



# CITY COUNCIL COMMUNITY DEVELOPMENT AGENCY STUDY SESSION MINUTES

Tuesday, September 15, 2009 at 7:00 p.m.  
110 Terminal Avenue, Menlo Park, CA 94025  
Belle Haven Senior Center

---

## 7:00 P.M. STUDY SESSION (Senior Center Main Hall)

The City Council convened in open session at 7:10 p.m. with all members present.

**PLEDGE OF ALLEGIANCE** – Led by Mayor Robinson

### REPORT FROM CLOSED SESSION

Mayor Robinson stated that there is no reportable action on the two closed sessions held earlier this evening regarding (1) Existing litigation and (2) Public employee evaluation – City Manager

Mayor Robinson announced that due to a recent resignation, there is a vacancy on the Dumbarton Rail Citizen Advisory Panel. Interested residents may obtain an application from the City Clerk's office. Appointment is for a two-year term.

### A. COMMISSION/COMMITTEE VACANCIES, APPOINTMENTS AND REPORTS

1. Appoint a representative and alternate to the California High Speed Rail Authority Policymaker Working Group ([Attachment](#))

**Action:** By acclamation Councilmember Cline is appointed as representative and Councilmember Fergusson as alternate to the California High Speed Rail Authority Policymaker Working Group. Councilmember Cohen is recused.

### B. STUDY SESSION

1. Share with Council the overall sequencing and timeline proposed for the City's primary housing activities and receive general direction on next steps for several of those activities including: the potential housing site at Hamilton Avenue East, the potential housing site at Terminal Avenue with a possible Habitat for Humanity Project, and the Foreclosure Prevention Program ([Staff report # 09-122](#))

Housing Manager Doug Frederick made a presentation regarding the City's current housing activities including various housing and loan programs, the Neighborhood Stabilization Program and the Habitat for Humanity Revitalization Program. He discussed the Housing Element and Housing Needs Assessment. He outlined possible development opportunities at Hamilton Avenue East and Terminal Avenue.

The following members of the public commented on the topic:

- **Amita Vasudeva** expressed support for the Habitat for Humanity program and encouraged Council to expand the programs to areas closer to jobs, commerce and better school districts. She opposes development on Terminal Avenue. and offered suggestions for alternate ways the land can be used.
- **Matt Henry** supports upgrading the educational opportunities in Belle Haven and would like to see the Beechwood school expand into the current vacant land on Terminal Avenue.
- **Rose Bickerstaff** spoke about the ABAG needs assessment and supports expanding the Beechwood School onto the vacant land on Terminal Avenue.

- **Ash Vasudeva** supports development of affordable housing on Hamilton Avenue East as well as market rate housing and integration of transit opportunities as part of a larger vision for this area. He opposes housing on Terminal Avenue.
- **Lupe Guzman** supports allowing the Beechwood School to purchase the land on Terminal Avenue. She supports housing on Hamilton Avenue East.
- **Mary Behn** opposes housing on Terminal Avenue.
- **Nancy Cash** read a letter from Dr. Rachel who could not be present at the meeting opposing affordable housing on both Hamilton Avenue East and Terminal Avenue.
- **Carrie Peterson** stated that most residents on Hamilton Avenue support development in their area. She supports educational opportunities in Belle Haven and the public school system.
- **Rachel Bickerstaff**, Beechwood School, stated that the school would like to purchase the land on Terminal Avenue
- **Jim Calhoun** is a property owner adjacent to the development site and would like to participate in dialogue regarding development.

Staff responded to Council questions. Council discussed the matter and gave direction to staff.

Council concurred that staff should pursue development efforts for the Hamilton Avenue project. Regarding the Terminal Avenue project, Council directed staff to continue communicating with stakeholders, gather more information and think outside the box ([which may or may not include the Habitat for Humanity Project](#)) for alternative ways the project site can be developed that will benefit the community.

Housing Manager Doug Frederick gave a presentation about the City's Foreclosure Prevention Program.

The following members of the public commented on the topic:

- **Keisha Woods** provided information regarding the rate of foreclosures in Menlo Park and supports the program
- **James Berkman** spoke in favor of the program
- **David Shapiro** spoke in favor of the program
- **Carolyn Clarke** spoke in favor of the program

Council discussed the matter and directed staff to pursue opportunities to have homeowners and private investors share equity in BMR units.

**C. ADJOURNMENT** at 10:15 p.m.

Pamela Aguilar  
Deputy City Clerk

These minutes were accepted at the Council meeting of October 20, 2009