



**CITY COUNCIL
COMMUNITY DEVELOPMENT AGENCY
SPECIAL MEETING MINUTES**

**Tuesday, October 19, 2010
6:00 p.m.
701 Laurel Street, Menlo Park, CA 94025
City Council Chambers**

6:00 P.M. CLOSED SESSION (Council Conference Room)

Mayor Cline called the closed session to order at 6:03 p.m. All members were present with Council member Fergusson arriving at 6:08 p.m.

1. Closed session pursuant to Government Code Section 54956.9 for conference with legal counsel regarding: Status and potential settlement authority in the matter of *Menlo Park v. Salcedo*, San Mateo County Superior Court Case No. CIV 487703, regarding a unit in the City's BMR program

7:00 P.M. SPECIAL SESSION (Council Chambers)

At 7:06 p.m. the Council reconvened in open session and called the special meeting to order with all members present.

The pledge of allegiance was led by Mayor Cline.

No reportable action from Closed Session.

ANNOUNCEMENTS

- The City Clerk's Office is accepting applications for the Environmental Quality Commission – 1 vacancy due to the resignation of Jean Barones. The term expires 04/30/2014.
- Peninsula Volunteers Meals on Wheels is presenting "Dine Out for Meals on Wheels" on November 9th. Restaurants in 7 bay area counties including San Mateo are participating and donating 10% of their proceeds on that day to Meals on Wheels. (www.dineoutnow.org)

A. PUBLIC COMMENT #1

- Margaret Winters spoke in support of Solo Aquatics.
- Deanna Lin spoke in support of Menlo Swim and Sport.
- Adam Kerr spoke in support of Menlo Swim and Sport.
- Robin Stewart spoke in support of Solo Aquatics.
- Doug Vort spoke in support of Menlo Swim and Sport.
- Roger Cooper spoke regarding street cleaning and repaving issues.
- Erin Gilanville read a letter in support of Solo Aquatics.
- Nancy Prouty spoke in support of Menlo Swim and Sports.
- Adina Levina spoke regarding opposition to Proposition 23 and requested Council to place this item on a future agenda.

Council member Fergusson made a request to agendaize Proposition 23. Council members Robinson and Cohen concurred to place the matter on the next Council agenda.

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: Habitat for Humanity's Terminal Avenue project, the potential housing site at Hamilton Avenue East, changes to the Neighborhood Stabilization Program, funding for an EIR for the Housing Element and other development opportunities (*Staff report #10-142*) (*presentation*)

City Manager Glen Rojas introduced the item. Staff presentation was made by Housing Manager Doug Frederick.

Public Comment:

- Gene Lentz, SILVAR, requested Council to maintain the current NSP guidelines.
- Patty Boyle, Housing Commission Chair, spoke regarding the need to update the Housing Element.
- Phillip Kilbridge, Habitat for Humanity, thanked Council for their support of the NSP and spoke regarding development opportunities and the project at Terminal Avenue.
- Matt Henry spoke in opposition to the Terminal Avenue project and in support of expanding Beechwood School, and in support of higher density at the Hamilton Avenue East project.
- Penelope Huang expressed concern regarding the proposed changes to the NSP guidelines.
- Carolyn Clarke spoke regarding the Terminal Avenue project and concerns about education, and the need for visioning for the Hamilton Avenue project.

Topic #1 – Habitat for Humanity’s Terminal Avenue Project

Council direction: Council members Robinson and Fergusson were appointed to a subcommittee to study this topic and the Hamilton Avenue project and provide direction on development opportunities. Continue working with Habitat for Humanity.

Topic #2 – Hamilton Avenue

Council direction: Accept staff recommendation to reimburse the RDA Housing Set-aside funding from the non-housing side of Redevelopment Fund and continue planning effort to use the site for higher density, mixed-income housing. Explore opportunities with county/regional programs, such as HEART, to address Menlo Park housing needs.

Topic #3 – Changes to the Neighborhood Stabilization Program (NSP)

Council direction: Council is not ready to consider applying this program to non-foreclosure properties, deciding to retain the existing guidelines.

Topic #4 – EIR for Housing Element

Council direction: Accept staff recommendation to support future budget allocations and to discuss the Housing Element at a future Council meeting.

Topic #5 – Development Opportunities

Council direction: Accept staff recommendation that the City be more proactive in pursuing additional BMR units through participation in development opportunities, including partnerships with not-for-profit organizations. When this item comes back to Council, the staff report should include an analysis of what effects State restrictions on low-cost rental housing will have on the City's opportunities to obtain low-income housing. There was also direction to look into senior housing. General direction remains the same.

C. REGULAR BUSINESS

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

(a) Support San Mateo County Ballot Measure M (*Staff report # 2010-145*)

Staff presentation was made by Assistant City Manager Starla Jerome-Robinson.

- Public comment by Chuck Bernstein opposing the Measure.

Action: Motion and second (Fergusson/Robinson) to support Measure M passes (3-2, Boyle and Cohen dissent).

(b) Oppose Proposition 26 (Staff report # 2010-146)

Staff presentation was made by Assistant City Manager Starla Jerome-Robinson.

Action: Motion and second (Robinson/Fergusson) to oppose Proposition 26 passes (4-1, Boyle dissents).

D. INFORMATIONAL ITEMS

1. Financial review of General Fund operations as of June 30, 2010; un-audited budgetary comparison schedule (Staff report # 10-144) (presentation)

City Manager Glen Rojas presented the item.

- Public comment by Peter Ohtaki and Chuck Bernstein

2. Biannual update of schedules for project priorities (Staff report # 10-143)

E. ADJOURNMENT at 11:46 p.m.



Pamela Aguilar
Deputy City Clerk

These minutes were accepted at the Council meeting of October 26, 2010.

