



REGULAR MEETING MINUTES

Date: 1/12/2016
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

7:00 P.M. Regular Session

A. Call To Order

Mayor Cline called the Regular Session to order at 7:04 p.m.

B. Roll Call

Present: Carlton, Cline, Keith, Mueller, Ohtaki
Absent: None
Staff: City Manager Alex McIntyre, City Attorney Bill McClure, City Clerk Pam Aguilar

C. Pledge of Allegiance

Mayor Cline led the pledge of allegiance.

D. Study Session

- D1. Presentation of 2015 Community Survey Results by Bryan Godbe of Godbe Research and discussion in preparation for upcoming Council Goal Setting session ([presentation](#)) ([handout](#))

City Manager McIntyre introduced the item and Bryan Godbe made the presentation. Council thanked staff and Mr. Godbe for their work on the survey and report.

E. Public Comment

- John Langbein spoke regarding bike lanes on Santa Cruz Avenue north of Sand Hill Road, Alameda de las Pulgas, and removal of signage on Middle Avenue ([handout](#))
- David Dailey spoke regarding a memorial bench at Peets, traffic, the community survey and also surveying businesses ([handout](#))
- Andrew Barnes spoke regarding M-2 area zoning and thanked Council and staff for their work

F. Consent Calendar

- F1. Adopt **Resolution 6299** authorizing the City Manager to accept the MTC OneBayArea Grant in the amount of \$498,783 and execute the Program Supplement Agreement No. 016-N with Caltrans and subsequent amendments necessary for the construction of the Menlo Park/Atherton Pedestrian and Bicycle Improvement Project ([Staff Report # 16-006-CC](#))

- F2. Approve **Resolution 6300** confirming that the cultivation of medical marijuana is prohibited pursuant to the City's Permissive Zoning Ordinance ([Staff Report # 16-004-CC](#))
- F3. Approve minutes for the City Council meeting of December 15, 2015 ([Attachment](#))

ACTION: Motion and second (Keith/Ohtaki) to approve all items on the Consent Calendar passes unanimously.

G. Public Hearing

- G1. Consider a request for Architectural Control, Major Subdivision, Below Market Rate (BMR) Housing Agreement, and Heritage Tree Removal Permit to allow the demolition of existing garden nursery buildings, and construction of 24 attached townhouse-style residential units and associated site improvements, located at 133 Encinal Avenue in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district ([Staff Report # 16-005-CC](#))([Staff Presentation](#))([Applicant Presentation](#))

Senior Planner Jean Lin made a presentation and responded to Council questions.

Mayor Cline opened the Public Hearing.

Jessica Musick of KTGy, architect for the applicant, made a presentation. Deke Hunter of Hunter Properties, applicant, spoke on his own behalf.

Public Comment:

- Scott Philips spoke in support of the project
- John Onken spoke, as a resident, in support of the project

Motion and second (Carlton/Keith) to close the Public Hearing passes unanimously.

Council discussion ensued regarding the carriage house, heritage trees, playground mulch, BMR housing, simulated divided light windows, EV charging and solar provisions.

ACTION: Motion and second Keith/Othaki to:

1. Approve the Below Market Rate (BMR) Housing Agreement to provide 3 on-site BMR units
2. Adopt **Resolution 6301** approving the Heritage Tree Removal Permits to allow the removal of 5 heritage trees at the property located at 133 Encinal Avenue
3. Adopt the following findings, per Section 16.68.020 of the Zoning Ordinance (and as listed in the staff report), pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood

- d. The development is consistent with the El Camino Real/Downtown Specific Plan as verified in detail in the Standards and Guidelines Compliance Worksheet
4. Adopt findings (as stated in the staff report) that the proposed Major Subdivision to create 24 condominiums is technically correct and in compliance with all applicable State regulations, City General Plan, Zoning and Subdivision Ordinances, and the State Subdivision Map Act.

The motion passes unanimously.

H. Regular Business

- H1. First reading of ordinance and resolutions to allow Menlo Park to: 1) join Peninsula Clean Energy (PCE), 2) appoint City representatives to the PCE Board, and 3) provide direction to City PCE representatives regarding the characteristics of power and rates that the City prefers ([Staff Report # 16-001-CC](#)) ([Presentation](#))

Environmental Programs Manager Heather Abrams made a presentation.

Public Comment:

- Diane Bailey, Menlo Spark, spoke in support of the ordinance and regarding climate change
- Michael Closson, Menlo Spark, spoke in support of joining PCE
- Scott Marshall spoke in support of joining PCE
- Jan Butts spoke in support of joining PCE

ACTION: Motion and second (Carlton/Mueller) to: (1) approve the first reading of the ordinance allowing the City of Menlo Park to join Peninsula Clean Energy (PCE), (2) approve **Resolution 6302** authorizing the City Manager to execute the Joint Exercise of Powers Agreement establishing the PCE with the City as a charter member and appointing a director and alternate director, and (3) approve **Resolution 6303** directing PCE's representatives to select the highest level of renewable energy that costs less than PG&E rates, with the amendments regarding price parity and carbon reduction, passes unanimously.

ACTION: Motion and second (Keith/Mueller) to appoint Councilmember Carlton as the City representative and Mayor Cline as the alternate to the Peninsula Clean Energy Board passes unanimously.

There was consensus that the City's PCE representative will bring policy items regarding renewable rate increases and percentages back to the Council as a consent item prior to voting on them.

- H2. First reading of the required update to the Water Efficient Landscape Ordinance (WELO) ([Staff Report # 16-002-CC](#)) ([Presentation](#))

Environmental Programs Manager Heather Abrams made a presentation.

Public Comment:

- Scott Marshall requested that residential remodeling projects be included in the ordinance

Councilmember Ohtaki requested staff to provide information regarding residential use cases and when WELO is triggered.

Councilmember Carlton requested clarification and additional information regarding replacing lawn with artificial turf in parks and schools will not be mandatory.

ACTION: Motion and second (Ohtaki/Mueller) to approve the first reading of an ordinance amending Chapter 12.44 regarding water conservation in landscaping passes 4-0-1 (Councilmember Carlton abstained).

I. Informational Items

- I1. Update on 2015 City Council goals ([Staff Report # 16-003-CC](#))

City Manager McIntyre stated that a facilitator will not be used for the goal setting session and requested the City Council to provide dates and times of their availability to schedule the meeting.

J. Councilmember Reports

- J1. Councilmember Mueller informed the Council of a grant funding opportunity for renewable energy and that the application deadline is upcoming; he gave an update on the snack bar expansion project and also that the Education Equity JPA will release a legal memo shortly which he will provide to Council when available.

K. City Manager's Report

- K1. City Manager McIntyre reported that City staff is prepared for potential flooding of the San Francisquito creek and that they are working in conjunction with the cities of East Palo Alto and Palo Alto as well as the SFCJPA.

L. Adjournment

Mayor Cline adjourned the meeting at 9:47 p.m. in memory of former Councilmember Andy Cohen and Menlo Park employee Clarence Webster Jr.


Pamela Aguilar
City Clerk

These minutes were approved at the City Council meeting of January 26, 2016.

**February 9, 2016
Council Meeting Agenda Item H4
Approval of Minutes**

AMENDMENT TO
January 16, 2016 City Council meeting minutes

Councilmember Carlton has requested the following amendment to the minutes regarding the motion on item F9:

Motion and second (Mueller/Carlton) to approve item F9 with the inclusion of Councilmember Carlton's request for clarification and additional information regarding replacing lawn with artificial turf in parks and schools ~~comments regarding landscaping and artificial turf~~ and Councilmember Mueller's clarification that the City's representative to the PCE will bring policy regarding rate increases/percentage back to the Council as a consent item before going to the PCE ~~clarification that the City's PCE representative will report on items to be voted on by the PCE to the full Council~~ passes unanimously.

Submitted by,
Pamela Aguilar
City Clerk