



CITY COUNCIL SPECIAL AND REGULAR MEETING MINUTES

Tuesday, May 21, 2013 at 6:00 p.m.
701 Laurel Street, Menlo Park, CA 94025
City Council Chambers

Mayor Ohtaki called the Special Session to order at 6:10 p.m. with Council Member Cline absent.

SS1. Review of the City Manager's proposed 2013-14 Budget and Capital Improvement Program for the City of Menlo Park ([Staff report](#))
Staff presentation by Alex McIntyre, City Manager (*PowerPoint*)

Public Comment

- Adina Levin spoke regarding various projects in the budget.

Mayor Ohtaki called the Regular Session to order at 7:13 p.m. with Council Member Cline absent.

Mayor Ohtaki led the Pledge of Allegiance

ANNOUNCEMENTS

Mayor Ohtaki announced that there was no reportable action taken on the closed session from May 20, 2013 meeting.

A. PRESENTATIONS AND PROCLAMATIONS

Mayor Ohtaki presented City Clerk Margaret Roberts with a proclamation and roses. (*Proclamation*)

B. COMMISSION/COMMITTEE VACANCIES, APPOINTMENTS AND REPORTS

The City Clerk's office is accepting applications for the Environmental Quality Commission.

C. PUBLIC COMMENT #1

- Elizabeth Houck spoke regarding water issues and gray water.
- Charlie Bourne stated his reasons for resigning from the Transportation Commission.
- Steve Schmidt spoke regarding the subcommittee on the Stanford project.
- Cherie Zaslowsky spoke regarding the budget, salaries, and the priorities that should be focused on. (*Letter*)
- Adina Levin spoke regarding Consent Calendar Item D-2 and the City's response to the Grand Jury report.

NOTE: Vice Mayor Mueller left the Council Chambers at 7:29 p.m. and returned at 7:33 p.m. during the comments made regarding the Stanford property. Mayor Ohtaki announced that Vice Mayor Mueller is recused due to the proximity of previously owned property.

D. CONSENT CALENDAR

D1. Adopt a resolution giving preliminary approval of the Engineer's Report for the Menlo Park Landscaping District for Fiscal Year 2013-14 which proposes no increases to the tree or sidewalk portions of the assessment; adopt a resolution of Intent to Order the Levy and

Collection of assessments at the current rates for the Menlo Park Landscaping District for Fiscal Year 2013-14; and set the date for the Public Hearing for June 11, 2013
([Staff report #13-085](#))

ACTION: Motion and second (Keith/Ohtaki) to approve the following resolutions passes unanimously (Cline absent):

Resolution No. 6147: A Resolution of Intention of the City Council of the City of Menlo Park to order the continuation and collection of assessments for the City of Menlo Park Landscaping District for fiscal year 2013-14 pursuant to the Landscaping and Lighting Act of 1972

Resolution No. 6148: A Resolution of preliminary approval of the Engineer's Report for the assessments for the City of Menlo Park Landscaping District for fiscal year 2013-14

D2. Approve the response to the San Mateo Grand Jury Report "Water Recycling – An Important component of Wise Water Management" ([Staff report #13-083](#))
Item pulled by Mayor Ohtaki for discussion

ACTION: Motion and second (Keith/Carlton) to approve the response to the San Mateo Grand Jury Report "Water Recycling – An Important component of Wise Water Management" passes unanimously (Cline absent).

E. PUBLIC HEARINGS

E1. Consider the Planning Commission recommendation to approve the Housing Element of the General Plan and associated General Plan amendments, Zoning Ordinance amendments, rezonings and environmental review ([Staff report #13-084](#))
Staff presentation by Justin Murphy, Development Services Manager (*PowerPoint*)
([Additional handout](#))

Mayor Ohtaki opened the Public Hearing at 8:26 p.m.

Public Comment

- Philip Bahr spoke regarding second dwellings.
- Bishop Teman Bostic, Mt. Olive AOH Church of God, requested the Council move the sewage pump, evenly distribute housing throughout the city and to not rezone the Mt. Olive AOH Church of God property.
- Opha Wray, Mt. Olive AOH Church of God, stated she agrees with everything Bishop Bostic stated.
- Vicky Rubledo spoke regarding distribution of housing and the devaluation of property values.
- Steve Bitler spoke regarding secondary dwelling units, Haven Avenue and the El Camino corridor.
- Dianna Reddy urged the Council to approve the Housing Element tonight.
- Steve Pierce, Greenheart Land Co., spoke to the design standards, and market rate housing.
- Wallace Murfit, Butler Realty, spoke regarding traffic and credit against the Traffic Impact Fee.
- Vince Bressler spoke regarding the overlay.
- Tom Jackson spoke regarding secondary dwellings for seniors, ADA and height requirements in flood zones.

- Johnnie Walton spoke regarding distribution of housing and it should be considered that property owners that do not live where they own property.
- Rhovy Lyn Antonio, California Apartment Association, Tri-County Division, spoke in support of the Housing Element.
- Mark Lockenmeyer spoke regarding concerns of the industrial business in the Haven area.

Motion and second (Keith/Carlton) to close the Public Hearing at 9:02 p.m. passes unanimously (Cline absent).

The Council took a recess from 9:02 and reconvened at 9:16 p.m.

ACTION: Motion and second (Carlton/Ohtaki) to modify the language regarding bicycle parking and to add Section 16.23.055 Substandard parcel to Attachment F of the staff report passes unanimously (Cline absent).

ACTION: Motion and second (Carlton/Keith) to modify the language regarding stucco to be 80% instead of 50% passes unanimously (Cline absent).

ACTION: Motion and second (Keith/Carlton) to take the following actions, including the revisions regarding Mitigation Measures TR-1g and TR-2w (Resolution No. 6147 Exhibit A) passes unanimously (Cline absent):

Environmental Review

1. Adopt **Resolution No. 6148** of the City Council of the City of Menlo Park, Adopting the Environmental Assessment for the Housing Element Update, General Plan Consistency Update and Associated Zoning Ordinance Amendments, Making Findings, and Adopting the Mitigation and Monitoring Reporting Program (Attachment A).
2. Adopt **Resolution No. 6149** of the City Council of the City of Menlo Park, Adopting the Statement of Overriding Considerations for the Housing Element Update, General Plan Consistency Update and Associated Zoning Ordinance Amendments (Attachment B).

General Plan Amendments

3. Adopt **Resolution No. 6150** of the City Council of the City of Menlo Park, Amending the General Plan to Replace the Housing Element in its Entirety (Attachment C).
4. Adopt **Resolution No. 6151** of the City Council of the City of Menlo Park, Amending the General Plan to Update the Open Space and Conservation, Noise and Safety Elements, Modify the Land Use Designations of Medium Density Residential, High Density Residential and Limited Industry, to Delete the Land Use Designation of El Camino Real Professional/Retail Commercial, to Modify the Residential, Commercial and Industrial Use Intensity Tables, and to Change the Land Use Designation for Property Located at 1221-1275 and 1317-1385 Willow Road, 631, 711-721, 735-763, 767, 771, 777-821, and 831-851 Hamilton Avenue, and 3605-3615, 3633-3639, and 3645-3665 Haven Avenue (Attachment E).

Zoning Ordinance Amendments and Rezonings

5. Introduce an **Ordinance** of the City of Menlo Park, Amending Title 16 of the Menlo Park Municipal Code to Incorporate the R-4-S (High Density Residential, Special) District (Attachment F), which implements Housing Element Programs H4.I and H4.O.

6. Introduce an **Ordinance** of the City of Menlo Park Adding Chapter 16.98 (Affordable Housing Overlay) to Title 16 (Zoning) of the Menlo Park Municipal Code (Attachment G), which implements Housing Element Program H4.C.
7. Introduce an **Ordinance** of the City Council of the City of Menlo Park Adding Chapter 16.97 (State Density Bonus Law) to Title 16 (Zoning) of the Menlo Park Municipal Code (Attachment H), which implements the Housing Element Program H4.D.
8. Introduce an **Ordinance** of the City of Menlo Park, Amending Chapter 16.20, R-3 (Apartment) and Chapter 16.72 (Off-Street Parking) of the Menlo Park Municipal Code (Attachment I), which implements Housing Element Program H4.A.
10. Introduce an **Ordinance** of the City of Menlo Park, Rezoning Properties Located at 1221-1275 and 1317-1385 Willow Road (Attachment K).
11. Introduce an **Ordinance** of the City of Menlo Park, Rezoning Properties Located at 631, 711-721, 735-763, 767, 771, 777-821 and 831-851 Hamilton Avenue (Attachment L).
12. Introduce an **Ordinance** of the City of Menlo Park, Rezoning Properties Located at 3605-3615, 3633-3639, and 3645-3665 Haven Avenue (Attachment M or N).
13. Introduce an **Ordinance** of the City of Menlo Park, Amending Title 16 of the Menlo Park Municipal Code to Eliminate Zoning Districts (C-4 General Commercial – Applicable to El Camino Real, M-1 Light Industrial District, and P-D District) for which No Properties are Zoned (Attachment O).

ACTION: The Council requested that the below item return on the June 4, Council meeting for discussion.

9. Introduce an **Ordinance** of the City of Menlo Park, Amending Chapter 16.79, Secondary Dwelling Units of the Menlo Park Municipal Code (Attachment J), which implements the Housing Element Program H4.E.

F. REGULAR BUSINESS

F1. Consider state and federal legislative items, including decisions to support or oppose any such legislation, and items listed under Written Communication or Information Item
There were no legislative items discussed.

G. CITY MANAGER'S REPORT

There was no City Manager report given.

H. WRITTEN COMMUNICATION

There were no written communications.

I. INFORMATIONAL ITEMS

There were no informational items.

J. COUNCILMEMBER REPORTS

There were no Councilmember reports.

K. PUBLIC COMMENT #2

There were no public comments made.

L. ADJOURNMENT

The meeting was adjourned at 12:43 a.m.


Margaret S. Roberts, MMC
City Clerk

Minutes accepted at the Council meeting of June 4, 2013