



**SPECIAL AND REGULAR MEETING MINUTES**

**Date:** 8/29/2017  
**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, 1<sup>st</sup> floor conference room)

Mayor Kirsten Keith called the closed session to order at 6:07 p.m.  
Councilmembers Carlton, Cline, Mueller, and Ohtaki were present.  
Councilmember Mueller participated by phone from Henley Park Hotel, 926 Massachusetts Ave., NW, Washington, DC 20001

There was no public comment on the closed session items.

- CL1.** Closed session conference with legal counsel on existing litigation pursuant to Government Code section 54956.9 (d)(1) – one case: City of East Palo Alto v. City of Menlo Park et al., San Mateo County Superior Court Case No. 16CIV03062

Attendees: City Manager Alex McIntyre, City Attorney Bill McClure, Assistant City Manager Charles Taylor

- CL2.** Closed session conference with legal counsel on anticipated litigation pursuant to Government Code §54956.9(d)(2) – one case

Attendees: City Manager Alex McIntyre, City Attorney Bill McClure, Police Chief Robert Jonsen, Commander Dave Bertini

- CL3.** Closed session conference with labor negotiators pursuant to Government Code §54957.6 regarding current labor negotiations with Service Employees International Union (SEIU), American Federation of State, County and Municipal Employees (AFSCME) and the Menlo Park Police Sergeants' Association (PSA), the Menlo Park Police Officers' Association (POA)

Attendees: City Manager Alex McIntyre, Administrative Services Director Nick Pegueros, Human Resources Manager Lenka Diaz, City Attorney Bill McClure, Labor Counsel Charles Sakai

**7:00 p.m. Regular Session** (City Council Chambers)

**A. Call To Order**

Mayor Keith called the Regular Session to order at 7:17 p.m.

**B. Roll Call**

Present: Carlton, Cline, Keith, Ohtaki. Councilmember Mueller participated by phone from Henley Park Hotel, 926 Massachusetts Ave., NW, Washington, DC 20001

Staff: City Manager Alex McIntyre, City Attorney Bill McClure, Deputy City Clerk Jelena Harada

**C. Pledge of Allegiance**

Mayor Keith led the pledge of allegiance.

**D. Report from Closed Session**

There was no reportable action from closed session.

**E. Presentations and Proclamations**

**E1. Proclamation for National Water Quality Month**

City Engineer Azalea Mitch accepted the proclamation.

**F. Commissioner Reports**

**F1. Environmental Quality Commission quarterly update**

Commission Chair Janelle London presented the commission's quarterly update.

**F2. Parks and Recreation Commission quarterly update**

Commission Chair Tucker Stanwood presented the commission's quarterly update.

**F3. Complete Streets Commission quarterly update**

Commission Chair Bianca Walser presented the commission's update.

**G. Commission/Committee Vacancies and Appointments**

**G1. Appointments to the Transportation Master Plan Oversight and Outreach Committee (Staff Report #17-198-CC)**

- Jen Wolosin spoke about her interest to serve on the committee.

The following candidates were appointed by the City Council to serve on the Transportation Master Plan Oversight and Outreach Committee:

- Diane Bailey – Menlo Spark
- Andrew Barnes – At-large
- Catherine Carlton – City Council
- Jacqueline Cebrian – Belle Haven Neighborhood Association
- Chris DeCardy – Environmental Quality Commission
- Kirsten Keith – City Council
- Adina Levin – Complete Streets Commission
- Henry Riggs – At-large

- Sarah Staley Shenk – Parks and Recreation Commission
- Katherine Strehl – Planning Commission
- Jen Wolosin – Parents for Safe Routes

G2. Appoint City Council liaison to Complete Streets Commission (Staff Report #17-200-CC)

Councilmember Cline was appointed to serve as a liaison to the Complete Streets Commission.

**H. Public Comment**

- Steve Van Pelt spoke about the Dumbarton Rail Corridor study.
- Anne Moser spoke about the Bedwell-Bayfront Park Master Plan.
- Roman Taniere spoke about safety issues at Willow Road and Highway 101.
- Mark Roest spoke about the pedestrian and bikeway along the Dumbarton Rail Corridor.

**I. Consent Calendar**

Mayor Keith pulled item I6.

- I1. Reject all bids for the Sand Hill Reservoirs Cleaning, Inspection and Mixer Installation Project (Staff Report #17-186-CC)
- I2. Adopt a resolution accepting dedications for an Emergency Vehicle Access Easement and a Public Access Easement at 115-155 Constitution Drive, grant an easement to PG&E on the Chrysler Pump Station property at 1221 Chrysler Drive, and authorize the City Manager to sign agreements required by conditions of approval of the project (Staff Report #17-193-CC)
- I3. Authorize the City Manager to enter into agreements with Bellecci & Associates, CSG Consultants, 4Leaf, Inc., Park Engineering, Swinerton Management & Consulting and APC International Inc. for on-call construction inspection and management services (Staff Report #17-189-CC)
- I4. Authorize the City Manager to amend the contract amount for the 2017-18 Public Works maintenance services contracts up to the City Council amended budget amount and extend the contract term with Gachina Landscape Management (Staff Report #17-192-CC)
- I5. Authorize the Public Works Director to accept the work performed by Los Loza Landscaping for the Nealon Park Field Improvement Project (Staff Report #17-190-CC)
- I6. Approve remaining trial metrics for the Oak Grove University Crane Bicycle Improvement Project and implement a residential parking permit program for Marcussen Drive (Staff Report #17-191-CC)
- Sara Faulder spoke about parking issues on Marcussen Drive.
  - Mary Wheeler spoke about parking issues on Pine Street.
  - Mark Roest spoke about parking issues on Marcussen Drive.
  - Ron Snow spoke about parking alternatives.

**ACTION:** Motion and second (Cline/Ohtaki) to approve all items except item I6, passed unanimously.

**ACTION:** Motion and second (Cline/Ohtaki) to approve item I6, passed unanimously.

## **J. Public Hearing**

- J1. Consider the Planning Commission's recommendation to approve the mitigated negative declaration, rezoning, General Plan amendment, tentative map, use permit, architectural control, Below Market Rate (BMR) housing agreement, and heritage tree removal permits, as well as a tax exchange agreement, for the 2111-2121 Sand Hill Road ("2131 Sand Hill Road") Project (Staff Report #17-178-CC)

This item was continued from the City Council meeting of August 22, 2017. Mayor Keith opened the public hearing.

- Janet Davis spoke about traffic accidents along Sand Hill Road.
- Carol Scal spoke about noise and traffic on Sand Hill Road.
- Carin Pacifico spoke about the annexation of the Sand Hill property.
- Ron Snow spoke about the affordable housing related to the Sand Hill Road Project.
- Joan Garretson spoke about the annexation of the Sand Hill property.
- Hank Lawrence spoke about noise issues on Sand Hill Road.
- Jason Browne spoke about noise issues on Sand Hill Road.
- Avi Haksar spoke about the Sand Hill Road Project.
- Ben Paul spoke in support of new developments in Menlo Park.
- Will Geenly spoke against high density housing.

By acclamation, Mayor Keith closed the public hearing.

By acclamation, the City Council continued the item to the next City Council meeting.

## **K. Regular Business**

- K1. Consider term sheet for the Middle Plaza at 500 El Camino Real project (Staff Report #17-196-CC)

- Adina Levin spoke about the proposed project term sheet and voiced concerns on transportation demand.
- Diane Bailey spoke about her concern regarding the project's carbon foot print and green standards.
- Greg Alden spoke in support of the project.
- Erik Burmeister spoke about his concern that the project will impact the financial interest of the school district.
- Marc Bryman spoke about the project's potential financial impact on the school district.
- Jen Wolosin spoke about the project's potential financial impact on the school district.
- Fran Dehn spoke about the proposed project benefits and implementation of the rail-crossing options.

By acclamation, the City Council continued the item to the next City Council meeting.

- K2. Waive the first reading and adopt an ordinance authorizing an amendment to the CalPERS



retirement contract (Staff Report #17-194-CC)

**ACTION:** Motion and second (Carlton/Cline) to waive the reading and introduce an ordinance authorizing an amendment to the CalPERS retirement contract, passed unanimously.

**L. Informational Items**

- L1. Clarification regarding conversion of existing covered parking (garage or carport) for use as a secondary dwelling unit, and associated replacement parking requirements (Staff Report #17-187-CC)
- L2. Update and timeline for new solid waste rate model and community zero waste plan (Staff Report #17-188-CC)
- L3. 2nd Quarter Update on 2017 City Council Work Plan (Staff Report #17-201-CC)
  - Jen Wolosin spoke about the changes in the City Council Work Plan and asked that the Colman and Santa Monica Study not be delayed.
  - Adina Levin spoke about the City's transportation demand management plan for the Dumbarton Rail Study.
- L4. Preliminary year-end close financial review of General Fund operations as of June 30, 2017 (Staff Report #17-199-CC)
- L5. Review of the City's Investment Portfolio as of June 30, 2017 (Staff Report #17-197-CC)

**M. City Manager's Report**

**N. Councilmember Reports**

Councilmember Mueller requested that the pop-up park discussion be placed on a future agenda. Mayor Keith announced the ribbon-cutting ceremony for the Santa Cruz Avenue sidewalks on August 31, at 10 a.m., on Hillview Drive and Santa Cruz Avenue. Mayor also announced the community conversation on improving quality of education in Menlo Park on September 18, at 6:30 p.m., at the Menlo Park Senior Center in the Belle Haven neighborhood.

**O. Adjournment**

Mayor Keith adjourned the meeting at 12:20 a.m. on August 30, 2017.

Jelena Harada, Deputy City Clerk

These minutes were accepted at the City Council meeting of November 7, 2017.



# Proclamation

## RECOGNIZING AUGUST 2017 AS NATIONAL WATER QUALITY MONTH

**WHEREAS**, water is one of our most valuable natural resources; and

**WHEREAS**, water quality is crucial to our human health, as well as the City of Menlo Park's environment and development; and

**WHEREAS**, the City of Menlo Park has committed to protecting our water resources and improving water quality in the region through adoption of a Green Infrastructure Plan, and installation of over 40 trash capture devices as part of the implementation of its NPDES stormwater program; and

**WHEREAS**, each individual household may not produce enough pollution to force a beach closure or cause an algae bloom, but the combined output of all the homes in a community can be severe. The way people manage wastewater in their communities contributes to water pollution, especially in our San Francisco Bay; and

**WHEREAS**, there are many things individuals can do to prevent water pollution including: participate in a community or waterway clean-up, picking up after pets, putting nothing but water down storm drains, choosing nontoxic household cleaners and products, not using chemical fertilizers or pesticides and reducing overall water usage.

**NOW, THEREFORE, BE IT PROCLAIMED** that I, Kirsten Keith, Mayor of the City of Menlo Park, on behalf of the City Council, recognize August 2017, as National Water Quality Month. I call upon residents to recognize the steps we can all do to improve the quality of our water and protect it as the precious resource that it is.



  
Kirsten Keith  
Mayor



Public Comment - Jen Wolosin, August 29, 2017, City Council meeting

<https://www.youtube.com/watch?v=f4fX59k0pmk&feature=youtu.be>



# ENVIRONMENTAL QUALITY COMMISSION QUARTERLY UPDATE

August 29, 2017



# ENVIRONMENTAL QUALITY COMMISSION MISSION



Advise City Council on matters involving environmental protection, improvement and sustainability.

## Commissioners:

Allan Bedwell

Scott Marshall

Chris DeCardy

Deborah Martin

Joyce Dickerson

Christina Smolke

Janelle London

# COMMISSION PRIORITIES FOR 2016-2018

- **Climate Action Plan (CAP)** - Implement CAP initiatives to achieve or exceed the City's greenhouse gas reduction target.
- **Sustainable Development Update-** Improve the sustainability of the City's planning, zoning and building code regulations consistent with the City priorities.
- **Urban Canopy Preservation** - Develop a comprehensive urban canopy strategy and help to revise the heritage tree ordinance and heritage tree appeal process







# CLIMATE ACTION PLAN





# CLIMATE ACTION PLAN



- CAP Goal: reduce greenhouse gases 27% below 2005 levels by 2020
- Preliminary metrics: 17–20% reduction as of 2015 😊
- Approaching 2020:
  - Peninsula Clean Energy (1.15% opt out; 254 opt up)
  - Transportation Master Plan
  - Zero Waste Plan
  - Building codes (see Sustainable Development)
  - Awareness/Education
    - New city open data portal: [data.menlopark.org](https://data.menlopark.org)
- Beyond 2020
  - State: 40% below 1990 levels by 2030

**OPT OUT BY CITY/POPULATION 8/11/17**

CITY	Eligible Accts	Total	TOTAL OPT OUT %
PORTOLA VALLEY INC	1,671	87	5.21%
SAN BRUNO INC	16,369	478	2.92%
SO SAN FRANCISCO INC	24,720	640	2.59%
PACIFICA INC	15,418	399	2.59%
HALF MOON BAY INC	4,907	114	2.32%
DALY CITY INC	33,863	737	2.18%
MILLBRAE INC	9,352	195	2.09%
UNINC SAN MATEO CO	24,324	498	2.05%
SAN CARLOS INC	14,340	274	1.91%
BELMONT INC	11,847	222	1.87%
SAN MATEO INC	43,725	775	1.77%
BRISBANE INC	2,473	41	1.66%
HILLSBOROUGH INC	4,050	67	1.65%
BURLINGAME INC	15,405	247	1.60%
REDWOOD CITY INC	34,406	495	1.44%
FOSTER CITY INC	14,479	205	1.42%
WOODSIDE INC	2,286	32	1.40%
ATHERTON INC	2,678	35	1.31%
COLMA INC	789		1.27%
EAST PALO ALTO INC	7,748	98	1.26%
MENLO PARK INC	15,471	178	1.15%
<b>Grand Total</b>	<b>300,321</b>	<b>5,827</b>	<b>1.94%</b>

ACTIVE ACCTS BY CITY	Eligible Accts	August				
CITY	Full Territory	RES ACT	COM ACT	ACTIVE	ECO100	
1.9%	ATHERTON INC	2,678	2,286	201	2,487	52
	BELMONT INC	11,847	10,234	923	11,157	126
2.7%	BRISBANE INC	2,473	1,866	502	2,368	69
1.5%	BURLINGAME INC	15,405	12,607	1,924	14,531	239
	COLMA INC	789	500	270	770	
	DALY CITY INC	33,863	29,889	1,932	31,821	42
	EAST PALO ALTO INC	7,748	6,910	429	7,339	
	FOSTER CITY INC	14,479	12,604	851	13,455	102
	HALF MOON BAY INC	4,907	4,026	575	4,601	33
	HILLSBOROUGH INC	4,050	3,659	131	3,790	
1.64%	<b>MENLO PARK INC</b>	<b>15,471</b>	<b>12,813</b>	<b>1,678</b>	<b>14,491</b>	<b>254</b>
	MILLBRAE INC	9,352	8,217	667	8,884	83
	PACIFICA INC	15,418	13,615	839	14,454	90
	PORTOLA VALLEY INC	1,671	1,339	135	1,474	1,357
1.6%	REDWOOD CITY INC	34,406	29,166	3,332	32,498	552
	SAN BRUNO INC	16,369	14,284	1,097	15,381	63
	SAN CARLOS INC	14,340	11,384	2,153	13,537	187
	SAN MATEO INC	43,725	37,380	3,857	41,237	500
	SO SAN FRANCISCO INC	24,720	20,236	3,228	23,464	51
	UNINC SAN MATEO CO	24,324	19,980	2,817	22,797	357
1.92%	WOODSIDE INC	2,286	1,905	217	2,122	44
	Unallocated		114	12	126	
	Unallocated (cust type)				241	
	<b>Grand Total</b>	<b>300,321</b>	<b>255,014</b>	<b>27,770</b>	<b>283,025</b>	<b>4,234</b>





# SUSTAINABLE DEVELOPMENT UPDATE



## SUSTAINABLE DEVELOPMENT

- M2 Green/Sustainable Building Code
  - The new gold (green) standard for Menlo Park
  - Middle Plaza Project
  - Other major development
- Model Ordinances
  - Renewable water heating (electric heat pump water heaters)
  - Electric Vehicle Charging Infrastructure



# URBAN CANOPY PRESERVATION



# HERITAGE TREE ORDINANCE



- Held deliberations on one heritage tree appeal and removal permit for 19 heritage trees
- Selected consultant for update process; starts 1/2018





# QUESTIONS



# PARKS AND RECREATION COMMISSION

Quarterly Report to City Council

ANNIERGA FAMILY  
GYMNASIUM

# NEALON PARK SPORTS FIELD IMPROVEMENTS





# NEALON PARK SPORTS FIELD IMPROVEMENTS



# NEALON PARK SPORTS FIELD IMPROVEMENTS





**THANK YOU**

## TRANSPORTATION MASTER PLAN OVERSIGHT AND OUTREACH COMMITTEE

COMMISSION-NOMINATED APPLICANTS	Nominated By	CC	RC	KK	PO	RM	Total
Adina Levin	Complete Streets Commission						
Chris DeCardy	Environmental Quality Commission						
Sara Staley Shenk	Parks and Recreation Commission						
Katherine Strehl	Planning Commission						

ORGANIZATIONAL APPLICANTS - 3 SEATS	Nominated By	CC	RC	KK	PO	RM	Total
Diane Bailey - Menlo Spark	KK		1	1		1	3
Jacqueline Cebrian - Belle Haven Neighborhood Association	RC	1	1	1	1	1	5
Dana Hendrickson - Re-Imagine Menlo Park							0
Paige Sweetin - Peninsula Volunteers Inc.	RM						0
Andrew Barnes - ImagineMenlo	CC	1			1		2
Jen Wolosin - Parents for Safe Routes	PO	1	1	1	1	1	5

ALL OTHER APPLICANTS FOR AT-LARGE - 2 SEATS	Nominated By	CC	RC	KK	PO	RM	Total
Andrew Barnes	PO		1		1		2
Charles Bourne	RM					1	1
Cheryl Cathey							0
Irwin Derman	CC	1					1
Michael Doran							0
John Fox							0
Dana Hendrickson - Re-Imagine Menlo Park							0
Penelope Huang							0
John Kadvany	KK			1			1
Heather Leitch							0
Henry Riggs	RM	1		1	1	1	4
Roger Royse	CC						0
Sylvia Smullin							0
Sucheta Srivastava							0
Paige Sweetin - Peninsula Volunteers Inc.	RC		1				1
Nick Taylor							0

ALL OTHER APPLICANTS FOR AT-LARGE - 2 SEATS	Nominated By	CC	RC	KK	PO	RM	Total
Andrew Barnes		1		1	1		3
Charles Bourne							0



Romain Taniere  
8/29/13  
Public comment

Dear City Council members,

I would like to bring up to the attention of the city of Menlo Park increasing safety issues at the Willow Road intersections east of US101.

Unlike other intersections, at O'Brien, Ivy and Hamilton, there is no delay between the time one side traffic light turns red and the other side turns green (typically there is a couple of seconds when both sides are red, all-red interval, to avoid issues with vehicles in the middle of the intersections or red light runners).

In less than 4 months, at least 3 accidents took place at Willow Road and O'Brien Drive where vehicles on Willow Road run the red light in both directions, sometimes at very high speed.

I took a few videos this morning that have been distributed by e-mail to the council and are available on-line, which give an idea of the situation:

<https://vimeo.com/231583589>

<https://vimeo.com/231583590>

<https://vimeo.com/231583682>

In addition to requesting from Caltrans the URGENT implementation of an all red-interval of a few seconds at O'Brien, Ivy and Hamilton, and maintenance of deteriorated traffic lights/street markings and signage, the city of Menlo Park and the Complete Street Commission should further look into the current vehicle/bicycle/pedestrian situation on Willow Road between US101 and Bayfront expressway CA84.

Taking input from nearby Menlo Park and East Palo Alto residents, additional traffic safety and enforcement recommendations can then be made and implemented with Caltrans to further improve the Willow Road corridor.

Thank you very much in advance for your support.

Romain Taniere

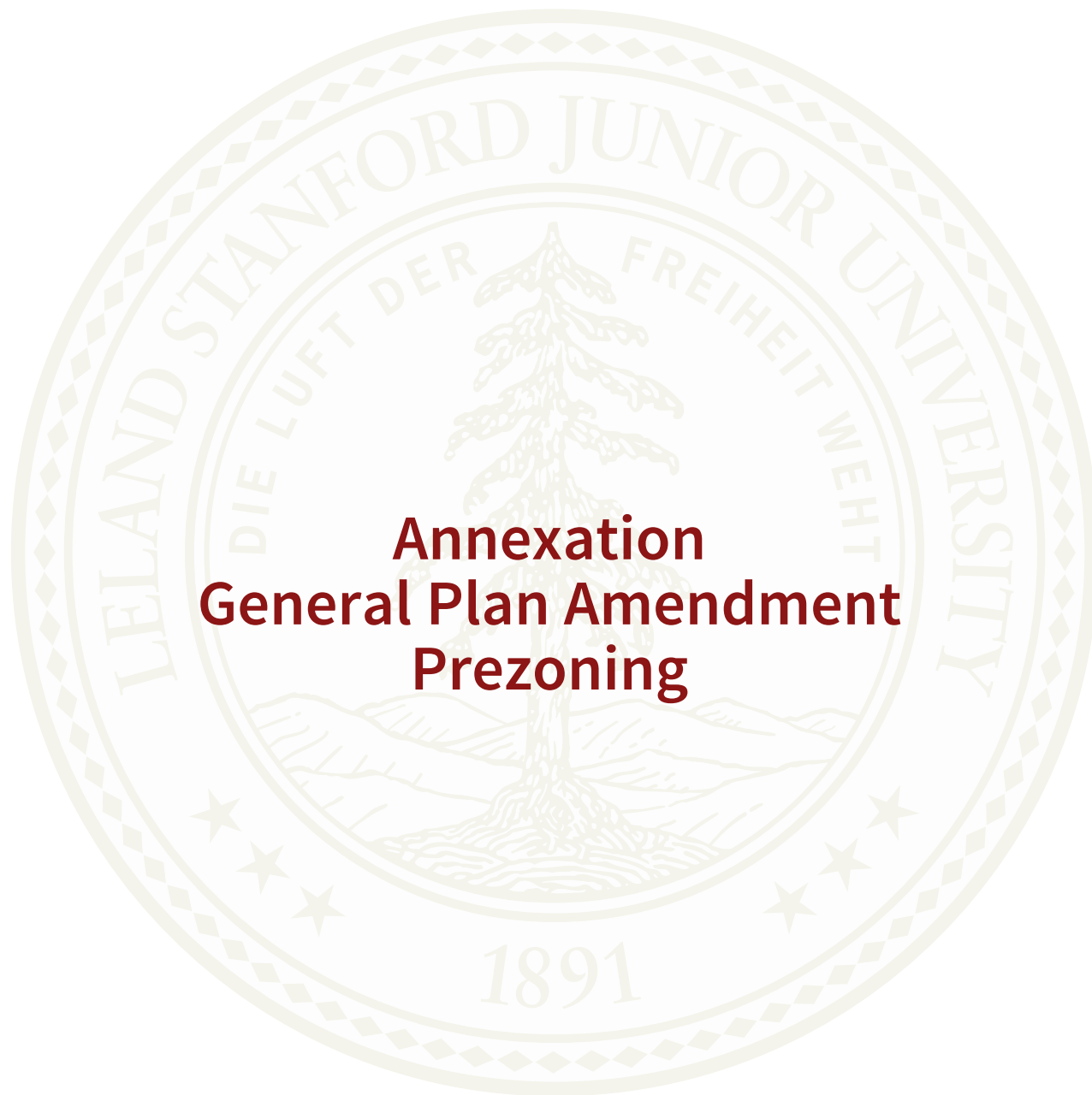
**2131 Sand Hill Road**



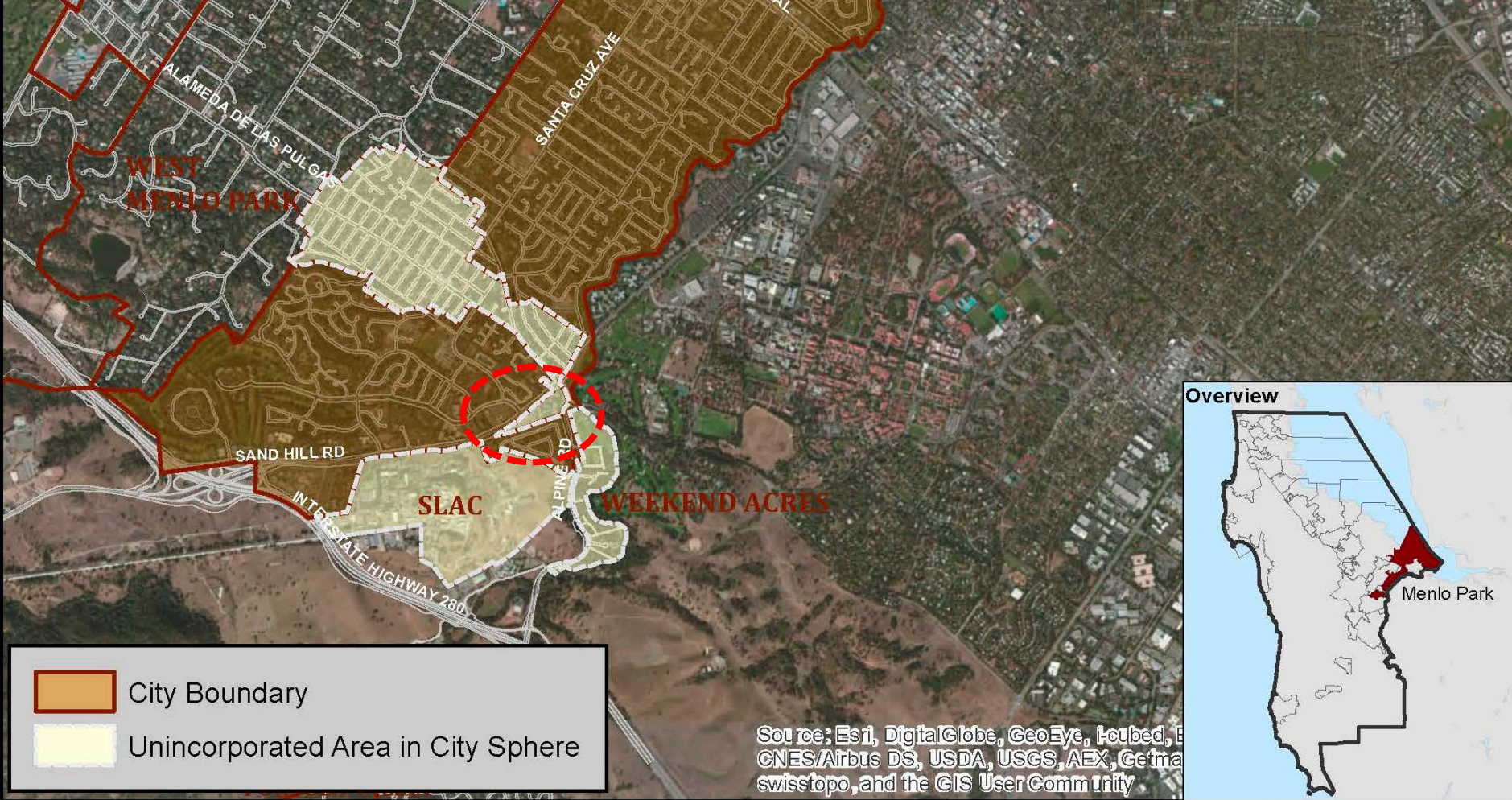






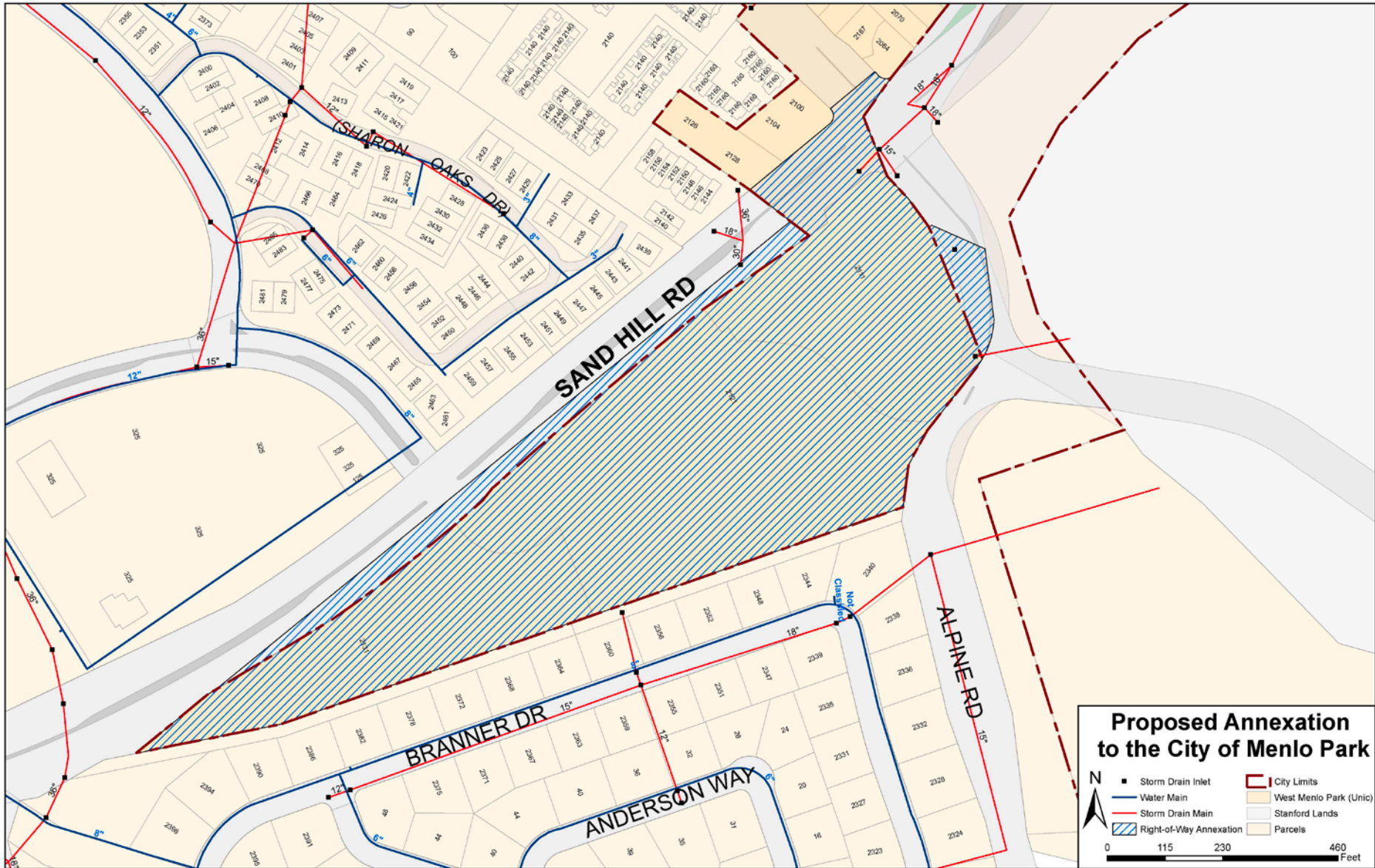


**Annexation  
General Plan Amendment  
Rezoning**



# ***MENLO PARK SPHERE OF INFLUENCE***





### Proposed Annexation to the City of Menlo Park

- Storm Drain Inlet
- Water Main
- Storm Drain Main
- ▨ Right-of-Way Annexation
- ▭ City Limits
- ▭ West Menlo Park (Unic)
- ▭ Stanford Lands
- ▭ Parcels

0 115 230 460 Feet

**OWNER-SUBDIVIDER**

STANFORD UNIVERSITY  
LANDS BUILDINGS AND REAL ESTATE  
3105 PORTER DRIVE, STE. 200  
PALO ALTO, CA 94304

**SUBDIVIDER INTENT**

PARCEL ONE: RESIDENTIAL USE  
PARCEL TWO: COMMERCIAL USE

A SUBDIVISION OF THE PARCELS DESCRIBED IN THE TRUSTEE'S DEED RECORDED AUGUST 5, 1979 PER DOCUMENT NO. 44457AD AND THE 25 FEET WIDE STRIP OF LAND SHOWN ALONG THE NORTH BOUNDARY OF THE STANFORD HILLS FINAL MAP RECORDED IN BOOK 51 OF MAPS PAGE 21, OFFICIAL RECORDS OF SAN MATEO COUNTY.

**PROPERTY ADDRESS**

2111 2131 SAND HILL ROAD, MENLO PARK, CA  
APN: 074-045-000, 074-040-040, 074-450-050,  
074-221-110, 074-331-710

**TITLE REPORT**

THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NS5-802155-201 RECORDED JULY 28, 2018

**ZONING REPORT**

EXISTING: R-C, S-8  
PROPOSED: C-1-C

PER ZONING DISTRICT SUMMARY SHEET FROM THE CITY OF MENLO PARK, COMMUNITY DEVELOPMENT DEPT., PLANNING DIVISION, REVISED AUGUST 2013

**SETBACKS**

FRONT: 75'  
REAR: 75'  
INTERIOR: 30'

**UTILITY COMPANIES**

SANITARY SEWER - WEST BAY SANITARY SEWER DISTRICT  
WATER - CITY OF MENLO PARK MUNICIPAL WATER DISTRICT  
GAS - PG&E  
ELECTRIC - PG&E  
FIRE WATER - MENLO FIRE

**LOT DEVELOPMENT**

TWO LOT SUBDIVISION, FULLY DEVELOPED FOR RESIDENTIAL AND COMMERCIAL USE

**CONDITIONS, COVENANTS, RESTRICTIVE RESERVATIONS**

NO COVENTS PROVIDED

**FEMA FLOOD ZONE**

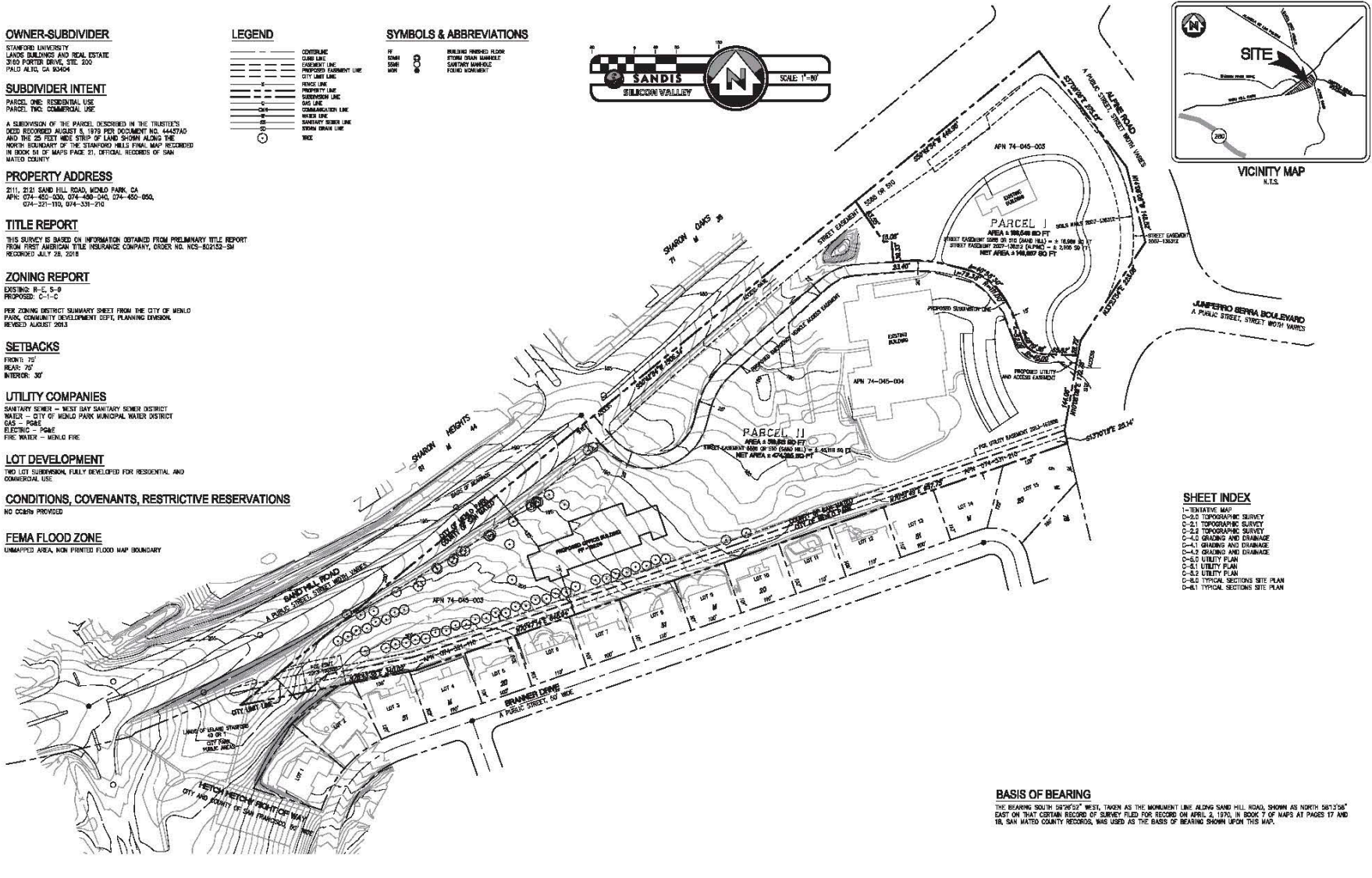
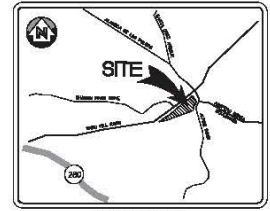
UNMAPPED AREA, NON PRINTED FLOOD MAP BOUNDARY

**LEGEND**

- CENTERLINE
- CURVE LINE
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- CITY LIMIT LINE
- PRICE LINE
- PROPERTY LINE
- SUBDIVISION LINE
- GAS LINE
- COMMERCIAL USE
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- TRICE

**SYMBOLS & ABBREVIATIONS**

- IN BUILDING FINISHED FLOOR
- OSM1 STORM DRAIN MANHOLE
- OSM2 SANITARY MANHOLE
- OSM3 FIELD MONUMENT



VICINITY MAP  
N.T.S.

- SHEET INDEX**
- 1-TENTATIVE MAP
  - 2-0.0 TOPOGRAPHIC SURVEY
  - 3-0.1 TOPOGRAPHIC SURVEY
  - 4-0.2 TOPOGRAPHIC SURVEY
  - 5-0.3 GRADING AND DRAINAGE
  - 6-0.4 GRADING AND DRAINAGE
  - 7-0.5 GRADING AND DRAINAGE
  - 8-0.6 UTILITY PLAN
  - 9-0.7 UTILITY PLAN
  - 10-0.8 TYPICAL SECTIONS SITE PLAN
  - 11-0.9 TYPICAL SECTIONS SITE PLAN

**BASIS OF BEARING**  
THE BEARING SOUTH 02°26'52" WEST, TAKEN AS THE MONUMENT LINE ALONG SAND HILL ROAD, SHOWN AS NORTH 56°12'56" EAST ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON APRIL 2, 1970, IN BOOK 7 OF MAPS AT PAGES 17 AND 18, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARING SHOWN UPON THIS MAP.

 <b>SANDIS</b> CIVIL ENGINEERS SURVEYORS PLANNERS 1700 Winchester Boulevard, Campbell, CA 95008   P. 408.638.0200   F. 408.638.0599   www.sandis.net	DATE: 5/20/2017 SCALE: 1"= 90' DRAWN BY: RV CHECKED BY: SS DRAWING NO: 215102	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISION/ISSUE</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CITY REVISIONS</td> <td>11/29/16</td> <td>RV</td> </tr> <tr> <td>2</td> <td>CITY REVISIONS</td> <td>3/2/17</td> <td>RV</td> </tr> <tr> <td>3</td> <td>CITY REVISIONS</td> <td>5/25/17</td> <td>DD</td> </tr> </tbody> </table>	No.	REVISION/ISSUE	DATE	BY	1	CITY REVISIONS	11/29/16	RV	2	CITY REVISIONS	3/2/17	RV	3	CITY REVISIONS	5/25/17	DD	<p><b>ELEVATION REFERENCE</b> STANFORD MONUMENT "S-120", A 2-1/2" BRASS DISK, WITH A PUNCH MARK, STAMPED "RC 3770" IN MONUMENT WELL AT THE INTERSECTION OF STOCKFARM ROAD AND OAK ROAD PALO ALTO, CALIFORNIA. ELEVATION = 112.54 FEET (ND0028), FOR RECORD OF SURVEY 747 MAPS 40-46, RECORDS OF SANTA CLARA COUNTY.</p>	<p><b>TENTATIVE MAP</b> FOR TWO LOT SUBDIVISION 2131 SAND HILL ROAD DEVELOPMENT MENLO PARK CALIFORNIA</p>	SHEET <b>1</b> OF 12 SHEETS <small>Copyright © 2017 by Sandis</small>
	No.	REVISION/ISSUE	DATE	BY																	
1	CITY REVISIONS	11/29/16	RV																		
2	CITY REVISIONS	3/2/17	RV																		
3	CITY REVISIONS	5/25/17	DD																		
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**Development Plan  
Housing Commission Action**





Alpine Road

Branner Drive

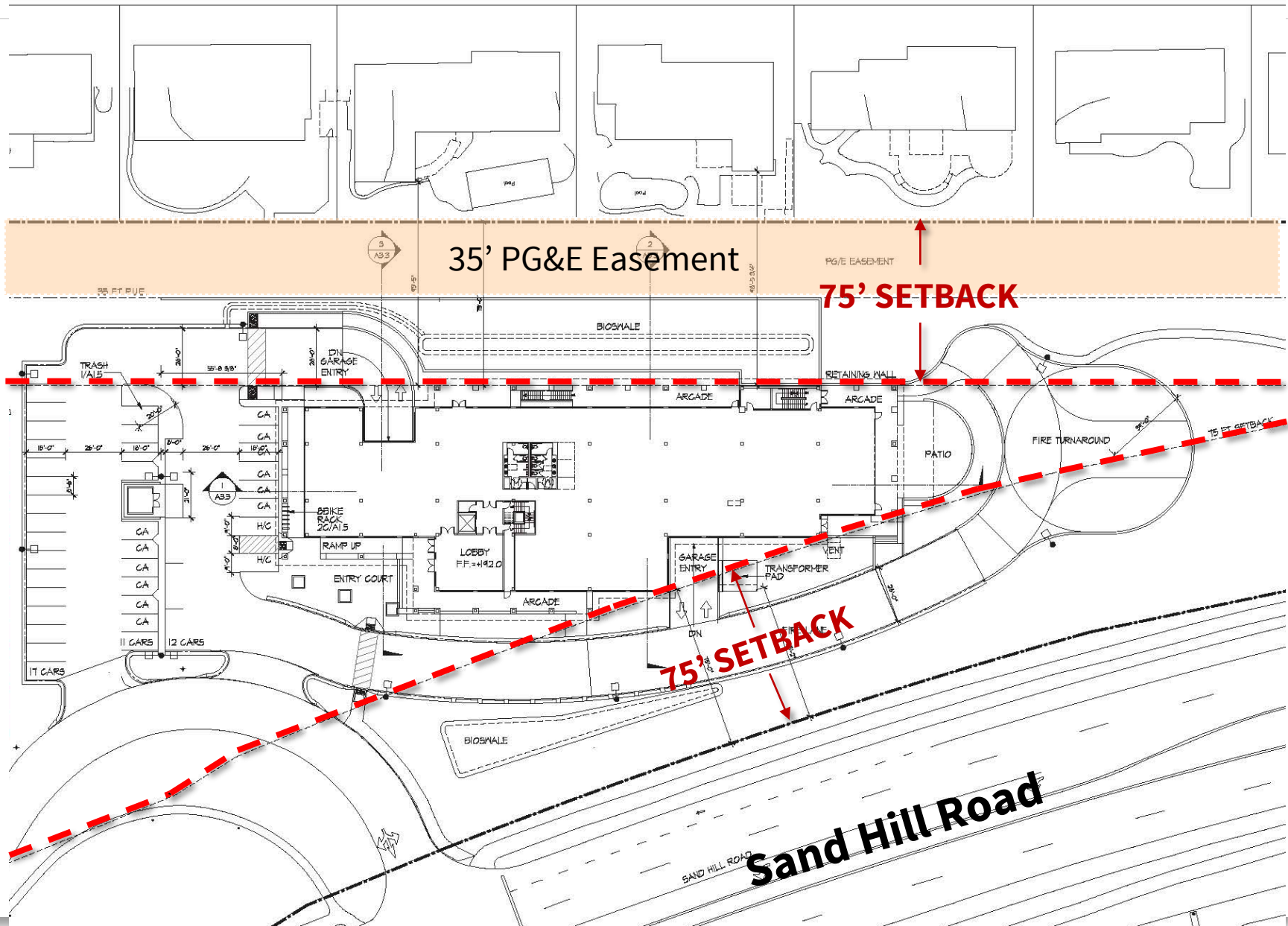
PG&E Natural Gas Pipeline Easement

Hewlett Foundation

Meyer-Buck Estate

Sand Hill Road





## 2131 Sand Hill Road

- Two-story Class I Office Building 39,750 square feet in size.
- The combination of the existing Hewlett Foundation building AND the proposed project are still below the allowable FAR for the new parcel.
- Parking is accommodated by providing a combination of a two level below-grade parking as well as surface parking.
- Site planning has been coordinated with the Hewlett Foundation.
- Initial outreach to the Stanford Hills Home Owners Association began in May of 2015, and has continued into August, 2017.
- Instead of paying an BMR in-lieu fee, the project will provide two BMR units in another residential project currently under review by the City of Menlo Park.
- Project observes a 75 foot setback along Sand Hill Road AND the adjacent Stanford Hill subdivision, which is one of the largest setback requirements in the Menlo Park Zoning Ordinance.
- The project proposes to plant 91 new trees.



Proposed building to compliment and harmonize with the existing Hewlett Foundation building.



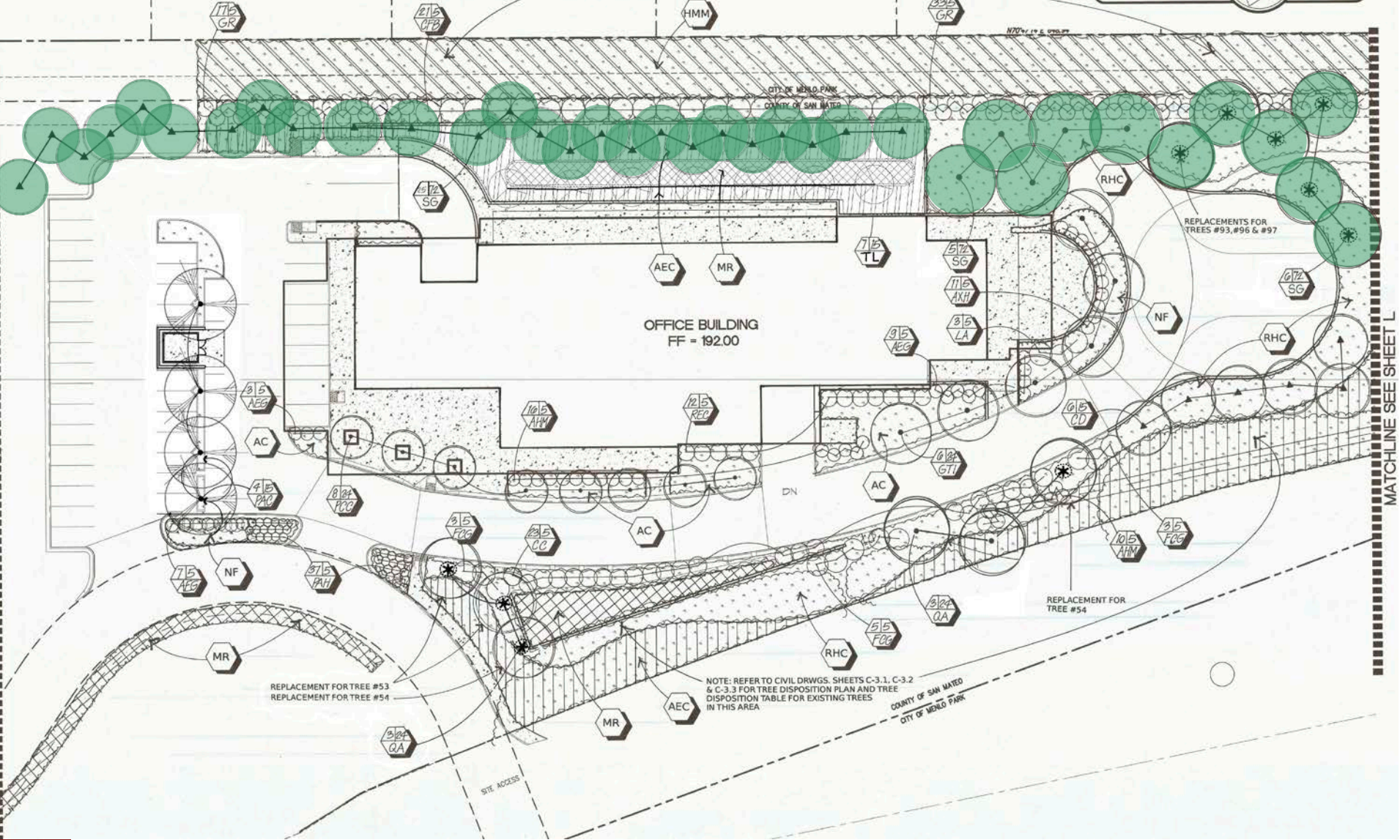
Photos of the existing Hewlett Foundation building



Stanford University



NOTE: REFER TO CIVIL DRWGS. SHEETS C-3.1, C-3.2 & C-3.3 FOR TREE DISPOSITION PLAN AND TREE DISPOSITION TABLE FOR EXISTING TREES IN THIS AREA



REPLACEMENT FOR TREE #53  
REPLACEMENT FOR TREE #54

NOTE: REFER TO CIVIL DRWGS. SHEETS C-3.1, C-3.2 & C-3.3 FOR TREE DISPOSITION PLAN AND TREE DISPOSITION TABLE FOR EXISTING TREES IN THIS AREA

REPLACEMENT FOR TREE #54

REPLACEMENTS FOR TREES #93, #96 & #97



**Thank You**





PROPOSED MATERIALS AND COLOR



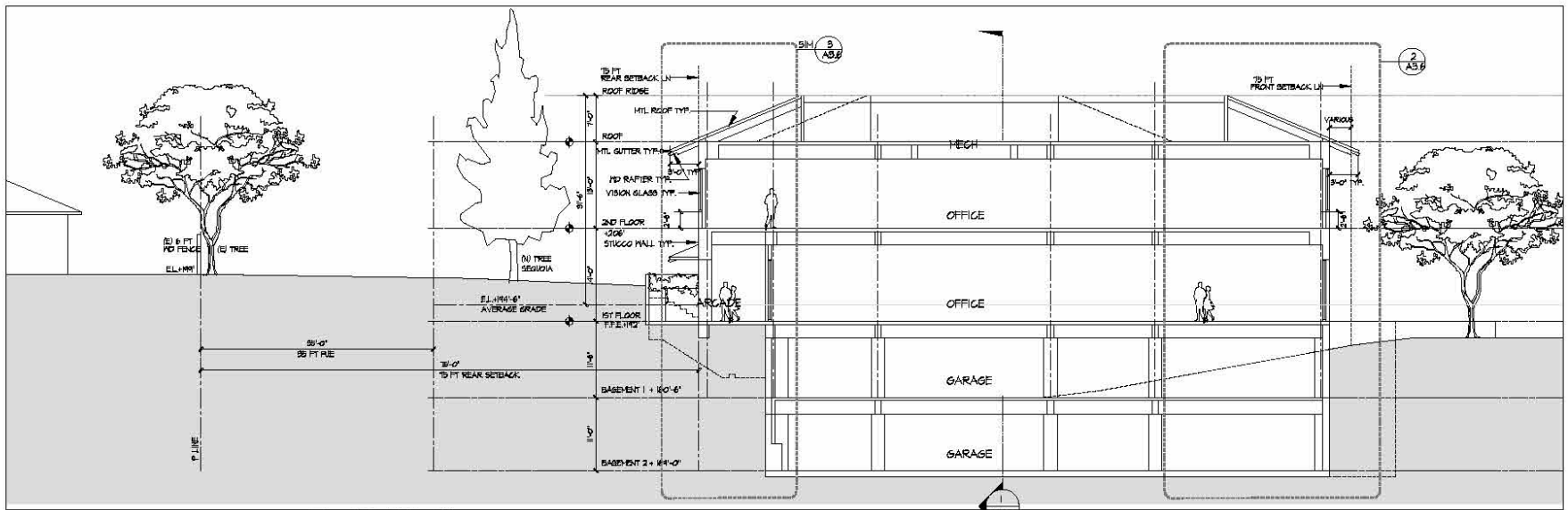
EXISTING HEWLETT PACKARD FOUNDATION

- METAL ROOF AND GUTTERS W/ WOOD RAFTER TAILS
- ALUM GLAZING SYSTEM
- STUCCO EXTERIOR WALL TYP.
- STUCCO COLUMNS TYP.

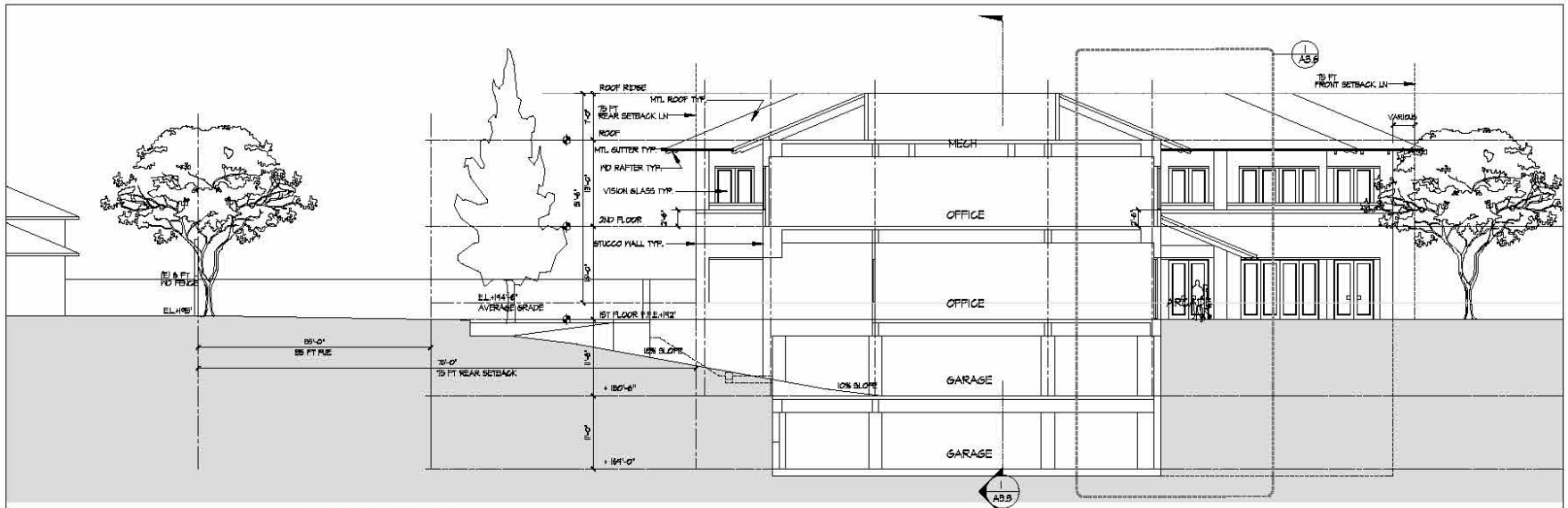


PROPOSED OFFICE BUILDING

Stanford University



1 SECTION BB  
A3.5 SCALE: 1/8" = 1'-0"



2 SECTION CC  
A3.5 SCALE: 1/8" = 1'-0"



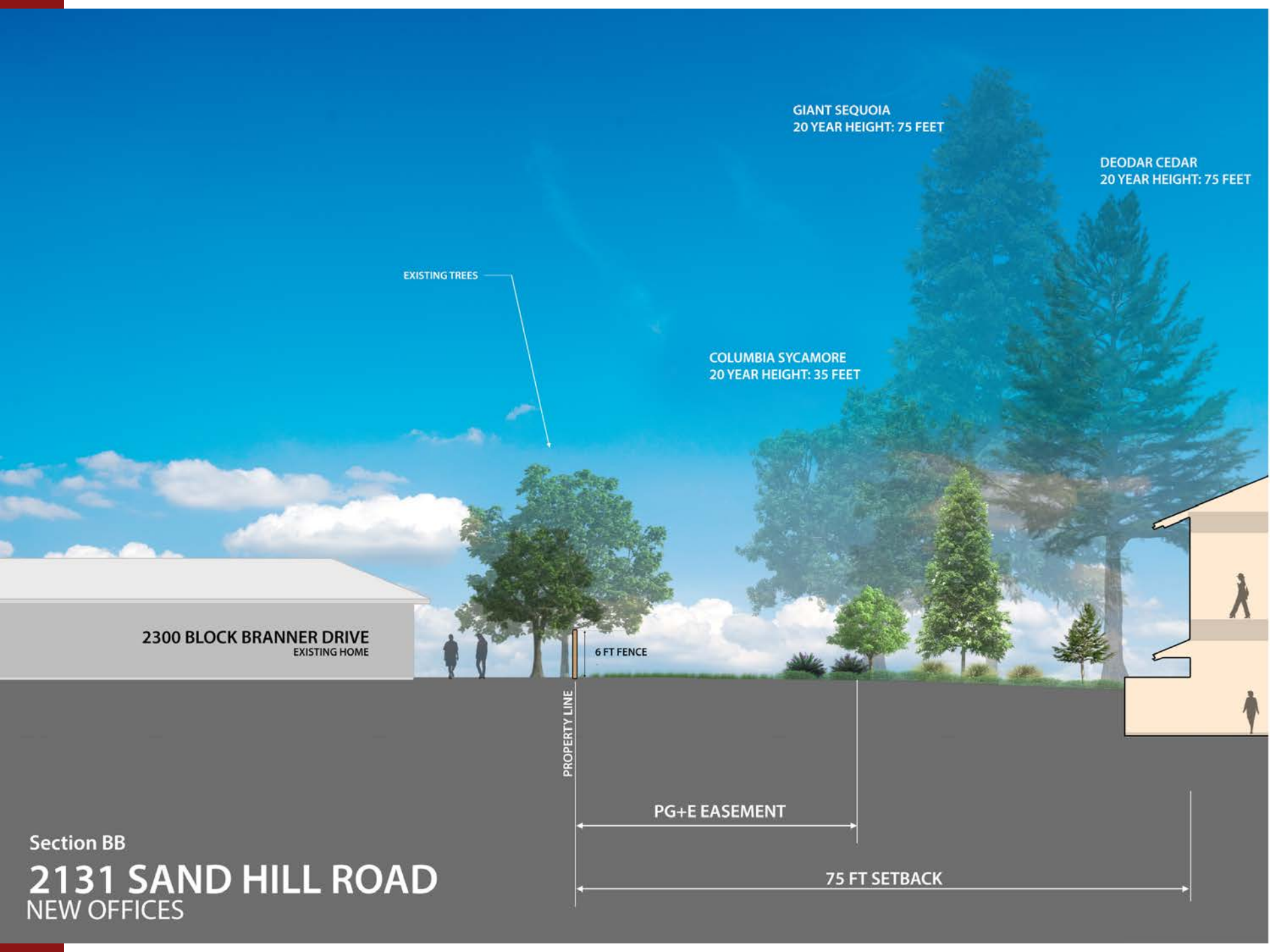
## Landscaping Highlights:

- The project proposes to plant **91 new trees.**
- Agree to replant two trees proposed for removal
- In between the proposed building and PG&E natural gas pipeline, the project will plant:
  - **46 – 72” box Giant Sequoia trees**
  - **7 – 18 gallon Water Gum evergreen trees**



Example of 72” box Giant Sequoias planted at the recently completed Ronald McDonald house.





GIANT SEQUOIA  
20 YEAR HEIGHT: 75 FEET

DEODAR CEDAR  
20 YEAR HEIGHT: 75 FEET

EXISTING TREES

COLUMBIA SYCAMORE  
20 YEAR HEIGHT: 35 FEET

2300 BLOCK BRANNER DRIVE  
EXISTING HOME

6 FT FENCE

PROPERTY LINE

PG+E EASEMENT

75 FT SETBACK

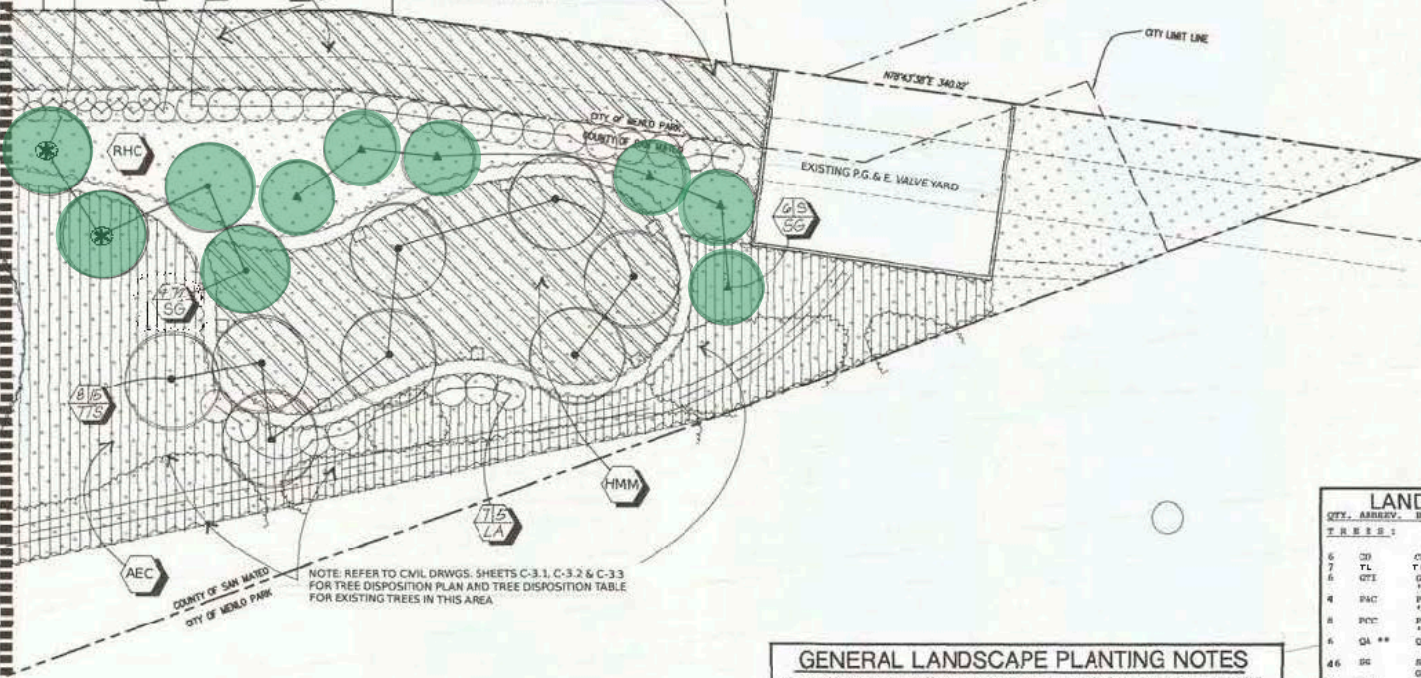
Section BB

**2131 SAND HILL ROAD**  
NEW OFFICES

REPLACEMENT FOR TREE #101

NOTE: REFER TO CIVIL DRWGS. SHEETS C-3.1, C-3.2 & C-3.3 FOR TREE DISPOSITION PLAN AND TREE DISPOSITION TABLE FOR EXISTING TREES IN THIS AREA.

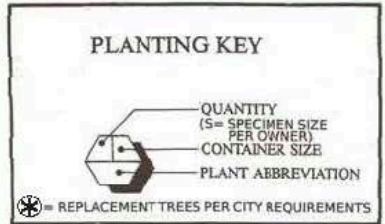
MATCHLINE SEE SHEET L



NOTE: REFER TO CIVIL DRWGS. SHEETS C-3.1, C-3.2 & C-3.3 FOR TREE DISPOSITION PLAN AND TREE DISPOSITION TABLE FOR EXISTING TREES IN THIS AREA.

**GENERAL LANDSCAPE PLANTING NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITY LINES AND NOTIFYING THE OWNER OR LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN HOOD LINES AND CONDUCTIONS, GRADING, IRRIGATION AND PLANTING OPERATIONS. FAILING TO FOLLOW THIS PROCEDURE THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR ALL DAMAGES RESULTING FROM HIS WORK.
- PLANT QUANTITIES ARE INDICATED FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT COUNT FROM THE LANDSCAPE PLANTING PLAN.
- THE FINAL LOCATION OF ALL PLANTS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES AND DRAIN TIE-INS, AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL TREES SHALL BE PLANTED 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT. ANY TREES WHICH HAVE THE HOODBALL CROWN BELOW FINISH GRADE AT THE FINAL INSPECTION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- WIND CONTROL: TWO WEEKS PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE SPRAYED WITH "BOND-UP" HERBICIDE OR APPROVED EQUAL TO REMOVE ALL COMBUSTION AND INVASIVE WEED GROWTH. IMMEDIATELY UPON COMPLETION OF ALL PLANTING AND INITIAL WATERING, THE AREAS SHALL BE SPRAYED WITH DIVERSAN (SHIELD OR EQUAL) AT THE RATE OF 8 LBS. OF ACTIVE INGREDIENT PER ACRE. MATERIALS SHALL BE APPLIED AS SPRAY WITH THE METHOD AND/OR RATE SPECIFIED TO AVOID CORROSION. NEVER AS NEAR AS 10' OF WATER.
- THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AT THE SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL PLANTING AREAS SHALL RECEIVE A MINIMUM 2" DEEP LAYER OF NITROGEN STABILIZED SMALL REDWOOD OR PE BARK CHIPS AS PLANTING MULCH, (EXCEPT IN TURF AREAS).
- PLANTING PREPARATION TEST: FILL BOLS WITH WATER, AND IF WATER HAS NOT PERCOLATED OUT COMPLETELY AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX TO THESE PERCOLATION AREAS. ADD SOIL MIX UNTIL TO PERMEATE ANY HARD PAIR AND A MINIMUM OF 12" INTO UNIMPROVED PASTURE SOIL.
- REFER TO LANDSCAPE PLANTING SPECIFICATIONS OR HOOD L-4 FOR GENERAL WORKMANSHIP REQUIREMENTS, SOIL CONDITIONING AND BACKFILL, PLANTING METHODS, MAINTENANCE, AND CARE/AVOID, AS THEY APPLY TO THIS PROJECT. NOT ALL SECTIONS OF THESE SPECIFICATIONS WILL BE PERTINENT TO THIS PROJECT.
- ALL PLANT MATERIAL WILL BE REVIEWED AND APPROVED ON-SITE PRIOR TO PLANTING.
- THE CONTRACTOR SHALL PROVIDE A SOILS TEST PRIOR TO START OF WORK, CONDUCTED BY A SOIL TESTING COMPANY, WHICH SHALL PROVIDE INFORMATION ON THE SOIL TYPE INCLUDING BOTANICAL/CULTURAL UTILITY OF THE SOIL, THE PERCENTAGE OF ORGANIC MATTER, A MEASURE OF PH, A MEASURE OF TOTAL SOLUBLE SALTS AND SOIL INFILTRATION RATE. THE SOILS TEST SHALL INCLUDE RECOMMENDATIONS FOR SOODING AND FERTILIZING THE SOIL FOR PLANTING.



**LANDSCAPE PLANT LIST AND LEGEND**

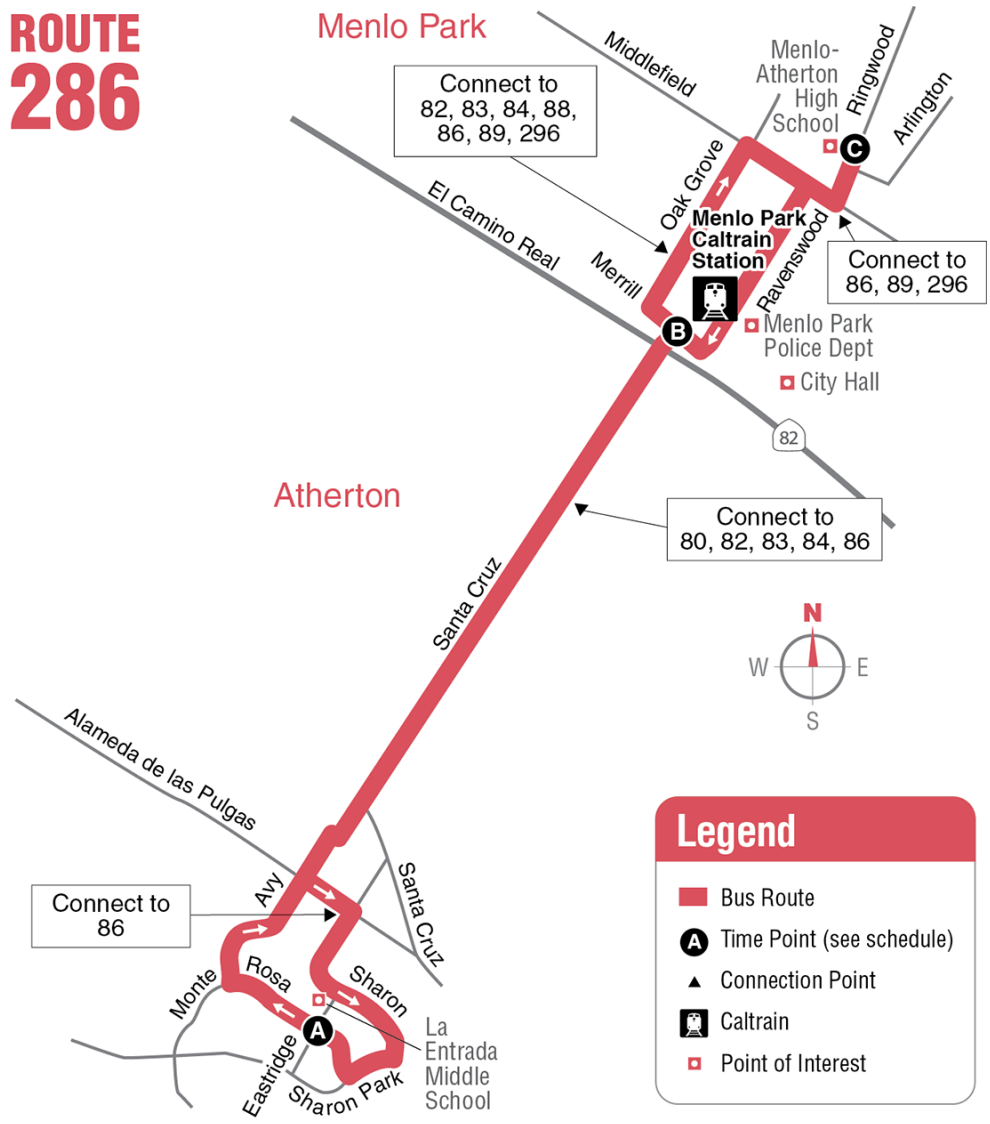
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/MULCH
<b>TREES:</b>					
6	CD	CERES BICOLORA	DROOPING CEMAS	15 GAL. #20" O.C.	LOW
7	TL	TRISTANOPSIS LAURINA	WATER CURM	15 GAL. STANDARD	LOW
6	CFE	CLERODENDRA TRICANTHUS 'HERNIE'S'	THORNLESS HONEY LOCUST	24" BOX	STANDARD LOW
4	PAC	PLATANUS ACHERIFOLIA 'COLUMBIA'	COLUMBIA Sycamore	15 GAL.	STANDARD LOW
8	PCC	PYRUS CALIFORNICA 'CHAMPAGNE'	FLOWERING PEAR	24" BOX	STANDARD MOD.
6	QA **	QUERCUS AEGIFOLIA	COAST LIVE OAK	24" BOX	STANDARD LOW
46	SC	SEMOGADENDRON GIGANTUM	GIANT REDOUBIA		SPECIMEN (SEE BY OWNER) MOD.
6	YEL	TILIA TOmentosA 'STREILING SILVER'	STEARLING SILVER LINDEN	15 GAL.	STANDARD MOD.
<b>SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES:</b>					
18	ASH	ARISTIDA EDWARD ZOUCHER	DWARF ARISTIDA	5 GAL. # 5" O.C.	LOW
26	ADM	ARCTOSTAPHYLOS 'HOWARD McWHIR'	MCWHIR MANRIANTA	5 GAL. # 5" O.C.	LOW
11	ADH	ANDROGYNIA X HYPERANDRUM	CAPE MALLOW	5 GAL. # 5" O.C.	MOD.
23	CC	CEAROTRIS 'CORCHA'	WILD LILAC 'CORCHA'	5 GAL. #6" O.C.	LOW
39	CVB	CLAROTRIS 'PROCHA'	WILD LILAC 'PROCHA BUSH'	5 GAL. #10" O.C.	LOW
11	FCD	FERONTODENDRON 'CALIFORNIA GOLD'	'CALIFORNIA GOLD' FLAMMEL BUSH	5 GAL. # 8" O.C.	LOW
60	CH	CHRYSLERIA LAVAFERA	ROSEMARY GREVILLEA	5 GAL. # 6" O.C.	LOW
10	LA	ADSCENTIFLORA	TEER MALLOW	5 GAL. # 9" O.C.	LOW
7	PAH	PERMISITUM ALOPECUROIDES 'HANELER'	DWARF FOUNTAIN GRASS	5 GAL. # 3" O.C.	LOW
12	MCC	SHAMUS 'EYE CASE'	EYE CASE COFFEEBERRY	5 GAL. # 7" O.C.	LOW
<b>GROUND COVERS AND ORNAMENTAL GRASSES:</b>					
AC	AGRAEM CAUDATUM	WILD GINGER LINES/POTS	# 12" O.C.	LOW	
ABC	ARCTOSTAPHYLOS	EMERALD CARPET			
NE	MULLENBERGIA DIBENS	DIEM GRASS	1 GAL. # 36" O.C.	LOW	
NP	NEPETA FASANGI	CAMPY	1 GAL. # 24" O.C.	LOW	
NSC	ROSEMARY	ROSEMARY	1 GAL. # 36" O.C.	LOW	
HMM	'HUNTINGTON CARPET'	ROSEMARY	1 GAL. # 36" O.C.	LOW	
HYDRANGEA READOW MIX : 65-8 WEERS FESCUE (VULPIA MICROSTACHYDUS) 20% SPARION TRIFOLIUM (LOTUS FOSSELIANUS), 13% WILDFLOWER MIX: CALIFORNIA POPPY (RECHERCHIA CALIFORNICA), LOTUS (LOPINS SUCULOVITUS) & TINY TIPS (LAVIA PLATYGLOSSA) SEED RATE: 60 LBS./ACRE, 8000 FIBER; MIX, 1, 800 LBS./ACRE, FERTILIZER: 116-26-0; 450 LBS./ACRE, STABILIZED, AS PROVIDED WITH HYDROGEL MUX WITH TRAKFIBER; MIX, 60 LBS./ACRE. SEED AVAILABLE: PACIFIC COAST SEEDS; (925)373-4417 OR DELTA GROWERS; (209)931-0684.					





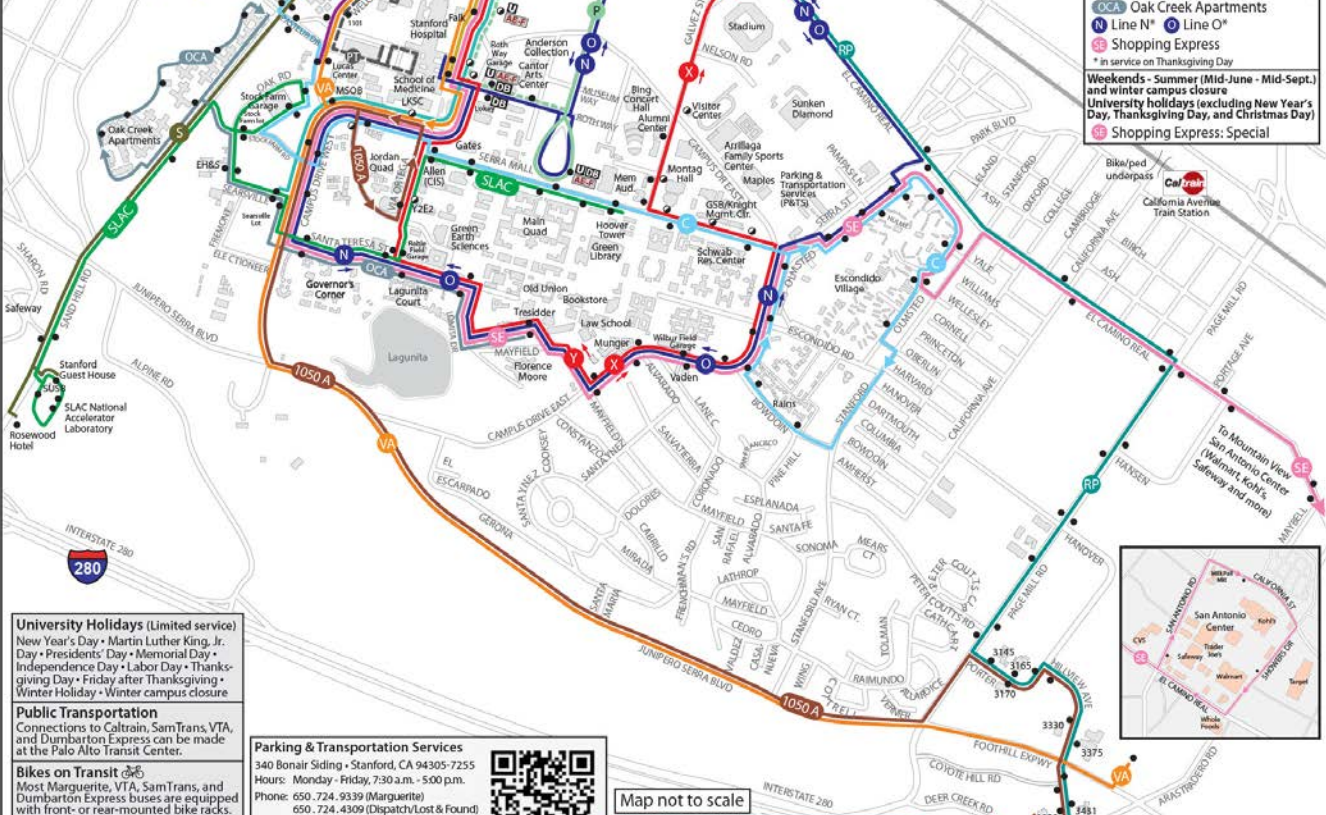


# ROUTE 286



**MARGUERITE SHUTTLE SYSTEM MAP**

- Marguerite Stop
  - Marguerite Stop (served by PM Limited and Express routes to Palo Alto Transit Center)
  - AE-F Marguerite Line AE-F Stop
  - DB Dumbarton Express Line DB Stop
  - U AC Transit Line U Stop
  - Route or portion of route with limited service times
  - Hospital patient tram route
- Weekdays (excluding university holidays)**
- X Line X Y Line Y S Line S
  - C Line C P Line P SLAC SLAC
  - 1050A 1050 Arastradero AE-F Line AE-F
- Weekdays (including Presidents' Day and winter campus closure)**
- BOH Bohannon
  - RP Research Park VA VA
- Weekdays (including university holidays)**
- H Hospital: Direct
  - MC Medical Center
- University holidays (weekdays only)**
- MCH Medical Center: Holiday
- Daily (excluding university holidays)**
- Academic Year service (Mid-Sept. - Mid-June)
- OCA Oak Creek Apartments
  - N Line N\* O Line O\*
  - S Shopping Express
- \* in service on Thanksgiving Day
- Weekends - Summer (Mid-June - Mid-Sept.) and winter campus closure**
- University holidays (excluding New Year's Day, Thanksgiving Day, and Christmas Day)
- SE Shopping Express: Special



**University Holidays (Limited service)**  
 New Year's Day • Martin Luther King, Jr. Day • Presidents' Day • Memorial Day • Independence Day • Labor Day • Thanksgiving Day • Friday after Thanksgiving • Winter Holiday • Winter campus closure

**Public Transportation**  
 Connections to Caltrain, SamTrans, VTA, and Dumbarton Express can be made at the Palo Alto Transit Center.

**Bikes on Transit**  
 Most Marguerite, VTA, SamTrans, and Dumbarton Express buses are equipped with front- or rear-mounted bike racks. Line U and some Line AE-F buses have bike storage areas underneath the cabin. Caltrain allows bikes aboard designated bike cars, space permitting.

**Parking & Transportation Services**  
 340 Bonair Siding • Stanford, CA 94305-7255  
 Hours: Monday - Friday, 7:30 a.m. - 5:00 p.m.  
 Phone: 650.724.9339 (Marguerite)  
 650.724.4309 (Dispatch/Lost & Found)  
 Email: transportation@stanford.edu (general)  
 marguerite@stanford.edu  
 Web: transportation.stanford.edu



Map not to scale  
 Map effective 4/10/2017  
 Latest version: [transportation.stanford.edu/maps](http://transportation.stanford.edu/maps)







Google Earth

Stanford University

















## COMMUNITY OUTREACH PROCESS FOR 2131 SAND HILL ROAD:

**MAY 2015:** The president of the Stanford Hills HOA, Mark Trail, was contacted in May 2015 to coordinate a meeting with the Stanford Hills residents. The purpose of these meetings was twofold – to introduce residents to the project and to seek their feedback. Outreach for meetings was done via email and hardcopy flyers were left at each household.

**JUNE 2015:** The first meeting with the Stanford Hills HOA was held on June 4th, 2015 from 6:00pm-7:30pm at the Hewlett Foundation. (The Hewlett Foundation is located next to the proposed site and is a common meeting place for the Stanford Hills HOA.) At this meeting, the Stanford team presented the initial project concept and then opened up the presentation for questions. (We did not have an actual building designed yet.) Approximately 30 residents attended this meeting. Their feedback was noted and taken into consideration in preparation for the second meeting. The primary concerns expressed by the neighborhood were:

Design	Construction
Lighting	Noise
Dust	PG&E
Trees	Sustainability
Fences	Who will the tenants?
Traffic impacts	Process/Environmental Review

**AUGUST 2015:** The second meeting with the Stanford Hills HOA was held on August 25th, 2015 from 6:00pm-8:00pm, also at the Hewlett Foundation. The format of the meeting was an open house. This was the neighborhood's first opportunity to review project plans and elevations. Comments and feedback were directed to staff members at each station. Approximately 20-30 residents attended this meeting. Based on this meeting, Stanford removed a pedestrian path (intended for building occupants not a regional trail) that ran along the PG&E easement area, and worked on placement of the trash enclosures, outdoor parking lot circulation, and the location of below grade garage fans and vents.

**NOVEMBER 2015:** A project update was presented on November 10th, 2015 at 7:30pm during the Stanford Hills HOA Annual meeting. At this meeting, John Donahoe presented a revised site plan, which took into consideration and addressed neighborhood concerns expressed in the previous two meetings. The presentation was opened to questions. Approximately 10-15 residents attended this meeting.

**OCTOBER 2016:** After working with Menlo Park City staff for a year, another project update was presented on October 17, 2016 at 7:30pm during the Stanford Hills HOA Annual meeting. At this meeting, John Donahoe presented a revised site plan. While a year had passed from the previous HOA update, the project has not significantly changed as the project had been dealing with entitlement issues pertaining to the annexation. After this presentation, the HOA formed a subcommittee of neighbors immediately adjacent to the project.



**DECEMBER 2016:** Stanford met with the HOA subcommittee. After that meeting, Stanford responded with the following changes: Responded that the City Initial Study/ MND will include noise abatement and dust control requirements as well as hours of construction as mandated by the City of Menlo Park.

- We added eight 72” box Redwood trees planned in the area between the building and the PG&E easement.
- We provided PG&E’s tree restriction list as requested, along with the contact person’s name at PG&E that oversees planting in PG&E easements.
- Amended the plan sets to clearly show that the exhaust fans will face closer to Sand Hill Road and not the rear of the project.
- Moved the proposed dumpster closer to Sand Hill Road.
- Added additional detail that showed the project will use the same types of lighting used by the Hewlett Foundation. We also committed to having exterior lighting on timers and/or motion sensors to lessen light impacts of the building.

**APRIL 11, 2017:** Sent the HOA Subcommittee the public review draft of the project’s Initial Study/ MND and the updated set of project plans (Plans dated 3-02-17.)

**APRIL 18, 2017:** Met the HOA Subcommittee to hear their comments on the latest plans.

**June 2, 2017:** Informed the HOA Subcommittee of the official public hearing dates as provided by the City of Menlo Park, and provided the subcommittee with a newer updated set project plans dated May 30, 2017. As requested by the subcommittee, Stanford has amended the project plans as follows:

- The penthouse architectural element/equipment screening area has been removed from the project plans.
- Additional Giant Sequoia trees were modified in the area between the project and the PG&E natural gas pipeline easement. The number of Giant Sequoia trees has been increased from eight (as shown on the last set of plans) to twenty-five, and the trees were staggered where possible.
- In that same area between the building and the PG&E Easement, the landscape plans were modified to replace the Cercis Occidentalis (Western Rosebud) with Tristaniopsis Lurnia (Water Gum), which is an evergreen.

In addition to the changes addressed above, Stanford reported back on two additional items:

- We confirmed that the exhaust fans operate on carbon monoxide sensor, which means the fans operate only when the sensor detect the presence of carbon monoxide. As I stated at the last meeting, the exhaust fans themselves have been moved to the Sand Hill Road side of the building/garage. (Sensors on the exhaust fans are not only beneficial in reducing noise, but they also significantly reduce energy costs for the building.)
- We also confirmed that the Hewlett Foundation building has only one level of below-grade parking.



# 2111-2121 SAND HILL ROAD

Tom Smith, Associate Planner & Mark Muenzer, Assistant  
Community Development Director

August 29, 2017



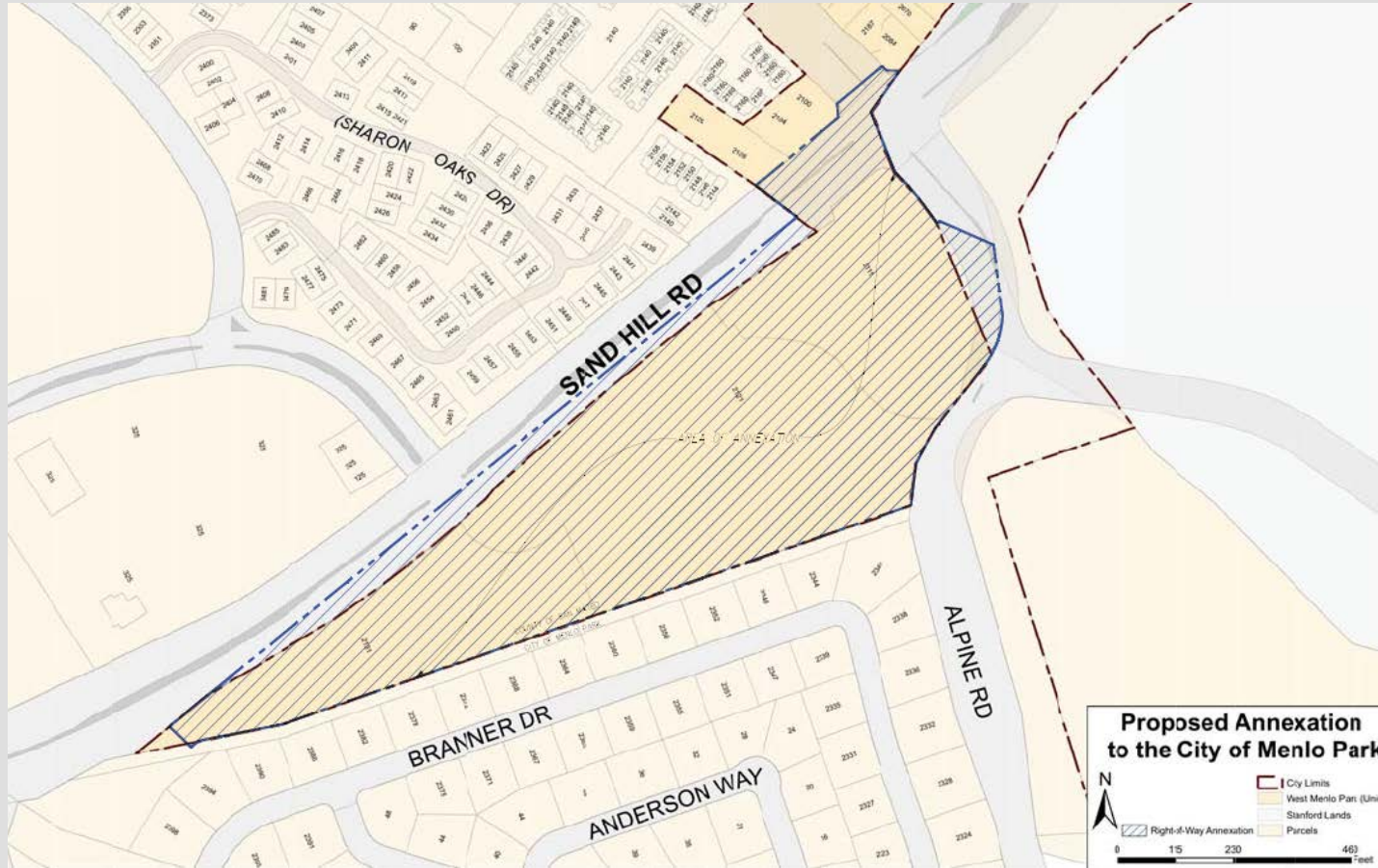
## BACKGROUND

- Annexations determined by Local Agency Formation Commission (LAFCO) in each county
- State law requires an annexation to be:
  - Within City's sphere of influence set by LAFCO
  - Consistent with General Plan of City
  - Consistent with rezoning set by City

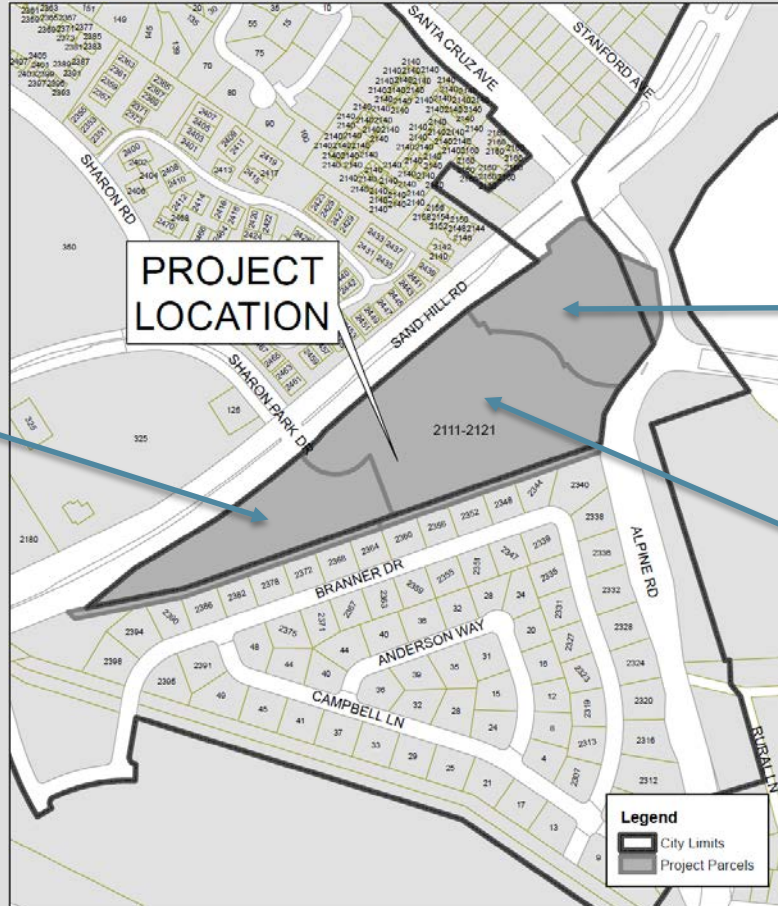
## PROJECT DESCRIPTION

- Stanford requesting rezoning and related project approvals
  - Annexation of unincorporated parcel into City
  - Subdivision of one parcel into two parcels with City zoning
  - Construction of new 40,000 sq. ft. office building on vacant site





Proposed  
Office  
Building



Provost's Residence

Hewlett Foundation





## PROPERTY TAX EXCHANGE

- City would receive 10.5% of property taxes generated on site annually
  - \$6,500 per year currently
- For every \$1 million in new value, City would receive additional \$1,050 per year



## MITIGATED NEGATIVE DECLARATION

- Initial Study identified potentially significant impacts in 7 areas:
  - Air quality
  - Biological resources
  - Cultural resources
  - Geology and soils
  - Hazards and hazardous materials
  - Hydrology and water quality
  - Noise and vibration
- Mitigated to less than significant level
- Less than significant impacts or no impacts in all other areas

## CORRESPONDENCE

- 29 individuals submitted correspondence
- 3 responses to mitigated negative declaration, 39 other items received
- Chief concerns are:
  - Noise levels on Sand Hill Road affecting Sharon Oaks residents (20 emails)
  - Traffic volumes and congestion
  - Vehicular and pedestrian safety
  - Regional jobs/housing imbalance



## CORRESPONDENCE

- Traffic increase from the project would be less than 1% of existing daily traffic volume on Sand Hill Rd
  - Anticipated increase in traffic noise along Sand Hill Rd is .4 dBA by 2040
- Applicant has committed to:
  - Complete pedestrian crossings at Sand Hill / Sharon Park Dr intersection
  - Install bike racks and shower / changing facilities for cyclists
  - Provide 2 below market rate housing units at 500 El Camino Real

## ANNEXATION PROCESS & TIMING

- Completed actions

Action	Timing
Stanford submitted rezoning application for City review	Dec 2015
Initial Study and mitigated negative declaration completed	Apr 2017
Stanford filed annexation application for LAFCO review	June 9, 2017
Planning Commission reviewed and recommended approval	June 19, 2017
County of San Mateo Supervisors approved tax exchange	August 8, 2017



## ANNEXATION PROCESS & TIMING

- Remaining actions

Potential Action	Anticipated Timing
Public hearing at Council meeting	August 29, 2017
2 <sup>nd</sup> reading of ordinances at Council meeting	Sept 12, 2017
Public hearing at LAFCO	October 18, 2017
Recordation and finalization of annexation by LAFCO	Within following 30 days

## ACTIONS

- Following entitlements necessary for project to continue to LAFCO consideration:
  - Mitigated Negative Declaration
  - Rezoning
  - Rezoning
  - General Plan Amendment
  - Tentative Map
  - Use Permit
  - Architectural Control
  - Property Tax Exchange
  - Below Market Rate Housing Agreement
  - Heritage Tree Removal Permits





**THANK YOU**



# CALPERS CONTRACT AMENDMENTS FOR CLASSIC SAFETY MEMBERS

August 29, 2017



# BACKGROUND

- Menlo Park Police Officers' Association (POA) and Police Sergeants Association (PSA) classic members currently pay 3 percent of the employer contribution for CalPERS as cost sharing
- Each of their most recent MOUs includes a contract amendment to change this 3 percent to be a Member Contribution in lieu of paying a portion of the employer contribution
- Net required employer contribution percentage would remain unchanged after contract amendment



# CONTRACT AMENDMENT PROCESS



- CalPERS contract amendment process takes several months and includes:
  - Request to CalPERS
  - Resolution of intention
  - Affected member vote
  - Ordinance authorizing amendment
- Contract amendment request, resolution of intention, and member voting have all taken place
- Adoption of the ordinance is the last City Council action required before enacting the amendment





## EFFECTS OF AMENDMENT



- Classic members' contributions would continue to be made similar to current situation
- Contributions would be credited toward individual members' balances rather than employer contribution, allowing cash-out of subsequent contributions if the member leaves CalPERS
- No change in net City contribution, no change in net liability, future amendments not limited



## STAFF RECOMMENDATION



- Staff recommendation: Waive first reading and adopt ordinance authorizing an amendment to the CalPERS retirement contract to provide Section 20516 (Employees Sharing Additional Cost) of 3 percent for classic local non-management safety members



# MIDDLE PLAZA AT 500 EL CAMINO REAL PROJECT

Development Agreement Term Sheet  
August 29, 2017





## PROJECT OVERVIEW

- Project is within Specific Plan Area
- Non-Medical Office = 143,000 square feet
- Residential = 215 Units
- Retail = 10,000 square feet



## DEVELOPMENT AGREEMENT PROCESS

- Council appointed subcommittee
  - Vice Mayor Ohtaki
  - Councilmember Mueller
- Negotiation Team
  - Alex D. McIntyre, City Manager
  - Bill McClure, City Attorney
  - Chip Taylor, Assistant City Manager
- Regular consultation with the subcommittee
- Negotiation Process – Development Agreement is limited to what's acceptable to both parties

## DEVELOPMENT AGREEMENT TERMS

1. Caltrain Pedestrian/Bicycle crossing
  - 50% of cost up to \$5 million
2. Affordable Units
  - Total of 10 units
3. Menlo Park-Atherton Education Foundation
  - \$1 million over 10 years







# DEVELOPMENT AGREEMENT TERMS (CONT.)



4. Assurances regarding new City fees
  - Similar to other Development Agreements
  
5. Plaza
  - Public Use Agreement (6am to midnight)
  
6. Term of the Development Agreement
  - 10 years
  - 55 years for BMR units

## OTHER

- Subcommittee recommends 5 BMR Units for MPCSD Teachers
  - Not a specific term, but a policy decision by Council
- Subcommittee not recommending approval
  - Increase Education Foundation to \$1.5 million over 15 years

## ACTIONS AND NEXT STEPS

- Consider the Term Sheet
- Next Steps
  - Council consideration of the project on September 26th

