



**CITY COUNCIL
and
COMMUNITY DEVELOPMENT AGENCY
MINUTES**

Tuesday, June 14, 2005
7:00 p.m.

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

7:00 p.m. REGULAR MEETING (Menlo Park City Council Chambers)

ROLL CALL - Winkler, Jellins, Cohen, Duboc, Fergusson

STAFF PRESENT - David Boesch, City Manager; William McClure, City Attorney; Audrey Seymour, Assistant City Manager; and Silvia M. Vonderlinden, City Clerk.
Various department heads and other City staff were also present.

PLEDGE OF ALLEGIANCE

A. COMMISSION VACANCIES AND REPORTS

1. The Housing Commission has three vacancies to fill three expired terms. The vacancies are for terms that will end in July 2009. There is one additional vacancy to fill an unexpired term ending September 2007. The deadline for receipt of applications is July 20, 2005 at 5:30 p.m.
2. The Library Commission has one vacancy to fill one expired term. The vacancy is for a term that will end July 2009. The deadline for receipt of applications is July 20, 2005 at 5:30 p.m.
3. The Transportation Commission has two vacancies to fill two expired terms. The vacancies are for terms that will end July 2009. The deadline for receipt of applications is July 20, 2005 at 5:30 p.m.
4. Commission Reports. - None

B. PRESENTATIONS AND PROCLAMATIONS

1. Proclamation celebrating the contributions of the Menlo Park-Atherton Education Foundation.

Carol Broadbent Fields, co-president of the Menlo Park Atherton Education Foundation for 2005-2006, received the proclamation.

2. Proclamation declaring June as Alcohol Awareness Month.

Chris Boyd, Police Chief, received the proclamation outlining the outreach efforts that are being conducted to bring awareness to this problem.

C. PUBLIC COMMENT #1 (*Limited to 30 minutes*)

George Tuma shared concerns about the Willow Oaks off leash dog park.

Rick Cirardella, representing the Chamber of Commerce, reiterated this organizations' support for streamlining the development process.

Court Skinner thanked the Kiwanis volunteers and various Palo Alto residents for helping make a recent Menlo Park event a success.

D. CONSENT CALENDAR

1. Approval of an agreement with Turbo Data Systems, Inc. to provide parking citation processing and adjudication services for the period of June 30, 2005 to June 30, 2006, and authorize the City Manager to sign the agreement extension.

Item D2 pulled

2. Adoption of Resolution No. 5607 of intention to abandon a portion of Middlefield Road along the property at 525-545 Middlefield Road.
3. Approval of the Minutes for the City Council Meeting of March 8, 2005.

M/S Jellins/Winkler to approve Consent Calendar items D1 and D3. Motion carries unanimously.

Discussion on D2

2. Adoption of Resolution No. 5607 of intention to abandon a portion of Middlefield Road along the property at 525-545 Middlefield Road.

Council Member Fergusson inquired about the public benefit of this action. Mr. Steffens explained that one of the benefits is to reduce the City obligation for the maintenance of that area, which may cause an incremental reduction in cost. The traffic flow on Middlefield near McCandless Park was discussed. Mr. Steffens explained that the action tonight is just setting the process in motion but no abandonment is being granted. A public hearing will take place later.

M/S Winkler/Duboc to approve Consent Calendar item D2.

Council Member Fergusson stated she would like to see a substantial public benefit.

Motion carries 4-1-0 with Cohen opposed.

E. PUBLIC HEARING - None

F. REGULAR BUSINESS

1. Award of contract for street sweeping to White's Mobile Sweeping in the amount of \$500,536 for four years and authorizing the City Manager to extend the contract an additional three years.

Ruben Nino, Director of Engineering Services, explained how Proposition 13 has impacted street sweeping services. Mr. Nino covered changes in street sweeping schedules for each city zone to offer more frequent sweeping in certain months when leaves are dropping and less frequent sweeping in other months. Mr. Nino reported on a survey that asked residents about their preferences. Council asked questions about the street sweeping in various areas such as El Camino Real and Willow Road. Street sweeping during winter was discussed and Council Member Cohen would like this reviewed once a year in case there are special weather conditions. Mr. Boesh explained that there is some contingency built into the budget to cover special needs. Ms. Fergusson can't approve reducing services along Willow Road.

Motion by Council Member Fergusson to approve the contract but specify that the schedule along Willow Road stays as is. Council Member Duboc agrees with staff's recommendation and believes that if there is a problem Council will be made aware of it. Motion fails for lack of a second.

M/S Duboc/Winkler to approve item F1.

Council Member Cohen stated that while he will support the motion he would like to recognize Ms. Fergusson's concerns and have staff be sensitive to the situation on Willow Road. Mayor Pro Tem Jellins concurs with Council Member Cohen and further supports staff giving extra attention to the sweeping of Willow Road and Menalto Avenue.

Motion passes 4-1 with Council Member Fergusson opposing.

2. Review of neighborhood input and direction on future land uses and review process for development proposals in the Linfield/Middlefield/Willow area.

Mayor Winkler acknowledged receipt of multiple petitions expressing various points of views. Tracy Cramer, Senior Planner, provided the report explaining the public input process and Council's options. She elaborated on the current and proposed zoning as well as the overall layout of the area. The area density was discussed. Staff explained that all projects will require environmental review. Ms. Cramer added that while there is some support for changes to the existing land use and for the proposed developments, the input received expresses strong concern about the development and changes to the neighborhood.

Developers were given a chance to explain their projects and discussed the impacts on heritage trees, traffic patterns, pedestrian access, and look of the neighborhood.

The following applicants presented their projects:

-110-175 Lindfield Drive (Mission Valley Group) residential use;

-321 Middlefield Road (Public Realty) medical use;

-8 Homewood Place (Dewey Group) medical use;

-75 Willow Road (Summer Hill Homes) residential use;

Public Comment

Althea Tomijima opposes rezoning the Lindfield Oaks area because of possible impacts to residents.

Mark Costa believes a broader environmental review would help ease some of the community's angst.

Nancy Hosay (with time donated by Barbara Hooper) thanked the 225 signatories who supported a petition against the proposed changes in use and zoning. Ms. Hosay would like the cumulative impacts understood. She mentioned speaking with Ken Ranella and he shared concerns with increased school enrollment. She asks that a strategic plan be considered for the whole area.

Ali Behbin thanked the Council for the opportunity to speak and opposes the projects. He wonders why development is needed now.

Frank Carney stated that this was a planned community and the goal was to have a mix of various uses and it has worked well for the last 50 years.

Vincent Bressler opposes what he calls piece-meal development. Mr. Bressler believes that an overall plan for development is the better path.

Joanne Goldberg believes most people will not support development as proposed. Ms. Goldberg believes the General Plan should be looked at.

Mark Holma agrees with residential development similar to Vintage Oaks.

Stu Soffer believes that different puzzles are being matched together. He prefers low residential with the same density as Vintage Oaks.

Don Brawner is unclear if this meeting is a Study Session, a Regular Meeting or Transportation Commission Meeting. He opposes development in this area.

Cynthia Harris does not believe that all residents in Linfield Oaks are against residential development. She supports 7,000 to 10,000 sq. ft size lots. She believes the cumulative impact needs to be studied.

Mayor Winkler asked staff to enumerate the items needing Council attention. Arlinda Heineck, Community Development Director, listed each of the items and Council discussed them.

Topic #1 - Need for a Strategic Plan and/or a General Plan

Mayor Winkler requests that current applicants meet and find better options for their sites, in particular 8 Homewood Place. Mayor Pro Tem Jellins clarified that an update of the General Plan has been considered various times and the updating process is lengthy. However, it is still incumbent on the Council to look at plans presented through the process, and review them in the scope of the General Plan. Council Member Duboc clarified that the Housing Element applies to the whole city and asked if there are other current housing projects. Ms. Heineck gave examples of other housing project sites that are being studied or proposed. The number of projects currently in the pipeline was discussed. Mayor Winkler explained that the Housing Element exists for two reasons: it is a State requirement and helps cities meet local housing needs.

Topic #2 - Maintain a coherent plan for the neighborhood (defining what the problem is that these applications are trying to address, the impacts of medical use and lower residential density)

Council Member Cohen disagrees with a piece-meal approach and Council Member Fergusson asked about the permissible build out under the current zoning. She would like to compare the proposed use

with current use. Ms. Heineck explained that C1 is the zoning allowed in that area, but a number of buildings are under the previous zoning because they predate the C1 zoning district. Ms. Fergusson believes the fiscal impacts and the environmental impacts need to be looked at together. Council Member Duboc would like to look at possible benefits from the proposed uses such as medical use. Mayor Pro Tem Jellins clarified that the environmental review is a tool to understand the impacts and it includes public input.

Topic #3 - Comprehensive approach to include Environmental Impact Report (EIR) and/or the cumulative basis to do a traffic study

Council Member Fergusson asked how these projects progress to full development and Ms. Heineck explained that the overall analysis would include various projects, even though one of the projects can continue to move forward with the review process. Ms. Heineck explained that the first step would likely be a comprehensive traffic study for certain projects, and this could take around three months. She added that the full EIR could add another 6 months. Staff recognized the benefits of viewing global traffic impacts first, and Ms. Heineck explained that every two years the City updates its counts for the Circulation System Assessment (CSA) document. Mayor Winkler asked if the analysis will include full occupancy of the buildings, and staff confirmed. Mayor Pro Tem Jellins favors a comprehensive traffic study.

Topic #4 - Potential deterioration in the quality of life

Mayor Pro Tem Jellins opined that many of the people who work and serve Menlo Park aren't able to afford a house here. He would like to have a community that is recognized for its financial, educational and ethnic diversity. Mayor Winkler believes there is a documented need for older residents that need smaller houses. Council Member Duboc agrees with Mayor Winkler's comments. Mayor Pro Tem Jellins said that 4,500 sq. ft lots might offer more possibilities to different buyers. Council Member Fergusson does not see an aging population but instead an increase in young families coming to Menlo Park. She would like additional data on Menlo Park demographics and Ms. Heineck said that staff would provide it. Ms. Heineck added that diversity of Menlo Park's housing stock is an issue for Council's consideration. Mr. Cohen welcomes different populations' needs such as low cost rental housing. The number of students generated by various projects was discussed, and Ms. Heineck explained that there is a formula that staff uses and this will be back to Council.

Topic #5 - Water and drainage from housing close to the creek

Kent Steffens, Public Works Director, explained that the amount of runoff will be reviewed in the EIR and the data will be disclosed to the public and Council. Mr. Steffens commented that the applicants will be responsible for paying for the increase in runoff and other mitigation measures.

Topic #6 - Potential strain on infrastructure and request for no changes in zoning and land uses in the area

Ms. Heineck said the infrastructure issue is handled via the EIR. Council shared concerns about the heritage trees in the area and Ms. Cramer explained that staff is working with an applicant and the City arborist to assess 40 trees that need to be reviewed. Ms. Cramer explained the review and replacement process for heritage trees.

Mayor Pro Tem Jellins believes that regardless of use, a comprehensive approach via a traffic study might be helpful. He favors continuing the existing course with consideration of a General Plan Amendment and Zoning Ordinance Amendment with respect to 110-175 Lindfield Drive, continuing consideration of residential uses at 75 Willow Road, further consideration of a use permit at 321 Middlefield Road (from professional office to medical use) but not to consider further conversion of the professional office use to medical office use at 8 Homewood Place. Council Member Duboc agrees with this approach, and she added that residential use might be a better option for 8 Homewood Place. Mayor Winkler would encourage applicants to get together and review possible changes based on Council's input. Mayor Pro Tem Jellins added that staff is to return with a specific work plan for Council consideration and it should cover various outcomes. Council Member Duboc agrees with this approach and the mitigations suggested by staff. Council Member Fergusson said that she will be looking for the EIR to compare the current use with the proposed use, to include full occupation numbers, and a possible focus on fiscal impacts of projects.

3. Consideration of state and federal legislative items including decisions to support or oppose any such legislation, and items listed under Written Communication or Information Items.

Mayor Pro Tem Jellins referred to the Special Election that will take place this fall and the various initiatives on the ballot.

Council Member Fergusson asked if the City takes positions on legislation that the League of California Cities supports or opposes. Mr. Boesch explained that when there is a request for a position, staff communicates with the Mayor and the Council gets copied on any letters that are sent.

G. WRITTEN COMMUNICATION

1. Request by Council Member Cohen for Council discussion regarding reconstitution of the Arts Commission.

Council Member Cohen would like to see this Commission reactivated because residents have approached him with this request. Mayor Pro Tem Jellins clarified that the Commission was not disbanded but resigned in mass. Nevertheless he would support further debate on its role. Bob Roessler, Community Services Manager, explained that staff would bring a report on the options for having a public art program to Council in January of 2006. The scope of work was discussed and staff said it would review the role of this Commission in other cities. Mr. Cohen clarified that this is not about the percent for art ordinance but about having an Arts Commission. Council consensus was to place it on a future agenda for discussion.

H. INFORMATION ITEMS

1. Status report on Measure T Projects.

Council Member Duboc suggested that the Parks and Recreation Commission look at a list of projects to fund with the next state of Measure T funding.

2. Status of the Belle Haven Action Plan.

I. COUNCIL MEMBER REPORTS

Council Member Duboc invited the public to view the new design of the Menlo-Atherton Theater that will be in display.

J. PUBLIC COMMENT #2 (Limited to 30 minutes)

K. ADJOURNMENT – the meeting adjourned at 10:43 p.m.

Respectfully submitted,

Silvia M. Vonderlinden

Approved at the City Council Meeting of August 23, 2005.