



CITY COUNCIL COMMUNITY DEVELOPMENT AGENCY REGULAR MEETING MINUTES

Tuesday, May 10, 2011 at 7:00 p.m.
701 Laurel Street, Menlo Park, CA 94025
City Council Chambers

Mayor Cline called the regular meeting to order at 7:02 p.m. with all members present.

The pledge of allegiance was lead by Mayor Cline.

Mayor Cline announced that the Council meeting would be adjourned in memory of San Carlos Mayor Omar Ahmad, who died this morning. There was a moment of silence in his honor.

A. PUBLIC COMMENT

- Jill Olson – Spoke regarding Flood Park and urged the Council to work it a priority to reopen the park.
- Ray Mueller – Spoke regarding the Menlo Park Willows Business Area Zoning and requested the Council to provide the necessary resources to continue to grow the economic engine in the area.
- Hank Lawrence – Spoke regarding the intersection of Sand Hill Road and Sharon Park Drive.
- Henry Riggs – Spoke regarding the M2 zoning and requested the Council provide additional planning resources.
- Douglas Hamilton – Spoke regarding lifting the parking restrictions near Flood Park.

B. CONSENT CALENDAR

- B1.** Authorize the City Manager to approve an augment to a contract with DKS Associates, Inc. in the amount of \$198,500 (for a total contract of \$246,500) and future augments as may be necessary to complete the traffic analysis for the Environmental Impact Report for the Facebook Campus Project ([Staff report #11-072](#))

ACTION: Motion and second (Fergusson/Ohtaki) to authorize the City Manager to approve an augment to a contract with DKS Associates, Inc. in the amount of \$198,500 (for a total contract of \$246,500) and future augments as may be necessary to complete the traffic analysis for the Environmental Impact Report for the Facebook Campus Project passes unanimously.

C. REGULAR BUSINESS

- C1.** Authorize the City Manager to execute a Memorandum of Understanding (MOU) with the Stanford University Medical Center Parties ([Staff report #11-071](#)) ([PowerPoint](#))
Staff presentation by Kent Steffens, Deputy City Manager

NOTE: Council Member Fergusson announced a conflict of interest due to husband's employment, recused herself for the duration of the item and left the Council Chambers at 7:19 p.m.

Public Comment:

- Hank Lawrence – Spoke regarding the noise levels in the original Environmental Impact Report and the level that would trigger mitigation. He suggested including the 2003 noise level language in this MOU.

ACTION: Motion and second (Keith/Cohen) to authorize the City Manager to execute a Memorandum of Understanding with the Stanford University Medical Center Parties passes 4-0-1 (Fergusson recused).

Council Member Fergusson returned to the meeting at 7:42 p.m.

C2. Receive direction on next steps for the Terminal Avenue site and the potential housing site at Hamilton Avenue East ([Staff report #11-069](#)) ([PowerPoint](#))
Staff presentation by Doug Frederick, Housing Manager

Public Comment:

- Jackie Garcia – A student at Beechwood School spoke regarding the quality of the education she received at Beechwood School.
- David Lawrance, Principal of Beechwood School – Requested the Council vote to enter negotiations regarding the sale of the property that the school sits on.
- Matt Henry – Spoke regarding Hamilton Park Housing and what the neighborhood is willing to see put into the neighborhood.
- Valerie Brooke-Wilke – Encouraged the Council to support Beechwood School purchasing the property.
- Lupe Guzman – Spoke regarding the need to offer an opportunity for a quality education which Beechwood School provides.
- Rose Bickerstaff – Encouraged the Council to support Beechwood School and the need for a fair appraisal.
- Rachel M. Bickerstaff – Spoke regarding the quality of the school and encouraged the Council to consider the request of Beechwood School. Petitions with 305 signatures were turned in which included signatures from Menlo Park, East Palo Alto and Redwood City residents.
- Richard Jacobsen, President of the Beechwood School Board – Spoke regarding the quality of the school and encouraged the Council to enter negotiations with Beechwood School.
- Teresa Epidendio – Spoke regarding quality education and the support of the Beechwood School.

ACTION: Motion and second (Cohen/Keith) to agree to end the Terminal Avenue negotiations with Habitat and discontinue consideration of the Terminal Avenue site as a housing opportunity, to begin negotiations with Beechwood School after obtaining a new appraisal for the property and sell the property to Beechwood for a fair market value. In parallel direct staff to evaluate the Hamilton Avenue site in the spirit of the Charrette just completed including the considerations of a transit hub and primarily housing although consider some retail and office.

ACTION: Fergusson requested a friendly amendment to give specific direction to return to the Council with a draft land use concept for the Hamilton Avenue seven acre area. The amendment was not accepted by the maker of the motion.

ACTION: The motion by Cohen restated: To agree to end the Terminal Avenue negotiations with Habitat and discontinue consideration of the Terminal Avenue site as a housing opportunity, to begin negotiations with Beechwood School after obtaining a new appraisal for the property and sell the property to Beechwood for a fair market value. In parallel direct staff to evaluate the Hamilton Avenue site in the spirit of the Charrette just completed including the considerations of a transit hub and primarily housing although consider some retail and office passes unanimously.

C3. Affirmation of existing Below Market Rate (BMR) Housing Program guidelines

[\(Staff report #11-067\)](#) [\(PowerPoint\)](#)

Staff presentation by Doug Frederick, Housing Manager

Public Comment:

Henry Riggs – Stated that a modification needs to be made to the ordinance to create more productivity.

ACTION: Motion and second (Keith/Fergusson) to retain the current requirements of the Below Market Rate (BMR) Housing Program modifying Section 12 to read “Nothing set forth herein shall preclude the City from considering reasonably equivalent alternatives to these Guidelines, including by not limited to the size of units and differentiation of interior materials” passes unanimously.

C4. Approval of changes to the Housing Rehabilitation Loan Program ([Staff report #11-068](#)) [\(PowerPoint\)](#)

Staff presentation by Doug Frederick, Housing Manager

ACTION: Motion and second (Keith/Fergusson) to accept the Housing Commission recommendation to approve the changes to the Housing Rehabilitation Loan Program, to add the definition of overcrowded from the HUD Guidelines and to use 110% of median income.

ACTION: Fergusson requested a friendly amendment to strike “for security” in the first sentence in Section D1. The amendment was accepted by the maker of the motion.

ACTION: Motion by Keith with amendment by Fergusson restated: To accept the Housing Commission recommendation to approve the changes to the Housing Rehabilitation Loan Program and to add the definition of overcrowded from the HUD Guidelines and to use 110% of median income and to strike “for security” in the first sentence in Section D1 passed unanimously.

D. INFORMATIONAL ITEMS

D1. Information item regarding the application of State Density Bonus Law, Government Code Section 65915, to housing projects in Menlo Park ([Staff report #11-070](#))

There was no discussion on the item.

E. STUDY SESSION

NOTE: Council Member Cohen and City Attorney McClure announced a conflict of interest due to property interests, recused themselves and left the Council Chambers at 10:32 p.m.

E1. Consideration of High Speed Rail positions and issues ([Staff report #11-073](#)) [\(PowerPoint\)](#) [\(Handout\)](#)

Staff presentation by Kent Steffens, Deputy City Manager and Charles Taylor, Engineering Services Manager

The ridership numbers in the business plan between San Francisco and Los Angeles are approximately 8 million for air travelers and 8½ million by automobile.

Public Comment:

- Kathy Hamilton – Stated that the ridership numbers are fatally flawed and talked about the phasing in of the project.
- Greg Conlon – Stated that trains will work but they have to be separated by tracks and tracks.
- Morris Brown – Mentioned a previous presentation to the Peninsula Cities Consortium from the Eurostar Board Member.

Keith and Ohtaki would like to meet with the lobbyist.

F. ADJOURNMENT

Mayor Cline closed the meeting at 12:05 a.m. on Wednesday, May 11, 2011, in memory of San Carlos Mayor Omar Ahmad who died early this morning unexpectedly.

Margaret S. Roberts, MMC
City Clerk

Minutes accepted at the Council meeting of May 24, 2011