



SPECIAL AND REGULAR MEETING MINUTES

Date: 7/19/2016
Time: 6:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

6:00 p.m. Closed Session (City Hall Administration Building, 1st floor conference room)

Mayor Pro Tem Keith called the Closed Session to order at 6:00 p.m. Mayor Cline was absent. There was no public comment.

- CL1.** Closed Session pursuant to Government Code Section §54957 to confer regarding employee performance evaluation: City Manager

7:00 p.m. Regular Session

- A.** Mayor Pro Tem Keith called the meeting to order at 7:08 p.m.

- B. Roll Call**

Present: Carlton, Keith, Mueller, Ohtaki
Absent: Cline
Staff: City Manager Alex McIntyre, City Attorney Bill McClure, City Clerk Pamela Aguilar

- C. Pledge of Allegiance**

Mayor Pro Tem Keith led the pledge of allegiance

- D. Report from Closed Session**

Mayor Pro Tem Keith stated that there is no reportable action from the Closed Session held earlier.

- E. Presentations and Proclamations**

- E1.** Proclamation and presentation regarding Parks and Recreation Month ([Attachment](#))

Parks and Recreation Commission Chair Christopher Harris, Vice Chair Tucker Stanwood, and Commissioner Jennifer Baskin accepted the proclamation.

Community Service Manager Derek Schweigart presented a short video highlighting the department's activities.

- F. Study Session**

- F1.** Study Session to review draft Nexus Studies for Below Market Rate Housing Impact Fees ([Staff Report# 16-134-CC](#))([Presentation](#))

Housing and Economic Development Manager Jim Cogan introduced the item and introduced Consultant Sujata Srivastava who made a presentation.

Public Comment

- Christin Evans encouraged Council to listen to the community's stories of hardship regarding affordable housing
- Evelyn Stivers, Housing Leadership Council, spoke in favor of adopting fees and sharing resources with neighboring jurisdictions and seeking more appropriate sites for affordable housing
- Steve Elliott, Stanford University, stated that imposing fees will result in building less housing and therefore increased housing costs
- Meg McGraw-Sherer spoke in support of the nexus study and adopting residential impact fees and increasing commercial linkage fees
- Ernesto Reyes spoke in support of preserving the diversity in Belle Haven neighborhood and small businesses
- Maya Perkins spoke in support of adopting fees that are fair to both home seekers and developers and that fees go towards affordable housing in Menlo Park and the surrounding region
- Tim Tosta spoke encouraged the Council to consider the cumulative effect of the various fees being proposed
- Keith Ogden, Community Legal Services, encouraged Council to consider long term impacts and spoke in support of adopting a residential linkage fee
- Penelope Huang, Silicon Valley Association of Realtors, read a prepared statement ([Attachment](#))
- Michelle Tate spoke in support of residential impact fees and potentially imposing fees on projects currently in the pipeline

Staff was directed to bring back additional information from surrounding cities in San Mateo County regarding rental residential fees, potential impacts, and waivers to incentivize development of more affordable housing.

G. Public Comment

- Jen Wolosin spoke regarding safety for children walking and biking to school and making safe routes a priority and to conduct a walking/biking audit
- Whitney McKiernan spoke regarding aligning the Bicycle Commission goals with community values, particularly regarding safe routes to schools
- Pamela Jones requested a visual plan or model that incorporates all the planned city projects and a compilation of data that can potentially affect the make up of the city
- Rose Bickerstaff spoke regarding traffic and safety in Belle Haven
- Rachel Bickerstaff expressed concern regarding rising housing costs in Belle Haven and requested information regarding funds spent in the Belle Haven area
- Donald Gardner spoke regarding airport noise and gave a brief presentation
- Anne Moser spoke regarding the congestion in the Belle Haven area and recognized Facebook for its support of Belle Haven and Bedwell Bayfront Park
- Adina Levin spoke regarding the housing crisis shared information on the jobs-housing balance and affordable housing

H. Consent Calendar

- H1. Authorize the City Manager to enter into an agreement with IEC for the Emergency Wells 2 & 3 project ([Staff Report# 16-125-CC](#))
- H2. Adopt **Resolution 6330** authorizing the City Manager to execute a contract with the State of California Department of Education to reimburse the City up to \$796,890 for child care services at the Belle Haven Child Development Center for fiscal year 2016-17 ([Staff Report# 16-124-CC](#))
- H3. Authorize the City Manager to enter into a contract with Cardinal Rules in an amount not to exceed \$68,013.00 for youth and adult sports officials for fiscal year 2016-17 ([Staff Report# 16-123-CC](#))
- H4. Adopt a resolution requesting action from the Federal Aviation Administration to reduce aircraft noise in Menlo Park ([Staff Report# 16-131-CC](#))([Presentation](#))
- H5. Approve **Resolution 6331** to amend the City-wide salary schedule effective July 10, 2016 ([Staff Report# 16-132-CC](#))
- H6. Approve minutes for the City Council meetings of June 1, June 21 and July 12, 2016 ([Attachment](#))

ACTION: Motion and second (Ohtaki/Carlton) to approve all items on the Consent Calendar, except H4 with Councilmember Carlton abstaining on the July 12 minutes only because she was not present, passes 4-0-1 (Mayor Cline was absent).

Regarding H4, Councilmember Ohtaki commented that Menlo Park is being impacted by a convergence of routes over the city.

ACTION: Motion and second (Carlton/Ohtaki) to adopt **Resolution 6332** requesting action from the Federal Aviation Administration to reduce aircraft noise in Menlo Park passes 4-0-1 (Mayor Cline was absent).

I. Regular Business

- I1. Provide direction on Facebook Campus Expansion Project and ConnectMenlo (General Plan and M-2 Area Zoning update) schedules ([Staff Report# 16-133-CC](#))

Principal Planner Deanna Chow presented the item.

Public Comment:

- Charles Schmuck recognized Facebook for its contributions to the Peninsula College Fund and Rotary and being a good community partner
- Camille Kennedy spoke in support of an all-in review process and to stay on purpose regarding this project
- Nora Sobolor, Job Train, spoke regarding Facebook as a partner in providing job opportunities for Job Train clients
- Siosiva Ve, Job Train, shared remarks from Junior Ascuna regarding the partnership between Job Train and Facebook which provided him his current position at Facebook
- John William Templeton spoke regarding Roy Clay and his efforts in providing opportunities to Belle Haven and East Palo Alto residents in technology and expressed concerns regarding environmental justice and equity issues

- Patti Fry spoke in support of more community meetings regarding jobs, housing, traffic and the direction of the city
- Maya Perkins encouraged more deliberation in this process and additional studies on housing, traffic and congestion, particularly in Belle Haven
- Adina Levin spoke regarding a thoughtful deliberation process
- Javanne Murguia-Brown spoke regarding public benefit and collaboration regarding jobs and housing
- David Laurance, Beechwood School, spoke regarding affordable housing and preserving diversity in Belle Haven
- Rosemary Steele, Mount Olive Crime Prevention and Narcotics Drug Educational Center, supports the expansion project and recognized the contributions of Facebook to their organization

ACTION: Motion and second (Ohtaki/Carlton) to approve the Facebook Campus Expansion Project and Connect Menlo schedules with a friendly amendment by Councilmember Mueller to allow flexibility for change passes 4-0-1 (Mayor Cline was absent).

12. Consider the Term Sheet for the Development Agreement for the Facebook Campus Expansion Project located at 301-309 Constitution Drive and authorize City Manager to modify Project Schedule and execute contracts with EIR consultants ([Staff Report# 16-127-CC](#))([Presentation](#))

City Manager Alex McIntyre made a presentation.

Public Comment:

- Annel Aguayo, Rebuilding Together Peninsula, spoke regarding its partnership with Facebook and its contributions
- Susan Lamkin, Allied Arts Skilled Auxillary, spoke regarding its partnership with Facebook and its support
- Eric Tassio, Plumbers and Pipefitters Local 467, spoke in support of the project and the union job opportunities
- Tony Rodriguez, Fire Sprinklers Local 43, spoke in support of the project and union job opportunities
- James Ruigomez, San Mateo County Build Trade Council, spoke in support of the project and the public benefit it will bring
- Chris Collins, Plumbers and Pipefitters Local 467, spoke in support the project and Facebook's culture of giving
- Bill Nack spoke in support of the project and outlined the benefits it will bring
- Mark Burri spoke in support of the project and the housing and jobs it will bring to support families
- Laura Tolkoff, SPUR, spoke in support of Facebook and its efforts to add jobs, housing and community amenities
- Kyra Brown expressed concerns regarding affordable housing and who will benefit
- Matt Franklin, Mid Pen Housing, spoke in favor of adopting the term sheet and meeting affordable housing needs
- Adina Levin spoke in support of Facebook's transportation demand management efforts and traffic mitigation along the Dumbarton Corridor, and housing
- Shani Kleinhaus, Santa Clara Valley Audubon Society, spoke in support of the project and that Facebook's designs consider the impact on birds
- Maya Perkins encouraged the Council to advocate for reasonable contributions to off-set impacts

- Jesse Huro, Future Profits, spoke regarding upward mobility for students in Belle Haven and the need for additional post-secondary educational opportunities
- Keith Ogden, Community Legal Services, spoke regarding affordable housing, clarifying who benefits from housing and an expedited timeframe for completion
- John Tennanes, Vice President of Real Estate at Facebook, thanked staff and Council for its work on the term sheet and outlined the community benefits the project will bring and stated Facebook's ongoing commitment to partner with the community
- Rachel Bickerstaff spoke in support of the project
- Fran Dehn spoke in support of the project and Facebook's investment in the community
- John William Templeton spoke regarding affordable housing and decreasing use of contractors for this project and encouraging diversity
- Rose Bickerstaff spoke in support of Facebook and stated they cannot bear all responsibility for fixing problems

Mayor Pro Tem Keith read comments from Mayor Cline recognizing impacts on and concerns of the community, thanking Council and staff for their work and in support of the project.

Discussion ensued regarding education equity, workforce housing and who would qualify, the community engagement undertaken for developing the term sheet, and leveraging more BMR units.

ACTION: Motion and second (Ohtaki/Carlton) to approve the term sheet for the Development Agreement for the Facebook Campus Expansion Project located at 301-309 Constitution Drive and authorize the City Manager to modify the project schedule and execute contracts with EIR consultants passes 4-0-1 (Mayor Cline was absent).

At this point, City Attorney Bill McClure recused himself from participating in the next item and exited the Council chambers due to a conflict of interest that his business location is in proximity to the subject matter property. Special Counsel Barbara Kautz was present.

13. Appoint a City Council Subcommittee to assist with negotiation of a development agreement for the Station 1300 Project, and provide direction for the consideration of the subcommittee ([Staff Report# 16-129-CC](#))

Principal Planner Thomas Rogers presented the item.

ACTION: Motion and second (Mueller/Keith) to appoint Councilmembers Carlton and Ohtaki to a City Council subcommittee to assist with negotiations of a development agreement for the Station 1300 Project and provide direction for consideration by the subcommittee passes 4-0-1 (Mayor Cline was absent).

J. Informational Items

- J1. Update on proposed process to establish a new citywide crosswalk policy ([Staff Report# 16-128-CC](#))
- J2. Update on Willow Road transportation improvement options ([Staff Report# 16-130-CC](#))
- J3. Update on the Oak Grove Avenue, Crane Street and University Drive bicycle improvement project ([Staff Report# 16-126-CC](#))

K. City Manager's Report

There was no report.

L. Councilmember Reports

- L1. Confirm voting delegate for the League of California Cities Annual Conference ([Attachment](#))

Mayor Cline was confirmed as the voting delegate and Councilmember Carlton as the alternate.

Councilmember Mueller reported on creating an educational equity joint powers authority for the Ravenswood district and that this item be agendaized for the next meeting for discussion. There was consensus among Council to do so.

Councilmember Carlton reported on her recent cultural exchange trip to Bizen, Japan with 10 Menlo Park school children.

M. Adjournment

Mayor Pro Tem Keith adjourned the meeting at 12:22 a.m. on July 20, 2016.



Pamela Aguilar, CMC
City Clerk

These minutes were approved at the City Council meeting of August 30, 2016.