



**SPECIAL MEETING MINUTES**

**Date:** 11/9/2016  
**Time:** 6:00 p.m.  
**City Council Chambers**  
**701 Laurel St., Menlo Park, CA 94025**

**A. Call To Order**

Mayor Cline called the meeting to order at 6:09 p.m.

**B. Roll Call**

**Present:** Carlton, Cline, Mueller, Ohtaki, Councilmember Keith appeared by conference call from Southern California  
**Absent:** None  
**Staff:** City Manager Alex McIntyre, City Attorney Bill McClure, City Clerk Pamela Aguilar

**C. Pledge of Allegiance**

Mayor Cline led the pledge of allegiance.

**D. Public Comment**

There was no public comment.

**E. Presentations and Proclamations**

**E1. Presentation by SamTrans on the Dumbarton Transportation Corridor Study ([Presentation](#))**

Project Manager Melissa Reggiardo, of SamTrans, made a presentation. Chief of Staff Mark Simons was also present and responded to questions.

**Public Comment**

- Adina Levin spoke regarding a regional coalition
- Gary Lauder spoke regarding congestion at the Willow Road interchange, safety and grade separations

City Council requested an item be added to the next City Council meeting agenda to appoint a Dumbarton Corridor Transportation subcommittee. Potential discussion regarding the Willow/101 Project would need additional time.

**F. Regular Business**

- F1.** Approve the introduction of an ordinance that will establish the requirement for landlords to offer 12-month leases to renters and direction to staff on a second ordinance establishing mandatory non-binding arbitration for disputes between renters and landlords and prioritization of other

possible actions to address displacement ([Staff Report# 16-191-CC](#)) ([Presentation](#))

Housing and Economic Development Manager Jim Cogan made a presentation.

Public Comment:

- Pamela Jones spoke regarding the human element to the housing and related processes
- Meg McGraw-Scherer, Housing Commissioner, spoke regarding residential impact and linkage fees, BMR funds for affordable housing and that affordable housing is included in the General Plan
- Marc Bryman spoke regarding ownership right and BMR incentives in lieu of fees
- Tom Prussing spoke regarding notice to the public, having reliable data and oversight for the mediation process
- Nancy Goldcamp, spoke regarding notice to the public and ownership rights
- Jeanne Merino, Community Legal Services, spoke regarding landlord participation in the arbitration process, local preference for BMR housing, rent stabilization and just cause eviction
- Henry Riggs spoke in support of the ordinance but expressed concern regarding relocation assistance
- Penelope Huang, Silicon Valley Association of Realtors, spoke regarding exempting certain housing from the ordinance and in support of 12-month leases
- Jessica Epstein, Silicon Valley Association of Realtors, spoke in support of the ordinance and the exemption list
- Rhory Lyn Antonio, California Apartment Association, spoke in support of the ordinance and for more affordable housing and more expanded programs
- Lee Smith, Silicon Valley Association of Realtors, spoke regarding professionally managed versus owner occupied properties
- Evelyn Stivers, Housing Leadership Council of San Mateo County, spoke in support of the ordinance

City Council discussion ensued and there was general support to introduce the ordinance regarding 12-month leases.

**ACTION:** Motion and second (Carlton/Keith) to introduce an ordinance amending the Menlo Park Municipal Code to add a new Chapter 8.53 [Residential Leases for Rental Units] of Title 8 [Peace, Safety and Morals] that will establish the requirement for landlords to offer 12-month leases to renters (rental units are defined and exemptions are listed on page 2 of the draft ordinance) passes unanimously.

City Council provided direction to hold a joint study session with the Housing Commission in the first quarter of 2017 to review mediation and the broader housing measures to address the concern of displacement as outlined in the staff report.

## **G. Informational Item**

### **G1. Update on aircraft noise reduction efforts ([Staff Report# 16-190-CC](#))**

Councilmember Ohtaki gave a brief update on the SFO Airport Roundtable Select Committee and stated that Menlo Park's requests to the FAA have been included in a report to the City's congressional representative on this topic.

Councilmember Carlton mentioned that she is travelling to Asia on business and that there is a friendship city near Shanghai that she may visit.

**H. Adjournment**

Mayor Cline adjourned the meeting at 9:10 p.m.



Pamela Aguilar, CMC  
City Clerk

These minutes were approved at the City Council meeting of November 29, 2016.