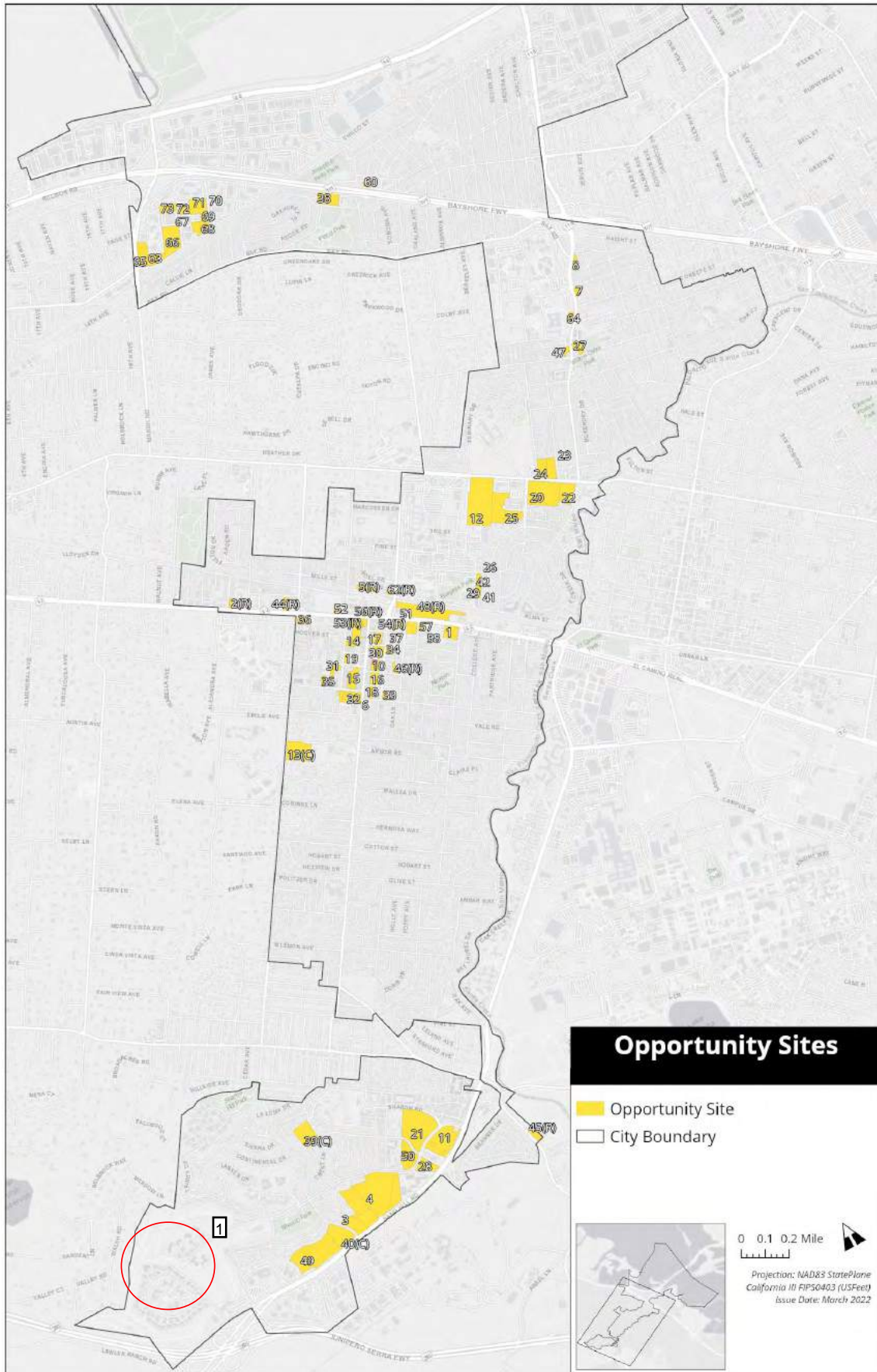
The Site Inventory is developed in order to identify and analyze sites that are available and suitable for residential development. This serves to determine Menlo Park’s capacity to accommodate residential development that serves the city’s RHNA. These sites are suitable for residential development if they have appropriate zoning and are available for residential use during the planning period.

Each site is described with a Site Sheet available in Appendix 7-5. The Site Sheets provide general planning information, site-specific HCD Housing Opportunity Site Criteria, and Key Findings for what development is likely to occur on the site. The Site Inventory Analysis and Methodology section of this chapter provides a categorical analysis of the opportunity sites and describes how the Site Inventory affirmatively furthers fair housing.

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:28:27 PM

BIG RED FLAG. The City's inventory is the most critical part of HE Report and is not available for this review.

Figure 7-1: Map of Sites



○ Number: 1 Author: soodytronsonMAC1 Subject: Oval Date: 6/10/22, 2:30:07 PM

There is commercial area (VC offices) behind the Sharon Heights Country Club (after the condominiums). Why are these not identified as a potential site? They were not even presented to the community. Most people from District 1 did not even know about these.

income households. This will provide 389 units: 311 market rate and 78 affordable (Table 7-5).


Table 7-5: RHNA Allocation and Reuse Sites

Site Number	Site Area (Acres)	Existing Density (du/ac)	Proposed Density (du/ac)	Zoning District	Total Units	Market-Rate Units	Affordable Units (20% of Total Units)
2(R)	0.57	20	40	SP-ECR-D	23	18	5
5(R)	1.06	50	80	SP-ECR-D	85	68	17
43(R)	0.54	50	80	SP-ECR-D	44	35	9
44(R)	0.69	25	40	SP-ECR-D	28	22	6
45(R) ⁶	0.93	1	30	R1S	28	22	6
46(R)	0.63	30	6	R3	4	3	1
48(R)	1.00	40	60	SP-ECR-D	60	48	12
53(R)	0.12	50	80	SP-ECR-D	10	8	2
54(R)	0.22	25	40	SP-ECR-D	9	7	2
55(R)	0.13	50	80	SP-ECR-D	11	9	2
56(R)	0.17	50	80	SP-ECR-D	14	11	3
59(R)	0.33	25	40	SP-ECR-D	13	10	3
61(R)	0.32	50	80	SP-ECR-D	26	21	5
62(R)	0.42	50	80	SP-ECR-D	34	27	7
Total	7.14				389	311	78

Religious Facilities

- Overview: The Site Inventory includes three religious facilities sites. In September 2020, Assembly Bill 1851 (Wicks) provided faith organizations an opportunity to develop housing on existing parking spaces on their property. This bill allows housing development to utilize up to fifty percent of religious-use parking spaces, without a requirement to replace the parking spaces.
- Description: While AB 1851 applies to all religious facilities in Menlo Park, the analysis undertaken for the Site Inventory identified three churches with particularly large and underutilized parking lots that would be ideally suited to the

⁶ State law does not require Site #45(R) to be treated as a Reuse Site because it is vacant and was only identified in the 5th Cycle. However, in order to provide a path towards utilization and production of affordable housing it will be included under program HX.X.

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:30:56 PM

According to research, developers are not interested in less than 0.5 acre lots (not the best return on investment).
So most of the Reuse Sites may not end up being developed.

provisions of this state law. These three sites had their allocations distributed to extremely low income units based on the likelihood that religious facilities would work with a mission-driven housing developer focused on supportive/affordable housing.

The three sites are:

- **Site #13(C)** - The Church of Jesus Christ of Latter-day Saints Menlo Park: 1105 Valparaiso Avenue
- **Site #39(C)** - St. Denis Catholic Church: 2250 Avy Avenue
- **Site #40(C)** - St. Bede's Episcopal Church: 2650 Sand Hill Road


The low land costs involved in building on land already owned by a non-profit such as a religious facility would make affordable housing development more financially feasible.

¹**Non-Reuse Sites with Capacity for Lower Income Units**

- Overview: The Site Inventory includes 24 sites that were not previously included within the Site Inventory of a prior Housing Element planning period (non-reuse) and are considered to have the capacity for low-income units.
- Description: These 24 sites are considered to have low-income capacity as they meet HCD's parcel size guidance for affordable units (²between 0.5 and 10 acres) and HCD's unit capacity guidance for affordable units (between 50-150 units).⁷ The parcel size and unit capacity of each site was analyzed by the City to evaluate the ability to accommodate very low- and low-income RHNA. Furthermore, sites that would not meet HCD's unit capacity guidance for affordable units, but are owned by the City (i.e., downtown parking lots), were treated as sites with the capacity for low-income units ³due to Menlo Park's strong policy preference for affordable housing development and its decision-making abilities as landowner of the downtown parking lots.


The entire unit capacity was not used for lower-income units. The unit capacities for these sites were distributed across income levels on a site-by-site basis,


⁷ For more information, see HCD's June 10, 2020 memo "Housing Element Site Inventory Guidebook Government Code Section 65583.2", available at: https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:31:25 PM

How many have path to ownership?

How many of the units are for families as opposed to meeting, "creatively," the number of units?

 Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:43:38 PM

 Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:45:23 PM

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considering the need for moderate-income units¹ for managers and on-site staff for sites that would be most suitable for housing² seniors and persons with disabilities, including developmental disabilities. Other sites were determined to be less likely to develop as 100 percent affordable projects and instead were identified as housing developments with³ inclusionary housing requirements alongside market-rate housing.

Non-Reuse Sites without Capacity for Lower Income Units

- Overview: The Site Inventory includes 32 sites that were not previously included within the Site Inventory of a prior Housing Element planning period (non-reuse) and are considered to not have the capacity for low-income units.
- Description: The 32 sites that do not meet the low-income capacity determinations have their units⁴ count towards the city's above moderate- and moderate-income RHNA. Sites with capacity for 10 or more units had 15 percent of their units count towards moderate-income unit capacity and the remaining 85 percent count towards above-moderate unit capacity. Sites with capacity for fewer than 10 units had their entire unit capacity count towards above moderate-income unit capacity.

While Menlo Park's above moderate-income RHNA can be met solely with pipeline units, it is important to retain the 32 sites that do not have low-income capacity in the Site Inventory as a way to meet moderate-income RHNA requirements and as a response to community outreach. Members of the community spoke out for above moderate units to be spread throughout the city and not only in Council District 1, which includes Menlo Park's Environmental Justice communities. This community already received a large amount of new market rate housing during the 2015-2023 planning period.

The public outreach also indicated a strong interest in creating additional housing for moderate income households which include people who work in Menlo Park, particularly essential workers. With a Site Inventory that goes above RHNA requirements, the Housing Element can more effectively serve the community's housing needs and be more responsive to public comment received during the project development. Table 7-6 provides a summary of units by category in the Site Inventory.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:32:08 PM

What percentage is allocated for managers and on-site staff as opposed to residents? And if the sites are close to one another, why can they not use the same 'manager and staff' resources to free up space for residents?

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:32:39 PM

Seniors does not necessarily mean that they are not wealthy. Menlo Park is full of wealthy seniors. Age in itself should not be a criteria.

Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:32:59 PM

What are the "inclusionary housing requirements"?

Number: 4 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:33:44 PM

Why not use some of the sites that do not meet the low-income capacity determinations count towards senior housing? Not all seniors are economically vulnerable.

combination of residential and non-residential uses), fitting a similar profile to the projected developments in Menlo Park's Site Inventory.

Small and Large Sites

In order to achieve financial feasibility, HCD recommends sites ¹ between 0.5 acres and 10 acres in size as suitable for developing lower-income housing. Of the 73 sites in the Site Inventory, ² 8 sites are less than 0.5 acres, 52 sites are between 0.5 acres and 10 acres, and 3 sites are larger than 10 acres. Development on 16 sites smaller than 0.4 acres will not be counted towards the lower income portion of RHNA.

Some sites include consolidation of adjacent parcels under common ownership (i.e., sites are owned by the same property owner) in order to qualify as a "suitable size" site for developing lower-income housing.

Sites 0.4 to 0.5 Acres

Due to the high land costs in Menlo Park and the substantial demand for assisted-living, projects serving persons in lower income categories and with specific needs, such as senior housing or housing for persons living with disabilities, both of which tend to have smaller unit sizes, may be more feasible on lots of certain parameters. The Site Inventory includes sites between 0.4 acres and 0.5 acres in size within this suitability range. There are two sites in this range:


- **Site #47** - 555 Willow Road
- **Site #60(R)** - 550 Ravenswood Avenue


Sites Larger than 10 Acres


To support the development of lower income housing on some of the larger sites in Menlo Park, the Housing Element recommends a strategy of using "carveouts" of one or two acres that would allow residential development in mixed-use areas. These carveouts are intended to make land costs more manageable for residential developers, particularly lower income housing developers, and to complement the existing uses that may likely remain intact with new development. There are 11 carveout sites in the Site Inventory, two of which are on sites larger than 10 acres in size:

- **Site #21** – 350 Sharon Park Drive (³ Sharon Green Apartments)
- **Site #49** – 2722 Sand Hill Road

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 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:50:37 PM

 Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:50:42 PM

 Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:34:19 PM

Isn't Sharon Green Apartments already in use? How many more units can be added beyond what is there already?

Affirmatively Furthering Fair Housing

A new requirement for this 6th Cycle Housing Element is for the Site Inventory to be consistent with a jurisdiction's duty to affirmatively further fair housing.⁸ HCD recommends the Site Inventory address:

- Improved Conditions
- Exacerbated Conditions
- Isolation of the RHNA
- Local Data and Knowledge
- Other Relevant Factors


In addition to the Site Inventory-specific analysis below, further information on Affirmatively Furthering Fair Housing is available in Chapter 4 of the Housing Element.

AFFH Site Inventory Analysis

Menlo Park affirmatively furthered fair housing by integrating new affordable housing in high-resource areas of the city and developing market rate housing in lower-resource areas of the city while being mindful of displacement and connectivity issues. The RHNA is distributed throughout Menlo Park, focusing on amenity-rich areas in downtown, near the Veterans' Affairs Hospital, ¹and near I-280. The Site Inventory refined its allocation of affordable units based on likelihood of development. Extensive local outreach was used to refine this AFFH approach. In addition, the Housing Element is mindful of recent development patterns and deep historical trends.

Menlo Park has chosen to distribute its housing opportunity sites throughout Council Districts 2 through 5, the portions of the city south of US-101. This site distribution strategy was chosen for two primary reasons. First, the vast majority of Menlo Park's pipeline projects, consisting of higher-density market-rate housing, are being built in Council District 1 (north of US-101). Second, Council Districts 2 through 5 are higher-opportunity areas of the city that are better connected to amenities such as transit, jobs, schools, and open space.

⁸ For more information, see HCD's April 27, 2021 document on Affirmatively Furthering Fair Housing, available at https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:35:22 PM

Is this the Safeway lot off Sand Hill Rd.? What is the "probability of development" since the owner has not even been contacted?

What about the other commercial sites along Sand Hill Rd. and behind Sharon Heights Country Club which is not even on the map and was not even brought up.

These sites will be able to utilize Menlo Park's new Affordable Housing Overlay that will promote increased density on these sites. These religious facilities include Menlo Church, St. Bede's Episcopal Church and the First Church of Christ, Scientist. Other religious facilities may have parking lots that are too small to provide significant housing development.

Potential Findings for Religious Facilities

The City can potentially make the following findings to determine that the existing use in religious facilities is not likely to conflict with residential development.

- The controlling entity and its use is not affected, due to new state law
- Religious facilities are exempt from property tax, but the additional residential allowance provides a potential revenue stream for the religious facilities.
- Some churches may provide affordable housing as part of their mission to support the community.


Evidence for these findings includes similar developments in neighboring jurisdictions and stated interest by some of the property owners, as well as the relatively low utilization of these parking lots.

El Camino Real/Downtown Specific Plan Area

As part of this Housing Element's goals, policies, and programs, the area in the El Camino Real/Downtown Specific Plan will be "upzoned" – increasing allowable residential density – to a minimum of 30 dwelling units per acre depending on the Specific Plan subarea. The total residential unit cap of the area specified by the Plan would also be removed. These actions will incentivize the development of multifamily housing within the Specific Plan Area. There are 25 sites in the Site Inventory within the Specific Plan Area, not including parking lots discussed separately:

El Camino Real

- **Site #1** - El Camino Real Safeway: 525 El Camino Real
- **Site #2(R)** - 1620 El Camino Real (Reuse Site)
- **Site #36** - 1377 El Camino Real
- **Site #37** - 855 El Camino Real
- **Site #43(R)** - Sultana's Mediterranean: 1149 El Camino Real (Reuse Site)

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:35:59 PM

When will the upzoning take place? As a precautionary measure it should be before the NIMBY ballot measure.

Of the 82 parcels with building age data in the Downtown/El Camino Real Specific Plan Area, the average year of construction is 1974 and the median year of construction is 1948.


Non-Residential Parcels with Carveout



Through individual interviews and focus group discussions with affordable housing developers and advocates, one of the more promising development types on larger sites they mentioned was horizontal mixed use, where affordable housing is adjacent to other uses on the same parcel. This carveout would be limited to the vacant portion of the site, or atop existing surface-level parking.

This typology is represented in the Site Inventory as "Non-Residential with Carveout", where housing is developed on a certain acreage of the entire site. This would be incentivized to be 100 percent affordable housing by the Affordable Housing Overlay.

There are nine sites with non-residential uses that could include housing as a horizontal mixed use:

Table 7-8: Sites with Non-Residential Carveout

Site - Address	Map
<p>Site #3 - 2500 Sand Hill Road</p>	


Site - Address	Map
<p>Site #65 - 1000 Marsh Road</p>	
<p>Site #66 - 3885 Bohannon Drive</p>	

¹ Of these nine sites with non-residential uses that could include housing as a horizontal mixed use, seven sites are privately owned. The USGS Site is up for auction, and the US Department of Veterans Affairs has stated interest in developing approximately two acres of the Menlo Park VA Medical Center as veterans housing.

Due to flexible office work policies put in place to support safe work during the Covid-19 pandemic, there may be decreasing demand for the professional service firms that typically rent office space in Menlo Park. This opens up opportunities for land owners to pursue alternative revenue streams in the underutilized parking lots, replacing functionally obsolete office structures or otherwise vacant areas of parcels by contracting with affordable housing developers.

Potential Findings for Non-Residential Parcels with Carveouts

The City can potentially make the following findings to determine that the existing uses in these non-residential sites are not likely to conflict with residential development.

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:36:39 PM

What is the "likelihood of development" for these sites? All the studies have shown that "likelihood of development" is a key consideration but there is no such analysis in this report.

- The controlling entity and its use is not affected
- Adding a new housing use increases the land value of the property

Evidence for these findings includes similar developments in neighboring jurisdictions and potential interest mentioned by some property owners, as well as the low existing floor area to land area ratio, an indicator of potential underutilization of the site.

Non-Residential Parcels with Complete Redevelopment


The single most common development in Menlo Park in recent years has been multi-family residential on rezoned industrial or commercial property, primarily in the Bayfront area east of US-101. The strength of the housing market relative to other uses is likely to continue in the wake of the Covid-19 pandemic, and as demand for housing continues to be strong. Residential uses increase the attractiveness of new development on 20 sites throughout the city:

Half-Mile from Major Transit Stop

- **Site #7** - 728 Willow Road
- **Site #8** - 906 Willow Road
- **Site #25** - 8 Homewood Place
- **Site #26** - 401 Burgess Drive
- **Site #29** - Stanford Blood Center: 445 Burgess Drive
- **Site #41** - 431 Burgess Drive
- **Site #42** - 425 Burgess Drive

Further than Half-Mile From ¹Major Transit Stop

- **Site #22** - 85 Willow Road
- **Site #23** - 200 Middlefield Road
- **Site #24** - 250 Middlefield Road
- **Site #27** - Menlo Park Surgical Hospital: 570 Willow Road
- **Site #28** - 2200 Sand Hill Road

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:37:46 PM


Bus routes can be changed, so they should not hinder development in areas that don't have major bus route currently.

Further, how many people, in reality, use Caltrain. Also, Caltrain is equally distanced from both 101 and 280.

Table 7-10: Sites with Underutilized Residential – More Capacity Available

Site - Address	Map
<p>Site #21 - Sharon Green Apartments: 350 Sharon Park Drive</p>	
<p>Site #50 - Seven Oaks Apartments: 600 Sharon Park Drive</p>	

There are also three sites where redevelopment for higher-density multifamily is available:

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:37:59 PM

What is the "likelihood of development"?

REFERENCE	GOAL/POLICY/PROGRAM
	<p><i>Financing:</i> General Fund <i>Objectives:</i> Expand housing opportunities for people living with disabilities <i>Timeframe:</i> Ongoing on a project-by-project basis</p>
<p>Program H3.K</p>	<p>Employment Services. Work with area employers and advocacy organizations to develop a program to increase the employment rate of people living with disabilities, including developmental disabilities.</p> <p><i>Responsibility:</i> Economic Development Division <i>Financing:</i> General Fund <i>Objectives:</i> Host a working meeting or workshop with employers and advocacy groups to develop a strategy for creating jobs for persons with disabilities and boosting the number of workers with disabilities among area employers <i>Timeframe:</i> Meeting will be held by the end of 2026. Program implementation will be ongoing thereafter.</p>
<p>Program H3.L</p>	<p>Large Units. Develop floor area ratio (FAR) bonuses to encourage the development of affordable developments with three or more bedrooms that are suitable for larger families.</p> <p><i>Responsibility:</i> Planning Division; Planning Commission; City Council <i>Financing:</i> General Fund <i>Objectives:</i> Encourage the development of housing for large families <i>Timeframe:</i> Within three years of Housing Element adoption</p>
<p>Goal H4</p>	<p>AFFORDABLE HOUSING. <i>Support the development of a diversity of housing types for people at all income levels, particularly for extremely low-, very low-, and low-income households.</i></p>
<p>Policy H4.1</p>	<p>Housing Opportunity Sites. Identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other General Plan policies. Given the diminishing availability of developable land, Housing Opportunity Sites should have the following characteristics:</p> <ol style="list-style-type: none"> a. The site has the potential to deliver for-sale or rental units affordable to lower income households meeting the City's RHNA need. b. The site has the potential to meet special housing needs for local workers, single parents, seniors, persons with disabilities, and small or large families. c. Consider opportunities for developing housing units on City-owned properties.

1. Project Website

A dedicated website for the Housing Element Update project (MenloPark.org/Housing Element) was utilized with the purpose of being a ¹“one stop shop” for all project-related updates, information, and documentation.

The project website included drop-down menus with information for the following topic areas: Environmental Review; How to Get Involved; Project Timeline; Related Documents; Frequently Asked Questions; and Contact Us.

Of note, the Project Timeline drop-down menu provided a chronology highlighting events and milestones for the Housing Element Update. Links to presentation materials and meeting videos are available.

2. Community Meetings

The purpose of the community meetings was to share information regarding the Housing Element Update project at various stages of development and to provide a forum for the public to provide comments and feedback and to ask questions of the project team.

In accordance with State of California guidance for the Covid-19 pandemic, to promote social distancing while allowing essential governmental functions, such as public meetings, to continue, Community Meetings #1-5 were held online via Zoom. To support equitable outreach to the Spanish speaking community, professional interpreters were available at community meetings to provide live interpretation and presentation slides were translated into Spanish and made available to meeting attendees. For individuals unable to attend scheduled community meetings, recordings of the meeting and all meeting materials were posted on the project website.

Community Meeting #1: Introduction to Housing Seminar

On July 1, 2021, the City held a Housing Element Update Introduction Webinar to provide an overview of the Housing Element Update process, project components, and ways to be involved in the process. This community meeting ²provided general information about Housing Element topics in addition to a brief introduction to the Safety and Environmental Justice Elements.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:39:01 PM

When HE outreach started, the Staff did not provide any meaningful information. After weeks of asking the Staff to provide background information and not receiving any, I had to research and compile a lot of sources to gain an understanding about the HE. I then had to send the information to CEOC by way of Staff. Whatever website exists now, appeared long after.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:39:27 PM

The "information" in the presentations were inadequate and many in the CEOC raised issues. (see comment above).

Community Meeting #2: Potential Land Use Strategies

On August 14, 2021, the City held a community meeting to provide an overview of preliminary land use strategies to implement the Regional Housing Needs Allocation (RHNA) and gain community feedback. The RHNA specifies the number of housing units at each income level category required to comply with State mandates. The purpose of this meeting was to introduce land use strategies to the public and to receive feedback. The information provided and feedback received helped develop the land use strategies to meet the RHNA.

Community Meeting #3: Housing Equity, Safety, and Environmental Justice

On August 26, 2021, the City held a community meeting to share information about housing equity, environmental justice, and safety issues in Menlo Park and provide an opportunity to receive input from the public. The information provided and feedback received helped to form policies for the Housing, Environmental Justice, and Safety Elements. The community meeting was conducted with simulcast Spanish interpretation that was paired with a shareable Spanish presentation.


Throughout the meeting, live polling was used as a tool to engage attendees and gain greater insight on who was in attendance and what their priorities were in terms of equity, housing, environmental and safety concerns. After presenting on the three elements, the project team invited attendees to have a discussion involving Miro board, an online whiteboard tool. The key takeaways from the discussion are noted below:


- Air quality and safety concerns in Belle Haven
- Use public owned land to build affordable housing
- New housing should be distributed throughout the city and in high resource areas
- Preserve open space and parks

Community Meeting #4: Site Selection

The City held a community meeting on September 23, 2021, to share information on preliminary strategies to meet housing needs in Menlo Park and provide opportunity to hear from the community on how and where new housing should be located. The input received helped shape land use alternatives/scenarios for future housing. Community members and interested parties learned more about housing equity, the net new housing needed, and the housing solutions for the public to vote on what areas of the City more affordable housing should be built. Key takeaways from the community are noted below:

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 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/27/22, 9:09:12 AM

 Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:39:58 PM

But the identified sites are not distributed throughout the city. The wealthier West side of Menlo Park has been shielded from housing.

- ¹ Build affordable housing in the commercial areas of Sharon Heights, along El Camino Real, and on City owned parking lots
- Consider a citywide overlay
- Work with non-profits to build affordable housing
- Promote development to support aging in place

Community Meeting #5: Housing Sites, Goals and Policies

The fifth community meeting took place on the morning of Saturday, February 12, 2022. The City provided an overview of the land use strategies and potential housing opportunity sites, and focused on the housing goals and highlighted policy themes. Community discussion and feedback were the larger purpose of the meeting. Participants engaged throughout the meeting with poll questions and an ending discussion involving Miro board, an online whiteboard tool. People responded to and provided feedback on the seven goals shown in the Miro Board (Appendix 4-3). Key takeaways from the community discussion are noted below:

- The City should have a metric system to measure the housing element goals
- More staff should be onboarded to support and monitor the goals through the 6th cycle
- ² Preserve and maintain the quality and quantity of existing housing and neighborhoods
- Protect existing affordable housing and support 100 percent affordable housing
- Local solutions should be tailored to the unhoused community while promoting accessible, transitional, and supportive housing for all special needs populations
- Develop incentives to promote special needs housing with local support services
- Protect residents against displacement
- Ensure equal housing access and opportunity
- Develop a citywide rental registry
- Promote resilient and sustainable housing – resilient designs, walking and biking improvements, conservation, and renewable energy programs
- Concerns about community character, the streamlining process and how it can affect neighborhoods, and parking

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:40:41 PM

Yet, the owner of the "one" property along Sharon Heights has not been contacted AND the "probability of development" does not appear anywhere.

Further, no other sites West of Alameda were identified by the City even though some informed about the commercial sites behind the Sharon Heights Country Club.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:41:11 PM

"Persevere the neighborhood" is a common "dog whistle" since the Jim Crow. This also appears throughout MP Downtown Plan.

3. Community Outreach and Engagement Committee (CEOC)

On April 27, 2021, the City Council authorized the formation of the advisory Community Engagement and Outreach Committee (CEOC) for the Housing Element Update project. The CEOC was formed and developed with representation from residents of all five City Council Districts. At its maximum, the CEOC composition included 13 members. Each CEOC member was a verified resident of the city and did not, at the time, hold an appointment on another City board or commission.

The purpose of the CEOC was to assist the City in ensuring a broad and inclusive community outreach and engagement process, and to help guide and provide feedback on the types and frequency of activities/events/meetings and the strategies and methods for communicating with various stakeholders.

A total of five CEOC meetings were held online via Zoom, in accordance with State of California guidance for the Covid-19 pandemic, to promote social distancing while allowing essential governmental functions, such as public meetings, to continue. The CEOC conducted meetings on May 27, 2021; June 3, 2021; June 10, 2021; July 15, 2021; and August 12, 2021.

In addition to regular meetings, the CEOC formed two subcommittees. The first subcommittee was focused on providing feedback for the citywide community survey.¹ The second subcommittee was focused on discussions regarding the process for the Housing Element Update and the CEOC's involvement. Several CEOC members also participated in pop-up events.

It is acknowledged that² some CEOC members resigned from the committee for various reasons. City staff and the City Council made³ concerted efforts to listen to feedback from CEOC members and respond accordingly. With the majority of Housing Element-focused outreach⁴ already completed by the fall of 2021, and having conducted five CEOC meetings, the City Council subsequently disbanded the CEOC and engaged with Climate Resilient Communities and ChangeLab Solutions to advise and assist with outreach efforts focused on the other portions of the Housing Element Update project – update of the Safety Element and preparation of the City's first Environmental Justice Element.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:42:19 PM

The 'carefully drafted language around the CEOC The second sub-committee Never happened. I don't know if the first one happened either. To report that it did is false.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:43:35 PM

This statement is false and at best purposefully misleading. The CEOC did not resign for "variety of reasons." It was because the City failed to take the input from CEOC, the hostile treatment of members by the City leadership, including the at the time Mayor, Drew Combs, misrepresentation of what the CEOC grievances were, and many have written about it publicly (including myself).

Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:43:51 PM

False statement. See comment above.

Number: 4 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:44:07 PM

False. The City wanted to get more people on CEOC but no one would agree to join it after the debacle with the first group.

4. Community Survey

Between July and September 2021, ¹ a community survey was conducted. The purpose of the community survey was to receive feedback from a wide cross section of the community on a variety of issues and concerns related to all three elements of the Housing Element Update project, however, emphasis was placed on collecting feedback for the Housing Element – a subsequent community survey focused on collecting feedback for the Safety Element and Environmental Justice Element was planned for at a later time.


The survey was available in both physical, paper format as well as online. Both formats were available in English and Spanish, and a gift card raffle was included as incentive for participation. Flyers and poster boards displaying QR codes to access the survey were used in various outreach efforts. The survey was advertised via a citywide mailer, on virtual platforms, at community meetings, and in focus groups and interviews. The survey was also made physically available at the Menlo Park Main Library and the Belle Haven Branch Library. Pre-stamped and addressed envelopes were available for respondents interested in mailing their responses to the City.

The survey was an opportunity to gain a better understanding of community values and priorities, and to create a foundation for future conversations about possible solutions and policy changes to be discussed further at community meetings. It collected information about the community, housing needs, housing related concerns, and issues that may not be readily evident. A gift card drawing was provided to encourage people to fill out the survey. The survey included questions that covered housing policy, environmental justice, safety, racial equity, special housing needs, and other housing issues.


² While the survey was in progress, City staff and the larger project team conducted several in-person "pop-ups" at the Menlo Park Farmers Market in the Downtown and local grocery markets such as Mi Tierra Linda Supermercado Y Taqueria and the Facebook Community Mobile Market in the Belle Haven neighborhood (District 1).

Additionally, in response to a relatively lower survey participation rate from District 1, a historically underrepresented part of the city, the survey collection time was extended and electronic message boards were deployed in Belle Haven at the intersections of Newbridge Street/Willow Road and Ivy Drive/Willow Road. The message boards contained inviting text in both English and Spanish. Lastly, a focused email inviting survey participation was also sent to District 1 residents specifically.

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 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:44:19 PM

False. City was informed by CEOC that the survey was flawed but City did not change anything.

 Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:44:37 PM

Using the word "several" should raise flag: "how many exactly?"

Further "activity does not equate with productivity."

It is acknowledged that efforts were made by a CEOC member to go door-to-door to collect survey responses in District 1. Approximately 50 survey responses were collected, however, the completed surveys were mistakenly discarded following receipt by the City. ¹An investigation of the incident was completed, and it was confirmed that there was no ill intent or foul play, however, the loss of such valuable feedback is regrettably noted. A second survey, along with focus group discussions, is planned for, with guidance by Climate Resilient Communities, a community-based organization that has ties and partnerships with the District 1 community and service providers who work in that community in particular.

In total, there were 1,562 survey participants, however, through analysis with the survey vendor, it was determined that 799 survey participants appear to have been subject to Internet Protocol (IP) spoofing (i.e., multiple surveys submitted from false device addresses for the purpose of impersonating another computer system). ²A total of 763 survey participants were validated as authentic and these responses are summarized below, beginning with housing-specific input and followed by demographic highlights.

Note, reported percentages may not sum to 100 percent as some questions allowed participants to select more than one response. Percentages are based off the noted number of respondents for each survey question.

- When asked to identify up to three of the most important values for the City to consider when planning for new housing in Menlo Park, about half of participants selected “Providing housing for all stages of life (e.g., students, singles, young families, seniors)” (53 percent) and “Encouraging new housing near transportation and services” (50 percent). About one-third of survey participants selected “Providing a mix of housing types so that there is a wide variety of options” (37percent) and “Creation of a balanced and diverse community where new housing is distributed throughout the city” (37 percent). Total respondents: 722
- When asked to identify up to three new areas where housing should be located in Menlo Park, the highest number of survey participants selected “In or near downtown and/or Caltrain station (63 percent). The second and third highest numbers of survey participants were about the same in selecting “Existing commercial properties” (42 percent) and “Distributed equally throughout the entire city” (41 percent). About one-third of survey participants selected “Accessory Dwelling Units” (33 percent). Total respondents: 715.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/27/22, 9:22:00 AM

Investigation and conclusion by "who"?

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:45:24 PM

Menlo Park has a population of about 30K. In one of the early CEOC meetings (it's on the record), the Consultants were asked: "How many respondents would they need to have in order to have a meaningful statistically defensible conclusion?" Geoff from M-Group answered about 5K.

- When asked to identify the types of housing they would like to see more of in Menlo Park, a majority of survey participants selected the following housing types: two to three story townhouses/row houses (58 percent); one or two story small apartment buildings of six units or less (57 percent); one or two story duplexes and triplexes (55 percent); and three to five story multifamily housing such as condos, apartments, and senior housing (52 percent). Total respondents: 657.
- When asked about the barriers seen firsthand to finding housing in Menlo Park, the highest number of survey participants selected cost of housing (84 percent) followed by lack of supply of available housing (52 percent). About a quarter of survey participants selected lack of access to transit such as bus or Caltrain (25percent) or far distances to services such as grocery stores and pharmacies (24percent). Total respondents: 651.
- ¹The highest number of survey participants identify as living in City Council District Five (34 percent). Other survey participants identify as living in City Council Districts One, Two, Three, or Four in about the same amounts (15-16 percent for each City Council District). The remainder of survey participants are not Menlo Park residents (four percent) or are unsure of their City Council District (one percent). Total respondents: 666.
- About one-third of survey participants live and work in Menlo Park (35 percent) while another one-third of survey respondents live in Menlo Park but work elsewhere (34 percent). The remainder of survey respondents live in Menlo Park and are retired or currently do not work (23 percent), or, do not live and/or work in Menlo Park (eight percent). Total respondents: 688.
- Of the survey participants that live in Menlo Park, homeowners tend to have lived in the city for a longer period of time in comparison to renters (e.g., 39 percent of homeowners have lived in the city for 20+ years compared to eight percent of renters; 57 percent of renter have lived in the city for 0-5 years compared to 21percent of homeowners). Total respondents: 591.
- About half of survey participants are from households with children (51 percent); about 41 percent are from households with seniors (age 65+); about one-third of survey participants are from households with students (37 percent), and about a quarter of survey participants are from households with a person with chronic health concerns (25 percent). Total respondents: 540.

- The highest number of survey participants identify as white (73 percent) followed by Asian (12 percent) and Hispanic/Latinx (10 percent). Total respondents: 644. About half of survey participants identify as between 30 to 54 years of age (48 percent) and about a quarter of survey participants identify as 65 years of age or over (24 percent).¹ Total respondents: 677.

² 5. Housing Commission, Planning Commission, and City Council Meetings

The purpose of these meetings was to provide updates, draft documents for review, and receive feedback and recommendations from the Housing and Planning Commissions as well as the City Council.

Housing Commission Study Session: Potential Housing Element Land Use Strategies

The Housing Commission conducted a meeting on August 4, 2021 to review and provide feedback on potential land use strategies to meet the Regional Housing Need Allocation for the 2023-2031 planning period as part of the Housing Element Update.

Joint Planning Commission and Housing Commission Meeting

On October 4, 2021 the Planning Commission and Housing Commission conducted a joint meeting and reviewed and provided feedback on land use and site strategy options to meet the Regional Housing Need Allocation for the 2023-2031 planning period as part of the Housing Element Update.

City Council Meeting: Housing Element Land Use Strategies

The project team met with the Menlo Park City Council on October 26, 2021. The project team asked that the Council consider the land use strategies presented in the Staff Report and identify the preferred 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.

Housing Commission Special Meeting: Housing Element Update

Housing Commission members met on November 8, 2021, and reviewed and discussed housing policies including items identified during the community outreach process, state laws and possible ways to facilitate the construction of affordable housing. The Housing Commission provided direction on housing policies for consideration in the Housing Element.

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Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/27/22, 10:08:46 AM

What is Menlo Park's percentage of Black residents compared to Bay Area.

Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:46:39 PM

Where are the factual data from these meetings? The City has a tendency of planning 'grand' but not delivering. Further science requires the reporting of details so analysis as to adequacy of methodology and conclusions can be logically drawn.

On the community outreach events, it's not the number but the quality. The City has a history of listing things they will do, but not the actual factual results, method, and questions specifically asked.

Housing Commission Meeting: Affordable Housing Strategies Study Session

On November 17, 2021, the Housing Commission conducted a meeting to review and discuss affordable housing strategy options to meet the City's Regional Housing Needs Allocation (RHNA) as part of the Housing Element for further analysis and consideration.

City Council Considers Preferred Land Use Scenario for Future Menlo Park Housing

On December 8, 2021, the City Council conducted a meeting and reviewed and recommend the potential housing opportunity sites and land use strategies for initiating the environmental and fiscal reviews to meet the City's Regional Housing Needs Allocation (RHNA) as part of the Housing Element.

City Council Regular Business Item

Council members met on January 11, 2022 for the Consideration and direction on the composition and charge of the Housing Element Community Engagement and Outreach Committee and amendments to the consultant's scope of work. Staff recommended that the City Council:

- Modify the composition of the CEOC to a maximum of 10 members
- Update the CEOC charge to focus on engagement and outreach on the environmental justice and updated safety element
- Direct staff to identify a community-based organization or similar organization to provide additional outreach in District 1
- Direct staff to return with amendments to the scope of work for consideration by City Council

Planning Commission Meeting: EIR Scoping Session

The Planning Commission conducted a public hearing on January 24, 2022, for the Environmental Impact Report (EIR) scoping session for the Housing Element Update project. The EIR scoping session provided an opportunity early in the environmental review process for Planning Commissioners and the public to comment on specific topics that they believe should be addressed in the environmental analysis.

City Council Regular Business Item

At the February 8, 2022, City Council meeting, Councilmembers were asked to consider modifications to the composition and charge of the Housing Element Community

Engagement and Outreach Committee and the use of a community-based organization to supplement the Housing Element Update's community outreach and engagement efforts.

6. Project Gallery

The City hosted ¹ two project galleries, one at the Main Library and one at the Belle Haven Branch Library. The project galleries were intended to provide a low-tech, approachable forum for individuals to learn about the Housing Element Update project without the need to rely on the internet or other technology. The project galleries opened in August 2021 and are anticipated to remain through the end of the project, refreshed with new material as project developments and milestones are completed.

Each gallery was presented in an open, accessible space of the library and included poster boards; flyers and handouts; and binders of meeting materials and project resources. Whenever possible, materials were presented in both English and Spanish, particularly the bilingual flyers, handouts, and poster boards. The project galleries resulted in wider community outreach and engagement by providing real-world displays that could potentially be more accessible than digital-based methods.

7. Pop-Up Events

The purpose of pop-up events was to “meet people where they are” in an informal, relaxed setting, and to share information and garner input. The following are a list of completed pop-up events focused in two primary areas of Menlo Park—Downtown and the Belle Haven neighborhood in District 1.

Downtown Farmers Market Pop-Up #1

On Sunday, August 1, 2021, between 9 a.m. to 1 p.m., the project team hosted a pop-up booth at the Downtown farmers market. CEOC Members Feldman, Fennell, and Dao also participated in the pop-up. As people shopped for produce, they were drawn in by an interactive poster asking, “What type of housing do you want to see in Menlo Park?” where they had the opportunity to place dot stickers to show their preferences for different types of housing. Additionally, participants had access to information about the Housing Element Update and developments in the planning and approval process along El Camino Real and the Downtown corridor. About 120 people including, residents, workers, and visitors participated and engaged with the pop-up booth. Approximately 80 hardcopy surveys were distributed, accompanied by addressed/postage-paid envelopes for ease of return. About 60 people used their mobile devices to scan the QR code to

access the survey and about 30 people returned completed hardcopy surveys directly to the pop-up booth.

Belle Haven Pop-Up #1 (at Mi Terra Linda Market)

On Saturday, August 7, 2021, between 10 a.m. to 2 p.m., the project team hosted a pop-up booth at the Mi Terra Linda grocery store located at 1209 Willow Road in Menlo Park. Approximately 80 hardcopy surveys (in Spanish) and Housing Element/Resources flyers were distributed, accompanied by addressed/postage-paid envelopes for ease of return to the City. Several people also used their mobile device to scan the QR code for the survey link.

Downtown Farmers Market Pop Up #2

On Sunday, August 29, 2021, the project team hosted a second pop-up between 9 a.m. to 1 p.m. City and M-Group Staff helped encourage people to take the survey before the closing date. This was an opportunity for people to take the survey, learn more about the project and ask any additional questions.

Belle Haven Pop Up #2 (Mi Terra Linda, Soleska Market, Facebook drive-through Farmer's Market, and Belle Haven Shopping Center)

On Sunday, August 29, 2021, the project team set up another pop-up in Belle Haven, simultaneously with the Downtown Farmers market between 9 a.m. to 1 p.m. Staff rotated in between locations and took on a door-to-door approach to have more surveys completed. Residents and staff enjoyed the discussions resulting from taking the survey, many of which were in Spanish.


8. Social Media

Social media platforms were used as a tool to reach residents, organizations, and other interested parties to participate throughout the engagement process. Posts included updates on the project and invitations to attend community meetings.

City of Menlo Park Facebook

The official Facebook page of the City of Menlo Park municipal government has over 5,000 followers and is used to announce various City efforts, including the Housing Element Update. Facebook posts regarding the Housing Element Update were completed on the following dates:

- April 1, 2021
- July 22, 2021

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:47:09 PM

How often, what content? How many? Again short on data.

- **Regional input matters but there's more to figure out:** It was valuable to build a broader sense of community and share resources at the countywide level. However, it was challenging to engage non-resident community members on jurisdiction-specific input.
- **Diversity in participation was a challenge:** Despite partnering with organizations to engage with the hardest to reach communities and providing multilingual outreach, achieving diversity in participation was challenging. In the wake of Covid-19, organizations already operating on limited resources were focused on supporting immediate needs, while the added stresses of life coupled with the digital divide added additional barriers for many.


1 Highlighted Outreach Accomplishments

The City of Menlo Park developed and implemented a diverse, multifaceted community outreach plan to hear and learn from as many community members and interested stakeholders as possible to inform the preparation of the 2023-2031 Housing Element. Below is an overview of highlighted outreach accomplishments, organized in three sections: Website and Social Media; Public Meetings and Hearings; and Other Outreach Activities. This list of highlighted outreach accomplishments is provided by 21 Elements.

Website and Social Media

As a starting point for undertaking extensive community outreach, the City developed a clear online presence that provided the public the basic information needed to understand the Housing Element Update process and knowledge on how to participate and provide feedback.

- **City of Menlo Park Housing Element Update Website and Social Media**
The City utilized online community engagement tools such as the Housing Element Update website and social media platforms to distribute information, encourage participation, and foster a community-driven process for preparing the Housing Element.
- **Let's Talk Housing Website and Menlo Park Webpage**
To reach a broader audience, 21 Elements launched the [Let's Talk Housing website](#) with in March 2021. The goal was to clearly explain what a housing element is, why it matters, and how to get involved. It was made available in Arabic, Chinese, English, Spanish and Tagalog, designed to be responsive on all types of devices and included accessibility features. As part of this effort, 21 Elements developed a City of Menlo Park webpage with the project timeline, engagement activities, and resources that also linked to the City of Menlo Park Housing Element Update website. As of January 2022, the website has been

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:47:35 PM

All done by Staff without input from CEOC which makes the effort, unlike the requirement by the HCD. Where are the actual data?

Some participants wanted more in-depth education and discussion of next steps, while others had more basic questions they wanted answered.

In total, 754 registered for the series. Of those who shared, the majority identified as White (55%) or Asian (24%) and ranged between 30 and 70 years old. Over half have lived in the county for over 21 years and nearly two-thirds owned their homes. For more information, see the Summary [here](#).

¹Other Outreach Activities

The housing element project team set out to collect as much feedback as possible from the community, from their general concerns and ideas to where new housing could go. It was also important to us to consider community outreach best practices and consult and partner with organizations working in the community, to ensure we were reaching as many people as possible and doing so thoughtfully.


Equity Advisory Group

In alignment with community outreach best practices, it was important to include the guidance of and foster partnerships with community organizations to help ensure everyone's voices were heard during the Housing Element update. In response, an Equity Advisory Group (EAG) was formed consisting of 15 organizations or leaders across the county that are advancing equity and affordable housing. A stipend of \$1,500 was originally provided for meeting four to five times over 12 months to advise on Housing Element outreach and helping get the word out to the communities they work with.


After meeting twice in 2021, it was decided the best use of the EAG moving forward would be to provide more focused support in 2022 based on jurisdiction need and organization expertise. ²To date, EAG members have facilitated and hosted community meetings in partnership with 21 Elements, collected community housing stories to put a face to housing needs, advised on messaging, and amplified events and activities to their communities. The EAG continue to work collaboratively with jurisdictions and deepen partnerships, as well as connect community members to the Housing Element Update process. ³All participating organizations are featured on the Let's Talk Housing [website](#) and include the following:

- Ayudando Latinos A Soñar (ALAS) www.alashmb.org
- Community Legal Services www.clsepa.org


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 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:08:06 PM

The problem with Staff is that they always list a lot but never show the numbers.

 Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:09:30 PM

What does the EAG members have to do with Menlo Park actually using those on the list in its own outreach?

 Number: 3 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:08:40 PM

Being on a website is not the same as engagement.


- El Comité de Vecinos del Lado Oeste (El Comité) www.tenantstogether.org/resources/el-comité-de-vecinos-del-lado-oeste-east-palo-alto
- EPACANDO www.epacando.org
- Faith in Action www.faithinaction.org/federation/faith-in-action-bay-area/
- Housing Choices www.housingchoices.org
- Housing Leadership Council www.hlcsmc.org
- Menlo Together www.menlotogether.org
- Nuestra Casa www.nuestracasa.org
- One San Mateo www.onesanmateo.org
- Peninsula for Everyone www.peninsulaforeveryone.org
- Puente de la Costa Sur www.mypuente.org
- San Mateo County Health www.getthehealthysmc.org
- Youth Leadership Institute www.yli.org/region/san-mateo
- Youth United for Community Action www.youthunited.net

13. Summarized Contact List

The below contact list is a summary of groups and individuals¹ contacted by the City in the outreach efforts for the 2023-2031 Housing Element. This list is not intended to be an exhaustive list and is provided as a resource for continued outreach efforts throughout the Housing Element planning period. Asterisks (*) indicate the organizations that formally accepted the invitation to participate.

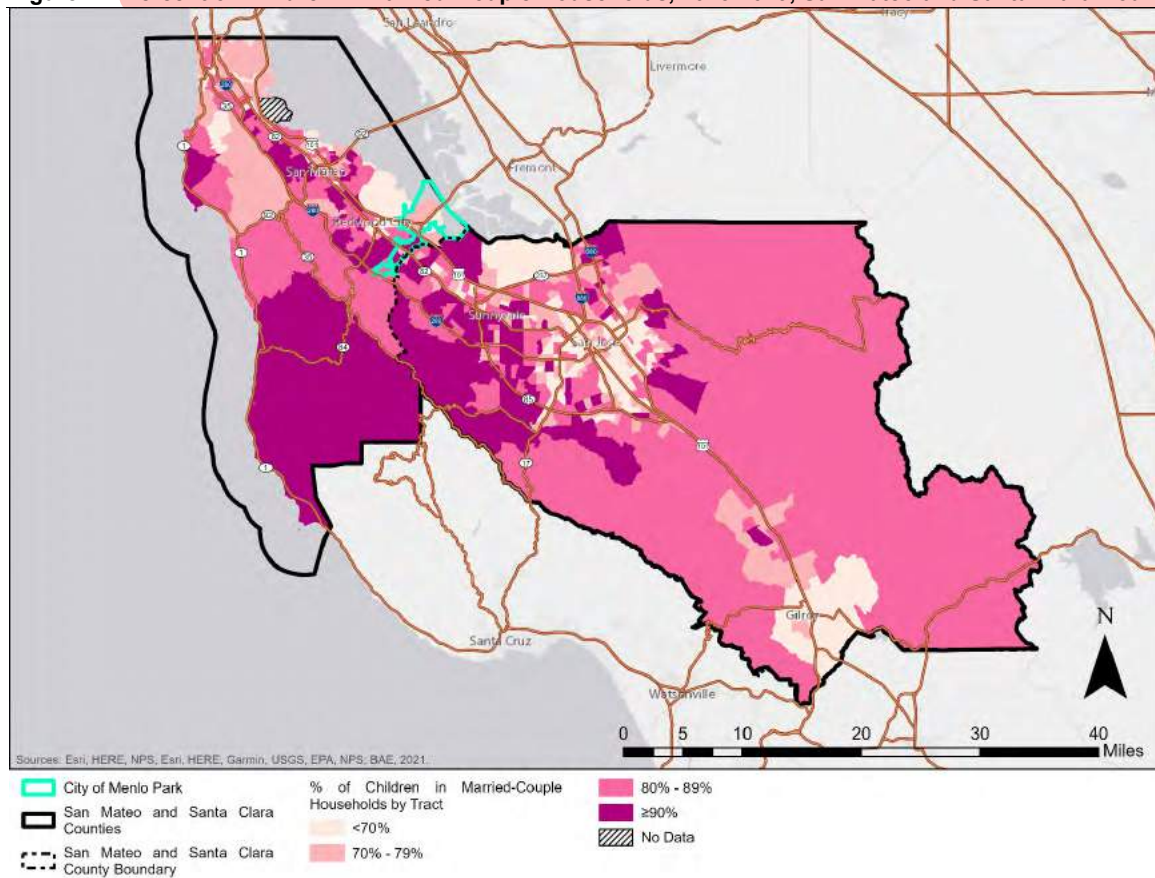
Housing Advocates

- Belle Haven Youth Center
- Belle Haven Community Development Fund (BHCDF)
- Cañada College SparkPoint
- Community Legal Services in East Palo Alto
- ECHO Housing
- Free at Last
- Hello Housing
- HIP Housing
- HouseKeys
- Housing Leadership Council
- Legal Aid Society of San Mateo County
- Life Moves – Haven House
- Menlo Park Senior Center


 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:48:17 PM

Contacted is not the same as actually engaged or receipt of feedback.

Figure 22: ¹Percent of Children in Married-Couple Households, 2015-2019, San Mateo and Santa Clara Counties



Sources: U.S. Census American Community Survey, 2015-2019 data; BAE, 2021.

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Yet, when it comes to high density housing, the units for low income are primarily all studios or 1 bedroom.

While none of the tracts in Menlo Park or nearby meet the criteria for a R/ECAP, it should be noted that Menlo Park is adjacent to East Palo Alto, historically one of the more segregated and lower-income areas of San Mateo County. **The nearby Belle Haven neighborhood in Menlo Park is physically separated from other neighborhoods in Menlo Park by Highway 101 and has historically been both racially segregated and lower-income.** Table 7 reports the prevalence of poverty by race and ethnicity in the city between 2015 and 2019. The data show that many communities of color, namely Hispanics and Latinos, American Indians and Alaskan Natives, Other Pacific Islanders, and residents of two or more races, have poverty rates in excess of the citywide average of 7.6 percent.

Table 7: Poverty by Race and Ethnicity, City of Menlo Park, 2015-2019

Racial/Ethnic Group	Total Population	Total	
		Below Poverty	Poverty Rate
White alone	22,776	1,340	5.9%
Black or African American alone	1,520	77	5.1%
American Indian and Alaska Native	243	176	72.4%
Asian alone	5,030	332	6.6%
Native Hawaiian/Other Pacific Islander	699	107	15.3%
Some other race alone	1,844	369	20.0%
Two or more races	<u>1,664</u>	<u>165</u>	<u>9.9%</u>
Total, All Races	33,776	2,566	7.6%
Hispanic or Latino	5,165	768	14.9%
Not Hispanic or Latino	<u>28,611</u>	<u>1,798</u>	<u>6.3%</u>
Total, All Ethnicities	33,776	2,566	7.6%

Note:
 (a) Includes only those for whom poverty status was determined.


Sources: U.S. Census Bureau, ACS 2019 five-year sample period, S1701; BAE, 2021.


Racially and Ethnically Concentrated Areas of Affluence

R/ECAPs show one side of concentrations by race and wealth. On the other side are “areas of affluence” where affluent populations that are predominantly White are concentrated. HCD devised a measure which calls out Census tracts with relatively high concentrations of both White population and higher household incomes, as detailed in the HCD AFFH Data and Mapping Tool. These areas are designated as “Racially Concentrated Areas of Affluence,” or RCAAs.

There are no RCAAs in Menlo Park or the larger San Mateo and Santa Clara Counties Region, due to a diverse enough population even in high income neighborhoods. However, there are income disparities in the city and the region, as indicated above in the discussion of household income and in Figure 25 and Figure 26 above. **In general, higher incomes are found in the suburban areas with lower concentrations of minority populations, due in part to historic**

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 Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:15:16 PM

patterns of discrimination in housing, education, and employment opportunities. **However, in Menlo Park, the higher incomes in the northern part of the city may in part be due to formerly industrial and commercial properties being redeveloped into mixed-use commercial and residential uses.**

Disparities in Access to Opportunity

AB 686 requires the Housing Element needs assessment to include an analysis of access to opportunities. To facilitate this assessment, HCD and the State Tax Credit Allocation Committee (TCAC) convened an independent group of organizations and research institutions under the umbrella of the California Fair Housing Task Force, which produces an annual set of Opportunity Maps. The maps identify areas within every region of the state “whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families – particularly long-term outcomes for children.”¹¹

TCAC and HCD created these “Opportunity Maps,” using reliable and publicly available data sources to derive 21 indicators to calculate Opportunity Index scores for Census tracts in each region of California. The TCAC/HCD Opportunity Map categorizes Census tracts into the following five groups based on the Opportunity Index scores:


- Highest Resource
- High Resource
- Moderate Resource/Moderate Resource (Rapidly Changing)
- Low Resource
- High Segregation & Poverty

Before an area receives an Opportunity Index score, some Census tracts are filtered into the High Segregation & Poverty category. The filter identifies Census tracts where at least 30 percent of population is below the federal poverty line and there is a disproportionate share of households of color. After filtering out High Segregation and Poverty areas, the TCAC/HCD Opportunity Map allocates the 20 percent of tracts in each region with the highest relative Opportunity Index scores to the Highest Resource designation and the next 20 percent to the High Resource designation. The remaining non-filtered tracts are then evenly divided into Low Resource and Moderate Resource categories.

As illustrated in Figure 32, Menlo Park has no tracts with High Segregation and Poverty, but otherwise has tracts ranging across the other four categories. The highest resource tracts are largely concentrated in central neighborhoods. All of the neighborhoods north of Highway 101 are considered low or moderate resource tracts.

¹¹ California Fair Housing Task Force. December 2020. *Methodology for the 2021 TCAC/HCD Opportunity Map*. Available at: <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

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 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:17:24 PM

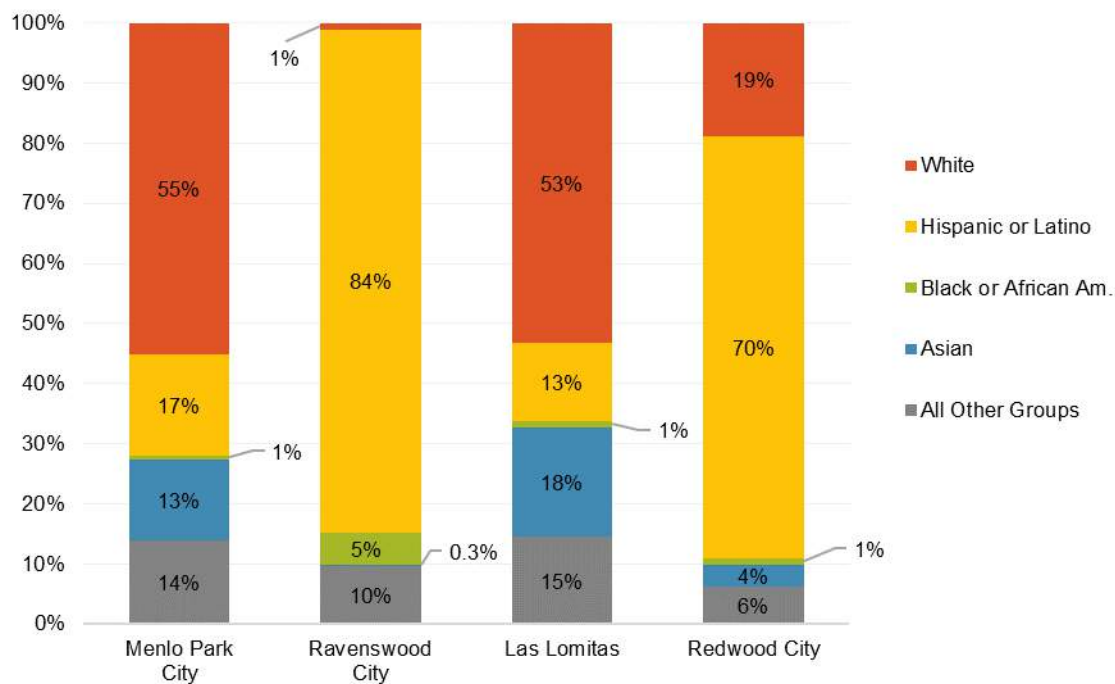
Yet, none of the commercial sites in West/North Menlo Park have been identified as a "potential site" ... examples include the commercial area off Sand Hill Rd., and the commercial property behind Sharon Heights Country Club.

These locations are no different, from distance to CalTrain or Highway, than Belle Heaven.


Access to Education

Menlo Park is served by four elementary school districts and one high school district. Due to persistent segregation, past exclusionary policies and practices such as redlining and blockbusting, and economic factors, there are significant differences between Menlo Park’s elementary school districts in their racial makeup. Figure 34 shows the significant racial and ethnic imbalances in student enrollment between the two districts serving southern and western Menlo Park - Menlo Park City Elementary School District and Las Lomitas Elementary School District, and the other two districts serving the city - the Ravenswood City Elementary School District, which serves northern Menlo Park neighborhoods such as Belle Haven and the City of East Palo Alto, and the Redwood City Elementary School District, which serves a small area of Menlo Park around the intersection of US 101 and Marsh Road. As shown, nearly all of the students enrolled in the Ravenswood district and over 80 percent of the students enrolled in the Redwood City district are non-White (see Figure 34). This is in sharp contrast to the student population in the Menlo Park and the Las Lomitas districts, which are majority White (55 percent and 53 percent, respectively). As shown below, 84 percent of the students enrolled in the Ravenswood district and 70 percent of those enrolled in the Redwood City district are Hispanic or Latino with White students making up just one percent of the total student enrollment in the Ravenswood district and 19 percent of the total enrollment in the Redwood City district as of the 2020-21 school year.

Figure 34: ¹ Student Enrollment by Race/Ethnicity for Elementary School Districts Serving Menlo Park, 2020-21



Sources: California Department of Education, Ed-Data; BAE, 2021.

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What is missing is the breakdown within Menlo Park itself, where elementary and middle school in affluent areas versus not.

Access to Employment

HUD has developed the Jobs Proximity Index as a way to measure access to employment opportunities. As stated by HUD:


The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood (Census Block Group) as a function of its distance to all job locations within a CBSA [Core Based Statistical Area], with larger employment centers weighted more heavily.

The Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a CBSA, with larger employment centers weighted more heavily. Values are percentile ranked with values ranging from 0 to 100. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.¹³

In Menlo Park, the highest Jobs Proximity Indexes are found in the northern part of the city. This area includes a high concentration of jobs in close proximity to northern Menlo Park residential areas (e.g., Belle Haven). **However, the newer jobs in this area are often in high tech occupations and may not necessarily be an appropriate match for the current occupational skills of the area's long-term residents.** With the exception of some largely unpopulated rural block groups, the high proximity indexes in the two-county region are clustered along Highway 101 from the north end of the region down through San Jose, particularly on the Bay side of Highway 101 (see Figure 39).

¹³ <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::jobs-proximity-index/about>. The index is currently based on U.S. Census Longitudinal Employer-Household Dynamics data from 2014.

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 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:20:55 PM

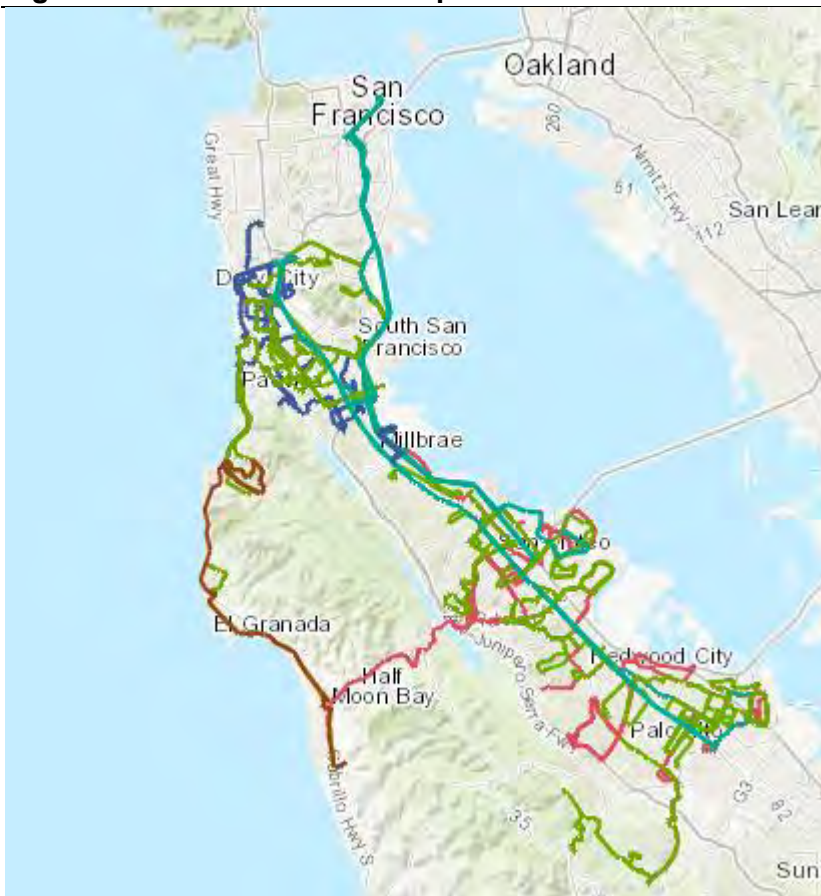
So, Facebook for example is of no value to Belle Heaven. How about putting Facebook-related-hotels, etc. on West Menlo instead?

Access to Transportation


Bus service for Menlo Park is provided by the San Mateo County Transit District (SamTrans). In addition to the individual bus routes shown in Figure 40, CalTrain provides commuter rail service extending from Gilroy to San Francisco, with a stop in Menlo Park. Combined, these services provide access from Menlo Park to regional job centers and allow in-commuters from throughout the region to access jobs within Menlo Park.

The 2017 San Mateo County Regional Assessment of Fair Housing highlighted several important transportation-related challenges impacting access to opportunities in San Mateo County. Major issues and barriers include incomplete sidewalk networks, inaccessible sidewalks, limited SamTrans operating hours, and long SamTrans paratransit pickup wait times. Many of these issues and barriers disproportionately impact persons with disabilities.


Figure 40: SamTrans Route Map



Note: Depicted colors show individual SamTrans bus routes.
Source: SamTrans

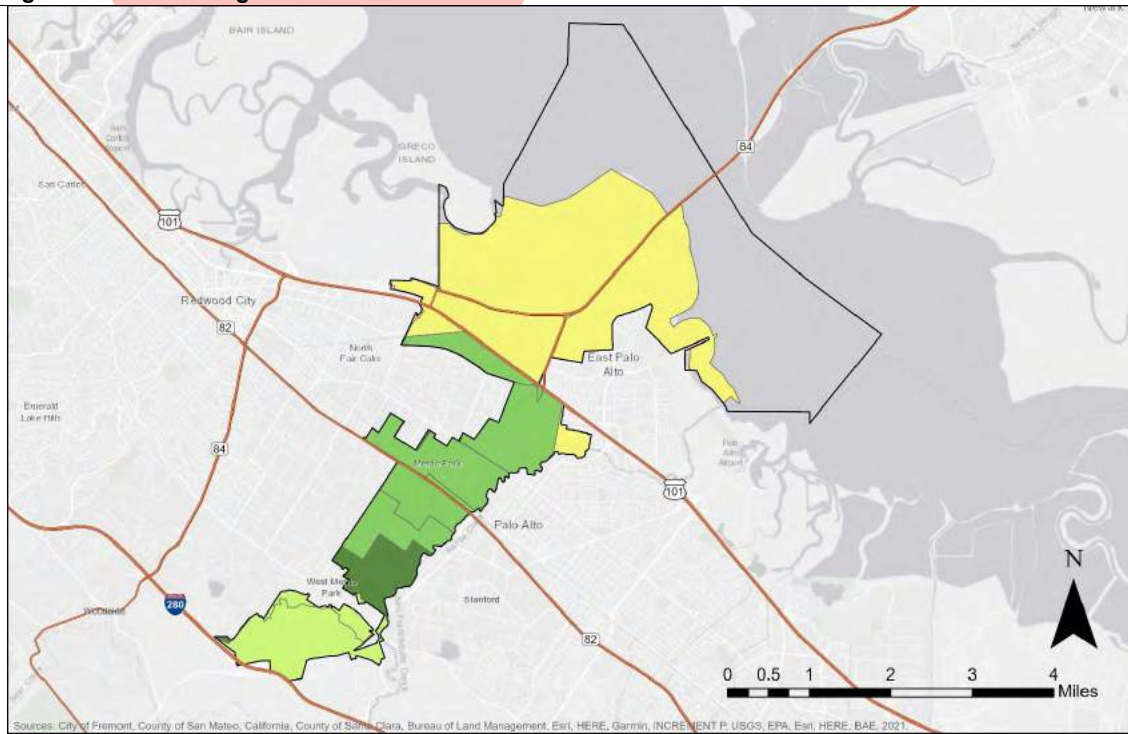
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Bus Service is easy to change and added to the West Menlo.

 Number: 2 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:50:08 PM


Distance to CalTrain is not that different from West to East MP. Furthermore, a key question is given the inadequate train service, how often people use it to get to work?

Figure 43: ¹Areas of High Pollution in Menlo Park



- City of Menlo Park
- 5.0% - 9.9%
- 10% - 19%
- \geq 20%
- <5.0%

Source: DRAFT CalEnviroScreen Version 4.0.

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:24:43 PM


Another reason why we must stop building hotels and offices in Belle Heaven to appease Facebook.

Disproportionate Housing Needs and Displacement Risk

The following section assesses the extent to which protected classes in Menlo Park, particularly members of racial and ethnic minority groups, experience disproportionate housing needs and are at risk for displacement.

Minority Homeownership Rates

Rates of home ownership often vary widely by race and ethnicity, both within local jurisdictions and throughout larger regions. As shown in Table 8, 58 percent of all households in Menlo Park are homeowners. The homeownership rate is highest for non-Hispanic Whites, at 63 percent, and lowest for Hispanic householders, at 38 percent. Homeownership rates are similar for these two groups in the two-county region, where 65 percent of non-Hispanic White householders and 39 percent of Hispanic householders are homeowners. Although homeownership rates for Black households are higher in Menlo Park than in the entire region, the number of Black households in Menlo Park (401 households) is small relative to the total number of households in the city. These trends likely reflect a combination of economic factors and historic discrimination in the housing market in Menlo Park and the broader region.

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Another reason the housing units should have path to ownership and not just renting.


Housing Cost Burden

As described in the housing needs assessment section of the Housing Element, overpayment for housing is defined as a household paying more than 30 percent of its gross income on housing related expenses, such as rent, utilities, or mortgage payments. By this measure, 35 percent of all households in Menlo Park were cost-burdened during the 2015-2019 ACS survey period. This proportion is similar to that for San Mateo County overall and for the Bay Area. Slightly less than three-fourths of Menlo Park households earning less than 80 percent of the HUD Area Median Family Income (HAMFI) were cost-burdened, compared to only 14 percent of households with incomes at 80 percent of HAMFI and above.

Figure 48 shows the geographic distribution of overpayment for renters in Menlo Park and Figure 49 shows the geographic distribution of overpayment for homeowners in Menlo Park. Overall, 11 percent of renters overpaid for housing, and the proportion of renters who were overpaying for housing in 2019 ranged from zero percent to 68 percent by Census tract. The highest proportions were found in the northern portions of the city; two of the three tracts where over half of renter households were cost burdened included portions of East Palo Alto.

Approximately 31 percent of homeowners in Menlo Park were overpaying for housing, and the percentage of those overpaying by tract ranges from 23 percent to 47 percent, reflecting the high ownership housing costs in the city. Unlike the geographic pattern for renters, the highest proportion is in the southwestern-most tract, but the next two highest proportions are found in the two tracts in the northern part of the city on San Francisco Bay, one of which includes a portion of East Palo Alto.

For the region, the proportion of renters overpaying for housing by Census tract ranged from zero percent to 80 percent, as shown in Figure 50 below. The highest proportions were found in urban areas throughout the two counties. For owners (see Figure 51) the proportions range from 43 to 71 percent, and the low proportions and high proportions were scattered across the two counties.

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:26:29 PM

Need to have caps on rents.

AFFH Appendix.

Community Engagement


This section reports the findings from the resident survey ¹ conducted of San Mateo County residents to support the AFFH analysis of Housing Elements. It explores residents' housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. The survey also asks about residents' access to economic opportunity, captured through residents' reported challenges with transportation, employment, and K-12 education. The survey was offered in both English and Spanish.

The resident survey was available online, in both Spanish and English, in a format accessible to screen readers, and promoted through jurisdictional communications and social media and through partner networks. A total of 2,382 residents participated.

The survey instrument included questions about residents' current housing situation, housing, neighborhood and affordability challenges, healthy neighborhood indicators, access to opportunity, and experience with displacement and housing discrimination.

Explanation of terms. Throughout this section, several terms are used that require explanation.

- “Precariously housed” includes residents who are currently homeless or living in transitional or temporary/emergency housing, as well as residents who live with friends or family but are not themselves on the lease or property title. These residents may (or may not) make financial contributions to pay housing costs or contribute to the household in exchange for housing (e.g., childcare, healthcare services).
- “Disability” indicates that the respondent or a member of the respondent’s household has a disability of some type—physical, mental, intellectual, developmental.
- “Single parent” are respondents living with their children only or with their children and other adults but not a spouse/partner.
- “Tenure” in the housing industry means rentership or ownership.
- “Large households” are considered those with five or more persons residing in a respective household.
- “Seriously Looked for Housing” includes touring or searching for homes or apartments, putting in applications or pursuing mortgage financing.

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 12:28:24 PM


Who conducted the survey? I assume this is not Menlo Parks?

Figure 1.
1 Resident Survey Sample Sizes by Jurisdictions and Selected Characteristics

	County	Belmont	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Total Responses	2,382	89	82	173	130	53	148	63	59	55	84	163	99	175	832
Race/Ethnicity															
African American	134	5	7	4	9	8	10	6	4	4	5	14	4	17	15
Hispanic	397	7	9	14	26	27	13	8	1	8	12	59	13	31	149
Asian	500	18	9	26	43	6	32	6	8	13	14	11	19	23	249
Other Race	149	7	10	6	8	3	14	3	3	3	3	9	7	13	47
Non-Hispanic White	757	41	35	89	27	4	44	27	27	15	35	54	36	58	195
Tenure															
Homeowner	1,088	39	51	96	39	9	89	26	46	18	42	37	48	58	409
Renter	1,029	40	30	65	67	36	43	28	7	33	38	105	41	88	324
Precariously Housed	309	10	8	12	26	12	17	14	5	7	13	23	16	29	87
Income															
Less than \$25,000	282	14	11	12	21	15	12	11	5	6	7	40	11	29	61
\$25,000-\$49,999	265	13	9	10	22	9	8	6	3	6	7	28	5	20	97
\$50,000-\$99,999	517	10	14	38	43	10	26	11	3	10	17	37	22	40	206
Above \$100,000	721	38	24	69	16	8	64	12	30	14	32	31	40	40	251
Household Characteristics															
Children under 18	840	38	24	53	50	26	44	17	18	20	29	61	37	64	287
Large households	284	5	7	11	20	18	8	3	5	7	8	20	13	15	133
Single Parent	240	14	8	15	19	11	12	9	3	7	7	30	9	21	49
Disability	711	28	25	41	38	22	40	22	13	17	29	62	34	65	210
Older Adults (age 65+)	736	25	27	66	37	11	54	25	25	18	33	44	32	37	248

Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.


Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 6/10/22, 2:50:54 PM

Where is Menlo Park in these tables?

¹
Appendix 7-1
Site Inventory

*This Appendix will be provided as
part of the HCD Review Draft*

 Number: 1 Author: soodytronsonMAC1 Subject: Highlight Date: 5/28/22, 1:03:28 PM

This is one of the most important aspects and is missing.

From: Alison Cingolani <alison@siliconvalleyathome.org>
Sent: Monday, June 13, 2022 6:35 PM
To: Alison Cingolani
Subject: Declining school enrollment: Planning for new housing can help
Attachments: City of Menlo Park.pdf

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Silicon Valley Community Leaders,

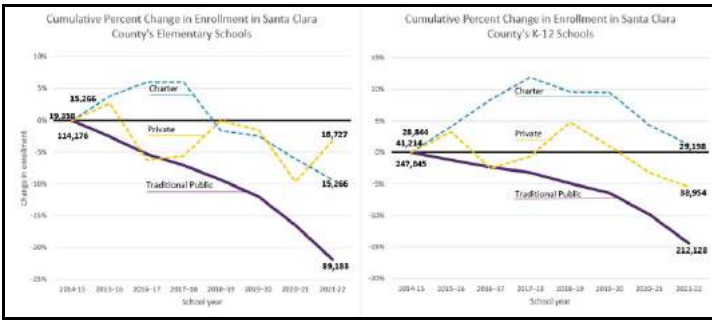
We are reaching out to you as local council members, city staff, school district superintendents, and school board members to share recent research we have conducted on declining school enrollment in your cities and school districts. **Right now, cities have a critical opportunity to stabilize and strengthen the local schools that are the cornerstone of our communities and our collective future, by planning for new housing.**

As most of you know, every city in the Bay Area is currently engaged in a state-mandated process – the Housing Element Update – of planning for a significant number of new homes affordable to residents of all income levels. Meanwhile, school districts throughout the County are experiencing significant declines in enrollment, with local elementary schools being particularly hard hit, as the shortage and rising cost of housing forces many families to leave for more affordable locations. The effect has been devastating. For some of our districts fewer students means massive budget deficits; for others it means destabilizing inefficiencies. In all our districts declining enrollment means disruption, instability, loss of our school families, loss of our next generation of teachers, and often heart-wrenching school closures and consolidation. These troubling enrollment declines are impacting public, private, and charter schools, began *before* the pandemic, and are forecast to continue through the next decade- unless local leaders take action. **See how enrollment declines are affecting your city, and how that compares to the county [here](#) or in the attached PDF.**

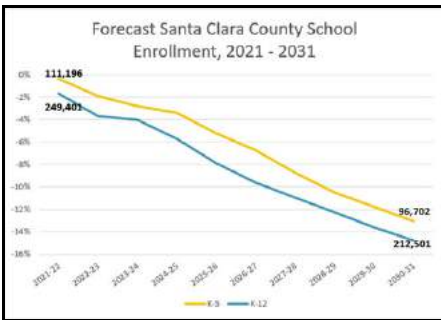
Our recent [report](#), produced in partnership with the Silicon Valley Community Foundation and Palo Alto Forward, shows that strategic planning for new housing development, by both location and affordability, offers an opportunity to stabilize local schools by creating more affordable options for younger families with school age children, and to reduce student attrition caused by housing instability and displacement. **This is an area where the education community and local officials share a common interest, and must show collective leadership.**

[Learn more](#) about declining enrollment in individual schools and districts in your communities and planning for new homes through the Housing Element Update, and view [The Missing Piece: How New Homes Can Help Save Our Schools from Declining Enrollment](#), a conversation with **Peter Ortiz**, President of the Santa Clara County Board of Education, **Jennifer DiBrienza**, Vice President of the Palo Alto Unified School District Board, and **Steve Levy**, Director and Senior Economist of the Center for the Continuing Study of the California Economy.

Contact [Alison Cingolani](#) at SV@Home for more information on how local community leaders can be a part of this discussion.



Source: California Department of Education



Source: California Department of Finance

In partnership,
Alison Cingolani
Policy & Research Senior Associate | SV@Home
408.785.0531 | alison@siliconvalleyathome.org



Silicon Valley Is Home. Join our Houser Movement. [Become a member!](#)
350 W Julian St. #5, San José, CA 95110
[Website](#) [Facebook](#) [LinkedIn](#) [Twitter](#)

In the City of Menlo Park, Elementary School Enrollment is Declining

Changes in Elementary School Enrollment in Menlo Park Schools

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
Oak Knoll Elementary	766	738	727	680	651	621	589	584	-24%
Belle Haven Elementary	591	577	543	457	368	277	478	391	-34%
Garfield Elementary	644	630	589	569	533	535	527	528	-18%
Total Enrollment	2001	1945	1859	1706	1552	1433	1594	1503	
Annual Change		-3%	-4%	-8%	-9%	-8%	11%	-6%	
Citywide Cumulative 6-Year Change		-3%	-7%	-15%	-22%	-28%	-20%	-25%	

- Enrollment has fallen in every year since 2014, a total drop of 25%.
- Every school has seen declines, ranging from 18% to 24%.
- This represents a loss of nearly 500 elementary students.
- Elementary enrollment declines are higher than average for the county.

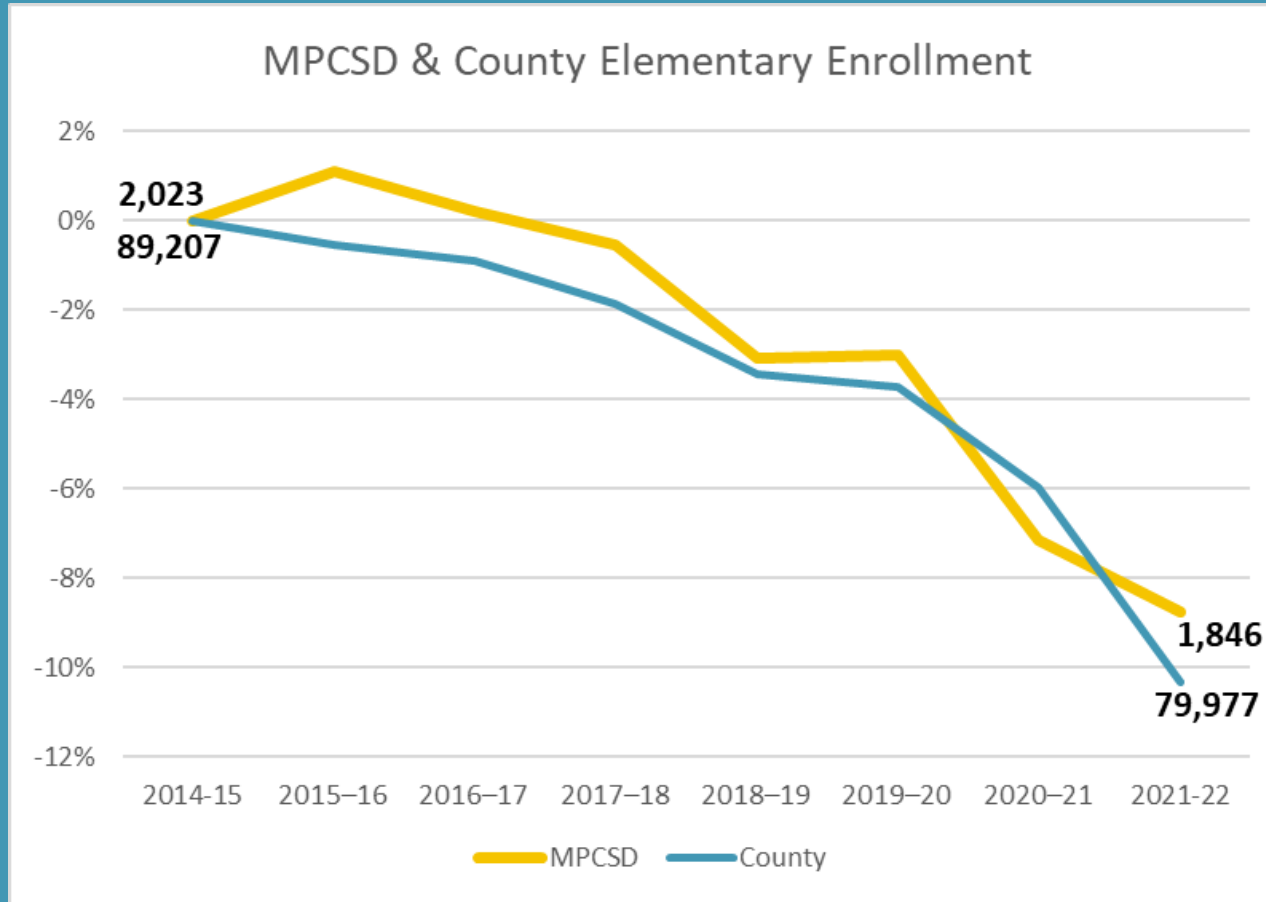
From California Department of Education: [Public Schools and Districts and Enrollment Multi-Year Summary by Grade](#)

Oak Knoll Elementary is in Menlo Park City Elementary School District

Belle Haven Elementary is in Ravenswood City Elementary School District

Garfield Elementary is in Redwood City Elementary School District

Menlo Park City School District's Elementary Enrollment is Declining



- Enrollment has fallen in every year but one since 2014, for a total drop of 9%.

From California Department of Education: [Public Schools and Districts and Enrollment Multi-Year Summary by Grade](#)

Menlo Park City School District's Elementary Enrollment is Declining

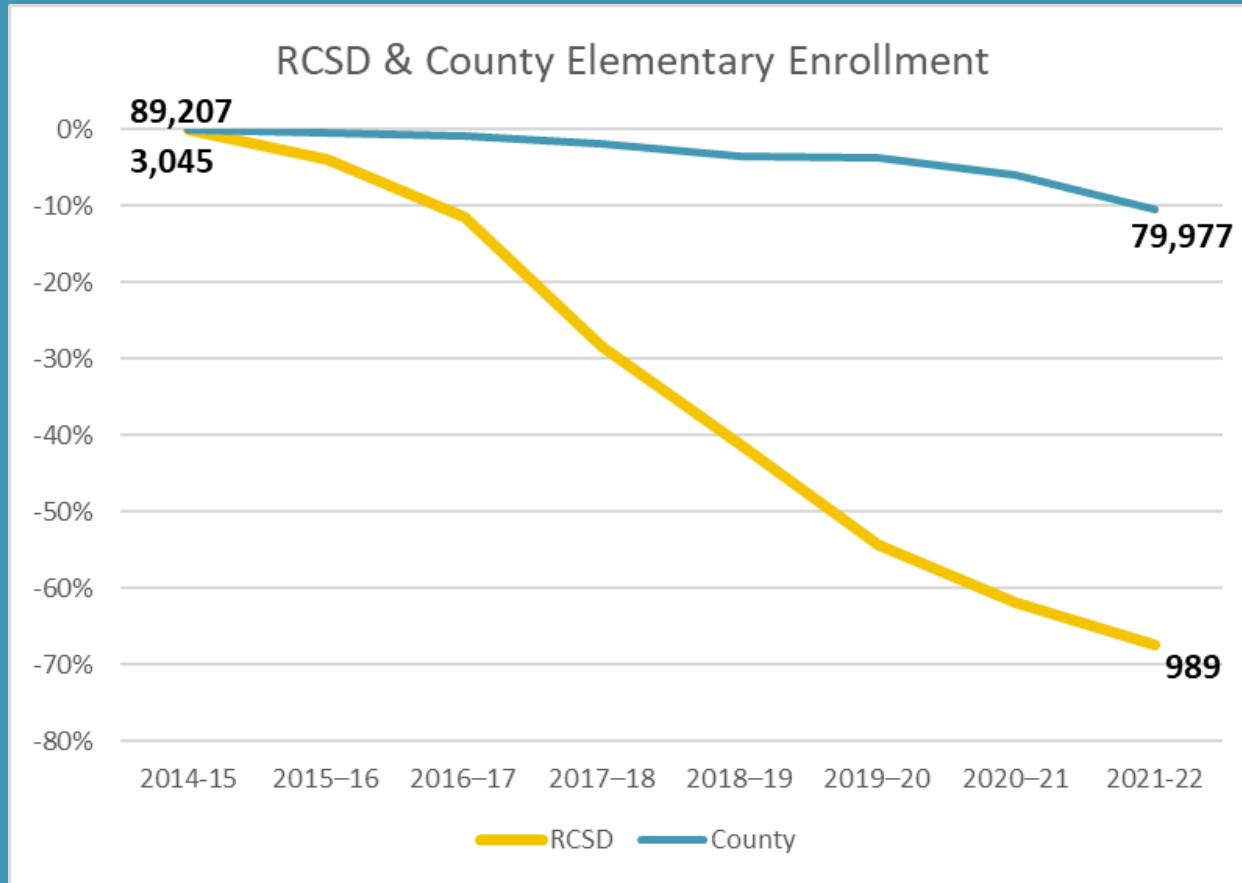
- The growth of Laurel Elementary in Atherton has helped offset steep declines in Oak Knoll and Encinal Elementary Schools, but the district has still averaged a 9% enrollment loss.
- Menlo Park City School District has 177 fewer elementary students than it did in 2014.

Changes in School Enrollment in Menlo Park City Elementary School District

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
Encinal Elementary (Atherton)	792	765	641	627	601	636	623	625	-21%
Laurel Elementary (Atherton)	465	542	659	705	709	705	666	637	37%
Oak Knoll Elementary (Menlo Park)	766	738	727	680	651	621	589	584	-24%
Total Enrollment	2023	2045	2027	2012	1961	1962	1878	1846	
Annual Change		1%	-1%	-1%	-3%	0%	-4%	-2%	
Districtwide Cumulative 7-Year Change		1%	0%	-1%	-3%	-3%	-7%	-9%	

From California Department of Education: [Public Schools and Districts and Enrollment Multi-Year Summary by Grade](#)

Ravenswood City School Elementary District's Enrollment is Declining



- Elementary enrollment has fallen every year since 2014, with a total drop of 68%.
- Elementary enrollment declines are much higher than average for the county.

From California Department of Education: [Public Schools and Districts and Enrollment Multi-Year Summary by Grade](#)

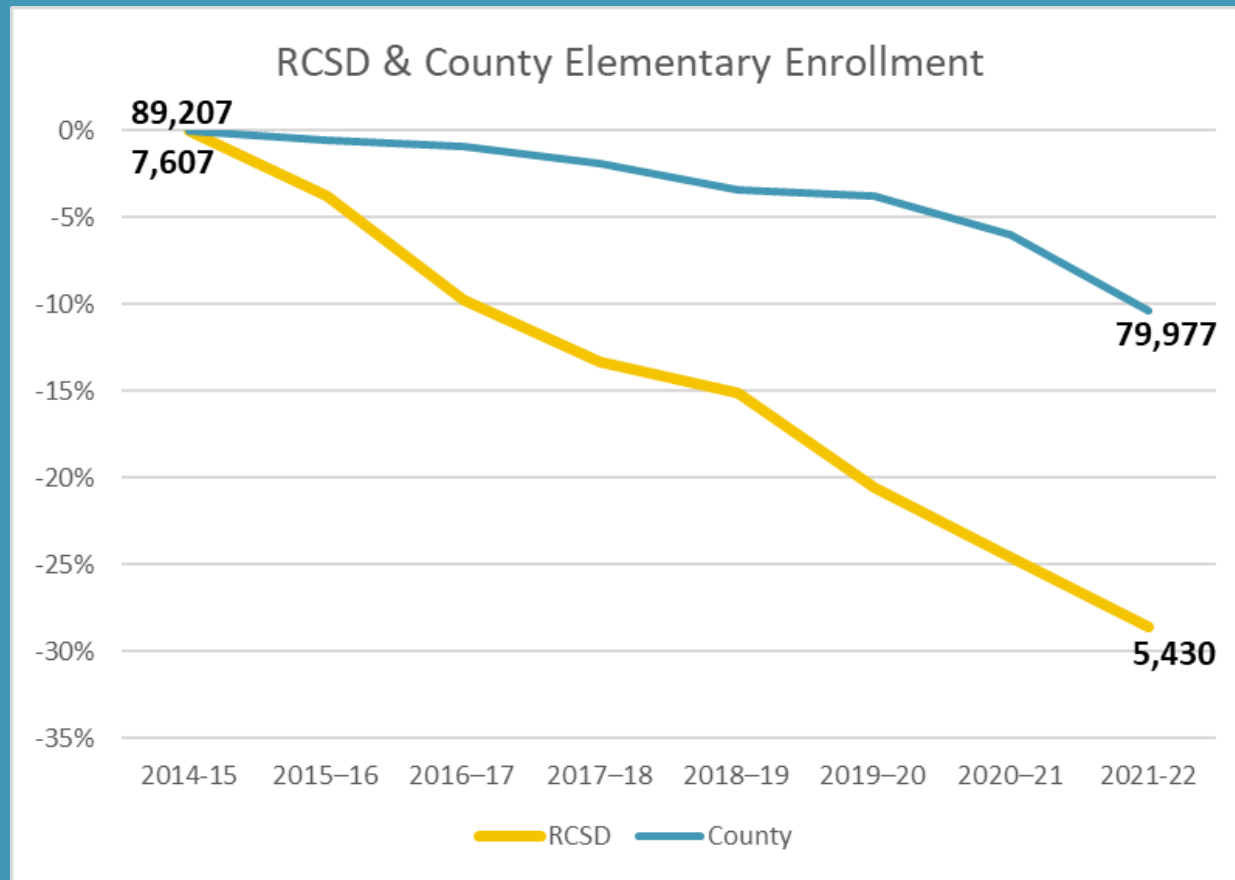
Ravenswood City School District's Elementary Enrollment is Declining

Changes in School Enrollment in Ravenswood City Elementary School District									
	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
Los Robles-Ronald McNair Academy	380	392	385	313	257	225	206	198	-46%
Belle Haven Elementary	591	577	543	457	368	277	478	391	-19%
Costano Elementary	564	558	509	425	358	261	475	400	-16%
Brentwood Academy (Closed 2020)	532	527	509	441	386	329	0	0	CLOSED
Green Oaks Academy (Closed 2018)	273	181	148	35	0	0	0	0	CLOSED
Willow Oaks Elementary (Closed 2020)	705	688	602	508	416	297	0	0	CLOSED
Total Enrollment	3045	2923	2696	2179	1785	1389	1159	989	
Annual Change		-4%	-8%	-19%	-18%	-22%	-17%	-15%	
Districtwide Cumulative 7-Year Change		-4%	-11%	-28%	-41%	-54%	-62%	-68%	

- The District has lost 3 neighborhood schools to closure.
- Remaining schools face enrollment declines of 16% - 46%.
- Ravenswood City has 2,056 fewer elementary students than it did in 2014.

From California Department of Education: [Public Schools and Districts and Enrollment Multi-Year Summary by Grade](#)

Redwood City School District's Elementary Enrollment is Declining



- Elementary enrollment has fallen every year since 2014, a total drop of 29%.
- Elementary enrollment declines are much higher than average for the county.

From California Department of Education: [Public Schools and Districts and Enrollment Multi-Year Summary by Grade](#)

Redwood City School District's Elementary Enrollment is Declining

Changes in Elementary School Enrollment in Redwood City School District

	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	Cumulative 7-Year Change by School
Adelante Selby Spanish Immersion	729	679	690	729	730	711	652	582	-20%
Clifford Elementary	727	700	638	581	554	576	608	658	-9%
Garfield Elementary	644	630	589	569	533	535	527	528	-18%
Henry Ford Elementary	426	390	362	376	368	560	506	461	8%
Hoover Elementary	787	756	694	692	652	732	710	695	-12%
North Star Academy	532	523	519	536	533	535	527	511	-4%
Orion Alternative	241	211	215	211	229	473	425	386	60%
Roosevelt Elementary	658	651	646	584	555	765	718	655	0%
Roy Cloud Elementary	776	788	744	718	751	751	703	628	-19%
Taft Elementary	524	492	410	329	279	405	363	326	-38%
Fair Oaks Elementary (Closed 2020)	241	351	310	221	219	0	0	0	CLOSED
Hawes Elementary (Closed 2020)	399	326	285	298	312	0	0	0	CLOSED
John Gill Elementary (Closed 2020)	408	347	303	288	275	0	0	0	CLOSED
Adelante Spanish Immersion (Closed 2020)	515	479	463	462	470	0	0	0	CLOSED
Total Enrollment	7607	7323	6868	6594	6460	6043	5739	5430	
Annual Change		-4%	-6%	-4%	-2%	-6%	-5%	-5%	
Districtwide Cumulative 7-Year Change		-4%	-10%	-13%	-15%	-21%	-25%	-29%	

- The District has lost 4 neighborhood schools to closure, including a Spanish immersion school.
- Redwood City School District has 2,177 fewer elementary students than it did in 2014.

From California Department of Education:
[Public Schools and Districts and Enrollment Multi-Year Summary by Grade](#)

From: Lynne Bramlett [mailto:lynne.e.bramlett@gmail.com]
Sent: Monday, May 16, 2022 1:45 PM
To: _CCIN <city.council@menlopark.org>
Subject: Housing Element Feedback

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Council,

Please see my input into the Housing Element. I may not be able to attend tonight's meeting in time to make a public comment.

1. **Emergency Housing.** What's the plan to house residents displaced due to a disaster? My understanding is that the Red Cross sets up temporary shelters only. I believe they arrive within 72 hours and disband the shelters after 30 days. I read that a jurisdiction should plan for shelters for about 10% of our population as most displaced people stay with family or friends. Please see the attached April 2021 Disaster Response Guidelines that I made a public records request to obtain. The shelter list (page 25) is extremely out of date. We need an updated list and MOUs with each, along with possibly pre-securing needed supplies. The Fire District's Disaster Response Guidelines were developed without jurisdictional and public input and review. This type of process is one reason why I believe Menlo Park needs to take more responsibility for its disaster management.
2. Policy H2.1 and H2.C. **Menlo Park has hundreds of soft-story apartment buildings and even some condos. The HOA board may be unaware of the seismic risk. We need a soft-story incentive to get**

them seismically retrofitted as they are prone to collapse in earthquakes. Retrofitting doesn't cost that much and residents can live in the building during a retrofit. I believe the average cost is about \$7,500 but this needs verifying. I counted the soft story buildings in District 1/Belle Haven and I got a count of 17 buildings (I excluded 335 Pierce Road which is slated to be torn down) and a total of 72 units. That could be anywhere from 150-300 people at risk of displacement in Belle Haven alone following an earthquake. Another resident has made a count of soft stories all over Menlo Park. There are hundreds.

- 3. Program H4.R. Work with the Fire District and Policy H6.2.** The H4.R implication is that the plan is to get the Fire District to cooperate in lowering fire safety standards. I consider this a major mistake. Fires following earthquakes are a typical secondary consequence. Fires are what destroyed San Francisco in 1906, not the earthquake. I would like the City to work with the Fire District on incenting fire and wildfire defense solutions. We could train more people on fire safety and help to outfit Belle Haven (for example) residents with fire extinguishers and the knowledge of how to use them. Our building codes could also be stronger. I believe we have adopted the bare minimum of "life and safety only." We could do better. As to wildfires, one of the most common ways that wildfires spread is through embers and burning debris that gets into attics. The Fire District and the City could work together to provide incentives to help people to retrofit attic vents and to add sprinklers. Outside vegetation could also be hardened. The downtown business district particularly needs sprinklers in most of the buildings. Suitable new large housing units could also include underground water storage. The Fire Marshal and Fire Chief should give input into H4.R.

Lynne Bramlett
650-380-3028

MENLO PARK FIRE DISTRICT **DISASTER RESPONSE GUIDELINES** APRIL 2021



Office of Emergency Management

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SECTION I: INTRODUCTION

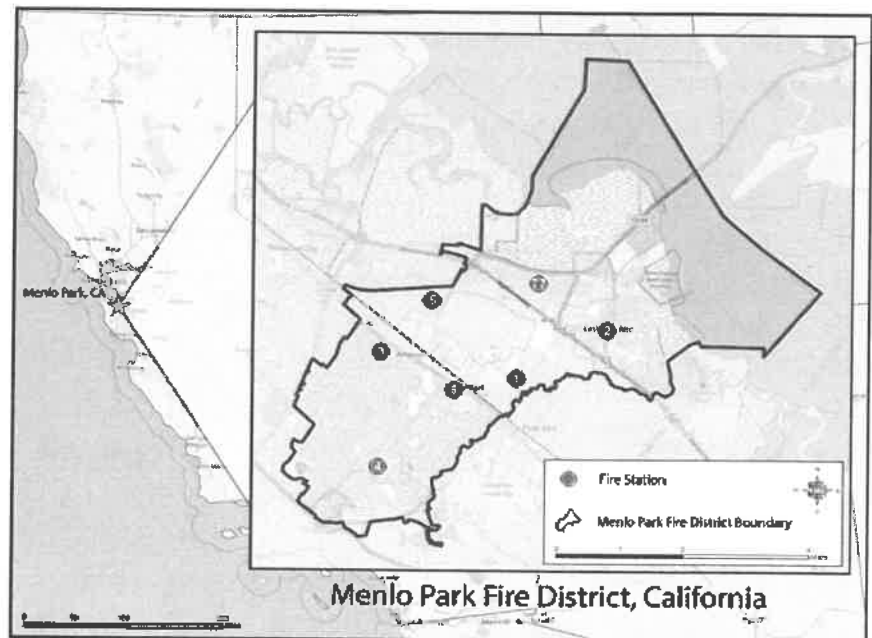
1.1 Disaster Definition

A disaster is defined by the Fire District as an occurrence of a natural catastrophe, technological accident, or human-caused event that has resulted in severe property damage, deaths, and/or multiple injuries. A “large-scale disaster” that exceeds the response capabilities of the Fire District and requires County, State and potentially Federal involvement. The Disaster Response Guidelines (DRG) seeks to provide the framework in which the Fire District will operate accordingly in conjunction with National Incident Management System and Standardized Emergency Management System

1.2 History

The Menlo Park Fire Protection District (MPFPD or District) was established in 1916; the District was reaffirmed and operates under the authority of the California Health and Safety Code Section 13800 et seq. (Fire Protection District Law of 1987). Located on the peninsula in the southernmost part of San Mateo County in the Metropolitan Bay Area, the District covers approximately 29 square miles that reach into the bay.

The District's population is estimated at around 95,263. In addition, via a contract for services, the district provides fire and EMS response to the Stanford Linear Accelerator and National Department of Energy Laboratory. MPFPD is a Special District governed by a Board of Directors comprised of resident community members, duly elected by the citizens of the District and serving staggered four-year terms. As a Special District, MPFPD provides a full array of fire, rescue, emergency medical, and risk reduction to the cities of East Palo Alto and Menlo Park, the Town of Atherton, and unincorporated areas of southern San Mateo County.

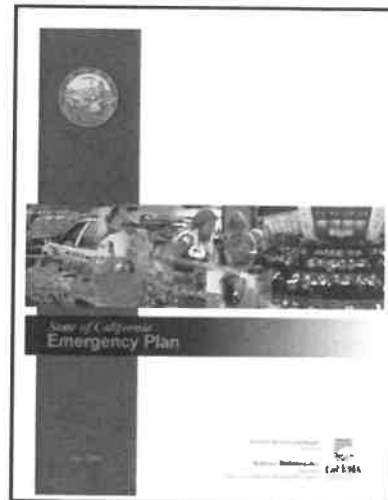
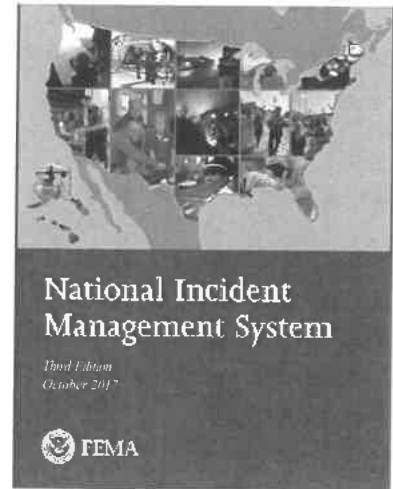
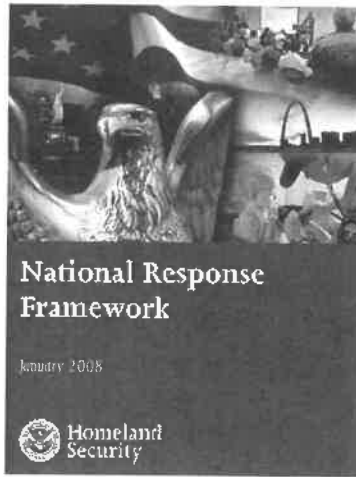


The District employs 125 personnel and responds to approximately 8,743 calls for service annually. Currently, the District's assessed valuation is \$34.75 billion, with an approved budget for the fiscal year (FY) 2019–2020 of \$62,015,046. The Fire Chief is hired by and answers to the Board of Directors.

1.3 Purpose

The Disaster Response Guidelines (DRG) outlines the District’s planned response to natural, technological, or man-made disasters. The Disaster Response Guide does not apply to routine emergencies or fire operations nor the procedures utilized to respond to these incidents. The focus of this DRG is on significant occurrences that have the potential to overwhelm the capabilities of the District. The Disaster Response Guide is intended to facilitate multi-agency and multi-jurisdictional coordination between local, operational area, State and Federal response.

The Disaster Response Guide is a collection of information represented by a variety of plans, policies and best practices established by State and Federal doctrines or best practices.



STANDARDIZATION AND UNIFORMITY

The Fire District’s- Disaster Response Guidelines serves as a mechanism pulling together all related disaster response systems underneath the structural foundation of the Emergency Management fundamentals.

- National Response Framework
- California State Emergency Plan
- City’s and Town Emergency Operation Plan

1.4 District Responsibility

The District acknowledges that, during a disaster, it will be the primary provider of firefighting, medical services, and rescue services within the community. These roles are the Fire District's responsibilities by virtue of statutory authority as well as recognition from the National Incident Management System- Emergency Support Function #4 Firefighting.

Aside, from these responsibilities the Fire District is also the sponsoring agency to a Federal and State Urban Search and Rescue Team (CA-TF3) and has an Office of Emergency Management with a team of two-full time personnel that support the Department Operation Center and serve as Fire Liaisons to the jurisdictions.

1.5 Scope

This document serves as the official guideline for Menlo Park Fire Protection District disaster response efforts. This document works in parallel with Local, County, State and Federal emergency response plans. It is the intent of this Disaster Response Guide (DRG) that all Fire District disaster response protocols be integrated underneath this doctrine associated with Emergency Management/ Homeland Security.

- DRG establishes a framework for the overall integration of District disaster operations into existing manageable framework within the District's boundaries.
- DRG outlines standardized and universal processes utilized by District personnel to assess large scale incident management operations during a disaster in return mitigating unnecessary loss of live and property.

1.6 Approval and Implementation

The Disaster Response Guide will take effect upon approval by the Fire Chief. The Plan will be reviewed annually by the Office of Emergency Management in support with the Operations Division.

SECTION II: AUTHORITIES & REFERENCES

The Disaster Response Guide follows the authority provided below.

Title / Citation	Origination	Application	Description / Summary
1. California Emergency Services Act, Chapter 7, Division 1, Title 2 of California Government Code	State of California	State and local government agencies	Confers emergency powers to the Governor, establishes OES, delineates the emergency responsibilities of state agencies, and establishes the state mutual aid system
2. SEMS Chapter 1, Division 2, Title 21 of the California Code of Regulations	State of California	State and local government agencies	Provides the framework for emergency management in California, directs each agency to be responsible for “emergency planning, preparedness, and training” and directs each agency to establish a line of succession “and train its employees to properly perform emergency assignments”
3. Governor’s Executive Order W-9-91	State of California	State and local government agencies	Establishes basic emergency preparedness objectives and policies to be carried out by state officials
4. California Disaster and Civil Defense Master Mutual Aid Agreement	State of California	State and local government agencies	Provides a framework for the provision of mutual aid to agencies in need during an emergency event
5. Emergency Managers Mutual Aid Plan	State of California	State and local government agencies	Outlines policies, procedures, and authorities for provision of emergency management personnel from unaffected jurisdictions to support affected jurisdictions during an emergency event, in accordance with the Master Mutual Aid Agreement
6. State of War Emergency Orders and Regulations	State of California	State and local government agencies	Explains the broad powers of the Governor during a State of War emergency
7. State Emergency Plan	State of California	State and local government agencies	Describes the authorities, responsibilities, functions, and operations of all levels of government during extraordinary emergencies
8. Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act)	Congress of the United States (Public Law 93-288, as amended)	Federal agencies	Authorizes the Federal Government to provide assistance in emergencies and disasters when state and local capabilities are exceeded
9. National Response Framework & National Incident Management System	U.S. Department of Homeland Security	All levels of government, and non-governmental and private sector entities	Provides guidance on how the nation conducts all hazard incident responses

10 Homeland Security Presidential Directive No. 5	The Executive Office of the President	Federal, state and local agencies with responsibilities for emergency response	Authorizes the development and implementation of NIMS, which establishes standardized incident management processes that all responders use to conduct response actions
11 Homeland Security Presidential Directive No. 8	The Executive Office of the President	Federal, state and local agencies with responsibilities for emergency response	Establishes policies for strengthening national preparedness, including the National Preparedness Goal and Target Capabilities List

SECTION III: HAZARD RISK ANALYSIS

Hazard Identification is the process of recognizing the range of natural or human-caused events that threaten the Fire District. Natural hazards result from uncontrollable, naturally, occurring events such as flooding, windstorms and earthquakes, whereas human-caused hazards result from human activity and technological hazards. (STANDARD OF COVERAGE REPORT 2020)

Figure 10: Hazard Risk Summary

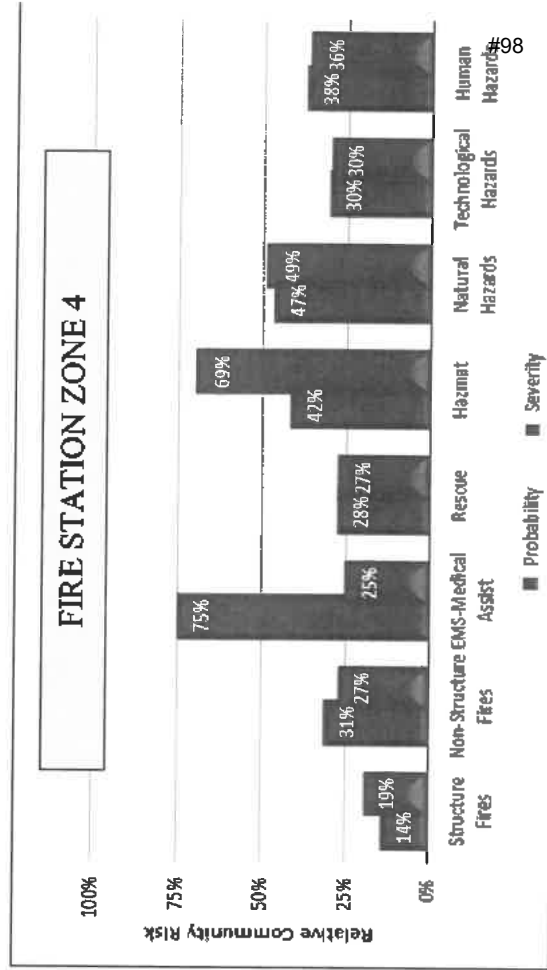
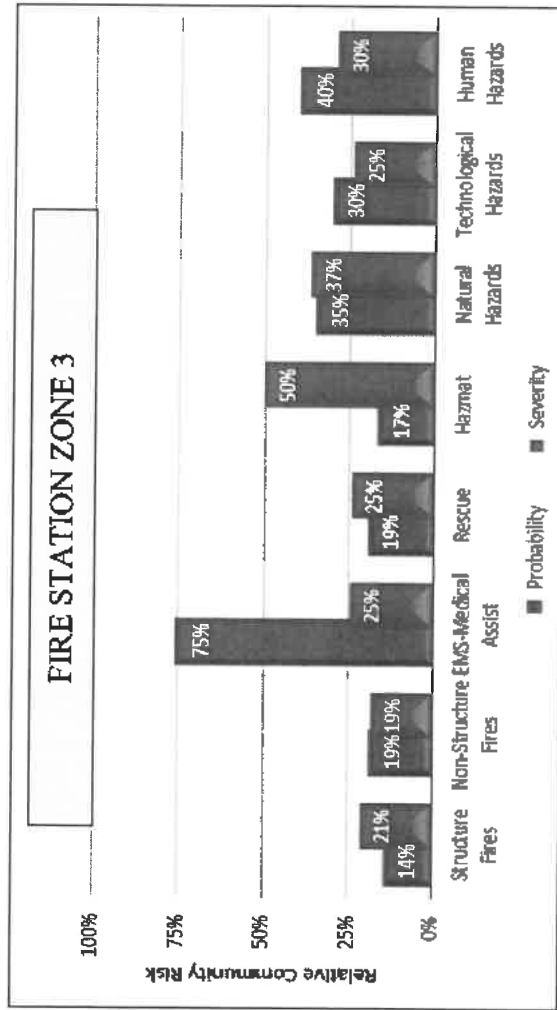
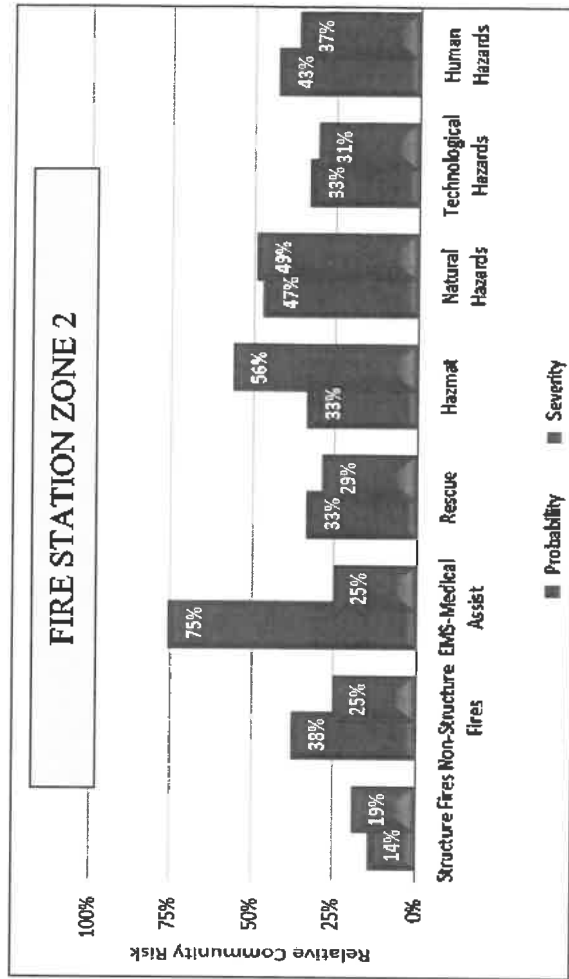
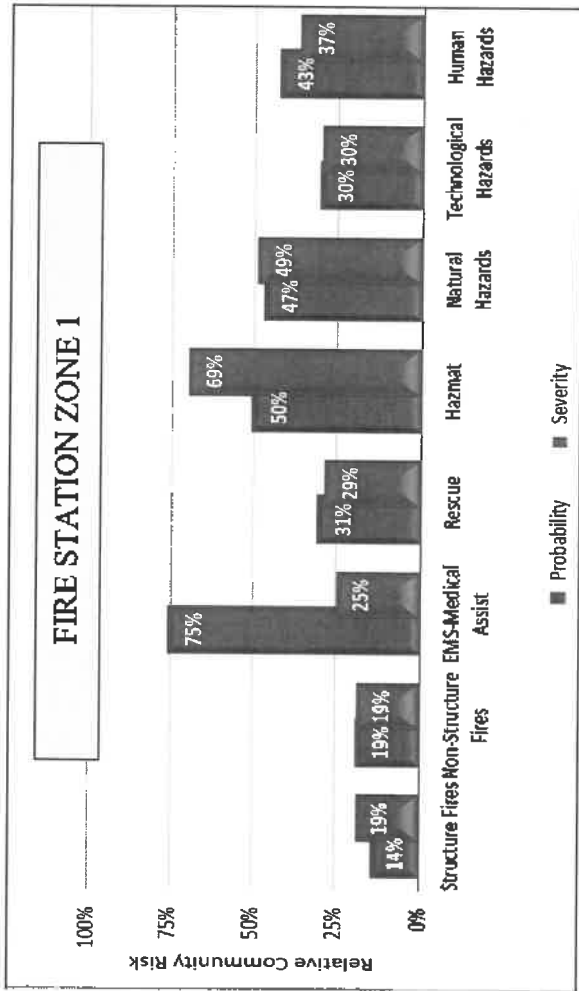
	Structure Fires	Non-Structure Fires	EMS	Rescue	Hazmat	Natural Hazards	Tech. Hazards	Human Hazards	Total
Probability	100%	81%	100%	50%	50%	37%	47%	50%	55%
Severity	63%	61%	42%	90%	58%	51%	64%	65%	57%
Relative Risk	63%	50%	42%	25%	29%	19%	30%	33%	31%

COUNTY HAZARD MITIGATION PLAN: 2016

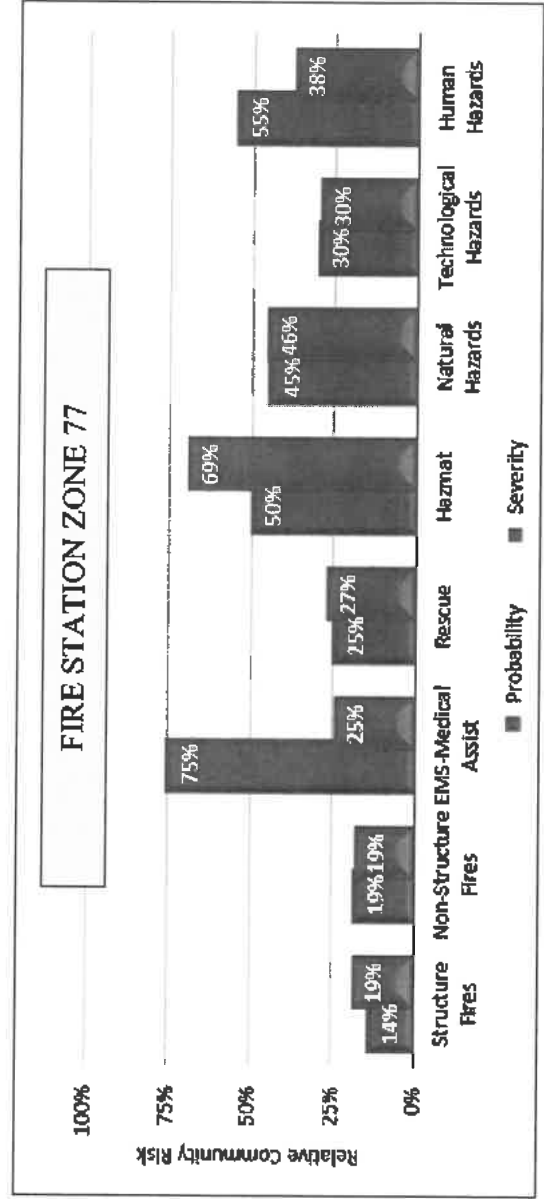
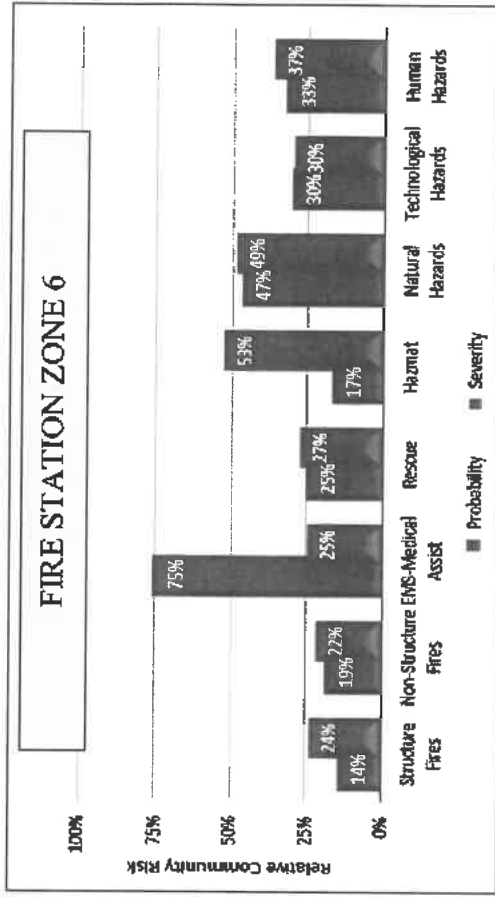
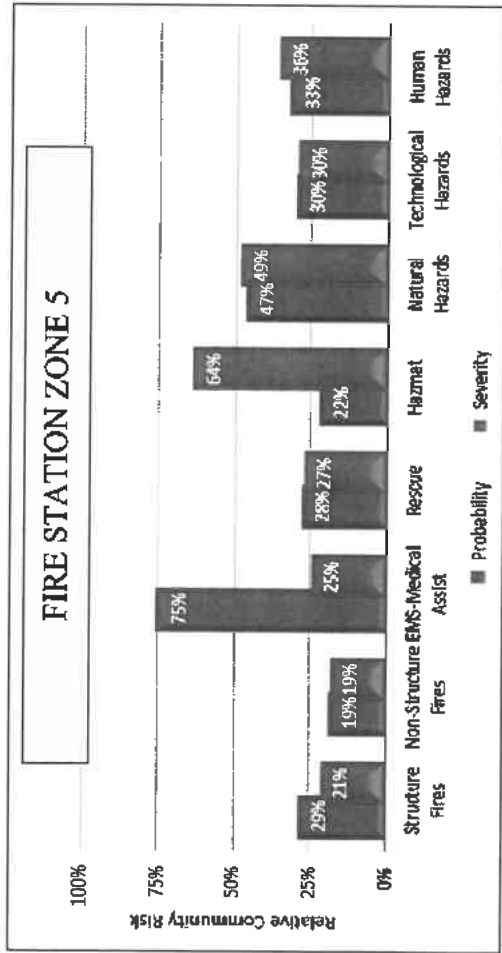
Rank	Hazard Type	Risk Rating Score (Probability x Impact)	Category
1	Wildfire	54	High
2	Earthquake	48	High
3	Severe Weather	33	Medium
4	Landslides	21	Medium
5	Flood	18	Medium
6	Tsunami	18	Medium
7	Drought	9	Low
8	Dam Failure	6	Low



Community Risk Per Fire Station Zones



Community Risk Per Fire Station Zones



SECTION III: GUIDELINES, DEFINITIONS & GOALS

3.1 District Guidelines in a Disaster

- The District will operate under the National Incident Management System (NIMS) / State Emergency Management System (SEMS) / Incident Command System (ICS) during an event or disaster.
- The Fire District will exercise specific Disaster Response Annexes when applicable to the emergency event/ disaster situation.
- All on-duty personnel are expected to remain until properly relieved. Off-duty personnel will be expected to return to work as per the District recall procedures.
- Staffing levels may change at the discretion of the Fire Chief or his/her designee.
- Incident Command priorities will remain life safety, incident stabilization and protection of property and the environment.

3.2 Department Operation Center Activation

During any event that exceeds normal Fire District capacity a Department Operation Center (DOC) may be activated per the National Incident Management System (NIMS). A Department Operations Center (DOC) is typically a singular coordination control center related to that agencies or department specific core responsibilities jurisdictionally. A DOC is a physical facility or location similar to an Emergency Operations Center (EOC). However, the purpose of a DOC is to manage and coordinate events specific to the Fire District's core responsibilities.

The DOC maybe activated when:

- The City of Menlo Park, East Palo Alto and Town of Atherton activate their respective Emergency Operations Center (EOC).
- When 75% of District resources are involved in a major disaster response with long term sustained operations expected.
- Upon order of the Fire Chief or his/her designee.

DEPARTMENT OPERATION CENTER

LEVEL 1	NORMAL OPERATIONS	<ul style="list-style-type: none"> • Normal call volume no significant event. • Routine day to day operations.
LEVEL 2	PARTIAL OPERATIONS	<ul style="list-style-type: none"> • This type of incident extends beyond the capabilities for local control and is expected to go multiple operational periods. • Partial command and general staff positions are filled. • Activation of Department Operation Center. • Activation of Joint Information System with locality. • Written IAP is required for each operational period. • Many functional units are needed and support staff (Fire Prevention, Fleet, OEM, USAR etc.)
LEVEL 3	FULL ACTIVATION	<ul style="list-style-type: none"> • This type of incident is most complex, requiring Federal and State resources. • All Command and General Staff positions filled. • Branches need to be developed in IAP • Activation of Emergency Operation Center or Mult-Agency Coordination Center • Activation of Joint Information System.

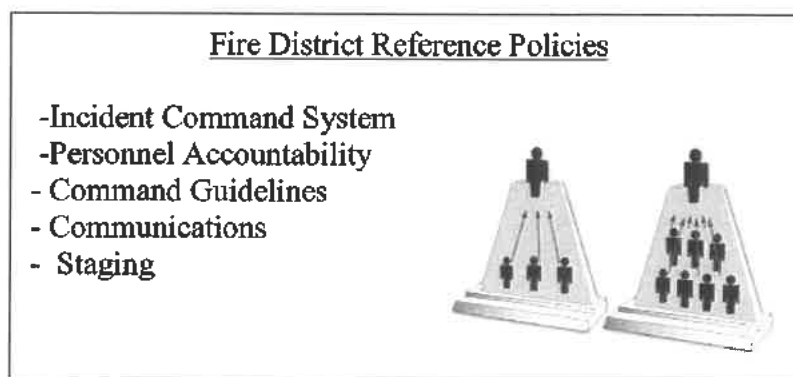
SECTION IV: ORGANIZATION

4.1 Incident Command System/ National Incident Management System

The Fire District will use the Incident Command System during all declared disasters and during ANY large-scale incidents that breach District resources. A system that aligns with the National Incident Management System and the California Standardized Emergency Management System.

Incident Command System (ICS) is used for the command, control, and coordination of emergency response. ICS incorporates personnel, policies, procedures, facilities, and equipment, integrated into a common organizational structure designed to improve emergency response operations of all types and complexities. Below are a few characteristics of ICS:

- Span of control
- Personnel accountability
- Common terminology
- Resources management
- Integrated communications



4.2 Standardized Emergency Management System (SEMS)

The Standardized Emergency Management System (SEMS) is the system required by California's Government Code Section 8607(a) for managing emergencies involving multiple jurisdictions and agencies. SEMS consists of five organizational levels, which are activated as necessary. SEMS incorporates the functions and principles of the Incident Command System (ICS), the Master Mutual Aid Agreement (MMAA), existing mutual aid systems, the operational area concept, and multi-agency or inter-agency coordination.

Local districts must use SEMS to be eligible for funding of their response-related costs under state disaster assistance programs. SEMS is intended to:

- Facilitate the flow of information within and between levels of the system
- Facilitate coordination among all responding agencies.

The use of SEMS will improve the mobilization, deployment, utilization, tracking, and demobilization of needed mutual aid resources. The use of SEMS will reduce the incidence of poor coordination and communications, and reduce resource ordering duplication. SEMS is designed to be flexible and adaptable to the varied disasters that occur in California and to the needs of all emergency responders.

SEMS requires the following functions to be provided at the local government and operational area levels:

- **Field**

The Field Level is where emergency response personnel and resources, under the command of responsible officials, carry out tactical decisions and activities in direct response to an incident or threat.

- **Local Government**

The local government level of emergency management manages and coordinates the overall emergency response and recovery activities within a local government's jurisdiction. Local governments include the County, cities, town and counties, school districts and special districts.

The local government level is activated when field response level agencies determine that they need support from a higher level.

- **Operational Area (OA) / SAN MATEO COUNTY**

An OA is the intermediate level of the state's emergency management organization which encompasses a county's boundaries and all political subdivision located within that county, including special districts. The OA facilitates and/or coordinates information, resources and decisions regarding priorities among local governments within the OA. The OA serves as the coordination and communication link between the Local Government Level and Regional Level. State, federal and tribal jurisdictions in the OA may have statutory authorities for response similar to those at the local level.

- **Region**

The Regional Level manages and coordinates information and resources among operational areas within the mutual aid region, and also between the OA and the state level. The Regional Level also coordinates overall state agency support for emergency response activities within the region.

- **State**

The state level of SEMS prioritizes tasks and coordinates state resources in response to the requests from the Regional level and coordinates mutual aid among the mutual aid regions and between the Regional Level and State Level. The state level also serves as the coordination and communication link between the state and the federal emergency response system. The state level requests assistance from other state governments through the Emergency Management Assistance Compact (EMAC) and similar interstate compacts/agreements and coordinates with the Federal Emergency Management Agency (FEMA) when federal assistance is requested. The state level operates out of the State Operations Center (SOC).

The Field and DOC functions are further illustrated in the following chart:

Primary SEMS Function	Field Responsibilities	DOC Responsibilities
Command	Command is responsible for the directing, ordering, and/or controlling resources.	{FIRE/ DEPUTY CHIEF} Management is responsible for facilitation of overall policy, coordination and support of the incident
Operations	The coordinated tactical response of all field operations in accordance with the Incident Action Plan.	{OPERATIONS CHIEF} The coordination of all jurisdictional operations in support of the response to the emergency in accordance with the EOC Action Plan.
Planning and Intelligence	The collection, evaluation, documentation and use of intelligence related to the incident.	{DISASTER RESPONSE MANAGER} Collecting, evaluating, and disseminating information and maintaining documentation relative to all jurisdictional activities.
Logistics	Providing facilities, services, personnel, equipment and materials in support of the incident.	{USAR WAREHOUSE/ LOGISTICS} Providing facilities, services, personnel, equipment and materials in support of all jurisdictional activities as required.
Finance and Administration	Financial and cost analysis and administrative aspects not handled by the other functions.	{ADMINISTRATIVE SERVICE MANAGER} Responsible for coordinating and supporting administrative and fiscal consideration surrounding an emergency incident, including recovery.

4.3 National Incident Management System (NIMS)

The National Response Framework (NRF) is mandated by HSPD-5 that integrates Federal domestic prevention, preparedness, response, and recovery plans into one all-discipline, all-hazards plan.

The Fire District will utilize NIMS and SEMS during all large-scale or complex incidents in order to be eligible for disaster reimbursement.

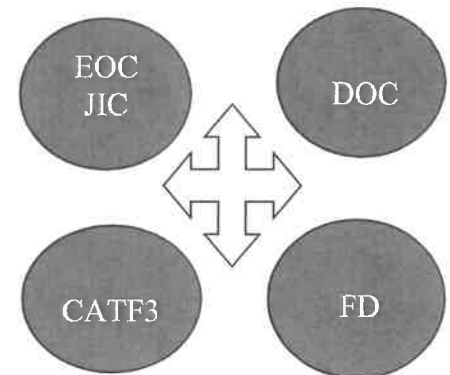
NIMS Management Characteristics

Common Terminology	Modular Organization
Management by Objectives	Incident Action Planning
Span of Control	Incident Facilities (ICP etc.)
Resource Management	Integrated Communications
Transfer of Command	Unified Command
Accountability	Information Management

4.4 Relationship between the EOC, DOC, and IMAT(CA-TF3)

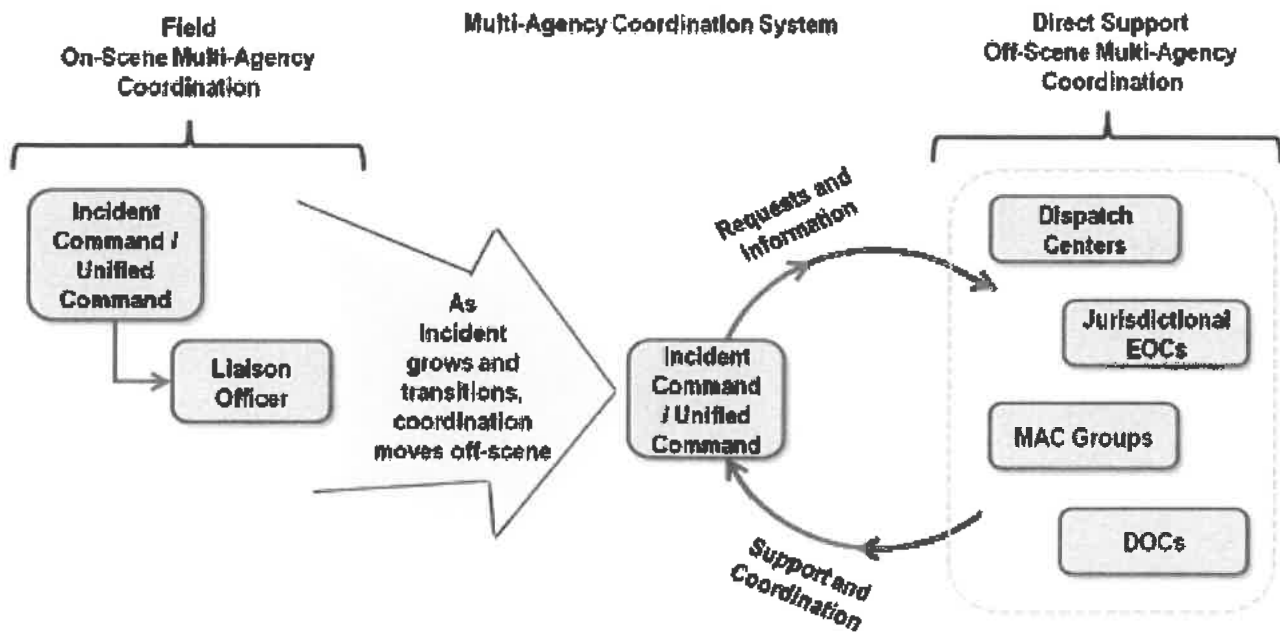
When an incident becomes large enough that a municipal EOC is opened the Fire District may send a representative from OEM and an employee from Operations to represent the District. The PIO should also be in close collaboration with the Joint Information System if one is established by the locality.

The Fire District is the Sponsoring Agency (SA) of FEMA-California Task Force 3. If CATF-3 is mobilized without formal orders per direction of the SA then the Program Manager along with the Task Force Leader will be responsible for system integration between the partnering response agencies. The Office of Emergency Management may also be utilized for incident management support.



4.5 Multiagency Coordination Center

Any large-scale incidents within the Fire District may require establishing a Multi-Agency Coordination Center. Integrating all our local agencies (Atherton, Menlo Park, East Palo Alto and Unincorporated San Mateo) in one command center will streamline the process and improve the decision-making process among the City Managers and the Fire Chief. This MACC is promoting the scalability and flexibility that is needed for a coordinated response within the District.



SECTION V: Disaster Facilities, Support Staff and Fire Board

5.1 Disaster Facilities

The following facilities are identified as the Department Operating Center (DOC) for the District: However, the Fire District may choose to integrate its department staff with City or Town resources and form an Emergency Operation Center or Multi-Agency Coordination Center when applicable.

Primary Fire Administration Conference Room
 170 Middlefield Road
 Menlo Park, CA 94025

Alternate USAR Facility 2470 Pulgas Avenue
 East Palo Alto, CA 94303

5.2 Emergency Water and Food Supplies

The Fire District does have emergency water tanks located at each station in case our drinking water is disrupted during a disaster. The USAR facility also stores emergency food and pallets of drinking water for the program that we may be able to acquire through the Program Manager.

STATION 1	STATION 2	STATION 3
800 Gallons Water	800 Gallons Water	325 Gallons Water
STATION 4	STATION 5	STATION 6
325 Gallons Water	325 Gallons Water	500 Gallons Water
STATION 77		
325 Gallons Water		

5.2 Personnel Activation & Recall Procedures

The Fire District's regular staffing may be insufficient to meet the needs of a disaster. It may be necessary to conduct employee polling of ALL Fire District personnel (Operations, Support, Administrative, Fleet, EMS, Training, Human Resources, IT and OEM staff).

All District employees are considered Disaster Services Workers under California Government Code 3100 and shall report for duty as soon as possible when advised by their supervisor.

District Employees will be notified in one of the following ways by their Supervisors:

1. Telephone (including home, cell and other contacts from the personnel contact list)
2. Email

5.3 Labor Pool, Additional Resources and Time Card Tracking

Upon conducting the recall procedures, off duty personnel and support staff should secure his or her individual home/personal situation before reporting to an assigned area:

Safety Employees:

Regularly assigned safety personnel should report to their assigned fire station or work station per direction of the Operations Chief and Fire Marshal.

Non-Safety Employees:

Administrative/ Support personnel will check in with their Managers/ Supervisors and will report to duty where needed. Managers and Supervisors are to report their staff availability to the Fire Chief. These department include (Human Resource, Administrative, Training Division, Fleet, Fire Prevention, USAR, and Office of Emergency Management).

All District Employees- Disaster Service Workers:

Public Employees can support their nearest city or other public agencies in their immediate area until access routes have been restored if unable to get to work. All Public Employees are considered Disaster Service Workers per Government Code Section 3100-3109.

Time Card Tracking:

All employees whom are off-duty reporting in for duty need to document their hours using ADP, Microsoft Calendars, or any other form provided by Human Resource. This will be used for financial reimbursement and HR will advise of any adjusted hourly rates based on over-time hours.

5.4 Badges/ Identification During A Disaster

To ensure that access is permitted to District employees who are attempting to travel the roadways and highways, every member should carry their Fire District personnel identification card. Presenting this ID should allow the member access to most disaster areas- although check in with your supervisor or manager before entering an emergency/ disastrous scene if you are civilian/ non-safety employee.

5.5 Family Assistance Centers

As conditions and time permit, efforts will be made to set up a family support center in efforts to keep our employee families up to date on information related to the disaster. Any significant events that has the capacity to breach 10 days should take into consideration a Family Assistance Center. The PIO will work with Human Resource Department with setting this up.

5.6 Modification of Work Assignments

While operating in a declared disaster- District personnel maybe assigned to functions which are not part of their daily job activities but which they may safely perform. Assignments that exceed the scope of the employee's daily job will be made by the Fire Chief and Human Resource Manager after evaluating the work responsibilities.

All District personnel including administrative staff may be assigned to clerical, planning, logistics, administration/finance, support, or non-response functions after deemed allowable by Fire Chief.

In addition to Safety Employees the Fire District may choose to activate its "Disaster Volunteer Management Annex" in affiliation with its Community Emergency Response Team (CERT) program.

5.7 Staffing / Crew Configurations

While operating in a declared disaster the Fire District may reconfigure or alter the staffing and crew assignments for response units to meet the specific needs of the event. Personnel will be informed of their assignment and accountability for all staffing in the affected area (disaster zone). All personnel assigned to tactical activities within the operations or response should work in teams of two or more while other assignments maybe a single person or a mission specific team.

5.8 Board of Directors

The District acknowledges that the political oversight, declarative authority and guidance of the Board of Directors may be essential during a disaster. As the Fire Board’s normal meeting area (Training Classroom) may be utilized as a Department Operations Center during a disaster provisions to both closed and public meeting options may be made in other locations within the District’s buildings. The Fire Chief serves as the Liaison to Board of Directors without exception

Specific responsibilities of the Fire Board include:

- Receive regular updates and briefings from the Fire Chief.
- Continue to serve in their respected Liaison role to local government representatives.
- Review and approve Emergency Policies or Purchases that exceed Fire Chief authority.
- Participate in public meetings with local officials to determine public needs and identify current or future Fire District actions related to the disaster.
- Visit impacted areas, shelters, and other temporary facilities to support the local City officials. Review requirements for special legislation and development of policy.

5.9 Community Emergency Response Team (CERT)

The District’s Community Emergency Response Team (CERT) program has more than 1,000 trained members in the Fire District. CERT members have pre-determined scope and capabilities for disaster response. CERT Members are trained in the following:

- Disaster Medical Operations
- Fire Safety & Utilities
- Light Search and Rescue
- Incident Command System

CERT Disaster Caches:

The Fire District has several CERT caches throughout the area. CERT members have access to these trailers during times of a crisis. CERT Caches having some of the following contents:

Respiratory Protection (P100, Scott half face)	Rescue Equipment (Rope, Litter Pre-Rig)	Cribbing & Wedge Kit (4x4x18)
Hand Tools (Axe, Sledge Hammer etc.)	Trauma Kit (Trauma Kit, Dressing)	Safety Equipment (Air horn, vests, goggles)

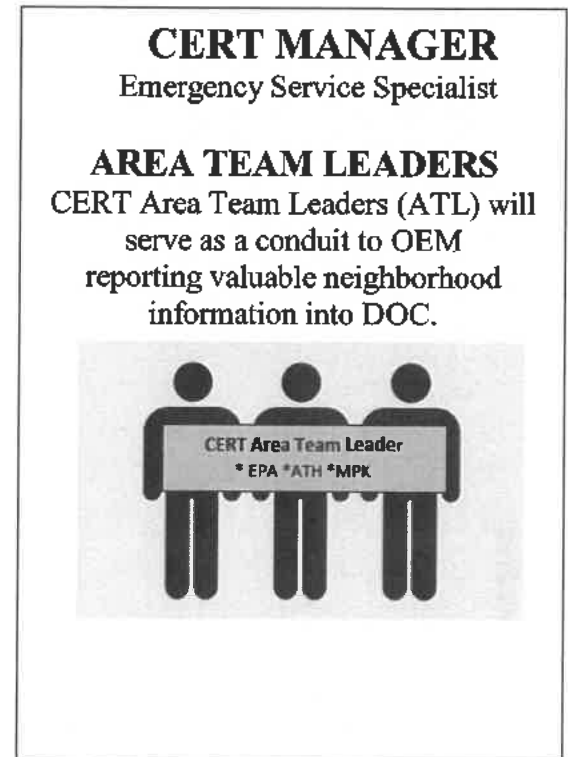
5.2 CERT Activation

In the event of a disaster CERT members will respond within their designated communities and establish communications through their pre-determined communications pathways which include FRS/GMRS radio systems which operate independently of other District radio communications.

The Fire District has established Area Team Leaders (ATL) that will serve as liaisons to OEM with helping assess the damage at the neighborhood level through working with community groups. The Emergency Service Specialist (OEM) is the POC for CERT integration.

CERT members may be formally activated by the Fire District based on the following situations.

1. Shortages of professional responders require additional staffing support or additional volunteer/ CERT resources.
2. Volunteers with particular skills and/ or special knowledge are needed to enhance response and recovery/ CERT resources.
3. The localities require Fire District CERT affiliated members.



SECTION VI: OPERATIONAL COORDINATION

6.1 District Operations Center (DOC)

The mission of the District Operation Center (DOC) is to provide support for major incidents regarding resource requests, tracking of situation status, and handling incident communications without impacting normal emergency dispatch center operations. The Fire District may provide an agency representative to the affected localities EOC to act as the Fire and Rescue Branch Coordinator along with a support staffing from the Office of Emergency Management.

A major responsibility of the DOC is to serve as the central ordering point for the incident, which requires the coordination of all requests and orders for fire resources, personnel, and logistical support. This entails a high level of coordination with local, state, and federal partners to ensure requests are filled as timely as possible.

Command and Control
DOC serve as the central ordering point for resource requests, tracking of situational status.

6.2 DOC Activation Checklist

1 **MAKE THE DECISION TO ACTIVATE DOC**

Assess the emergency or event. Do you foresee it lasting a couple days (2-3)?
A request was made from the field to activate (fire, police, public works)?
DOC activated primarily as proactive (parade, presidential visit, flood watch)?

2 **DETERMINE THE INITIAL LEVEL OF ACTIVATION**

Level 1- No Activation (Staffing minima 1-3 members) if opened as Watch Center.
Level 2- Enhanced Operations (staffing moderate 3-7 members)
Level 3 Full Activation (staffing maximum 7-12 members- MACC activated).

3 **OPEN THE DEPARTMENT OPERATION CENTER OR CITY EOC**

When you arrive turn on basic equipment.
Turn on all computers
Select the local broadcast channel on the TV.
Make sure weather radio is on or a website is being monitored.
Refer to EOP checklists forms per Hazard.
Start filling out your actions on the ICS Form 214 Unit Log
Sign into WebEOC <https://sanmateo.webeocasp.com/sanmateo>

4 **ASSUME RESPONSIBILITY AS EOC MANAGER UNTIL RELIEVED**

5 **NOTIFY CHIEF OFFICERS AND EMERGENCY MANAGEMENT**

Contact has been made with all Chief Officers and Emergency Management Division?

6 **ADVISE COUNTY OES THAT DOC HAS BEEN ACTIVATED**

Contact the on-Duty Officer and let them know DOC has been activated. Provide nature of the emergency and brief description of the current situation. Non-Urgent Monday thru Friday OES County Duty Officer 650-363-4790
After Hours 650-363-4911

DOC Objectives:

Resource tracking and accountability is the highest priority of the Department Operation Center.

Initial actions in the DOC are to assess needs, assign personnel to DOC positions and brief staff. As the demands of the incident expand the DOC coordinates the necessary resources (equipment, personnel).

Through, maps, display charts/boards, radios, phones and computers need to be brought in or set-up in the Department Operation Center. Utilize “First Watch” software as a Common Operating Picture along with other systems.

When the incident is multi-jurisdictional and a Unified Command has been established, the Fire District will send a Chief Officer to cooperate in the Unified Command.

The DOC also facilitates the backfill and staffing of the Reserved Apparatus if warranted.

Assess current situation and resource status

Determine immediate future needs

Utilize all means to call back all off-duty firefighters, Chief Officers and support staff.

Staff the DOC with a Logistics Chief / Resource Manager (BC) who is on-duty.

Determine drawdown levels, incident commitment, and outstanding incident needs

Allocate reserve resources if necessary. Place non-on duty staff on stand-by.

Request mutual aid through the Operational Area (OA) Mutual Aid Coordinator

Maintain status of unassigned fire and rescue resources

Complete and maintain status reports for major incidents requiring or potentially requiring OA, State and/or Federal response

6.3 DOC Organization Chart

In accordance with SEMS requirements, the DOC will be staffed and managed by the DOC Incident Management Team which may consist of Chief Officers, OEM, Suppression, IT, and EMS staff. Additional personnel to support the DOC will be identified and assigned by the Fire Chief, designee, or the Operations Chief.

DOC POSITON	DISTRICT POSITION
1. Operations Chief	Deputy Fire Chief
2. Public Information Officer	Fire Marshal
3. Planning Chief (OEM)	Disaster Response Manager
4. Liaison Officer/ Volunteer Management (OEM)	Emergency Services Specialist
5. Logistics Chief	USAR Warehouse & Logistics
6. IMAT	CATF3 Program Manager

6.3 Multi-Agency Jurisdictional Response

A catastrophic incident is any natural or manmade incident, including terrorism, that result in extraordinary levels of mass casualties, damage or disruption severely affecting the population, infrastructure, environment, economy, and government functions.

This type of event adds tremendous pressure to our Battalion Chief because of the severity, scale, and scope of the multiple agencies that will be responding in the Fire District.

6.4 Complex Incident-Standing Objectives

1. **Situational Awareness / Analysis** – Assigned: Ops, Plans, PIO
 - a. Incident Information
 - b. Information Analysis
 - Current incident status (Conditions Assessment Needs)
 - Incident potential information (12, 24, 48- and 72-hour projections)
 - c. Intelligence and Investigation
 - d. Public Information
 - Current situation
 - Potential situation
2. **Determine Priority of Incident(s)** – Assigned: OPS
 - Life Safety
 - Property Threats
 - High Damage Potential
 - Incident Complexity
 - Environmental Impact
 - Economic Impact

3. **Acquire / Allocate Critical Resources** – Assigned: Logs, PIO
Critical resources acquired internally first
As incident expands, resources acquired externally

4. **Crisis Information Management** – Assigned: PIO
What is happening, government actions being taken, public actions requested
Consolidating and packaging incident information- Joint Information System.
Internal dissemination of information
External dissemination of information
Monitor media (including social media) reporting for accuracy

5. **Develop / Advise / Support Policy-level Decisions** – Assigned: FIRE CHEF
Coordinate, support, and assist with policy-level decisions

6. **Coordinate with EOCs** – Assigned: OEM/ OPS
Keep EOCs informed
Elected officials must clearly understand their roles. (Fire Chief assigned)

7. **Coordination with County, State, Federal, Private and Non-Governmental Partners:** Assigned: Liaison / Plans / Management
Communications with partners (Private, Governmental, NGO, VOAD)

6.5 Action Plans

There are two types of action plans in SEMS: Incident Action Plans and Emergency Action Plans.

1. **Incident Action Plans, (IAPs)** are used at the Field Response Level to establish operational period priorities. An IAP contains objectives reflecting the overall incident strategy, specific actions and supporting information for the next Operational Period. IAPs are an essential and required element in achieving objectives under SEMS.

Incident Action Plans should include:

Statement of Objectives: Appropriate to the overall incident.

Organization: Describes what parts of the ICS organization will be in place for each Operational Period.

Assignments to Accomplish Objectives: These are normally recommended by each previous shift's Division or Group and Supervisors and reviewed by the Operations Section Chief before they go to the Planning section. They include the strategy, tactics, and resources to be used.

Supporting Material: Examples can include maps of the incident, a communications plan, a medical plan, a traffic plan, etc.

Incident Action Plan Development Forms

- ICS Form 202
- ICS Form 203
- ICS Form 204
- ICS Form 205
- ICS Form 215
- ICS Form 215A
- ICS Form 216

2. **Emergency Action Plans, (EAPs)** are developed at the local government level typically within the Emergency Operation Center. The use of Emergency Action Plans provides designated personnel with the knowledge of the objectives to be achieved and the steps required for achievement. The same processes are similar to that of developing an Incident Action Plan. The EAP documents the operational period, staffing assignments and tasks in addition to briefing schedules and incident objectives.

6.6 Creating A Common Operating Picture

The State of California currently has an Internet web-based information reporting system, (Web EOC) for use during emergencies. WebEOC is used by County of San Mateo Office of Emergency Services. The purpose of Web EOC is to improve the state’s and county’s ability to respond to major disasters. The District and localities will utilize this software as a means to create a COMMON OPERATING PICTURE among the jurisdiction along with exercising other system applications and field resource capabilities.

WebEOC First Watch	Zone Haven SFCJPA Flood Warning System	Microsoft Teams/ Conference Calls/ Zoom
Drop Box	Monday- Project Management Tool	SAU Van

SAU (Situational Awareness Unit)

The Fire District has a specialized asset that is capable of supporting a common operation picture during a disaster at the Incident Command Post.

This asset is equipped with the following:

- 8 Cellular Modems
- 45GB Up/ 90GB down
- Satellite
- WiFi Coverage
- 5 Radio bands
- 8TB Storage
- 8 Live video sources
- 4 video screens



6.7. Communications & Alerting

During a Department Operation Center Activation, the Fire District has the following means to notify the community during a disaster.

- Countywide Alert System (SMC)- OEM Personnel are capable of sending out mass notifications to the community on behalf of AHJ.
- TENS- Reverse 911 can be initiated by Law Enforcement.
- GETS Program- Selected Chief Officers including Fire Board members are registered with Federal GETS program (Government Emergency Telecommunication Service).
- Walsh Road Siren- in partnership with the Town of Atherton and Calwater the Fire District has a siren located at 120 Reservoir Road, Atherton.
- LRAD- the Fire District has a mobile siren capability that can be deployed (prior or during) to a disaster area.



6.8. Public Information Officer

As, soon as practicable after a basic fire and rescue operations are completed on the fire ground or at any significant incident, the Incident Commander will designate a Public Information Officer. If no PIO is available, a Battalion Chief or the Fire Marshal may fill the position. In a multiagency or multijurisdictional incident, it may be necessary to establish a joint information center or joint information system.

The Public Information Officer should gather and disseminate the following information as deemed appropriate:

- a) Incident response information, including the number of units and personnel on scene.
- b) Appropriate human interest or safety information.
- c) Nature of the incident and expertise of the fire personnel (high rise, technical rescue, etc.)
- d) A description of any particular hazards presents at incident.
- e) Identification of life-saving or heroic acts that may have occurred including any rescue scenarios.
- f) Projected duration of the incident.

SECTION VII: SHELTER LOCATIONS

The Fire District works with Red Cross and the City's with establishing Evacuation and Shelter Centers. Below is a list of facilities that are pre-identified. During an evacuation the Fire District will work Law Enforcement with the movement of people and property under penal code § 409.5

1. **Burgess Gymnasium**
501 Laurel Street, Menlo Park, CA
Evacuation Capacity: 350
8. **Hillview Elementary**
110 Elder Avenue, Menlo Park, CA
Evacuation Capacity: 250
9. **Laurel Elementary School**
95 Edge Road, Menlo Park, CA
Evacuation Capacity: 182
10. **Oak Knoll Elementary School**
1895 Oak Knoll Lane, Menlo Park, CA
Evacuation Capacity: 100
11. **Bell Haven Elementary School** ★
415 Ivy Drive, Menlo Park, CA
Evacuation Capacity: 200
12. **James Flood Elementary School**
320 Sheridan Drive, Menlo Park, CA
Evacuation Capacity: 100
13. **Willow Oaks Elementary School**
620 Willow Road, Menlo Park, CA
Evacuation Capacity: 100
14. **Selby Lane Elementary School** ★
170 Selby Lane, Atherton, CA
Evacuation Capacity: 100
15. **Menlo Park Presbyterian Church**
950 Santa Cruz, Menlo Park, CA
Evacuation Capacity: 250
16. **Boys & Girls Club of Peninsula**
401 Pierce Street, Menlo Park, CA
Evacuation Capacity: 250
17. **Cesar Chavez Elementary**
2450 Redwood Street, East Palo Alto, CA
Evacuation Capacity: 100
18. **East Palo Alto Charter School**
1286 Runnymede St, East Palo Alto, CA
Evacuation Capacity: 60
19. **Edison Brentwood Oaks Elementary** ★
2086 Clarke Avenue, East Palo Alto, CA
Evacuation Capacity: 150
20. **Coastano Elementary School** ★
2895 Fordham Street, East Palo Alto, CA
Evacuation Capacity: 100
21. **Edison Ronald McNair School** ★
2033 Pulgas Avenue, East Palo Alto, CA
Evacuation Capacity: 180
22. **YMCA of East Palo Alto**
550 Bell Street, East Palo Alto, CA
Evacuation Capacity: 200
23. **Boys & Girls Club** ★
2014 Pulgas Ave, East Palo Alto, CA
Evacuation Capacity: 400
24. **Eastside College Preparatory**
1041 Myrtle St, East Palo Alto, CA
Evacuation Capacity: 370
25. **O.I. C. W (Opp. Indst. Center West)**
1070 Beach St, East Palo Alto, CA
Evacuation Capacity: 200
26. **Faith Missionary Baptist Church**
835 Runnymede, East Palo Alto, CA
Evacuation Capacity: 200
27. **East Palo Alto Senior Center**
560 Bell Street, East Palo Alto, CA
Evacuation Capacity: 100
28. **East Palo Alto Charter School** ★
1286 Runnymede St, East Palo Alto, CA
Evacuation Capacity: 60
29. **James Flood Elementary School**
320 Sheridan Drive, Menlo Park, CA
Evacuation Capacity: 100
30. **Willow Oaks Elementary School**
620 Willow Road, Menlo Park, CA
Evacuation Capacity: 100
31. **Selby Lane Elementary School** ★
170 Selby Lane, Atherton, CA
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Evacuation Capacity: 350
33. **Hillview Elementary**
110 Elder Avenue, Menlo Park, CA
Evacuation Capacity: 250
34. **Laurel Elementary School**
95 Edge Road, Menlo Park, CA
Evacuation Capacity: 182
35. **Oak Knoll Elementary School**
1895 Oak Knoll Lane, Menlo Park, CA
Evacuation Capacity: 100
36. **Bell Haven Elementary School** ★
415 Ivy Drive, Menlo Park, CA
Evacuation Capacity: 200
37. **James Flood Elementary School**
320 Sheridan Drive, Menlo Park, CA
Evacuation Capacity: 100
38. **Willow Oaks Elementary School**
620 Willow Road, Menlo Park, CA
Evacuation Capacity: 100
39. **Selby Lane Elementary School** ★
170 Selby Lane, Atherton, CA
Evacuation Capacity: 100
40. **Menlo Park Presbyterian Church**
950 Santa Cruz, Menlo Park, CA
Evacuation Capacity: 250
41. **Boys & Girls Club of Peninsula**
401 Pierce Street, Menlo Park, CA
Evacuation Capacity: 250
42. **Cesar Chavez Elementary**
2450 Redwood Street, East Palo Alto, CA
Evacuation Capacity: 100
43. **East Palo Alto Charter School**
1286 Runnymede St, East Palo Alto, CA
Evacuation Capacity: 60
44. **Edison Brentwood Oaks Elementary** ★
2086 Clarke Avenue, East Palo Alto, CA
Evacuation Capacity: 150
45. **Coastano Elementary School** ★
2895 Fordham Street, East Palo Alto, CA
Evacuation Capacity: 100
46. **Edison Ronald McNair School** ★
2033 Pulgas Avenue, East Palo Alto, CA
Evacuation Capacity: 180
47. **YMCA of East Palo Alto**
550 Bell Street, East Palo Alto, CA
Evacuation Capacity: 200
48. **Boys & Girls Club** ★
2014 Pulgas Ave, East Palo Alto, CA
Evacuation Capacity: 400
49. **Eastside College Preparatory**
1041 Myrtle St, East Palo Alto, CA
Evacuation Capacity: 370
50. **O.I. C. W (Opp. Indst. Center West)**
1070 Beach St, East Palo Alto, CA
Evacuation Capacity: 200
51. **Faith Missionary Baptist Church**
835 Runnymede, East Palo Alto, CA
Evacuation Capacity: 200
52. **East Palo Alto Senior Center**
560 Bell Street, East Palo Alto, CA
Evacuation Capacity: 100

Legend

★ Shelters in Flood Prone Area

SECTION VIII: CALIFONRIA TASK FORCE 3/ ACTIVATIONS

Whether a disaster happens locally or in another state our Fire District may be required to respond. As, the proud sponsor of one of twenty-eight National Urban Search and Rescue Teams in the United States. Our team can be activated by the State of California or by Federal Emergency Management Agency to a disaster area.

Each NIMS Type 1 US&R task force is composed of 70 members specializing in search, rescue, medicine, hazardous materials, logistics and planning, including technical specialists such as physicians, structural engineers and canine search teams.

During an (ADVISORY, ALERT, OR ACTIVATION) the Fire District will follow such actions.

ADVISORY

EXPECTED ACTIONS

FEMA may issue an Advisory Notice to all US&R task forces. This advisory will be issued from the US&R Program Office to CalOES and to Menlo Park Fire Protection District (Sponsoring Agency).

CA-TF3 Program Manager or designee will notify the following individuals of "ADVISORY".

1. Fire Chief
2. Deputy Fire Chief
3. Operation Chief
4. Battalion Chief

CA-TF3 Program Manager or designee will send out an SMC Alert "ADVISORY MESSAGE" to all participating members and agencies.

ALERT

EXPECTED ACTIONS

FEMA and/ or CALOES has notified of possible activation (mission assignment) to an incident. A general overview of the incident is provided to the Task Force. The Task Force begins an assessment of its available resources, and its ability to respond. Within **two hours**, the Task Force is asked to provided State CAL OES with its availability assessment for deployment.

CA-TF3 Program Manager or On Duty Battalion Chief notified of alert.

CA-TF3 Program Manager or On- Duty Battalion Chief will notify the following individuals of "ALERT".

1. Fire Chief
2. Deputy Fire Chief
3. Operation Chief
4. Battalion Chief

CA-TF3 Program Manager or designee will send out an SMC Alert "ALERT MESSAGE" to all participating team members and agencies informing them of the current situation.

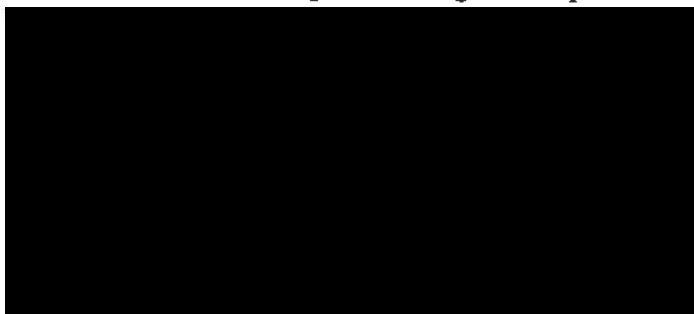
ACTIVATION

CA-TF3 is formally activated by FEMA or CalOES. Specific details are given to the Task Force, including incident information, length of deployment, point of departure, mobilization point, mission numbers, and mission contacts. **CA-TF3 has 4-6 hours** to mobilize and be ready to deploy from the point of departure; depending on whether its ground or air transportation. In case of air transportation, the equipment cache must be properly packaged, labeled and palletized per military rules and regulations.

The Sponsoring Agency Fire Chief or designee will make the determination to “Fill or Kill” activation request from FEMA or CalOES.

If mission request is to “Fill” and or “Accept” the CA- TF3 Program Manager notifies (TFL) Task Force Leaders.

Program Manager or On-Duty Battalion Chief will report to the US&R Warehouse and open building if not open.



Available Task Force Staff, District Administration, OEM and Fire Prevention Staff will be notified to assist with mobilization efforts.

All (Core Group/ Discipline Coordinators) will be notified to assist and support mobilization efforts.

All Logistics and ESS personnel we be notified to report to USAR warehouse.

Program Manager and/ or On-Duty Battalion Chief will establish contact with East Palo Alto Police.

CA-TF3 Returns Home

PM or On- Duty Chief will make sure CAD/ San Mateo County PSC shows team has arrived home. STATUS check CAD.



Requesting Agency
FEMA



MOBILIZATION PLAN 2019



Cal OES Fire & Rescue
Headquarters Mailer

Cal OES Director and
Governors Approval

Regional Fire & Rescue
Coordinator(s)
Dispatch Center(s)

San Mateo County Operational Area
Fire & Rescue Coordinator

CA-TF3 US&R Task Force
Program Manager or
On Duty BC

Fire Chief

Task Force Leaders

Alert Notification Flow Chart

Out of State Requests for US&R Task Forces come into Cal OES Headquarters. The requested number of Task Forces are then activated through the State Fire & Rescue Mutual Aid System.

SECTION IX: DISASTER RECOVERY

- 8.1** The recovery phase of an emergency is often defined as restoring a community to its pre-disaster condition. Recovery is the process of re-establishing a new state of normalcy in the affected areas of San Mateo County. The specific approach to recovery operations following a disaster will be determined by the location, size, and the nature of the incident.

The District will be called upon to provide personnel, equipment and resources to save lives and property, limit incident growth and participate in the process to recovery. Transition from response operations to recovery is gradual shift to assisting individual, households, businesses, and governments meeting basic needs and returning to self- sufficiency.

Short term recovery primarily involves stabilizing the situation and restoring services. These activities may last for weeks.

Long term recovery focuses on community restoration and may last months or even years. Long term recovery activities include, reconstruction of facilities and infrastructure, housing plans, implementation of waivers, zoning changes and other land use laws and assistance to displaced families.

Local Government entities set priorities and obtain resources for recovery within their respective areas of authority. The following actions are taken to simulate recovery:

- Conduct damage assessment.
- Assessing housing needs to include identifying solutions and requests support.
- Initiate temporary repairs to public facilities.
- Issue permits for repairs and demolition of private property.
- Remove debris.
- Open transportation routes.
- Restore services such as power, water, sewer, communications, and transportation.
- Activate Local Assistance Centers.
- Coordinate program assistance to individuals and businesses.
- Document disaster related costs for reimbursement through federal grant programs.
- Begin planning for long term recovery

LEFT BLANK INTENTIONALLY

From: Leah Elkins [mailto:leahelkins@gmail.com]
Sent: Monday, June 6, 2022 3:12 PM
To: _CCIN <city.council@menlopark.org>
Subject: I support more housing

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear City Council,

I am writing to add my voice in support of a bold and inclusive housing element.

Menlo Park is a wonderful place to live and more people should be allowed to share in the benefits of living here.

If we want Menlo Park to continue to be a place where we can shop and dine locally, we need to make it possible for the people who work in these businesses to live nearby. Our community will suffer without the existence of a service-sector workforce. It is not sustainable to continue to expect people to commute hours to serve us.

Moreover, the climate emergency requires that we provide living opportunities near workplaces. We should work to eliminate long commutes by solo drivers.

I believe that we have a major inequality problem in our area in which wealthy elites get to live in the nicest neighborhoods and near the best amenities while lower income and even middle income people are forced to

live in less safe places, farther from jobs and without good schools and beautiful parks. Justice requires that we attempt to redress historical inequities that have helped create the situation that we are in now.

More housing will mean more people. That is a fact. It will likely mean more traffic as well but we can ameliorate that effect by placing homes near transit and improving public transportation infrastructure overall. More people will mean more users of our public spaces and services but it also means more taxes to pay for these things.

More people will create a more vibrant and diverse community. Some people would prefer that Menlo Park stay exactly as it is now but, not only is that unsustainable, it is unfair. Change is inevitable and we should embrace the chance to shape the future of Menlo Park. We should be willing to share some of what we have with others even if it means a little less for ourselves.

I hope that new housing will include truly affordable options for the very low income, the disabled and seniors living on fixed incomes, in addition to "below market rate" units which, in general, are still quite expensive.

Thank you.

Leah Elkins
Sent from my iPhone

From: Ron Mancini [mailto:ronemancini@gmail.com]
Sent: Monday, June 6, 2022 2:47 PM
To: _CCIN <city.council@menlopark.org>
Subject: Support of the Housing Element in Menlo Park

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

I am writing my support of the Housing Element Draft Plan for Menlo Park. We need housing, especially affordable housing to support the diversity and betterment of our community that will result. I especially support two current proposed developments....the Flood School Site and the SRI development. While the Flood School site is limited on the number of units of housing, what they propose would provide needed housing for teachers and other people who work in our community that can not afford to live here. I am sure the objections of the Suburban Party faction can be worked and mitigated. The SRI development should be looked at to increase the number of housing elements in that development, being within walking distance of public transit and downtown.....a prime location to provide new and needed housing in our community.

Ron Mancini
915 Theresa Ct, Menlo Park, CA 94025

From: Sally Mancini [mailto:nanasally2@gmail.com]
Sent: Monday, June 6, 2022 5:29 PM
To: _CCIN <city.council@menlopark.org>
Subject: Support of the Housing Element in Menlo Park

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

As a homeowner, I'm writing in support of the Housing Element Draft Plan for Menlo Park. Affordable housing for all workers is needed in our community. I especially support two currently proposed developments, the Flood School Site and the SRI development. Each site has things to commend it.

We all thrive when each and every one of our neighbors thrives.

Sally Mancini
915 Theresa Ct.
Menlo Park 94025

Sent from my iPad

From: Alison Elliott [mailto:aselliott@kandsranch.com]
Sent: Tuesday, June 7, 2022 10:17 AM
To: _CCIN <city.council@menlopark.org>
Subject: C1- Draft Housing Element

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear City Council Members,

You have a formidable challenge before you as you strive to understand and implement Menlo Park’s new Housing Element programs, the opportunities they offer and the trade-offs

You also carry a significant responsibility: As our city’s leadership, your actions will determine what values and priorities shape the future of our city and who will live here in the future.

As a long-term resident of Menlo Park who has watched the cost of houses and rentals soar, I support policies that expand and diversify the locations of housing options that are affordable for both middle income individuals and families like teachers and city staff AND lower income families.

I support continued efforts to enable affordable housing at the SRI and Flood Park sites as well as higher density projects closer to transit and services. Along with opening up housing availability and expanding income diversity, the Housing Element must also pay close attention to expanding traffic and the risks of more grid lock in many locations including Middlefield, Willow, Ravenswood and El Camino.

Finally, I encourage you to take the necessary steps to strengthen the Affordable Housing Overlay with concrete measurable objectives and milestones which can be publicly tracked.

Thank you for your service to Menlo Park and its residents.

Alison Elliott

216 Marmona Drive

Menlo Park, CA. 94025

From: sconrad@pacbell.net [mailto:sconrad@pacbell.net]
Sent: Tuesday, June 7, 2022 6:43 PM
To: _CCIN <city.council@menlopark.org>
Subject: The impact of the new Flood Park Plan on it's Menlo Park Neighbors

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Dear Drew and the Menlo Park City Council,

I have recently viewed the new updated landscape plan and I really feel the need to speak up. The last plan I saw was the 2020 plan and I felt the landscape designers listened to the needs of our neighborhood. All the sports fields and most of the amenities that included noise and large numbers of people were placed next to the parking lot or in the center of the park. THIS HAS NOW CHANGED! The new plan is much worse for our neighborhood in terms of traffic and noise. We really need to pay attention before these changes are set in stone.

Here is the new plan.

<https://parks.smcgov.org/sites/parks.smcgov.org/files/press-release/files/220519%20Flood%20Park%20Updated%20Landscape%20Plan.pdf>

This plan is hidden on the websites and even yesterday an email to our neighborhood included a link to the 2020 plan. I believe many in our neighborhood still think the 2020 plan is what is currently being reviewed and voted on. Personally I thought which trees to save and which can be removed was the only question left for discussion. I was clearly wrong and the entire plan has been redone since the 2020 plan.

If there are sports fields on the Del Norte side of the park, we will get drop off traffic racing through our neighborhood as parents drop off and pick up their children from practice and games. Parents will pick the nearest entrance to the field their children are playing on. It's nice that they aren't charging for parking, but that will not solve the problem. Parents will find every possible way to and from Flood Park to make drop off and pick up efficient for their child. I think this will impact Del Norte, Van Buren, Sonoma, Tehama, Oakwood, Ringwood and Iris Lane at a minimum. With approximately 10 kids per team, 2 teams per hour, and pick up overlapping with drop off, this can result in 40 cars per hour on the hour hurrying through our streets from just one small field. Most likely there will be more if you add in the Pickleball and Basketball Courts and the pump track. In addition there will be more if you believe that picnic goers will also choose the closest gate to deliver their items.

There are now reservable picnic spots for 300 people right next to Del Norte along with 9 drop in picnic spots. 5 of these are between the path and the fence at Del Norte. 7 are right on the other side of the path. I originally was led to believe that there was a 100 foot setback. This is not represented in this plan. In fact several drop in picnic tables are within the 100 foot setback.

Personally I am most worried about the drop off traffic since I think this will make an unsafe environment in our neighborhood for children and pets. This is my number one issue and I think it is also a concern for many of my neighbors. We have a number of small children and pets in our neighborhood. In addition, there are other concerns that will impact our neighborhood with this new plan. For people on Del Norte, there will be several picnics right on the opposite side of the fence every weekend. This noise will be added to the sports field which is now on the Del Norte side of the park. There is also pickle ball, basketball and a pump track. While scheduled events will only happen during certain hours, the fields can be used at anytime by anyone. The noise will not contain itself to the schedule that the park committee is claiming.

I have personally enjoyed Flood Park over the years and believe it can be a wonderful part of our neighborhood again. The new plan does not adequately meet the needs of our neighborhood and I think we need to let the park designers know before this plan is set in stone. There is a meeting on 6/11 from 3 to 5 at Flood Park. It would be wonderful to have representation from the Menlo Park City Council at this meeting.

Shari Conrad (Del Norte Resident)

p.s. Please let me know if there is someone else I should contact with my concerns.



Kelly M. Rem
Attorney at Law

E-mail: krem@lozanosmith.com

June 10, 2022

By U.S. Mail & E-Mail: dmchow@menlopark.org

Deanna Chow
Assistant Community Development Director
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Re: Response of Sequoia Union High School District to City of Menlo Park 6th Cycle Housing Element: 2023-2031

To whom it may concern:

On behalf of the Sequoia Union High School District (“District”), our office submits comments regarding the 6th Cycle Housing Element (“Housing Element”) prepared by the City of Menlo Park (“City”). The District remains ready and willing to work collaboratively with the City on the stated goals of the Housing Element and would like to see a reciprocal, good faith willingness from the City to do the same. Over the past few years, the City has considered and approved an influx of development, with a great deal of the development occurring in the District’s service areas. This development has occurred with minimal engagement with the District, which directly contradicts the programs in the 2015-2023 Housing Element. With that in the mind, the District would like to secure a more firm commitment to collaboration from the City moving forward on all development discussions.

Review of the 2015-2023 Housing Element

The City’s 2015-2023 Housing Element includes Program H4.L, which had a stated purpose to “[c]oordinate with School Districts to Link Housing with School District Planning Activities.” The Program aimed to “work with the four school districts in Menlo Park to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed...[c]onsistent with Policy H4.1, site development should consider school capacity and the relationship to the types of residential units proposed.” The Program’s objective is to “[c]oordinate with local school districts in planning for future housing in consideration of each school district’s long-range planning, resources, and capacity.” The City’s Evaluation Notes from the Program state that “City staff have continued to be in contact with local school districts to share information on new residential development proposals...[s]taff have also been participating in the Home for All effort to convene school districts throughout the

Limited Liability Partnership

Deanna Chow
Assistant Community Development Director
June 10, 2022
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county to help identify development opportunities to support the process.” (Housing Element, Pg 2-107.)

Reflecting on the previous seven years covered by the 2015-2023 Housing Element, the District does not believe that the City has been successful in implementing Program H4.L. As stated in the introductory paragraph, the City has seen an influx of development over the past few years. Greystar, the developer of the recently approved Menlo Portal, Menlo Uptown, and Menlo Flats projects, has been one of the busier developers in the area. These projects were approved over District objection.

The District expressed its concerns through extensive comment letters in response to the Notices of Preparation, Draft and Final EIRs for Menlo Portal and Menlo Uptown, and appealed the Planning Commission’s approvals in both cases to the City Council. The appeals were heard by the City Council on September 14, 2021. Following those hearings, the City Council approved both projects despite the District’s concerns. However, City Council members gave clear direction to City staff and Greystar that they wanted to see increased coordination and communication with the District in relation to future development projects. It was largely for this reason, as well as the importance that the District places on its relationship with the City, that the District did not further pursue its concerns regarding the Menlo Uptown and Menlo Portal projects. The District remained hopeful that the City and Greystar would meaningfully engage the District on Menlo Flats, but that did not happen. The District had no discussions with City staff about the Menlo Flats project, and while a Greystar representative met with the District approximately once, that meeting did not accomplish anything beyond a limited exchange of information.

Based on the above, Program H4.L has not been implemented successfully. Consistent with the spirit of the City Councilmembers’ comments on September 14, 2021, it remains the District’s hope that coordination can occur regarding school related impacts. The first step in solidifying that coordination lies in the Programs in the 2023-2031 Draft Housing Element.

2023-2031 Draft Housing Element

The 2023-2031 Draft Housing Element includes modified versions of the goals, policies, and programs originally included as part of the 2015-2023 Housing Element in relation to school districts. These goals, policies and programs retain the same characteristics as in the 2015-2023 Housing Element, including the vague commitment by the City to work with school districts without a meaningful way to enforce the commitment.

School districts are addressed in the 2023-2031 Draft Housing Element as follows:

- Policy H.2.6 deals with School District and City Service Maintenance and states that the City will “[w]ork with the school districts and childcare providers (pre-K and out-of-school time) to maintain quality service as demand increases.” (Housing Element, Goals, Policies and Programs Pg. 8-7.)

Deanna Chow
 Assistant Community Development Director
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- Policy H.4.1 deals with housing opportunity sites and subsection (e) requires that site development should consider access to and impact on school capacity, childcare provider capacity, transit, parks, and commercial shopping areas. (Housing Element, Goals, Policies and Programs Pg. 8-16 through 8-17.) This Policy was modified from the previous Housing Element to “avoid using school capacity as an argument for delaying projects in compliance with State Law.” (Housing Element, Pgs 2-76 through 2-77.)
- Program H4.S states that the City will coordinate with School Districts to Link Housing with School District Planning Activities. As part of this program, the City would work with the four school districts in the City to coordinate demographic projections and school district needs as the Housing Element is implemented and housing is developed. Consistent with Policy H4.1(e), site development should consider school capacity and the relationship to the types of residential units proposed. The program would be the responsibility of the Planning Division, school districts, city manager, city commissions, and City Council and would be financed through the General Fund. The objective of the Program is to coordinate with local school districts in planning for future housing in consideration of each school district’s long-range planning, resources, and capacity. The Program’s timeframe would be ongoing through project implementation. (Housing Element, Goals, Policies and Programs Pg. 8-25.)

After reviewing these updates to the 2023-2031 Housing Element, the District would, at a minimum, like to see a commitment that specific analysis of school impacts will occur before development is actually approved. Towards this end, the District proposes adding the following to Program H4.S, or elsewhere if preferred:

Developers will meet and confer with the impacted school districts prior to approval of their specific development proposals within the City regarding impacts of their development on school related issues, and further CEQA analysis shall be undertaken as needed to address these impacts.

A firm commitment to this language would ensure that school districts have a seat at the table during development discussions. It is the District’s hope that such discussions would be beneficial for both the needs of the District and the City.

In addition to the suggested language above, the impacts of new development on schools can also be addressed by the following alternative means:

a. Coordinated Planning for School Sites

Government Code sections 65352 and 65352.2 require local cities to coordinate planning of school facilities with school districts. The Legislature confirmed in this statutory scheme that the parties are meant to coordinate “[o]ptions for the siting of new schools and whether or not the local city or counties existing land use element appropriately reflects the demand for public school facilities, and ensures that new planned development reserves location for public schools in the most appropriate locations.” (Gov. Code 65352.2(d)(2).)

Deanna Chow
Assistant Community Development Director
June 10, 2022
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The Legislature recognized that new planned development should take into consideration and even “reserve” where schools would be located to serve the development because schools are as integral a part of planning for new development as is any other public service, such as fire, police, water and sewer. As it relates to this instance, the intent behind sections 65350, *et seq.*, supports the District’s position that the City must analyze whether the current size of District schools is adequate to accommodate both its existing population and the new development. The City can help the District provide adequate facilities resulting from the impact of development projects, which are not addressed by developer fees, by acknowledging the significant impact on schools, and requiring alternative mitigation measures to ensure that there is an adequate site to accommodate school facilities.

b. Land Dedication

One possible mitigation not addressed by the City would be for the City to consider adopting findings requiring any developer building as part of the development projected in the Housing Element to dedicate land and/or funding pursuant to Government Code sections 65970, *et seq.*, which permit the City to require a developer to dedicate land to a school district. Section 65974 specifically states that “for the purpose of establishing an interim method of providing classroom facilities where overcrowded conditions exist, . . . a city, county, or city and county may, by ordinance, require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for classroom and related facilities for elementary or high schools as a condition to the approval of a residential development.”

A land dedication requirement would be good public planning benefiting all residents of the community. Land suitable for a new school site in Menlo Park is already scarce; it will only become more so if and when further development occurs. Under Government Code sections 65352 and 65352.2, the City has a duty to help plan for adequate services to its residents by ensuring that future sites are set aside for schools. Failure to do so leads to inadequate services, future controversies, and the potential need for a school district to exercise its rights under eminent domain, displacing existing residents.

Land dedication is a permissible mitigation measure under Government Code sections 65995, *et seq.*, and is particularly important given the lack of available vacant land for school facilities.

c. Phasing

Another method by which the City can work cooperatively with the District within all legal constraints to ensure adequate school facilities with regard to new development under the Housing Element is by requiring future development to be phased and not permitted prior to availability of school facilities. Timing development so as to balance the availability of school facilities with new development can significantly aid the District in its attempt to provide for the additional students who will be generated as a result of the Project and development following approval of the Project.

Deanna Chow
Assistant Community Development Director
June 10, 2022
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Conclusion

The District appreciates the City’s efforts to promote fair and affordable housing. However, such housing is not built in a vacuum and the residents who live in that housing can only thrive with access to robust public services. The District’s role in the development of new housing is therefore critical. Based on previous experience, the District remains skeptical of the City’s level of engagement with the District related to upcoming housing development. However, as evidenced by the ideas and solutions presented in this letter, the District remains willing and able to collaborate on the goals, policies and programs of the 2023-2031 Housing Element. Therefore, the District respectfully requests that additional language be added to the Housing Element that both commits the City and Developers to collaborate with the District and provides a mechanism for enforcement so that such collaboration takes place.

LOZANO SMITH



Kelly M. Rem

KMR/mag

cc: Crystal Leach, Associate Superintendent, Administrative Services

June 10, 2022

Via Electronic Mail

City of Menlo Park
City Council Members
701 Laurel St.
Menlo Park, CA 94025

Attn: Drew Combs, District 2 Councilmember

RE: Draft 2023-2031 Menlo Park Housing Element Feedback

Dear City Councilmembers:

As a long-time Menlo Park resident, I write on behalf of myself, my family, and 100 of my Menlo Park neighbors listed below who join in this letter, to provide feedback regarding Menlo Park's Draft 2023-2031 6th Cycle Housing Element Update ("Housing Element Update").

I. The Housing Element Update Should Not Include Rezoning Of Site 38 To Permit A High Density Apartment Building Because The City Has An Obligation To Avoid Irreparably And Substantially Harming Suburban Park Residents.

Although the City has been touting its community and stakeholder outreach throughout the this process, it is extremely disappointing that the draft Housing Element Update blatantly ignores the extremely important safety concerns raised repeatedly by the Suburban Park neighborhood. Based on the current draft, it appears that the City is more concerned about appeasing the interests of a for-profit developer,¹ than its constituents. City Council is elected by the people of Menlo Park—not developers—and it should be taking actions that are in the best interests of Menlo Park residents. Doing what is best for Menlo Park residents requires significant revision to the current plans for Site 38.

We want to be clear from the outset that we support building additional housing—particularly affordable housing—in Menlo Park, and we recognize the need for such housing. I personally grew up living in affordable housing in the Bay Area and it certainly enhanced my childhood. We would also love to see a reasonable number of new homes built at Site 38 to help the City meet its Regional Housing Needs Allocation ("RHNA") quota. We also want the Ravenswood School District ("RSD") to reap much-needed revenue from that land to fund its struggling schools and to be able to create affordable housing that could help some of its many students facing homelessness and to house its staff. But the current plans for Site 38 are the wrong solution to address these needs and will significantly harm hundreds of Menlo Park residents—your constituents—in the process.

Rezoning Site 38 to permit development of a high density apartment building(s) in the middle of a low-density residential neighborhood would irreparably harm the Suburban Park community, permanently change the character and nature of the community, and unfairly deprive my neighbors and their families as well as my family of the enjoyment of our homes and the

reasonable expectations we had when purchasing our homes in a R-1 zoned single-family home community. It also would be contrary to the City’s own goals, strategies, and criteria established to comply with federal and state fair housing laws. Finally, it would be unfair and inequitable to the future residents of those apartments who would be living in an area where almost all of the affordable housing in Menlo Park is already concentrated, within mere feet of a freeway, with poor air quality, far from basic goods and services, public transportation infrastructure, and schools, and unable to enjoy the benefits of Menlo Park’s high-performing school district. The only people who win by rezoning Site 38 for high-density is RSD and the for profit developer they hired—conversely, there are many losers, including hundreds of existing Menlo Park residents and the hundreds more who may potentially live in those apartments.

For these reasons, and as further detailed herein, it is inappropriate to rezone Site 38 in conjunction with the Housing Element Update that you are preparing, or otherwise. Affordable housing can already be built on this site without changing the zoning. Absent a rezoning of Site 38, the parcel can be subdivided such that, at least, 10 (but I have heard up to 30) single-family homes (and/or duplexes/town homes) can be built there, with additional access from Van Buren or through Flood Park/Iris Lane, which would be a winning proposition for all stakeholders. It would:

- (a) aid the City in achieving its housing allocation goals,
- (b) provide significant revenue to the Ravenswood School District,
- (c) maintain safety in the Suburban Park neighborhood, and
- (d) if structured as affordable housing, provide home ownership opportunities to people who may not otherwise be able to live in our amazing city and allow them to build wealth.

If City Council is adamant on rezoning Site 38 to allow for high-density development in a low density residential neighborhood, appropriate measures must be mandated upon RSD to mitigate the significant harm to Suburban Park that would result from their current “fast tracked” development plans and zoning should be conditioned on such mitigation. In particular, City Council ***must, as a pre-condition to any zoning change, mandate at least one alternative access road to the site outside of Suburban Park*** (something that City Council, City Planning, and even the Ravenswood School District recognize is necessary), demand aesthetic requirements to better blend the new housing into the existing neighborhoods (such as height restrictions well below 4 stories), and zone for a lower density that the existing surrounding infrastructure can handle (i.e. water, roads, emergency access).

Furthermore, before rezoning, City Council should require a targeted environmental impact report specific to Site 38 to determine exactly how to best mitigate traffic, poor air quality, and other significant issues with this site. The fact that the Environmental Impact Report (“EIR”) being performed for the Housing Element Update is a citywide assessment and will not focus on each individual opportunity site highlights the flaws with this plan and forces City Council to blindly make decisions that can permanently destroy communities. When single-family residential areas are impacted by re-zoning, there should ***never*** be a streamlined or fast tracked approval process that foregoes the requirements for a site specific EIR. That is simply

irresponsible and shows a complete disregard for the safety and well-being of Menlo Park residents.

A. Significant Adverse Traffic Impacts Will Result From Increased Density, Transforming Suburban Park From A Safe Place For Kids To Play Outside Into A Hazardous Environment For Children, Elderly, And Pets.

Site 38 is located in/immediately adjacent to Suburban Park: a low-traffic family-oriented community with dozens of children who regularly play in the streets—riding their bikes and scooters, making chalk drawings, playing catch, etc. It is also a community with heavy foot traffic—people walking dogs, elderly on walkers getting some exercise, people jogging, or people just taking walks to get some fresh air and enjoy our quiet and beautiful community. This neighborhood culture and outdoor behavior patterns have been intensified further by the COVID-19 pandemic during which the safest place to be is outside and near your home. This community environment is what makes Suburban Park great. Indeed, on September 14, 2021 then-Mayor Drew Combs issued a Proclamation recognizing the Suburban Park Association as an “example for the whole city” for, among other things, “bringing neighbors together, fostering a sense of community, organizing community events, providing assistance to residents in need, spearheading neighborhood beautification projects[,] encouraging civic engagement” and “organizing and supporting “more than a dozen family-oriented events each year[.]”²

This amazing and unique community culture is a fundamental reason why I purchased my Suburban Park home. I wanted my 5-year old child to be able to ride his bike and scooter in the street with the dozens of other kids who do this on a regular basis. I wanted the comradery of chatting with familiar faces while taking walks. And I wanted my dog to be able to safely romp around in the street when he runs into one of his many dog pals on a walk. This is why I paid a premium for my home and spent a significant amount of money on a major renovation to my home just a few years ago. It was my reasonable expectation when I bought and enhanced my home that the unique and amazing character and nature of this neighborhood would be maintained, given that this is a single-family neighborhood surrounded by other single-family neighborhoods.

Indeed, California law recognizes and protects my reasonable expectation that the nature and character of Suburban Park will not be undermined by zoning changes. In overturning a zoning variance grant that contemplated “development [that] apparently would partially satisfy a growing demand for new, low-cost housing in the area,” the California Supreme Court explained:

[C]ourts must meaningfully review grants of variances in order *to protect the interests of those who hold rights in property nearby the parcel for which a variance is sought*. A zoning scheme, after all, is similar in some respects to a contract; *each party foregoes rights to use its land as it wishes in return for the assurance that the use of neighboring property will be similarly restricted, the rationale being that such mutual restriction can enhance total community welfare*. If the interest of these parties in preventing unjustified variance awards for neighboring land is not sufficiently protected, the consequence will be subversion of the critical reciprocity upon which zoning regulation rests.

Topanga Assn. for a Scenic Community v. County of Los Angeles (1974) 11 Cal.3d 506, 517-518, 520 (emphasis added) (internal citations omitted). The same holds true here with respect to the potential rezoning of Site 38.

The current plan for the Housing Element contemplates taking an arbitrary “one size fits all” approach, to rezone all opportunity sites—including Site 38 which is currently zoned as R-1-U³—to 30 du/ac.⁴ This approach unreasonably fails to take into consideration the specifics of each opportunity site. And, when doing so, it is clear that this approach is neither sustainable nor appropriate for Site 38. While City Council agreed in its June 6, 2022 meeting to deviate from this standard, it is still intending to change the zoning to 20 du/ac which, with the 80 percent density bonus under AB 1763, allows for 93 units at that site. 93 units is still way too dense for the surrounding neighborhood, and City Council only made this change to accede to the parcel owner and developer’s demands, which have publicly expressed intentions to build 90 units at Site 38.

While 93 units is certainly better than the previously contemplated zoning change for 260 units, the traffic attendant to adding 93 units to Suburban Park’s 244-home neighborhood is not something that the existing infrastructure of the Suburban Park community was built to withstand. At this time, the only access point to Site 38 is through Suburban Park, and there are only two ways in and out of Suburban Park. The new residents would predominantly use the access point from Bay Road to Greenwood Drive. Then, to access Site 38, they will make a quick right hand turn onto Hedge Road. By my count, there are 45 homes along this portion of Hedge Road between Greenwood Drive and Site 38 and, because of that, it is very low traffic and safe for kids to play in the street. The corner of Greenwood and Hedge, a blind turn where hundreds of cars will inevitably fly by to access the site, is frequented by many kids on scooters and bikes—including my 5-year old child. It is also where I back out of my driveway and, even now, frequently encounter cars coming around that corner which have to stop to let me proceed. With the increased traffic, the chances that one of those cars hits me increases substantially.

The section of Hedge Road that hundreds of cars from new residents will take is so narrow that two cars cannot simultaneously fit if cars are parked on both sides of the street. It is even a tight fit for just one car to squeeze through (and, at roughly 24-feet wide, we understand from a local first-responder agency that this is because Hedge Road is in fact 4 feet more narrow than other Suburban Park streets). Indeed, Rob Silano, Director of Menlo Park Fire Protection District in San Mateo County, has expressed concerns about emergency vehicles being able to readily access Site 38 and the hundreds of new residents who would occupy any apartments built there. Sections D104.1 and D106.1 of the California Fire Code also require buildings that are three or more stories high or with 100+ dwelling units to have at least two fire access points, which this site currently does not have. Further, part of this section of Hedge Road (between 148 and 239 Hedge) is a long straightaway constantly filled with kids, where hundreds of new residents will inevitably take the long stretch as an opportunity to accelerate.

Thus, the increased traffic attendant to a high-density apartment complex will pose a constant hazard to our community. My beloved community will no longer be a safe place for my 5-year old child to play outside. My leashed dog will not be able to greet other leashed dogs in the

street. The current dynamic of neighbors regularly meeting outside will be destroyed. And, during peak hours, traffic getting out to Bay Road will be backed up down the block—probably blocking my driveway completely. Suburban Park will be irreparably and detrimentally changed, and all of us in this community will suffer significant harm.

We have heard City Staff and others make comments to the effect that the increased traffic will be no different than when Site 38 operated as a school, which is completely unfounded. When Site 38 operated as a school, RSD required most traffic be routed through Flood Park as that was the designated parent drop-off/pickup zone. Signs were posted by RSD all over the school stating that parents were prohibited from using Sheridan Drive for drop-off and pickup. Some chose to ignore those rules and there was still certainly increased traffic from the school, but it pales in comparison to 24/7 use of this narrow road for what could be 150-250 new residents.

B. A 3+ Story Apartment Building Is Not Aesthetically Compatible With An Existing Single-Family Home Community And Will Infringe Upon Protected Privacy Rights.

Although our primary concern is traffic caused by the proposed zoning change and development at Site 38, we are also concerned that the scale and aesthetics of this proposed development will starkly clash with the look and feel of our community. RSD intends to build a 3 or 4-story apartment building on Site 38⁵ with the expectation that the City will rezone the site to the highest possible residential use.⁶ It hired a for profit developer, Alliant Strategic Development,⁷ to develop Site 38 which, based on its project portfolio,⁸ focuses on 4+ story apartments.

A three- or four- story apartment building is wholly incompatible with the immediately adjacent and surrounding land uses. As you acknowledged, this opportunity site is “very different” from other sites insofar as it is “immediately adjacent to Highway 101, single-family homes, and not within a half-mile of a major transit stop.”⁹ The proposed apartment building would be intrusive, block sunlight from our community and stand in stark conflict with the adjacent low-rise residences, with no clear transition from low-density single family homes to a tall, high density apartment building. Ultimately, anything built at Site 38 must be compatible with the character of our neighborhood as it currently stands.

A tall apartment building will also invade privacy rights of the immediately surrounding homes, which would now have potentially hundreds of people looking into their homes and yards from the new apartment. This is especially concerning for residents of LifeMoves Haven Family House on Van Buren Road immediately adjacent to Site 38, which provides interim shelter and supportive services to 23 families with children experiencing homelessness in Menlo Park. Haven Family House also serves up to nine veteran families every night. Often times, Haven Family House’s residents are fleeing from abusive or hostile situations and their privacy is of utmost importance.

II. Re-Zoning Site 38 For High Density Development Conflicts Directly With The City's Expressed Goals And Strategies For The Housing Element Update.

A. Rezoning Site 38 For Affordable Apartments Does Not Affirmatively Further Fair Housing.

Including Site 38 in the Housing Element Update as an opportunity site, with the intent to rezone it to increase density for affordable apartments conflicts with the City's established principles and policies for the Housing Element Update because Site 38 fails to meet standards established for compliance with federal and state Affirmatively Furthering Fair Housing ("AFFH") laws. With 73 sites consisting of 71.82 acres being examined, there is a possibility for 2,155 new units without any density bonus applied, and 7,182 with the City's affordable housing overlay ("AHO"). Thus, only a small fraction of opportunity sites need be selected by the City for inclusion in the Housing Element Update.

As you are aware, Menlo Park's housing RHNA for this 6th Housing Element cycle is a total of 2,946 new housing units, with 1,662 of those units to be below market rate housing.¹⁰ Menlo Park already met its entire allocation of market rate housing through the pipeline projects which are expected to produce 3,647 housing units during the 6th cycle.¹¹ Thus, the only new housing that the City must focus on creating through the opportunity sites is below market rate/affordable housing.¹² With the 594 below market rate units from the pipeline, that leaves 1,068 "very low," "low," or "moderate" rate units that must be factored into the Housing Element Update. With the 30% buffer recommended *but not required* by the California Department of Housing and Community Development ("HCD"), the City should plan for around 1,388 new affordable houses in this cycle.

The suggestion during the June 6, 2022 City Council meeting that the Housing Element Update should plan for 3,000 new units instead of the 1,068 that it actually needs is absurd. HUD recommends a 30% buffer, not a 300% buffer. The HUD-recommended buffer already gives the City ample flexibility to still achieve its RHNA even if some of the opportunity sites do not go as planned. Menlo Park should plan for what it needs and provide necessary incentives to achieve its objectives. Indeed, Menlo Park is one of few cities in California that exceeded its RHNA allocation during the last cycle. This is very clear precedent that, when the City rezones through this process, the units get built.

In turn, the City does not need housing from Site 38 to meet its RHNA allocation and it should not be included in the Housing Element update because it is not appropriate for affordable housing under AFFH criteria. Rather, the City should only include opportunity sites that best further the purpose of the AFFH laws—namely, to "address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns[.]"¹³ Site 38—located in an underperforming school district, far from schools, close to the existing affordable housing in the City, far from groceries, far from public transportation, poor air quality, and up against a freeway—will only serve to perpetuate disparities, rather than help bridge them. There are ample other opportunity sites located largely in the high-performing Menlo Park School District and closer to basic amenities that are certainly better opportunities to promote diversity and equality, and which could far exceed the new units necessary to satisfy the City's below-market rate housing allocation quota.

To meet the AFFH laws' requirement to affirmatively address significant disparities in access to opportunity, the City developed an AFFH scoring process. As aptly explained in the December 8, 2021 Staff Report:

Fair housing requires planning for housing near amenities and resources. Each [opportunity] site was rewarded 1 point if it falls within a 15-minute walk of the following amenities: a public school, grocery store, bus stop, Caltrain station, major employer, open space, or commercial area. The maximum "AFFH score" is seven (7).¹⁴

Mr. Bradley emphasized the importance of AFFH scores during the February 12, 2022 Community meeting, stating: "The scoring for the sites is very, very, very, very much influenced by the location of the sites. ***It is quite frankly the most important factor.*** So, issues around walkability, and proximity to schools, open space, services, food stores, ***those are actually requirements that we have to demonstrate that the sites are meeting.***"¹⁵ It is impossible to demonstrate that Site 38, with an AFFH Score of 2, meets these requirements.

It is shocking that Mr. Bradley is now completely backtracking and Mr. Bradley and the City's Housing Element team presented a draft Housing Element Update that contradicts directly with Mr. Bradley's very strong views and with the City's internal processes. With respect to Site 38, the current Draft Housing Element Update completely disregards AFFH scores—the only factor being considered is the fact that there is a developer who wants to build affordable housing on that site. The sheer act of building housing does not make it fair, equitable or inclusive. The City should follow its own process for identifying appropriate parcels for affordable housing. Its AFFH scoring system was developed to ensure compliance with the law; ignoring it is contrary to the law.

No Access to Nearby or High Performing Schools: Lack of access to high performing schools is a significant problem with Site 38. Children living in these units would be slated to attend schools in the Ravenswood School District, which are certainly not walking distance from the site. But even more concerning is that this is an underperforming school district, so building affordable housing here is antithetical to promoting equity. Providing for affordable housing in areas with high performing schools is a fundamental tenet of the AFFH laws, which cannot be accomplished by earmarking Site 38 for high density affordable housing.

No Public Transportation Access: Another serious problem with this site is the lack of access to nearby public transportation. As the City acknowledged, Site 38 is "not within a half-mile of a major transit stop."¹⁶ The closest bus stop only has routes for kids to and from the local middle school and not for general use. One of the City's land use strategies to accommodate the required number of affordable housing units is to consider reducing parking ratio requirements¹⁷, which cannot be effectively accomplished unless the site is near public transit. Otherwise, you are simply building housing where the residents cannot park their cars (which will inevitably lead to spillover parking in our neighborhood, further exacerbating traffic problems) and cannot readily get around to school, work, or stores without a car. In addition, individuals qualifying for "very low" and "low" rate housing—as anticipated for Site 38—may struggle to afford a car,

which would make this housing inequitable for them. Notwithstanding these financial concerns, the lack of nearby public transit will make owning a car a necessity for all residents, which will further exacerbate the traffic concerns discussed above.

Not Convenient to Grocery Stores or Other Commercial Services: Site 38 also is far from basic necessities like groceries, pharmacies, the post office, and potential employers. The closest shopping center—Marsh Manor—is over a mile away. And the next closest shopping, on Willow Road, is about a 2-mile walk. No one wants to carry their groceries that far. And there are also no nearby major employers (i.e., Facebook is over 3.5 miles away and the affordable housing being built on Haven Avenue east of 101 is infinitely more convenient for anyone with qualifying income levels working at Facebook).

Unsafe Air Quality: I understand that RSD was previously told that it could not build a school or a daycare at Site 38 because the air quality is unsafe for children. Yet the contemplated high-density apartments will likely house more children than would ever attend any such school or daycare. Mitigating air quality issues with certain building materials and air circulation can only do so much and, the fact that no EIR will be conducted prevents anyone from ever knowing if the mitigation measures the developer takes (if any) will actually prevent adverse health effects to those residents from the poor air quality.

Concentration of Affordable Housing Within 1-Mile of Highway 101: One of the purported goals for the Housing Element Update is to identify affordable housing sites throughout the City (with the exception of District 1) and to spread it out. District 1 was excluded from this cycle because most of the affordable housing is already concentrated there. In fact, most of the City’s current affordable housing stock (roughly 244 units) is clustered within 1-mile of Highway 101.¹⁸ It is also worth noting that District 2, where Site 38 is located, has a 60-unit affordable housing complex on the VA campus. Haven House—directly next to Site 38—is also technically affordable housing, though excluded from that 244-unit inventory referenced above. Building affordable housing at Site 38, which is near District 1 and right in the middle of most of the City’s existing affordable housing, will further concentrate affordable housing in a small area of the City. And this imbalance is further magnified if you look only at affordable housing that is available for families, given that the 93 unit complex on Crane is only for seniors.

Promoting Affordable Home Ownership Opportunities Furthers the Purpose of AFFH Laws: Although an apartment building on this site would not further fair housing, maintaining the R-1-U zoning at Site 38 would promote building single-family homes, for purchase. And through the City’s various site strategies, it could promote development of affordable homes for purchase on Site 38, helping families build long-term intergenerational wealth in our appreciating neighborhood. Contrary to building a highly dense apartment building near virtually no resources, creating fair access to homeownership does further the purposes of the AFFH laws. Indeed, during the City’s Planning Commission meeting on February 28, 2022, Planning Commissioner Henry Riggs expressed that the City “really want[s] to focus on homes for people, not apartments.” Maintaining the existing R-1-U zoning on Site 38 advances this goal.

While removing Site 38 from the Housing Element Update to allow for affordable homes for sale to be built at this site would not allow the City to use those homes towards its initial housing allocation plans, affordable for-sale units actually built there would still count towards the City’s

RHNA number when the state later assesses whether or not the City met its housing goals. Thus, this would provide even more of a “buffer” for the City, which City Council seems to want.

B. Rezoning Site 38 Undermines The City’s Goal Of Maintaining, Protecting And Enhancing Existing Housing And Neighborhoods.

One of the goals established by the City for the Housing Element Update (H2) is to “[m]aintain, protect and enhance existing housing and neighborhoods.”¹⁹ This encompasses maintaining and preserving quality housing in neighborhoods.²⁰ And frankly, as City Councilmembers elected by Menlo Park residents, this is your job and should always be front of mind. As you explained during the February 12, 2022 Community Meeting, this goal carried over from the prior housing element cycle. That document provides further detail about the components of this goal, which includes encouraging “the enhancement of community stability to maintain and improve the character and stability of Menlo Park’s existing residential neighborhoods” and “the provision of open space and/or quality gathering and outdoor spaces[.]”²¹ For the reasons discussed above, rezoning Site 38 to permit high density housing would be severely harmful to the character of Suburban Park and would deprive our community of the quality gathering and outdoor space that many of us utilize on a daily basis.

During the February 12, 2022 Community meeting, Mr. Bradley explained that it is important to find the right balance between the various goals set by the Planning Committee and the City for the Housing Element Update, which includes accommodating increased density without unfairly and unnecessarily impacting neighborhoods.²² He further stated that the Housing Element Update will do everything it can to make sure that a proper balance is achieved. Yet the draft Housing Element Update does no such thing with respect to Site 38. As stated above, the right balance here is to maintain existing R-1-U zoning at Site 38 which would still allow more housing—including affordable housing—without disproportionately damaging the Suburban Park community and without furthering inequities.

C. The Land Use And Site Strategies Adopted For The Housing Element Do Not Include Rezoning R-1 Sites To R-3 Or R-4-S.

Finally, rezoning of a R-1 site to R-3 or R-4-S is not within the scope of any of the land use and site strategies developed by the City for purposes of accommodating the required number of affordable housing units for the Housing Element Update. As the December 8, 2021 Staff Report explained, “[t]he affordable housing policies that would be further explored as part of the Housing Element” in order to meet state requirements and for housing production are:

- (1) Modifications to the El Camino Real/Downtown specific plan,
- (2) Rezoning commercial-only sites,
- (3) Modifications to the AHO,
- (4) R-3 Zoning around Downtown,
- (5) Create opportunities for mixed-use developments, and

- (6) Increase to the Below Market Rate housing program inclusionary requirement from 15 percent low-income units to 20 percent low-income units for all new residential development with 20+ units.²³

None of these strategies could be used to support a decision to rezone existing R-1 lots to higher density zoning. Rather, the only justification I have been able to find in any City documents for potential high density rezoning of Site 38 is that “the site is vacant and there is interest in redevelopment of the site by the property owner.”²⁴ That alone, does not justify deviating from the City’s own established strategy for its Housing Element Update. If that were enough, what is to prevent my next door neighbors and me from deciding to knock down our houses, merge our lots, and build a four story affordable housing apartment complex? Deviating from the City’s own clear and established standards in this type of arbitrary manner sets a terrible precedent for the City and may lead to unintended consequences that change the small town character of the entire City.

This would also be a deviation from the City’s prior practice and course. Not a single R-1 property was re-zoned as the newly created R-4-S in the 2015-2023 Housing Element Update. The only parcels re-zoned as R-4-S were existing multi-family residential sites and industrial sites.²⁵ The processes that the City previously followed in the 2015-2023 Housing Element Update increased housing while maintaining the existing character of Menlo Park. Indeed, it is one of few cities that met its RHNA during the 5th housing element cycle. There is no reason to change what previously worked.

* * *

Based on the foregoing, I respectfully submit that Site 38 should not be rezoned and should either be excluded from the Housing Element Update or included as an exception to the one-size-fits all approach that the City intends to take to rezoning with a zoning change expressly conditioned on another access point to the parcel.

Regards,



Nicole L. Chessari
Menlo Park Resident

Joined by the following Menlo Park Residents:

- | | |
|-----------------|-------------------|
| Victoria Kelly | Emiliano Martinez |
| Rob Silano | Meghan Martinez |
| Katrina Bayne | Larry McGill |
| Aaron Retterer | Peggy McGill |
| Rachel Retterer | Rafat Alvi |
| Leslie Abrams | Mira Alvi |
| David Jones | Brad Hoo |

Elizabeth Hove
 Ross Hove
 Ruth Schechter
 Bill Prainto
 Valerie Rice
 Kelly Blythe
 Julianne Blythe
 Christine Alfano
 Christian Smith
 Tom Wong
 Pat Wong
 Charles Shenk
 Sarah Shenk
 Amy Nieva
 Richard Nieva
 Emily Nieva
 Bonnie Neylan
 Patrick Feehan
 Marion McCarthy
 Joseph Whitty
 Carolina Whitty
 James Van Veghel
 Joseph La Cava
 Jane Rhee
 John Reiter
 Ricky Flores
 Jessica Flores
 Bob Leichner
 Jill Baxter
 Dave Hausler
 Mercedes Hausler
 Buck Bard
 Mia Giannotti
 Skip Hilton
 Morad Fakhrai
 Atanas Baldzhiyski
 Joanna Lin
 Karen Bradshaw
 Jennifer Fagnini
 Francesco Fagnini
 Amy Nelson
 Brian Nelson
 Ian Medlock

Jenna Bott
 Nick Bott
 Ravi Kodali
 Usha Kodali
 Sudeshna “Rini” Sen Gupta
 Maureen Clark
 Michael Dittmar
 Robert Steinmetz
 Wendy Whitehouse
 Jerry Brown
 Ron Matsui
 Bikram Chatterjee
 Yue Li
 Sylvia Espinoza
 Steve Menashe
 Marco Menashe
 Marjan Karkooti
 Mahmood Azadpour
 Mike Clark
 Vidita Subbarao
 Sandeep Gupta
 Mary Pimentel
 Bryan Clark
 Lindsay Clark
 Dee Carlson
 Kim Yaeger
 Tim Yaeger
 Tamisie Honey Vrolyk
 Alexander Haskin
 Monica Haskin
 Gary Wagner
 Roma Wagner
 Matt Foley
 Christina Foley
 Elizabeth Wright Jones
 Donald Lee Jones
 James Tufts
 Wayne Muesse
 Yoshi Takahashi
 Curtis Evans
 Susan Evans
 John Chiang
 Alyson Yamvinij

¹ See Dec. 8, 2021 Staff Report No. 21-243-CC, at p. C-1.18 (discussing the eight meetings the Housing Element project team had participated in with developers, at a time when there had been no outreach or community engagement *at all* with the Suburban Park community).

² <https://www.menlopark.org/DocumentCenter/View/29622/12-20210914-CC-Suburban-Park-Association>

³ See Dec. 8, 2021 Staff Report No. 21-243-CC, at p. C-1.61.

⁴ Nov. 16, 2021 Staff Report No. 21-228-CC, at p. O-2.5 (“To meet the targeted numbers, the project team [recommended] that all housing opportunity sites be zoned to allow for at least 30 du/ac.”); Dec. 8, 2021 Staff Report No. 21-243-CC, Attachment K footnotes on each page (“Residential parcels currently at lower than 30 du/ac will have their density allowances raised to at least 30 du/ac. Commercial parcels that don't have a residential allowance will gain a residential allowance of at least 30 du/ac that is limited to at most 5 acres of the site.”).

⁵ See Ravenswood School District January 20, 2021 Board Meeting Presentation Re Lease Update, available at <https://agendaonline.net/public/Meeting/Attachments/DisplayAttachment.aspx?AttachmentID=1372057&IsArchive=0> (Project Overview states that the proposed development is “building a three to four story affordable rental housing”).

⁶ See Ravenswood City School District Request for Proposals, available at https://drive.google.com/drive/folders/1P9AOenIuLAS8IUCnHriVfWoPj_TRPE5d, at p. 4 (“The City of Menlo Park is reviewing the Site as a Housing Opportunity site for the Housing Element update, slating the Site for additional residential density. The City expects to add substantial residential development to enable the City to meet its Regional Housing Need Allocation obligations.... The City-led and City-funded Housing Element update, and associated program- level CEQA analysis, substantially decreases costs and time to the ground lessee for rezoning the Site to its highest and best use residential development program.”); *see also* Ravenswood School District January 20, 2021 Board Meeting Presentation Re Lease Update, available at <https://agendaonline.net/public/Meeting/Attachments/DisplayAttachment.aspx?AttachmentID=1372057&IsArchive=0> (Project Overview states “This site is not currently zoned for multifamily housing, although the City of Menlo Park has indicated support for housing as a use here”).

⁷ See Jan. 21, 2022 Ravenswood School District Press Release, *Ravenswood City School District Board Approves Exclusive Negotiating Agreements with Two Developers for the 2120 Euclid and the Flood School Site* (available at <https://announcements.catapultcms.com/utilities/DownloadFile.ashx?cadocumentguid=c08af834a47747de92eb6ddd2a2f2d70>) (“The leading proposal for the 2 acre former Flood School Site came from Alliant Strategic Development, an experienced developer of affordable housing in California. They are proposing building a multi-story affordable rental housing that includes a housing preference for Ravenswood teachers and staff.”).

⁸ See <https://alliantstrategicdev.com/projects/>.

⁹ Nov. 16, 2021 Staff Report No. 21-228-CC, at p. O-2.8.

¹⁰ Draft Housing Element Update, at p. 3-31.

¹¹ *Id.*; *see also* Recording of Feb. 12, 2022 Housing Element Update Community Meeting, at approximately 1:34-1:35 hour and minute mark.

¹² *See id.*

¹³ Cal. Gov. Code § 8890.50. subd. (b).

¹⁴ Dec. 8, 2021 Staff Report No. 21-243-CC, at Attachment K footnotes.

¹⁵ Recording of Feb. 12, 2022 Housing Element Update Community Meeting, at approximately 1:46-1:47 hour and minute mark (emphasis added).

¹⁶ Nov. 16, 2021 Staff Report No. 21-228-CC, at p. O-2.8.

¹⁷ Dec. 8, 2021 Staff Report No. 21-243-CC, at p. C-1.10.

¹⁸ See <https://www.menlopark.org/DocumentCenter/View/16080/BMR-Units-in-Menlo-Park?bidId=>.

¹⁹ City of Menlo Park Feb. 12, 2022, Housing Element Update Community Meeting Presentation, at p. 37.

²⁰ *See id.*

²¹ Apr. 1, 2014 Housing Element, at p. 33.

²² *See* recording of Feb. 12, 2022 Housing Element Update Community Meeting, at approximately 1:18-1:19 hour and minute mark.

²³ *See* Dec. 8, 2021 Staff Report No. 21-243-CC, at p. C-1.10 to C-1.11; *see also* City of Menlo Park Feb. 12, 2022, Housing Element Update Community Meeting Presentation, at pp. 19-29.

²⁴ Nov. 16, 2021 Staff Report No. 21-228-CC, at p. O-2.8.

²⁵ Apr. 1, 2014 Housing Element, at p. 62 (identifying parcels on Willow, Hamilton and Haven for rezoning); *see also id.* at 114 (describing the Hamilton and Haven properties and former industrial sites), Table 1 (showing the Willow sites were already being used as multi-family residential).



June 14, 2022

Deanna Chow and Menlo Park Planning Staff
City of Menlo Park, Community Development Department
701 Laurel St.
Menlo Park, CA 94025

dmchow@menlopark.org

Re: Comments on the Draft Housing Element

Thank you for sharing this early draft of the Housing Element with the public. On behalf of Menlo Park's nearly 200 residents with developmental disabilities, Housing Choices is grateful for the opportunity to comment before it is sent to HCD. We also appreciate the work that the City of Menlo Park has done to include Housing Choices throughout the community engagement process and for including a detailed analysis of the housing needs of residents with developmental disabilities as required by SB 812 in the Draft Housing Element. We did, however, find that the analysis used an inaccurate definition of developmental disabilities and because of this at times appears to project data provided by Housing Choices from the Department of Developmental Services (DDS) as being representative of the entire disabled community. As was noted in public comments submitted on Monday June 6, 2022, based on the definition of developmental disabilities and eligibility for DDS funded services provided in Title 17 Section 54000 of the California Code of Regulations any data specific to persons with developmental disabilities is not inclusive of persons with disabilities that are solely: psychiatric, physical or learning. Other issues we found with the analysis of housing needs of people with developmental disabilities and Assessment of Fair Housing in the Draft are discussed further below. Lastly, we appreciate that the city included in the analysis of housing needs recommended best practices for inclusion of people with developmental disabilities in the city's housing plans. We support the new programs and policies discussed in the draft to increase production of affordable housing and access for people with developmental and other disabilities but ask that the city set more measurable metrics by which they can determine the success of these new programs for future review and improvement.

About Housing Choices

Housing Choices is a housing service provider funded by the Golden Gate Regional Center to support people with developmental disabilities to be fully integrated in Menlo Park's affordable housing supply. We provide housing navigation services for both individuals and families. We also partner with affordable housing developers to make inclusive housing commitments for people with developmental disabilities in their housing projects. At these projects we provide onsite housing retention services. Our work over the past 25 years in neighboring communities shows that this model of housing plus services is highly effective in increasing housing access and stability for people with developmental disabilities.

The Golden Gate Regional Center has contracted with Housing Choices to provide the Menlo Park planning staff and Housing Element consultants with an assessment of the housing needs of people with developmental disabilities, as required by SB 812.

Inaccurate Definition of Developmental Disabilities

On page 4-34 of the Draft Housing Element developmental disabilities are incorrectly said to be "attributed to a mental or physical impairment". However, Housing Element law requires that jurisdictions use the definition of developmental disabilities as it exists under Section 4512 of the Welfare and Institutions Code. While people with developmental disabilities may have multiple diagnoses which include mental or physical impairment, Section 4512 specifically states that developmental disabilities do not include disabilities that are solely physical. Developmental disabilities and eligibility for state sponsored services are further defined in Title 17, Section 54000-54002 of the California Code of Regulations as not including disabilities that are solely psychiatric, solely physical or solely learning disabilities. Instead developmental disabilities are defined as a substantial disability attributable to "major impairment of cognitive and/or social functioning". A substantial disability is defined as "significant functional limitations...in three or more of the following areas of major life activity, as appropriate to the person's age: Receptive and expressive language; Learning; Self-care; Mobility; Self-direction; Capacity for independent living; and/or Economic self-sufficiency.

The Draft analysis of the housing needs of persons with developmental disabilities on page 3-25 also lists a number of conditions that fall within the definition of a developmental disability including "mild to severe mental retardation, and other cognitive or physical impairments". The term mental retardation is considered to be an antiquated and derogatory term and should instead be replaced with the standard term intellectual disability. And because developmental disabilities do not include disabilities that are solely physical in nature the phrase "other cognitive or physical impairments" should be removed from the list and instead replaced with the phrase "other conditions similar in their impact to an intellectual disability".

Incomplete Assessment of Housing Needs of People with Developmental Disabilities

On January 14, 2022 Housing Choices submitted an assessment of the housing needs of Menlo Park residents with developmental disabilities, which followed HCD guidance for a complete analysis of special housing needs groups, including:

- A quantification of the total number of persons and households in the special housing needs group, including tenure (rental or ownership), where possible.
- A quantification and qualitative description of the need (including a description of the potential housing problems faced by the special needs groups), a description of any existing resources or programs, and an assessment of unmet needs.
- Identification of potential programs or policy options and resources to address the need

As discussed below, Menlo Park's draft did include an analysis that followed these guidelines, but does not fully discuss trends in the population that will affect housing needs over time. We also found that quantitative data reported in the Draft analysis was outdated, thereby undercounting the total population and housing needs of people living with developmental disabilities in Menlo Park. Quantitative data also reported living arrangements of Menlo Park residents with developmental disabilities of all ages. In our comments we reported living arrangements of adults separately from that of minors as we believe this data to be most relevant to the Housing Element as it shows the pressing need for more options for deeply affordable housing paired with supportive services to keep adults with developmental disabilities from being displaced from the community or falling into homelessness.

We believe that the inclusion of these missing elements would strengthen the city's assessment of the housing needs of Menlo Park residents with developmental disabilities and make clearer how these barriers may be different from those of other disability types. Furthermore, it would help the city to create more meaningful programs and policies to meet the housing needs of residents with developmental disabilities as required by Housing Element law.

Undercounts the Menlo Park Population with Developmental Disabilities

On page 4-35, Table 4-8 of the draft analysis uses outdated demographic data reported by the Department of Developmental Services (DDS) as of 2020 rather than the more current data from DDS as of September 2021 provided in Housing Choices comments. This includes a significant discrepancy in the total population of residents with developmental disabilities. In Table 4-8 it is reported that there are a total of 124 residents with developmental disabilities in Menlo Park however DDS reported in September 2021 that there were a total of 167 people with developmental disabilities living in Menlo Park including 88 minors under the age of 18 and 79 adults age 18 or older. This represents an increase of 43 total residents or 35% growth in the population.

And by not separately reporting the living arrangements of adults from that of minors Table 4-8 does not accurately reflect the over-reliance on the family home as a

Omitted Data Establishing Trends Creating a Greater Need for Housing.

While the city does acknowledge one of the greatest risk factors for homelessness among adults with developmental disabilities is when a parent is no longer able to provide housing, it

fails to address some of the trends that are increasing this risk. For instance, by not separately reporting the residence types of adults and children with developmental disabilities in Table 4-8 the data does not accurately reflect the over-reliance on parents as home providers for adults with developmental disabilities and how this can increase risk of displacement and homelessness as the adult child ages in place. While DDS does not report data for adults and minors separately we can assume that all children in Menlo Park are living with their parents as this is considered best practice and because there are no licensed care facilities for people with developmental disabilities in Menlo Park. If incorrect this assumption would understate, not overstate, the need for other housing options for adults with developmental disabilities.

Based on this assumption we can infer that 61 (77%) of Menlo Park's 79 adults with developmental disabilities live in the home of a parent or family member. While this is generally considered to be a stable living arrangement, death or infirmity of a parent can put the adult child (who typically has limited income or resources to move into their own housing) at significant risk of homelessness or displacement. Other family members are not always willing or able to assume the same responsibilities as a parent and cannot be depended on to provide housing for adults with developmental disabilities indefinitely. We also know when compared to data last reported in the 2015 Housing Element that while there has been a 32% increase in the total number of adults with developmental disabilities there has been a decrease in the number of adults living independently with supportive services or in licensed care facilities. This means that as the population of adults with developmental disabilities continues to grow more will be forced to remain in the family home not by choice but because of a lack of other housing options available to them. And while the analysis does acknowledge that DDS has reported increased life spans for people with developmental disabilities throughout San Mateo County, there is no mention of the 11% decrease in adults 42-61 which, in light of significant increases in all other age groups, Housing Choices attributes to displacement out of the County when a parent passes away or is otherwise unable to provide housing.

Strengthening Impact of Programs

We want to thank planning staff and the consultant who developed this draft for recommending a suite of new programs, policies and goals that we believe can create a more inclusive and equitable community. We also appreciate the inclusion of some of Housing Choices program and policy recommendations including: affirmatively marketing accessible units (H3.J Marketing for Accessible Units), incentivizing affordable ADUs (Program H3.I Accessible ADUs), amending the inclusionary housing ordinance (Program H4.A Amend the Inclusionary Housing Regulations), parking reductions for projects including accessible units (Program H3.D Develop Incentives for Special Needs Housing) and offering affordable housing developers density bonuses beyond state law (Program H4.D Modify the Affordable Housing Overlay).

While we believe that the programs outlined in the Housing Element will Affirmatively Further Fair Housing we are concerned that many lack the concrete steps, timelines and measurable metrics by which to evaluate success of these programs. Without these measurable metrics the city is at-risk of implementing ineffective programs with little or no effect on meeting its RHNA or

Affirmatively Further Fair Housing for all special needs populations and protected groups. For instance:

- How many units of special needs housing does the city plan to create under Program H3.D?
- Under Program H3.H how many additional accessible units will be developed?
- Under Program H3.I how many accessible ADUs will be developed?
- Under Program H4.A how many units of affordable housing will the amended IHO produce?
- How many developers will utilize the modified AHO developed under Program H4.D? How many additional units will be developed?
- Under Program H4.F how much will ADU production increase after modifying development standards and permit process?

Other concerns and recommendations for strengthening the effectiveness of the Draft programs to increase the city's ability to meet its many goals and policies include:

- Under Program H1.I when developing NOFA's for local affordable housing funds the city should commit to providing additional preference points to projects which include Extremely Low Income units and/or units set aside for special needs populations needing on-site supportive services.
- Under Program H2.A the city should commit to adding new priority for tenants living in at-risk housing in BMR guidelines.
- Under Program H3.B city should commit to increasing awareness of Source of Income discrimination protections for persons receiving rental assistance to both tenants and landlords. City should also consider providing local incentives to landlords who rent to voucher holders with the intention of increasing the number of landlords renting to voucher holders in the city.
- Under Program H3.H the city should add a commitment to creating a new priority in BMR guidelines that all accessible units will be offered with priority given to persons with disabilities who require the modifications present in the unit.

Noncompliance with HCD Guidance for Completing an Assessment of Fair Housing

In response to the passage of AB 686, HCD released the AFFH Data Viewer to support the outreach and engagement jurisdictions are required to complete as part of their Assessment of Fair Housing. HCD explicitly states in their AFFH guidance that the Assessment of Fair Housing should include local data and knowledge defined as "any locally gathered and available information". Yet, while there is an explanation of the different local Fair Housing enforcement organizations that the city partners with in the Assessment of Fair Housing, including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto, no demographics of Fair Housing complaints referred to these organizations is provided. Oftentimes when complaints are made to these organizations they complete their own investigation and mediation services to resolve the case before it needs to be referred to DFEH or HUD. By only reporting complaints made to HUD and DFEH, the AFH significantly undercounts the number of Fair Housing complaints in the city. From 2013-2020 HUD reported

receiving only 130 complaints in San Mateo County whereas data from Project Sentinel shows that they investigated nearly 300 Fair Housing discrimination cases in San Mateo County from 2015-2020. This does not include reports made to any of the other agencies listed. Without data from these Fair Housing enforcement organizations for both San Mateo County and the City of Menlo Park, the city cannot accurately gauge how well it is doing in addressing Fair Housing issues nor how best to address common complaints.

Furthermore, there is a substantial lack of data on the Fair Housing issues faced by people with disabilities. For instance, the Section titled Disproportionate Housing Needs and Displacement Risk focuses almost solely on differences based on tenure, race and ethnicity with little to no mention of disability status. While there is data provided on the housing cost burden of all Menlo Park residents by tenure in the Assessment of Fair Housing there is no data based on race or disability status. In addition to including disability status in data reported in the AFH, guidance from HCD recommends that jurisdictions complete an intersectional analysis of housing needs of Black, Indigenous and People of Color (BIPOC) with disabilities as “there are significant disparities by race within the population with disabilities”. An intersectional analysis would show the compounding effects of being both a person of color and having a disability as compared to a person of color without a disability or a white person with a disability. This is a significant component of Housing Choices’ recommendations for Affirmatively Furthering Fair Housing, and yet is omitted from the city’s draft. Please review Attachment 1 for additional data on the disparities in housing access for BIPOC with disabilities in San Mateo County collected by Housing Choices from the American Community Survey with support from Home for All San Mateo County.

We urge you to review the attached documents and make changes to the Menlo Park Housing Element so that it meaningfully addresses the housing needs of its residents with developmental disabilities.

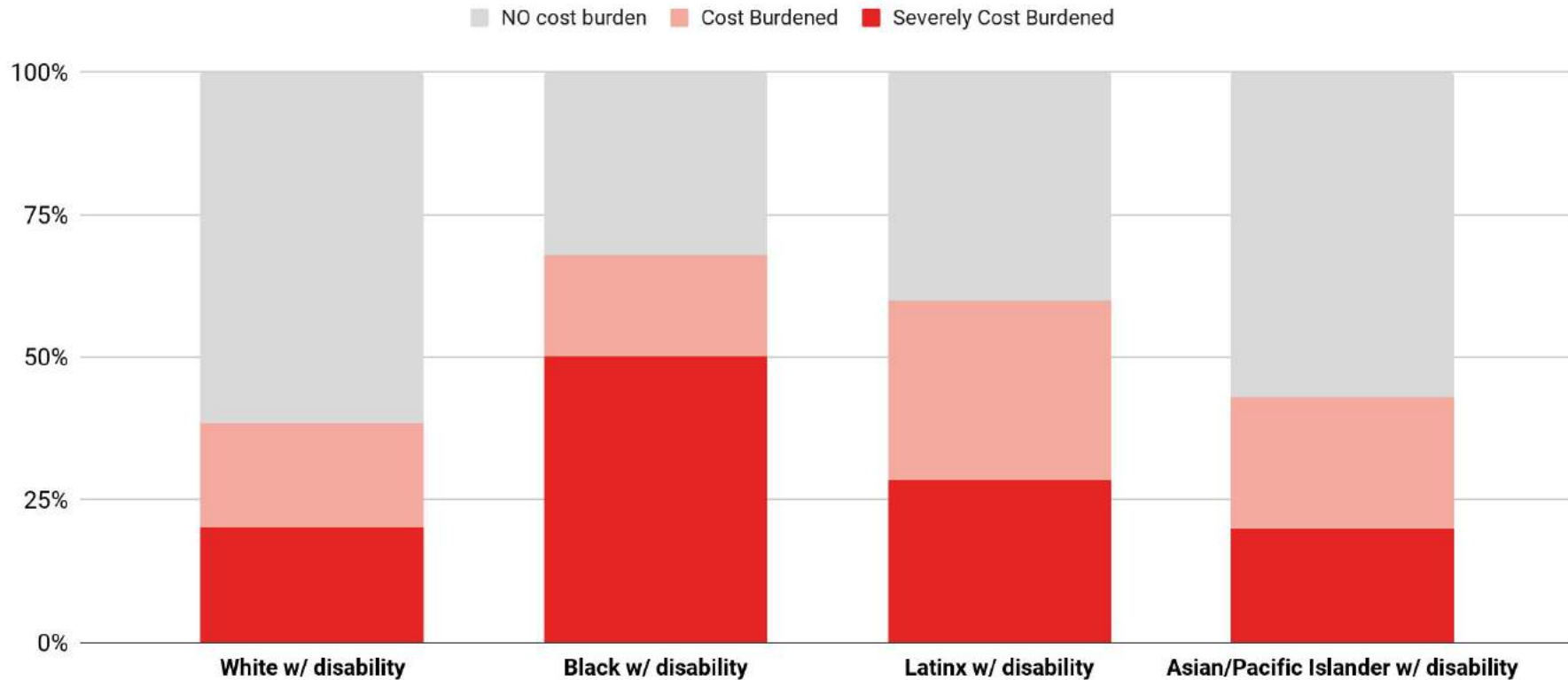
Sincerely,

Kalisha Webster

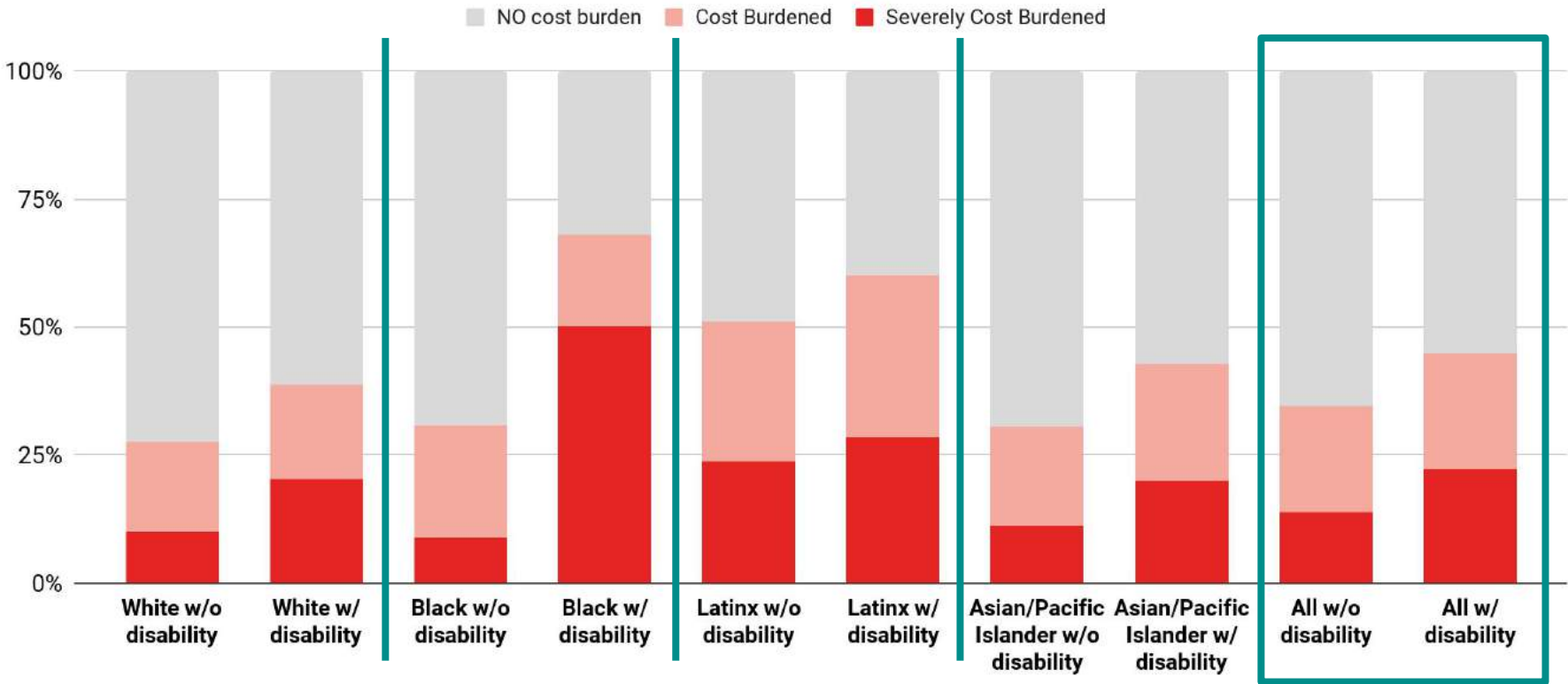
Kalisha Webster
Senior Housing Advocate
Email kalisha@housingchoices.org
Cell 650-660-7088

Race/Ethnicity Disparities in Rent-Burden among San Mateo County Residents with Disabilities

#106



All Races/Ethnicities: Disparities in Rent-Burden among San Mateo County Residents with and without Disabilities



From: Mary Kelly [mailto:kellymary646@gmail.com]

Sent: Monday, June 6, 2022 7:08 AM

To: _CCIN <city.council@menlopark.org>

Subject: Build housing/communities that are already set up to allow for diversity and sustainability and we will all benefit

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Hello City Council Members,

Our community needs more housing at all income levels! As an apartment renter near downtown Menlo Park for the past 17 years I have had an incredible experience of seeing what an ethnically and socio-economically diverse community looks like. It has been a wonderful time for my family to connect and learn about others. We have shared many daily chats and special celebrations with our neighborhood.

As a community we must not wall ourselves into compounds reminiscent of anti apartheid South Africa. We need to draw each other close and lift each other up!

As we face the future as our climate changes we need to build sustainability and mindful development and community into our future projects! I have spent the past five years volunteering heavily at Oak Knoll Elementary helping students and staff learn about waste sorting and management. It is extremely clear to me that behavioral changes need to come EARLY in systems that ask for green action. Daily behavioral changes in most individuals is not easy to achieve. The changes need to come before we ask individuals to change their lives.

Build housing/communities that are already set up to allow for diversity and sustainability and we will all benefit!

Thank you for your time and consideration.

With gratitude,
Mary Kelly (17 + year Menlo Park resident and active community volunteer)
828 Fremont Street
Menlo Park, CA
650-283-0083



June 30, 2022

RE: Policy recommendations for Housing Element Updates

Dear City and County Leaders,

On behalf of the San Mateo County Child Care Partnership Council (CCPC), the publicly appointed, state-mandated local child care planning entity for San Mateo County, and our partner Build Up San Mateo County, we are writing to encourage your city/county to include policies that support the development of child care facilities in your updated Housing Element. For working families with young children, having accessible child care near their home reduces traffic and commute times, and generally improves the quality of life for these residents. Including policies that are supportive of child care in or near housing is a straightforward way for cities to contribute to creating sustainable communities where families with young children can thrive. Your city/county's Housing Element update provides an opportunity to address the housing and child care needs of all working families, while examining the housing and child care needs of special populations, such as single-parents and female-headed households, in particular.

High-quality child care is essential to families and to vibrant economic development, yet operators of potential new child care facilities face numerous barriers to opening new programs to meet community needs. While many of the challenges for child care facilities development are similar to housing, the child care sector lacks the mandates, financing sources or expertise that exist for housing developers. One of the biggest challenges is finding a location for a child care facility. Ideally, child care facilities are located in or near housing and close to family-friendly transportation options.

Housing affordability also affects the child care sector. In our high-cost area, family child care providers, those who provide licensed child care in their homes, may struggle to afford their rent or mortgage. As older providers retire, new providers cannot afford to buy homes in our communities. Those who rent a house or apartment often face business instability. In addition, child care programs across San Mateo County are struggling to hire enough workers – the child care workforce is predominantly low-income women of color. Many are struggling with their own housing needs.

In examining Housing Elements from throughout California, we have noted that a number of cities and counties have included goals and policies that support the development of child care in or near housing. We have compiled sample policies in the attached document in hopes that your city/county will include a number of them in your Housing Element update.

If you have questions or would like further support for connecting child care and housing in your city/county, please contact us: Sarah, 650-802-5647, skinahan@smcoe.org, or Christine, 650-517-1436, cpadilla@sanmateo4cs.org.

Sincerely,

Sarah Kinahan
Coordinator
San Mateo County Child Care Partnership Council

Christine Padilla
Director
Build Up San Mateo County

Attachments: [Sample Housing Element Language to Support Child Care near Housing](#)
[Partner Organizations that Support Including Child Care Policies in Housing](#)

