



JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION SPECIAL MEETING MINUTES

Tuesday, April 9, 2013 at 7:00 p.m.
701 Laurel Street, Menlo Park, CA 94025
City Council Chambers

Mayor Ohtaki called the Joint Session of the City Council and Planning Commission to order at 7:03 p.m.

ROLL CALL

City Council – Council Members Carlton, Keith, Ohtaki and Mueller presents and Council Member Cline absent.

Planning Commission – Commissioners Bressler, Eiref, Ferrick, Kadvany, O'Malley, Onken and Riggs present.

PUBLIC COMMENT

- David Alfano spoke regarding the property on El Camino Real under discussion for substantial development. (*comments*)

A. HOUSING ELEMENT ([Attachment](#))

Introduction by Justin Murphy, Development Services Manager

- Jeffery Baird, Baird + Driskell Community Planning presented the Housing Element and Open Space/Conservation, Noise and Safety Elements
- Ron Golem Bay Area Economics presented the Fiscal Impact Analysis
- Steve Noack, The Planning Center presented the Environmental Assessment
- Chris Kinzel, TJKM Transportation Consultants presented the Traffic Study
- Chip Taylor, Director of Public Works presented the Capital Improvement Plan
- Justin Murphy presented the Land Use Element and Zoning Changes

The Council and Commission asked clarifying questions of the presenters.

Public Comment

- Sheryl Bims asked if there is a list of the type of housing in each area in town. Belle Haven has an over concentration of low, very low and extremely low housing. She is concerned that there is a deliberate movement that all the low rate housing is being placed in Belle Haven. The low rate housing needs to be shared throughout Menlo Park. She would like to see all sections in Menlo Park thrive.
- Vicky Robledo spoke to the imbalance in the distribution of housing. She is concerned that there is not an Environmental Impact Report being completed. She is concerned with the schools in Belle Haven neighborhood and their conditions.
- Maria Ibarra has concerns with the level of education in the Ravenswood School District. She is concerned with increased traffic.

- Rose Bickerstaff stated the first three speakers have presented most of her comments. She would like to see a fair city and the housing be balanced throughout Menlo Park and not just Belle Haven Community. There is no other community in the city that is saturated with this type of housing. The education to the Belle Haven Community is at the bottom.
- Jan Lindenhall, Mid Pen Housing, spoke regarding the overlay zoning for the property located in the 1200 block of Willow Road. This would allow their agency the capability to supply additional resources. They would like to work with the Belle Haven Community regarding what is done with the property they own.
- Lily Gray, Mid Pen Housing, has been inspired by the outreach in the Belle Haven Visioning process. Mid Pen Housing owns and manages three properties in the Belle Haven Community and the new zoning would allow them to upgrade the property.
- Matt Henry stated that the locations chosen were not a surprise. He believes that some of the housing on the list were on the list were on for political reasons. The decision makers are not going to make a decision that will impact where they reside and so it therefore goes into the Belle Haven Community. The City should limit the stories in the Belle Haven Community to three stories as it does not need to become a vertical slum. The high sites should be at the rear of the sites. The new sites should be inundated with trees, little parks and landscaping as visuals count as how it is received.
- Darci Palmer, Core Affordable Housing, stated the VA invited them to develop 60 apartments at the VA site.
- Adina Levin stated she is glad to see the City move forward with the Housing Element. She is concerned with some of the developments coming into the Downtown Specific Plan. She is also concerned with the Haven site as the interchange is dangerous. This will put a cost and health burden to the area. There is poor access to service, transit and she is concerned with its isolation.

J. Murphy discussed the process for the housing sites rezoning for high density and explained what is required by the State for the property to be considered eligible within the planning period.

NOTE: Commissioner Eiref left the meeting at 10:27 p.m.

NOTE: Commissioner Kadvary left the meeting at 10:31 p.m.

The Commissioners and Council Members asked for clarifying questions and provided individual comments. There was no formal action taken.

ADJOURNMENT

The meeting was adjourned at 10:52 p.m.


Margaret S. Roberts, MMC
City Clerk

Minutes accepted at the Council meeting of June 4, 2013