



SPECIAL AND REGULAR MEETING MINUTES

Date: 5/22/2018
Time: 6:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

6:00 p.m. Closed Session (City Hall - “Downtown” Conference Room, 1st Floor)

Mayor Ohtaki called the closed session to order at 6:00 p.m.

- CL1.** Closed session conference with legal counsel pursuant to Government Code section 54956.9(d)(1) regarding existing litigation: 1 case
Case Name: Talavera v. City of Menlo Park; Case Number: RG17869108

Attendees: City Manager Alex McIntyre, City Attorney Bill McClure, Special Counsel for Employment Actions Suzanne Solomon, Administrative Services Director Nick Pegueros, Human Resources Manager Lenka Diaz

7:00 p.m. Regular Session

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Report from Closed Session

E. Presentations and Proclamations

- E1.** Proclamation recognizing “Public Works Week” (May 20–26, 2018)

Mayor Ohtaki presented a proclamation to Director of Public Works Justin Murphy and Associate Civil Engineer Rene Punsalan (Attached).

Director of Public Works Justin Murphy presented an award to the City Council for an early completion of the Santa Cruz Avenue Sidewalk project.

- Andrew Boone commented he has seen an improvement in Public Works work but the pace of work still needs attention.

- E2.** Presentation by “Get Us Moving” San Mateo County regarding transportation

Jessica Epstein from SamTrans Government/Community Affairs made a presentation.

- Andrew Boone spoke against the Get Us Moving measure.
- Diane Bailey spoke in favor of the funding.
- Jen Wolosin spoke in favor of the funding.

- Adina Levin spoke in favor of the outreach.

F. Public Comment

- Dr. Mary Streshly provided an update on the collaboration between Menlo Park, Facebook, and Sequoia Union High School District on the ConnectMenlo housing development plan.
- Andrew Boone commented on the possible traffic impacts from the Facebook project. Boone spoke in favor of the City Council 2018 Workplan and the inclusion of an increased minimum wage.

G. Commissioner Reports

G1. Environmental Quality Commission quarterly update

Environmental Quality Commission Janelle London presented the report (Attached).

H. Consent Calendar

- H1. Accept the City Council meeting minutes for April 16, 2018
- H2. Approve amendments to greenhouse gas reduction strategies in the 2015 Climate Action Plan (Staff Report #18-116-CC)
- H3. Adopt Resolution No. 6347 preliminary approval of the engineer's report for the Menlo Park Landscaping Assessment District and Resolution No. and 6348, intention to order the levy and collection of assessments for the Landscaping Assessment District for fiscal year 2018-19 (Staff Report #18-106-CC)
- H4. Authorize the Mayor to sign letters requesting coordination with neighboring cities pursuing grade separation and approve changes to the City's rail policy (Staff Report #18-111-CC)
- H5. Authorize the Mayor to sign a letter of intent to join Commute.org (Staff Report #18-109-CC)
- H6. Accept the Water System Master Plan (Staff Report #18-108-CC)
- H7. Authorize the City Manager to amend an agreement with W-Trans for the Transportation Master Plan and Transportation Impact Fee Program and appropriate \$241,000 from the undesignated fund balance of the General Fund (Staff Report #18-114-CC)
- H8. Approve a specific location of the Menlo Gates Project at the corner of Alma Street and Ravenswood Avenue near the Library and authorize the City Manager to enter into any applicable agreements with the Menlo Park Historical Association to execute the project (Staff Report #18-115-CC)
- H9. Award a construction contract to Suarez & Munoz Construction, Inc. for the Jack Lyle Park Restroom Project in the amount of \$496,465, approve a contingency in the amount of \$75,000; and appropriate \$140,000 from undesignated fund balance (Staff Report #18-110-CC)
- H10. Award of a construction contract for the 2018 Street Preventive Maintenance Project to Graham Contractors, Inc., in the amount of \$819,490; approve a construction contingency in the amount of

\$123,000; and appropriate \$300,000 from undesignated fund balance (Staff Report #18-112-CC)

ACTION: Motion and second (Keith/Carlton) to approve the consent calendar, passed unanimously.

I. Public Hearing

11. Consider the Planning Commission's recommendation to approve Environmental Impact Report addendum, Specific Plan And Zoning Ordinance amendment, architectural control, use permit, and Below Market Rate Housing agreement for the Guild Theater Renovation Project at 949 El Camino Real (Staff Report #18-113-CC)

Senior Planner Corinna Sandmeier introduced the item and made a presentation (Attachment).

Mayor Ohtaki opened the public hearing.

- Jamie D'Alessandro spoke in support of the Guild Theater Renovation Project.
- Jeff & Kori Mueller spoke in support of the Guild Theater Renovation Project.
- Judy Adams spoke in support of the Guild Theater Renovation Project.
- Sean Mulcany spoke in support of the Guild Theater Renovation Project. However, expressed concerns about construction impacts on his neighboring business.
- Karli Cleary spoke in support of the Guild Theater Renovation Project.
- Jean Forstner spoke in support of the Guild Theater Renovation Project.
- Daniel Abrams spoke in support of the Guild Theater Renovation Project.
- Naya Chatterjee spoke in support of the Guild Theater Renovation Project.
- Eric Aimgren spoke in support of the Guild Theater Renovation Project.
- Alexis Dennie spoke in support of the Guild Theater Renovation Project.
- Joel Jewitt spoke in support of the Guild Theater Renovation Project.
- Chris Neil spoke in support of the Guild Theater Renovation Project.
- Skip Hilton spoke in support of the Guild Theater Renovation Project.
- Nikki Sokol spoke in support of the Guild Theater Renovation Project.
- Marc Bryman spoke in support of the Guild Theater Renovation Project.
- Alex Delly spoke in support of the Guild Theater Renovation Project and expressed concerns with project logistics.
- Fran Dehn spoke in support of the Guild Theater Renovation Project.
- Steve Eisna spoke in support of the Guild Theater Renovation Project and expressed concerns for parking a construction impacts and traffic to retailers and residents on Live Oak.
- Adina Levin spoke in support of the Guild Theater Renovation Project and made comments regarding parking.

Mayor Ohtaki closed the public hearing by acclamation.

The City Council discussed mitigating traffic issues and parking during construction and with tour buses and how to minimize impacts to neighboring businesses and residences. City Council also requested that "super event" times and days be reviewed and modified.

ACTION: Motion and second (Cline/Carlton) to approve of the Guild Theater Renovation Project at 949 El Camino Real and specific entitlements and environmental review components as follows: 1. An addendum to the Specific Plan Program Environmental Impact Report (Program EIR) to analyze

the potential environmental impacts of the proposed Specific Plan and Zoning Ordinance amendments; 2. A Specific Plan and Zoning Ordinance amendment to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the El Camino Real South-West (ECR SW) sub-district of the El Camino Real/Downtown Specific Plan (SP-ECR/D) zoning district at a total bonus level floor area ratio (FAR) of 2.50, with a maximum above grade FAR of 1.50, and other associated amendments; 3. Architectural control for compliance with Specific Plan standards and guidelines for a commercial development consisting of a live entertainment venue on an approximately 4,752-square foot site; 4. A use permit to allow small scale commercial recreation and a bar; and, 5. Below Market Rate (BMR) Housing agreement for compliance with the City's BMR Housing Program, passed unanimously.

J. Regular Business

J1. Approve next steps for library system improvements (Staff Report #18-085-CC)

Assistant Library Services Director Nick Szegda introduced the item and made a presentation (Attachment).

- Jen Wolosin spoke in support of the project if housing and traffic impacts are considered.
- Daniel Valverde spoke in support of the project with the addition of affordable housing.
- Leora Ross spoke in support of the project with the addition of affordable housing.
- Lynne Fovinci spoke in support of the project.
- Pamala Jones spoke in support of the project but stated the Laurel site was preferable compared to the Belle Haven.
- Lynne Bramlett spoke against the project, requested more transparent public engagement, and funding analysis.
- Karen Grove spoke in support of the project with the inclusion of affordable housing.
- Steve Calder requested more transparency and responsiveness to the needs and voices of the community.
- Susan Stimson spoke about concerns regarding the process.
- Sue Connelly spoke in opposition of the project's approval tonight and expressed concerns about the reporting of citizens input.
- Monica Corman spoke in support of the project.
- Emily Martin spoke against the project.
- Jacqui Cebrian spoke in support of the project.
- Meg McGraw-Sherer spoke in support of the project if affordable housing is considered.
- Osnat Loewenthal spoke in opposition project and had concerns about the process.
- Adina Levin spoke against the project because it is not a top priority. She did speak in support of affordable housing if the project is approved.
- Andrew Boone spoke in favor of the project at the Laurel site and affordable housing inclusion but questioned funding.
- Eddy Rodriguez spoke in support of the project and the inclusion affordable housing.

The City Council discussed ways to keep the process transparent and ways to address the needs of the public.

Mayor Ohtaki continued this item to a future meeting.

K. Informational Items

- K1. Update on the South Bay Salt Pond Restoration Project – Ravenswood Ponds and construction impacts to Bedwell Bayfront Park (Staff Report #18-107-CC)

L. City Manager's Report

M. Councilmember Reports

N. Adjournment

Mayor Ohtaki adjourned the meeting at 12:05 a.m.

Judi Herren, City Clerk

These minutes were approved at the City Council meeting of June 19, 2018.

Proclamation

RECOGNIZING MAY 20 - 26, 2018 AS PUBLIC WORKS WEEK

WHEREAS, Public Works programs and services provided to our community are an integral part of our residents' everyday lives; and

WHEREAS, the support and understanding of an informed citizenry are vital to the efficient operation of these programs and services; and

WHEREAS, the health, safety, and comfort of this community greatly depends on these facilities and services; and

WHEREAS, Public Works personnel are among the first responders during emergencies and disasters, often remaining after the departure of other first responders to ensure that services are restored and operations resume; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, are vitally dependent upon the efforts and skill of public works officials; and

WHEREAS, public works, utilities, facilities and services could not be provided without the dedicated efforts of the professionals, engineers, managers and employees; and

WHEREAS, this year the National Public Works week theme "The Power of Public Works" which emphasizes the impact of public works on modern civilization - from building and maintaining roads to providing clean drinking water and more.

NOW, THEREFORE, BE IT PROCLAIMED that I, Peter Ohtaki, Mayor of the City of Menlo Park, on behalf of the City Council, recognize May 20 - 26, 2018, as Public Works Week. During this week, I call upon residents to recognize the contributions that Public Works employees make every day to residents' health, safety, and quality of life.




Peter I. Ohtaki, Mayor
May 22, 2018



P. OHTAKI

R. MUELLER

Honor Award
Commissioner - St. Mi Millers
Honorable Dan Smith, City of Millers Falls,
2015



*Community Outreach on Transportation
Priorities*

What is Get Us Moving SMC?

- **Get Us Moving SMC** is spearheaded by the San Mateo County Transit District and the San Mateo County Board of Supervisors in collaboration with cities, agencies, stakeholders.
- AB1613 (Mullin) allows ½ cent sales tax
 - Could provide \$80m/year
 - Needs 2/3 approval from county voters
 - Could be placed on November 2018 ballot
- Designed to increase community awareness about current transportation conditions, programs, and solutions; help prioritize transportation funding needs in the county; develop an understanding of community opinions about transportation priorities; and inform decisions about future transportation revenue opportunities and expenditures.



We've Gathered Feedback from the Community

- 140,000 surveys mailed
- 10,000 surveys distributed by hand
- 120 participants at 4 Town Halls
- 50 presentations to City Councils, business, community, and civic groups
- 8 Stakeholder and Technical Advisory Group meetings
- TV, social media, and more
- Polling Data



We Heard Your Priorities

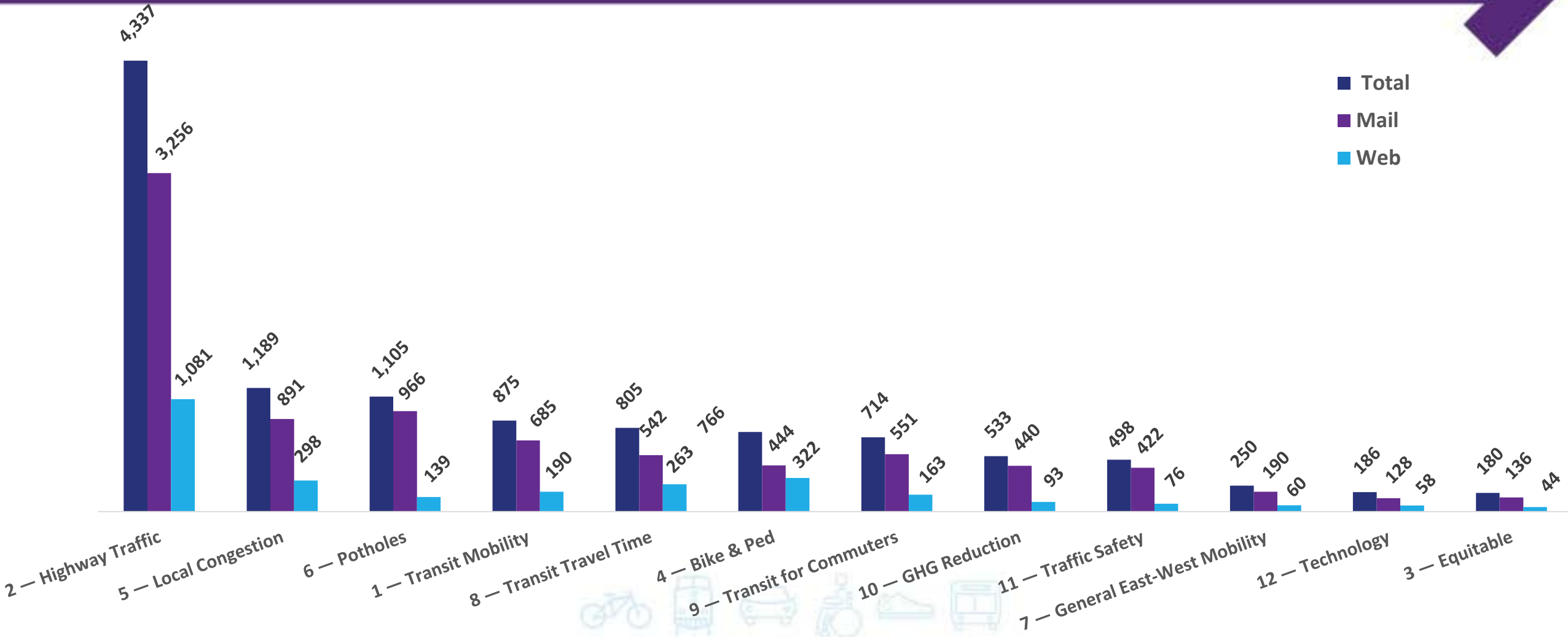


**OVER 14,000
RESPONSES...**



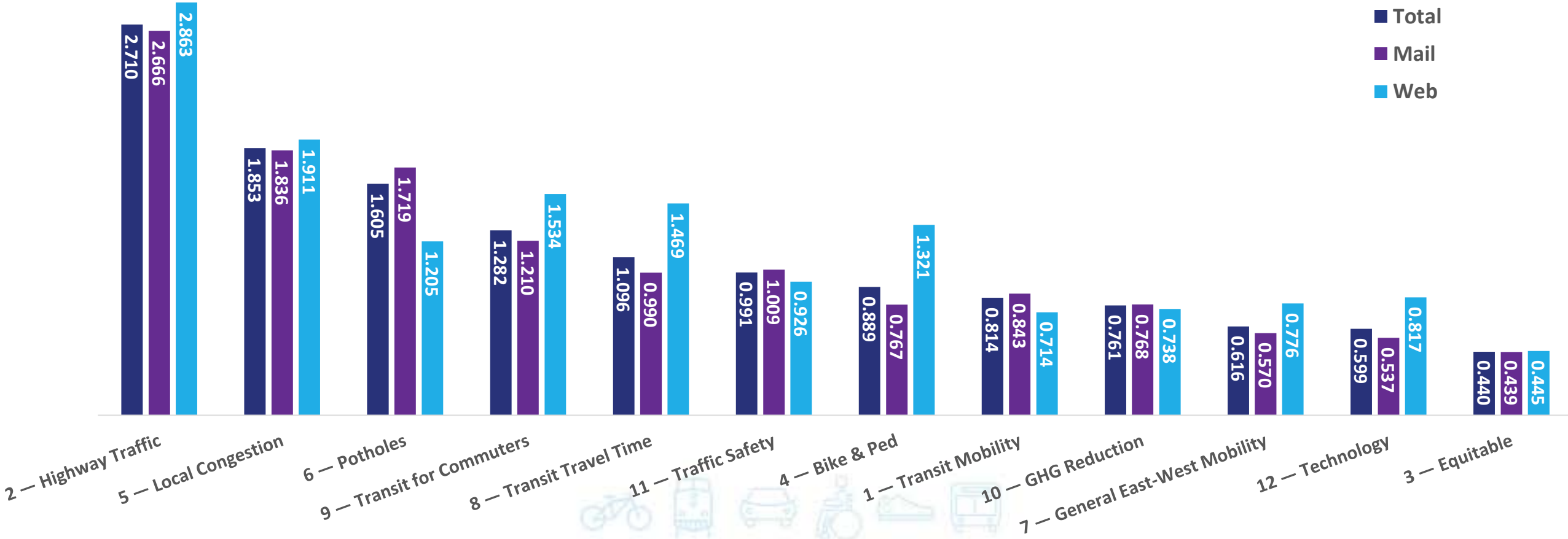
Survey Results: Top Priorities

Respondents ranked the below #1



Survey Results: Mean Score

Mean score was created by assigning a point value for each response (#1=5 pts, #2=4 pts, #3=3 pts, etc.) and dividing by total number of completed surveys.



Responses by City



Coastside			
	<u>Total</u>	<u>Mail</u>	<u>Web</u>
El Granada	87	73	14
Half Moon Bay	281	226	55
La Honda	34	28	6
Loma Mar	2	1	1
Montara	88	72	16
Moss Beach	72	59	13
Pacifica	598	452	146
Pescadero	20	17	3
San Gregorio	3	2	1
Total	1,185	930	255

North County			
	<u>Total</u>	<u>Mail</u>	<u>Web</u>
Brisbane	102	81	21
Colma/Daly City	243	213	30
Daly City	474	412	62
San Bruno	435	373	62
South San Francisco	667	560	107
Total	1,921	1,639	282

Mid County			
	<u>Total</u>	<u>Mail</u>	<u>Web</u>
Belmont	647	442	205
Burlingame/Hillsborough	663	516	147
Millbrae	293	224	69
San Mateo	2,468	1,566	902
San Mateo/Foster City	737	545	192
Total	4,808	3,293	1,515

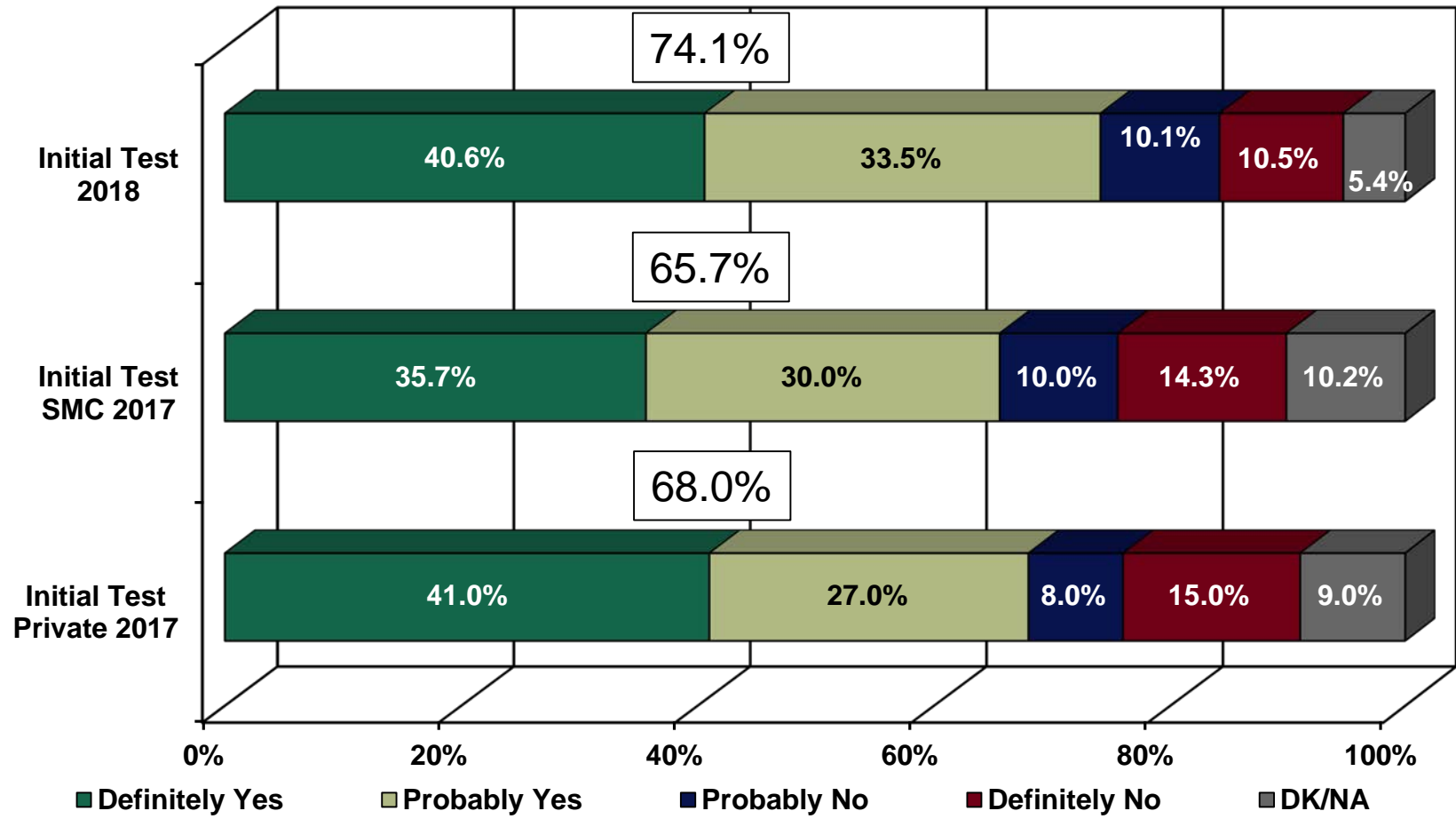
South County			
	<u>Total</u>	<u>Mail</u>	<u>Web</u>
Menlo Park	871	609	262
Menlo Park/Atherton	87	78	9
Menlo Park/Portola Valley	151	96	55
East Palo Alto	143	105	38
Redwood City	1,157	819	338
Redwood City/Woodside/Emerald Hills	566	404	162
San Carlos	742	581	161
Total	3,717	2,692	1,025



- Universe: Likely Nov. 2018 voters San Mateo County
- Field Dates: February 2 through February 15, 2018
- Interview Length: 20 minutes
- Sample Size: 1,031
- Margin of Error: $\pm 3.04\%$; split sample $\pm 4.3\%$.

Uninformed Support for 30-Year Half Cent Sales Tax

Sample A / SMC 2017 / Private 2017



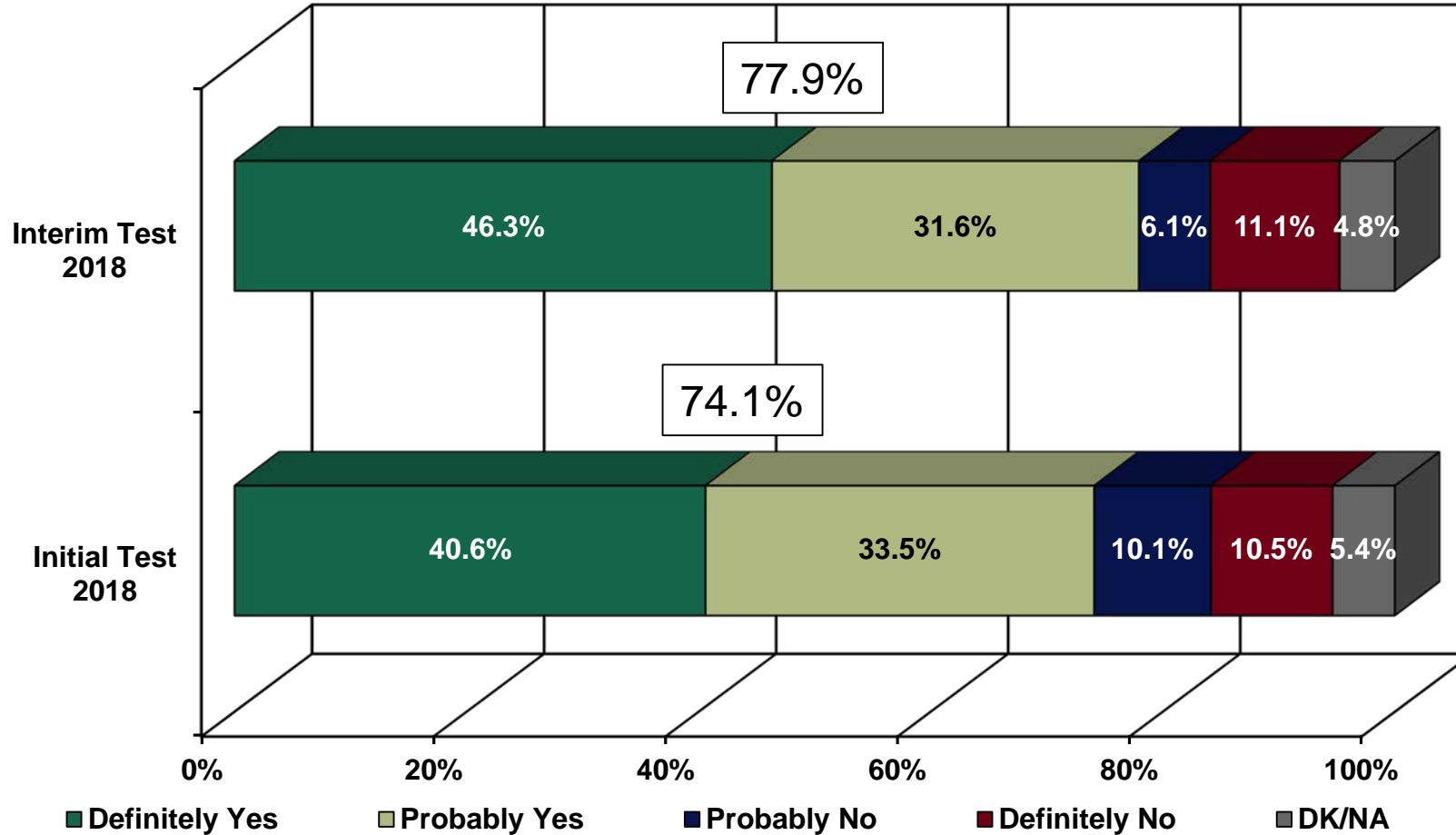
To:

- reduce traffic congestion on Highways 101, 280, 92, 84 and interchanges;
- repair potholes, maintain streets, and reduce local traffic;
- maintain and enhance transit services for seniors and people with disabilities;
- improve and expand Caltrain and SamTrans service to reduce travel times and car trips;
- implement the San Mateo County Traffic Improvement Plan;

shall San Mateo County Transit District's ordinance levying a 30 year half-cent sales tax with independent citizen oversight, providing \$80 million annually that the State cannot take away, be adopted?

Support has increased over past polls, now 74 percent support

Interim Support for 30-Year Half Cent Sales Tax



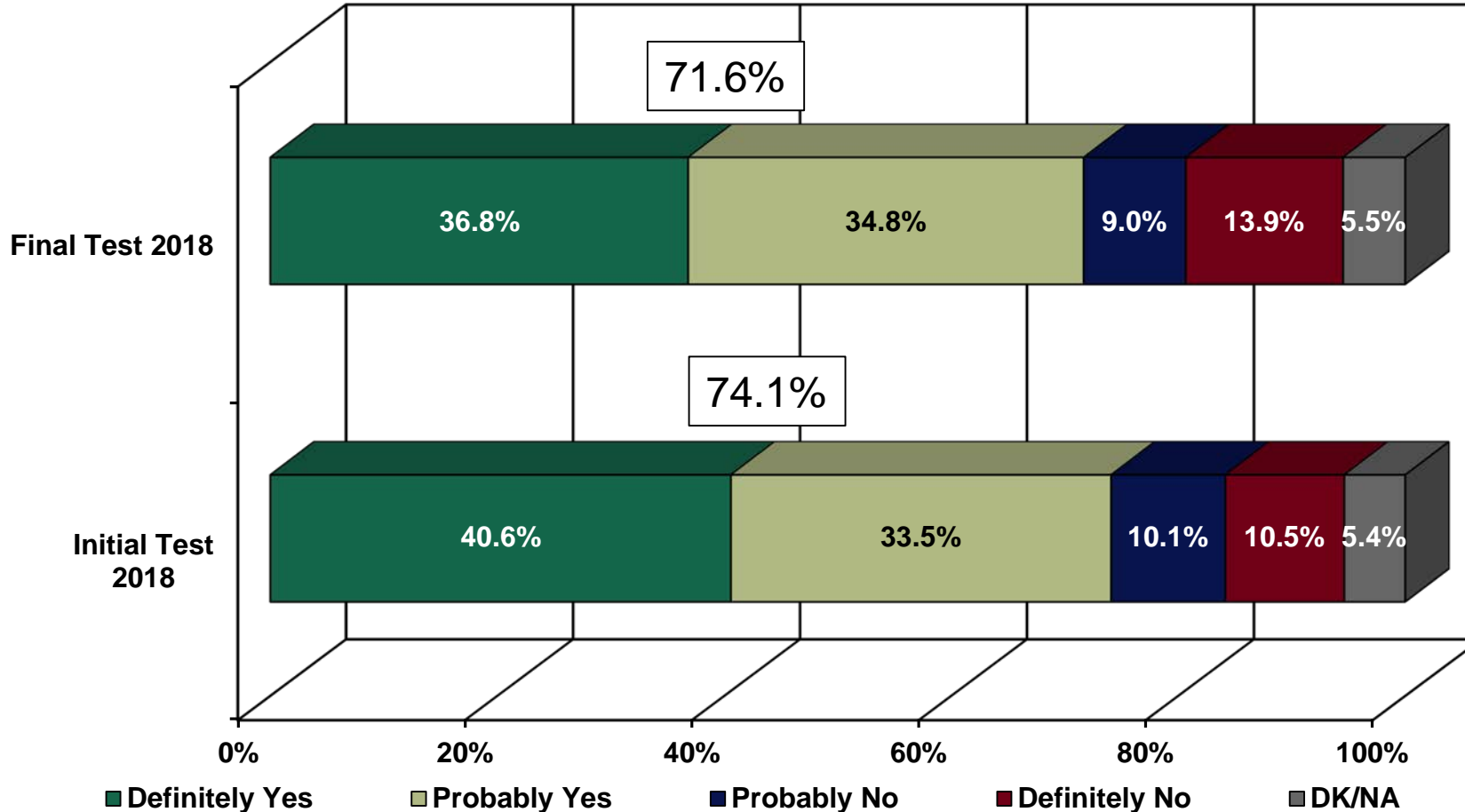
To:

- reduce traffic congestion on Highways 101, 280, 92, 84 and interchanges;
- repair potholes, maintain streets, and reduce local traffic;
- maintain and enhance transit services for seniors and people with disabilities;
- improve and expand Caltrain and SamTrans service to reduce travel times and car trips;
- implement the San Mateo County Traffic Improvement Plan;

shall San Mateo County Transit District's ordinance levying a 30 year half-cent sales tax with independent citizen oversight, providing \$80 million annually that the State cannot take away, be adopted?

After hearing positive arguments, 78% support the measure

Informed Support for 30-Year Half Cent Sales Tax



To:

- reduce traffic congestion on Highways 101, 280, 92, 84 and interchanges;
- repair potholes, maintain streets, and reduce local traffic;
- maintain and enhance transit services for seniors and people with disabilities;
- improve and expand Caltrain and SamTrans service to reduce travel times and car trips;
- implement the San Mateo County Traffic Improvement Plan;

shall San Mateo County Transit District's ordinance levying a 30 year half-cent sales tax with independent citizen oversight, providing \$80 million annually that the State cannot take away, be adopted?

After hearing positive and negative arguments, 72% support the measure

Top Tier Features

- Top tier features of the measure (listed below) suggest that the ballot question as tested in the survey is in alignment with resident priorities:
 - Reduce traffic congestion on Highways 101, 280, 92, 84 and interchanges.
 - Repair potholes, maintain streets, and reduce local traffic.
 - Provide funding for City and County pothole repair, road maintenance and local transportation projects.
 - Reduce congestion on Highway 101.
 - Reduce the bottleneck at the 101 - 92 interchange in San Mateo.
 - Provide funding to every city in San Mateo County to fix potholes, repair local streets, and improve safety for pedestrians and bicyclists.
 - Reduce traffic congestion by upgrading Caltrain to carry more riders with improved frequency and travel times.
 - Continue transit services for working people who cannot afford a car and rely on public transit to get to and from work.

Four Town Halls

Traffic #1 concern, other issues include:

Central - San Mateo Library - Jan. 25

Key concerns:

- Emphasis on going big – large infrastructure projects
- Private sector investment (contributions or taxes)
- Better connectivity and coordination between transportation services
- Improve 101/92

Coast - Pacifica Community Center - Feb. 1

Key concerns :

- Pothole repairs
- Broad bus/shuttle service to reach all neighborhoods
- More frequent bus service
- Express buses, including to Downtown San Francisco

Southern - Menlo Park Senior Center, Belle Haven - Feb. 15

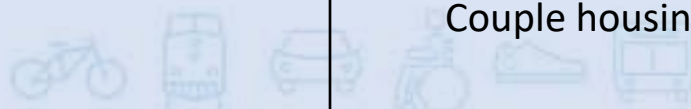
Key concerns:

- Dumbarton Corridor
- Bike and pedestrian safety and convenience
- Better and more bus service

Northern - South San Francisco Council Chambers – Feb. 22

Key concerns:

- North County feels left out
- Connecting students to schools is difficult, and contributes to segregation
- Smart transit – new ideas, best practices
- Couple housing with transit to reduce congestion



Stakeholder & Technical Advisory Groups

Stakeholder Advisory Group

- Over 70 organizations represented
- Monthly meetings to provide feedback
- Input on online tools

Technical Advisory Group

- Every City and the County represented
- Monthly meetings to provide feedback
- Over \$12 billion unfunded needs identified
- Input on online tools



Transportation Budget Challenge

Get Us Moving Phase 2:

➤ **Take the NEW Transportation Budget Challenge:**

www.GetUsMovingSMC.com

- If new transportation investment is approved this year, over \$2.4 billion in locally controlled funding that cannot be taken or redirected by the State would be available to help reduce traffic congestion in San Mateo County.
- The new budget challenge allows you to allocate the \$2.4 billion according to your own priorities, and see how your budget compares to other residents' choices.



Budget Tool



Category	No New/Low Investment	Moderate Increase in Investment	Significant Increase in Investment
Highways	No new investment	15%	25%
Repair Potholes / Reduce Local Congestion	No new investment	10%	20%
Public Transit	Low investment 40%	50%	60%
Eliminate Traffic Back-Ups at Caltrain Crossings	No new investment	10%	20%
Bike/Pedestrian	No new investment	5%	10%
Dumbarton Corridor	No new investment	10%	20%

Come to our Town Hall Meetings

- North County – Wed. May 2, 6:30 p.m.
 - Doelger Senior Center, 101 Lake Merced Blvd., Daly City
- Central County – Thurs. May 17, 6:30 p.m.
 - Lane Room, Burlingame Library, 480 Primrose Rd, Burlingame
- Coastside – Thurs. May 24, 6:30 p.m.
 - Ted Adcock Community Center, 535 Kelly Ave, Half Moon Bay
- South County – Thurs. May 31, 7:00 p.m.
 - Fair Oaks Community Center, 2600 Middlefield Rd, Redwood City



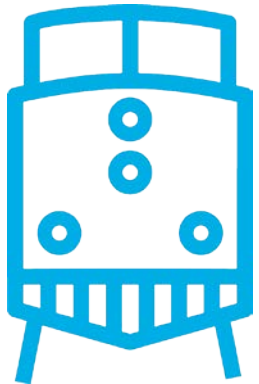
Spread the Word and Get Us Moving!

Back in the community: Town Halls, presentations at Councils, Community & Business Groups, and more!

Website – www.GetUsMovingSMC.com

Facebook – [Get Us Moving SMC](#)

Email – info@getusmovingSMC.com





Town Hall

Transportation Priorities in San Mateo County

Traffic? Potholes? Bike Paths? Tell us **YOUR** transportation funding priorities.

Join a Get Us Moving San Mateo County Town Hall to tell us which transportation needs you think we should prioritize. You can also participate by taking our new survey at www.GetUsMovingSMC.com

Get Us Moving is a collaborative effort between SamTrans, the San Mateo County Board of Supervisors, and partner agencies and groups to develop a San Mateo County Transportation Funding Plan.

When/Where:

North County – Wed. May 2, 6:30 p.m.

Doelger Senior Center, 101 Lake Merced Blvd, Daly City

Central County – Thurs. May 17 1, 6:30 p.m.

Lane Room, Burlingame Library, 480 Primrose Rd, Burlingame

Coastside – Thurs. May 24, 6:30 p.m.

Ted Adcock Community Center, 535 Kelly Ave, Half Moon Bay


South County – Thurs. May 31, 7:00 p.m.

Fair Oaks Community Center, 2600 Middlefield Rd, Redwood City

Para traducción llama al 1.800.660.4287

Para sa pagsasalin sa ibang wika, mangyaring tumawag sa 1.800.660.4287

如需翻譯, 請電1.800.660.4287

The background image shows a scenic view of a grassy hill. In the foreground, a rustic wooden fence runs across the frame. In the middle ground, two people are standing on the grass, looking towards the horizon. The sky is overcast with grey clouds. The overall scene is peaceful and natural.

ENVIRONMENTAL QUALITY COMMISSION QUARTERLY UPDATE

May 22, 2018



ENVIRONMENTAL QUALITY COMMISSION MISSION



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

Commissioners:

Joyce Dickerson
Tom Kabat (new!)
Janelle London
Scott Marshall
Deborah Martin
James Payne (new!)
Ryann Price (new!)

Thanks and farewell to:
Alan Bedwell
Chris DeCardy
Christina Smolke



COMMISSION PRIORITIES FOR 2016-2018

- **Climate Action Plan (CAP)** - Implement CAP initiatives to achieve or exceed the City's greenhouse gas reduction target of 27% below 2005 levels by 2020.
- **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





GENERAL PLAN GUIDING PRINCIPLES



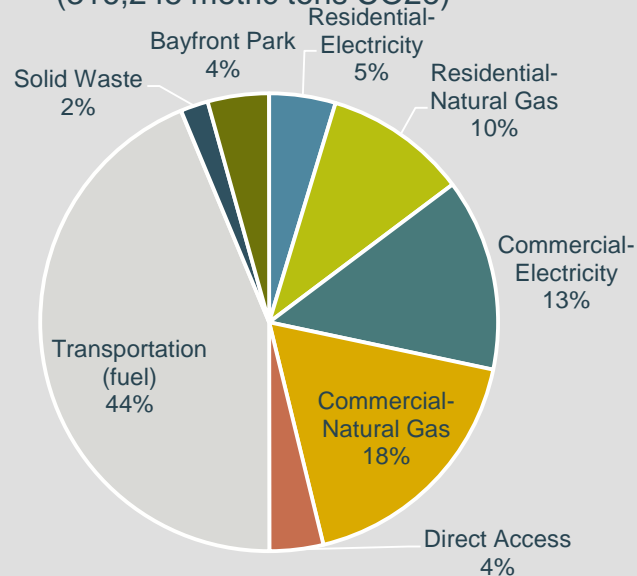
Principle 9:

“Menlo Park is a leader in efforts to address climate change, adapt to sea-level rise, protect natural and built resources, conserve energy, manage water, utilize renewable energy, and promote green building.”

CLIMATE ACTION PLAN

- 27% reduction from 2005
- Biggest needle-movers:
 - Transportation Electrification
 - Green Building Codes

2015 Communitywide Greenhouse Gas Emissions
(316,245 metric tons CO₂e)



TRANSPORTATION ELECTRIFICATION



- Menlo Park at $\approx 18\%$ new EV adoption (up 8% from last year)-- #6 in CA

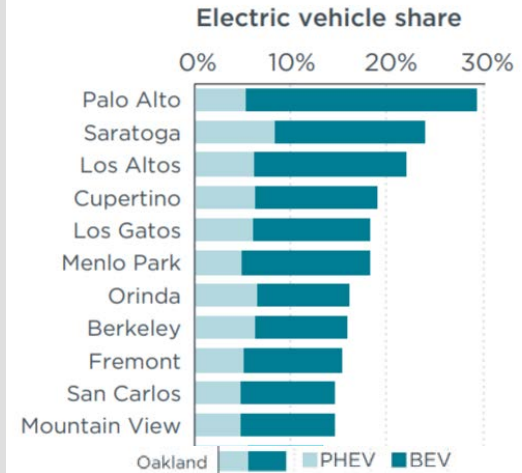


Figure 2. New electric vehicle market share in 2017. (Vehicle registrations from IHS Automotive)

BEV: Battery Electric Vehicles
PHEV: Plug-In Hybrid Electric Vehicles



TRANSPORTATION ELECTRIFICATION: EVCI



EQC Recommendation to City Council (11/2017):

- New residential construction (single family, duplex, and 3+ units): one minimum 240 volt, 40 amp outlet for at least one parking space per unit, similar to Palo Alto's policy.
- Set EVCI requirements for all new commercial and residential construction right away
- Plan a **Phase 2** to study the issue of EVCI in *existing* commercial and residential buildings and come up with a fair, viable set of requirements.



TRANSPORTATION ELECTRIFICATION: EVCI



EV Charging Infrastructure Building Code: Current Proposal:

- New residential development, 2 units+: conduit/wiring for every unit; 15% installed chargers



TRANSPORTATION ELECTRIFICATION: EVCI



EQC Proposal for a “Phase 2” (5/2018)

- Conduct an Electric Vehicle Charging Infrastructure (EVCI) policy and programs analysis, including evidence collection, a gap analysis, and menu of options and recommendations to consider for an EVCI Master Plan.
- Create a task force of key community stakeholders and engage the community in a development of a proposed EVCI Master Plan.
- Deliver a proposal for the EVCI Master Plan by July 2020.



SUSTAINABLE DEVELOPMENT

EQC Recommendation re Downtown Specific Plan Update (4/2018):

- Apply at least the standards of the M2 Green Building Code to extent feasible, especially requirements that new developments:
 - use 100% renewable energy
 - Install at least 30 percent of maximum renewables feasible on site



SUSTAINABLE DEVELOPMENT

Looking ahead:

- Consider applying at least the standards of the M2 Green Building Code to all of Menlo Park to extent feasible





URBAN CANOPY PRESERVATION



HERITAGE TREE ORDINANCE



- Reviewed, discussed proposed heritage tree ordinance update work package
- Provided input on taskforce membership





QUESTIONS



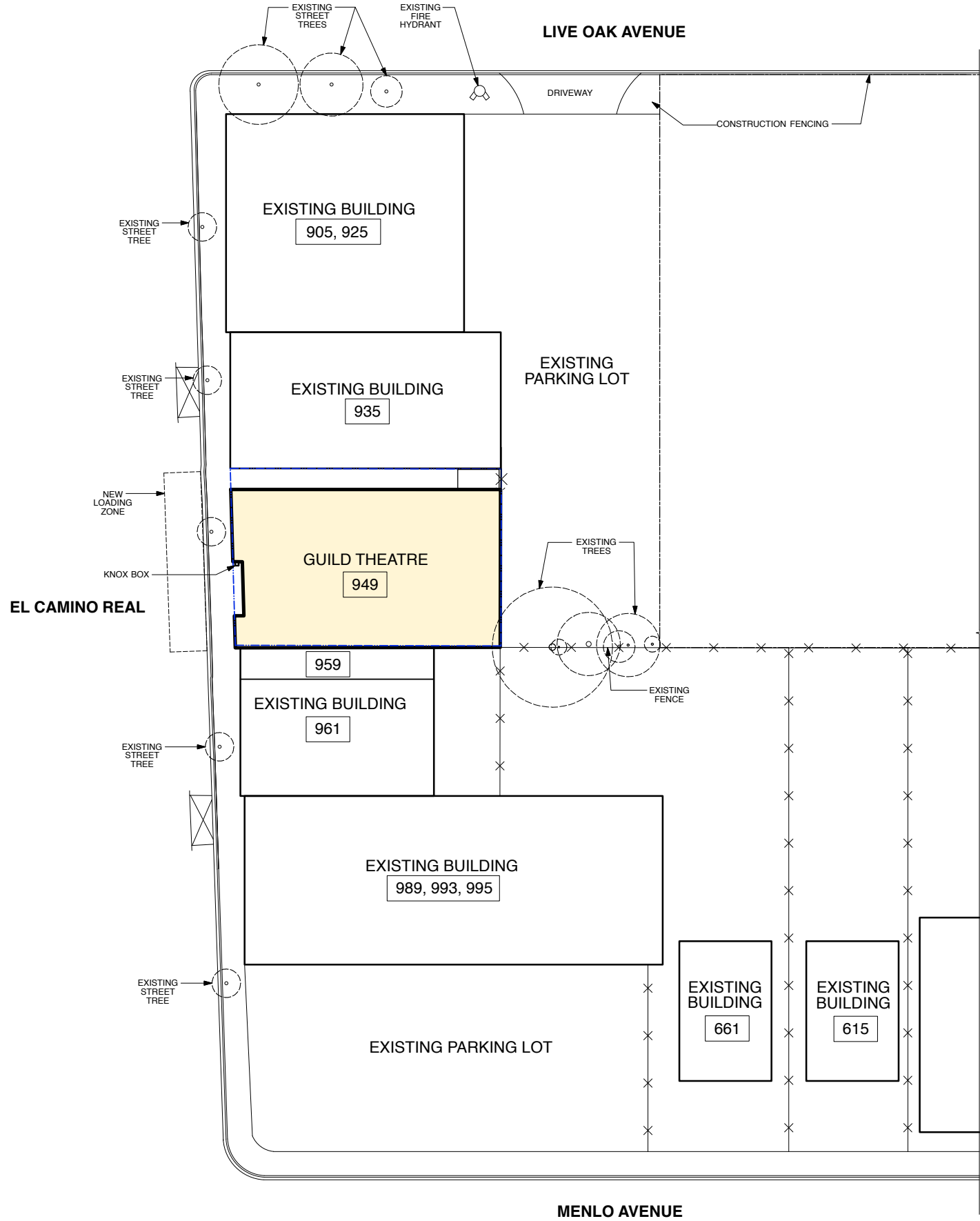
THE GUILD THEATER

949 EL CAMINO REAL, MENLO PARK

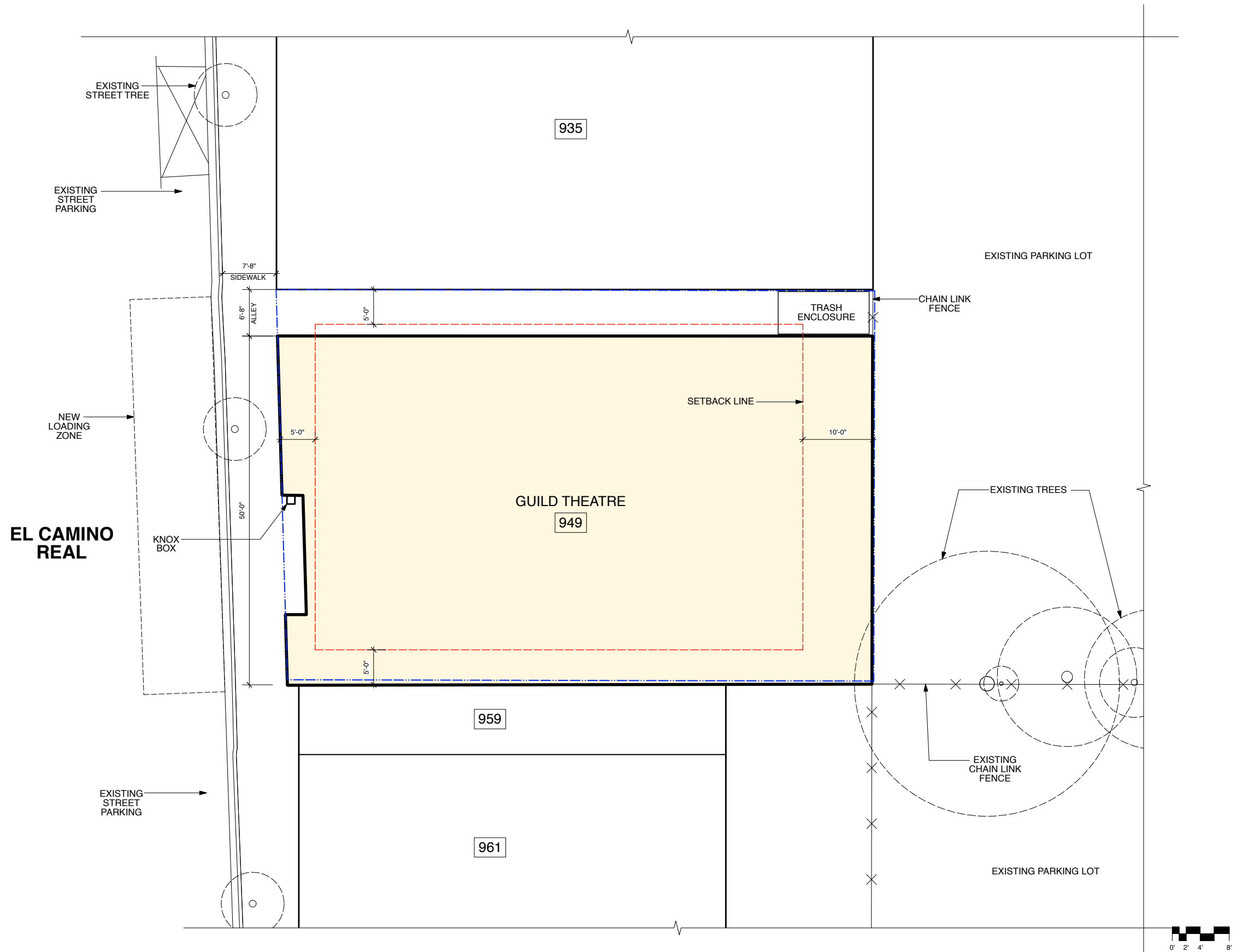
**CITY COUNCIL PRESENTATION
MAY 22, 2018**

**CAW
ARCHITECTS**

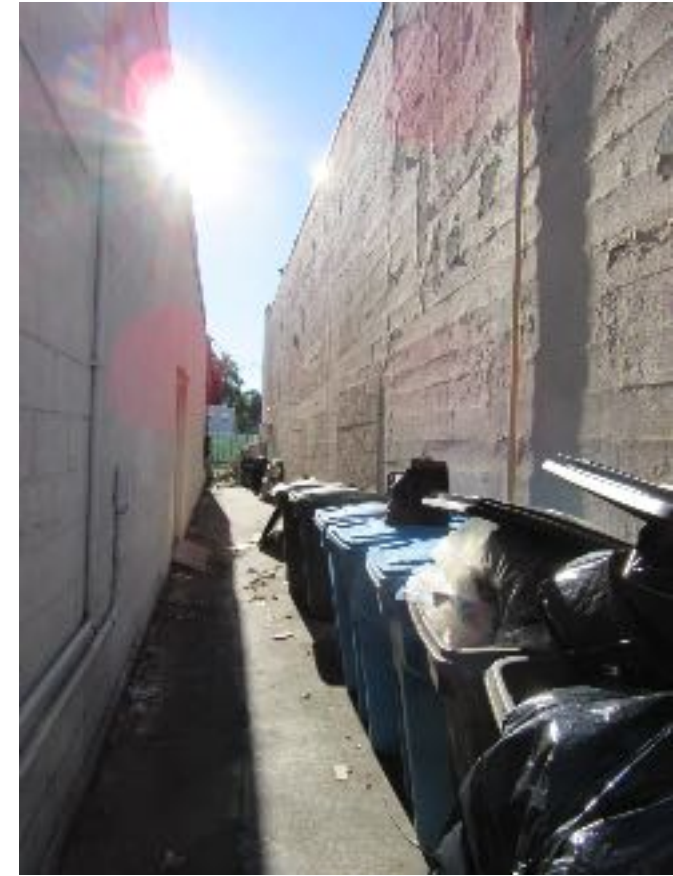
AREA PLAN



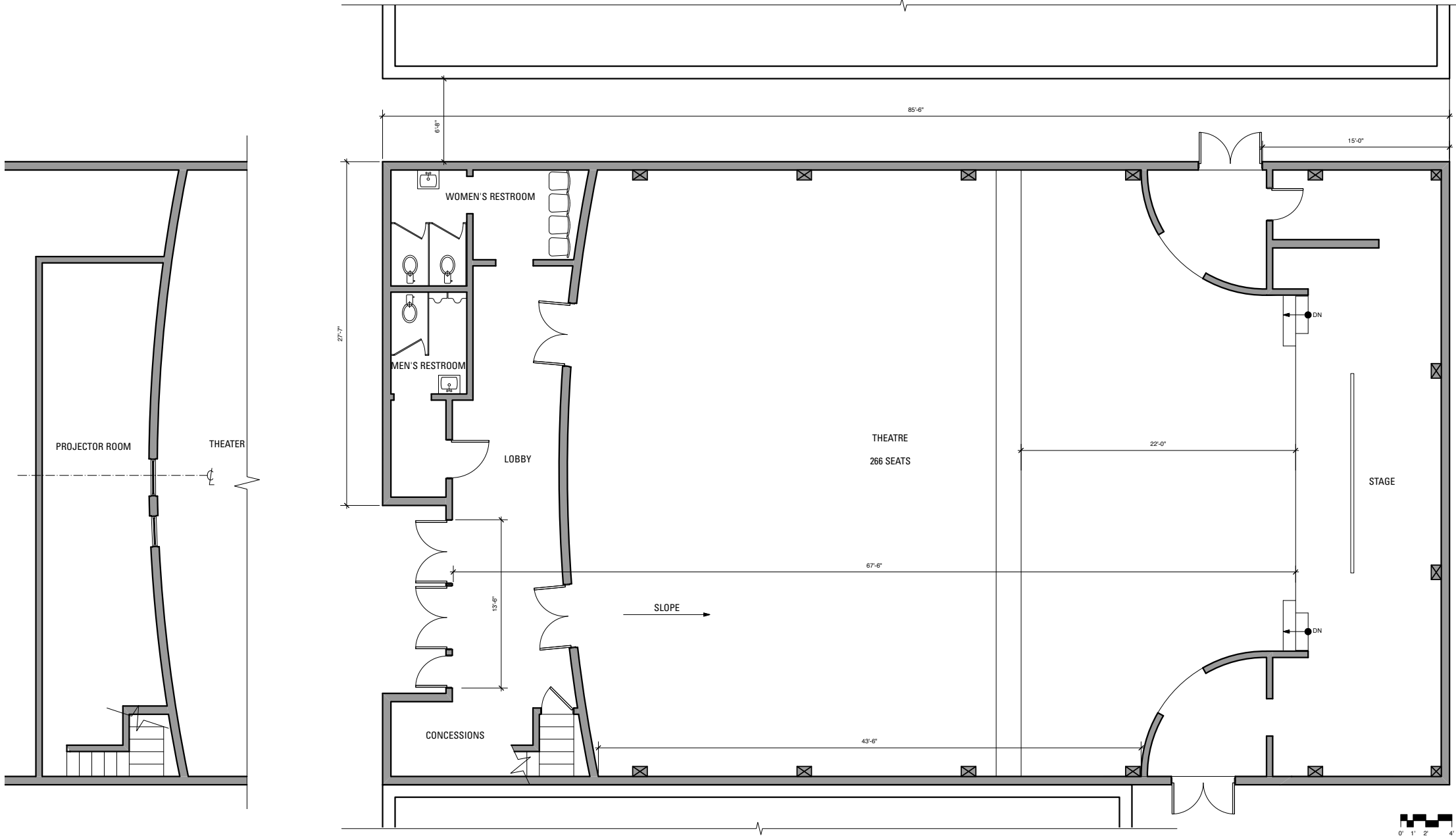
SITE PLAN



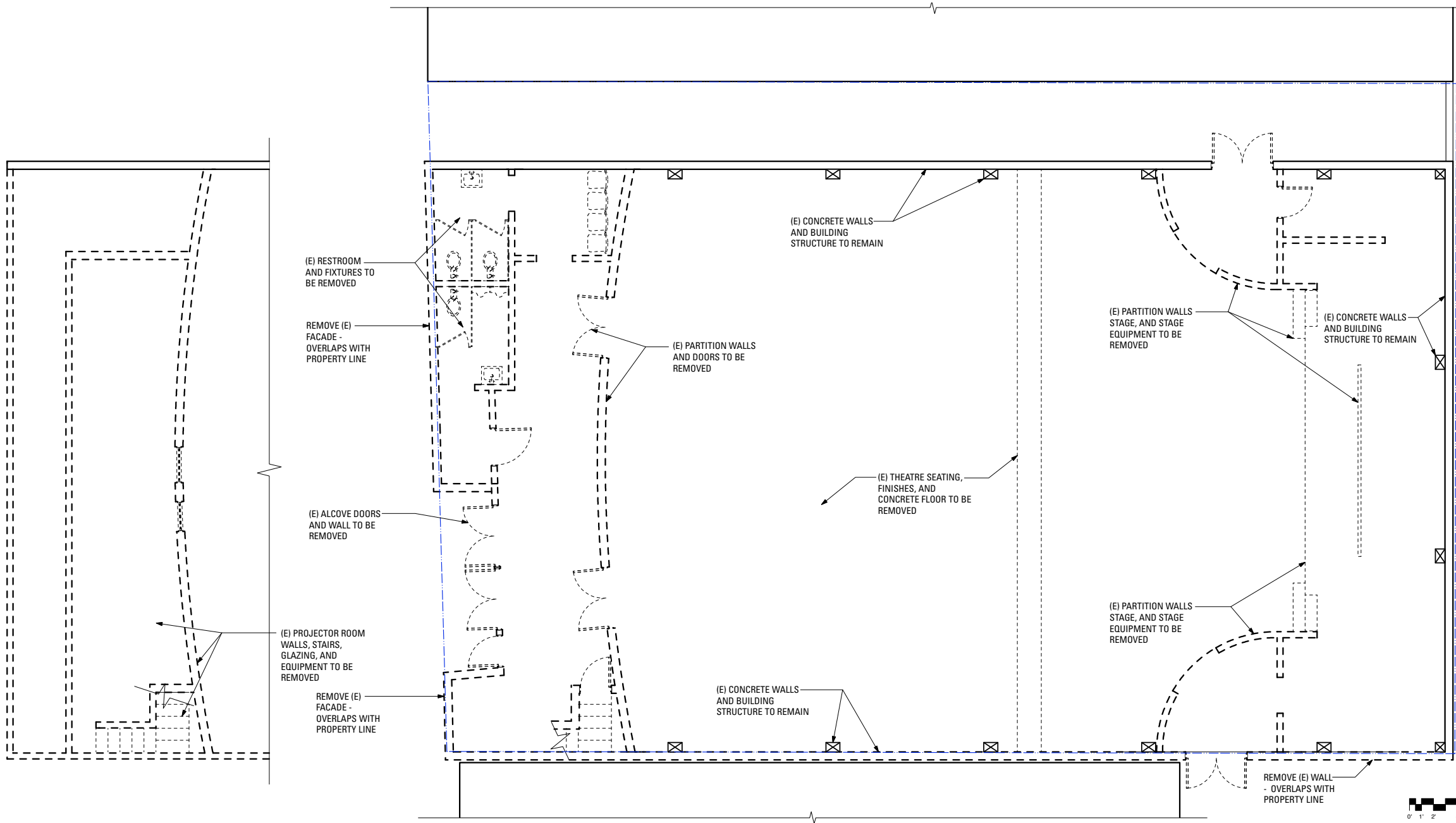
EXISTING CONDITIONS



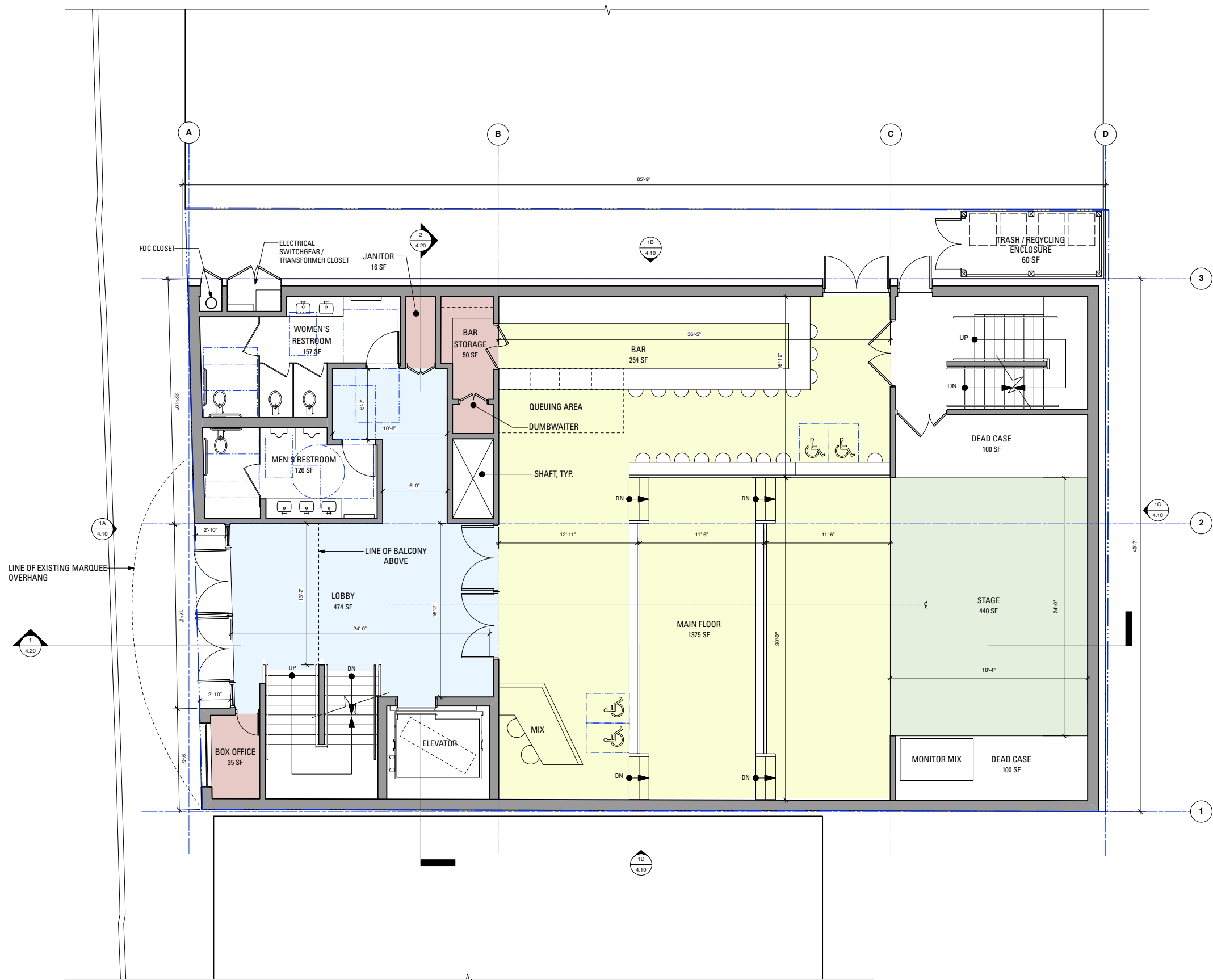
EXISTING FLOOR PLAN



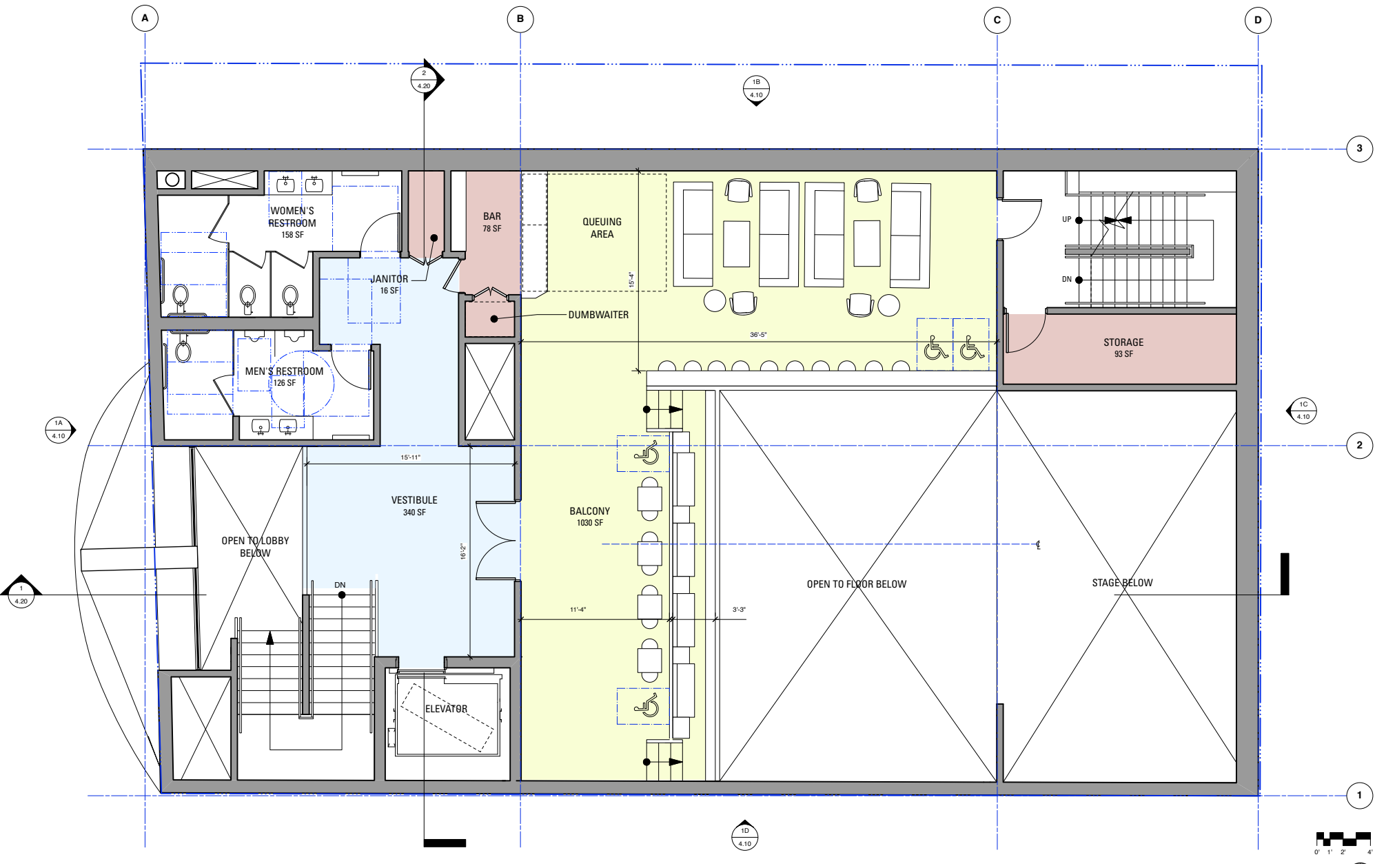
DEMOLITION FLOOR PLAN



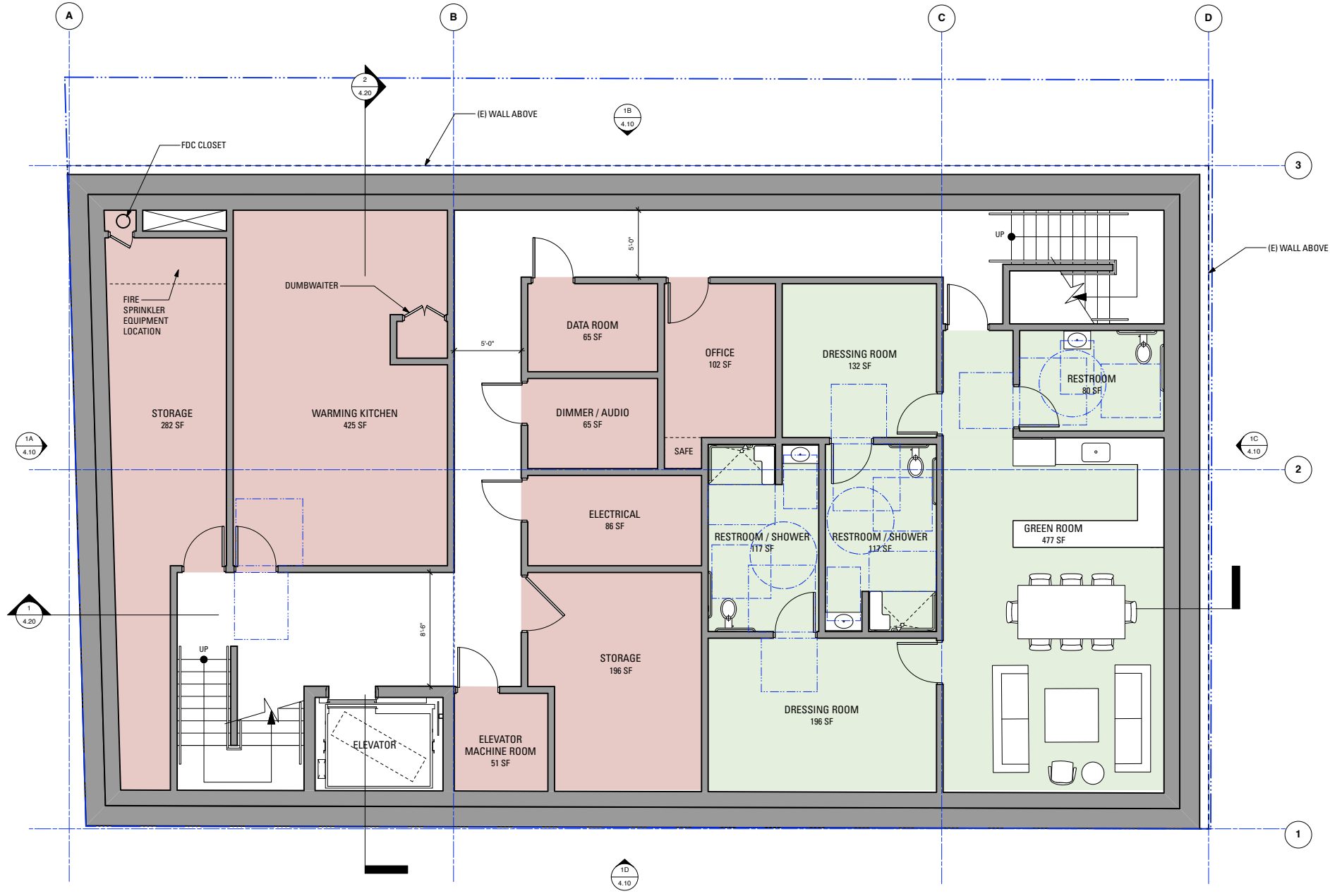
PROPOSED FIRST FLOOR PLAN



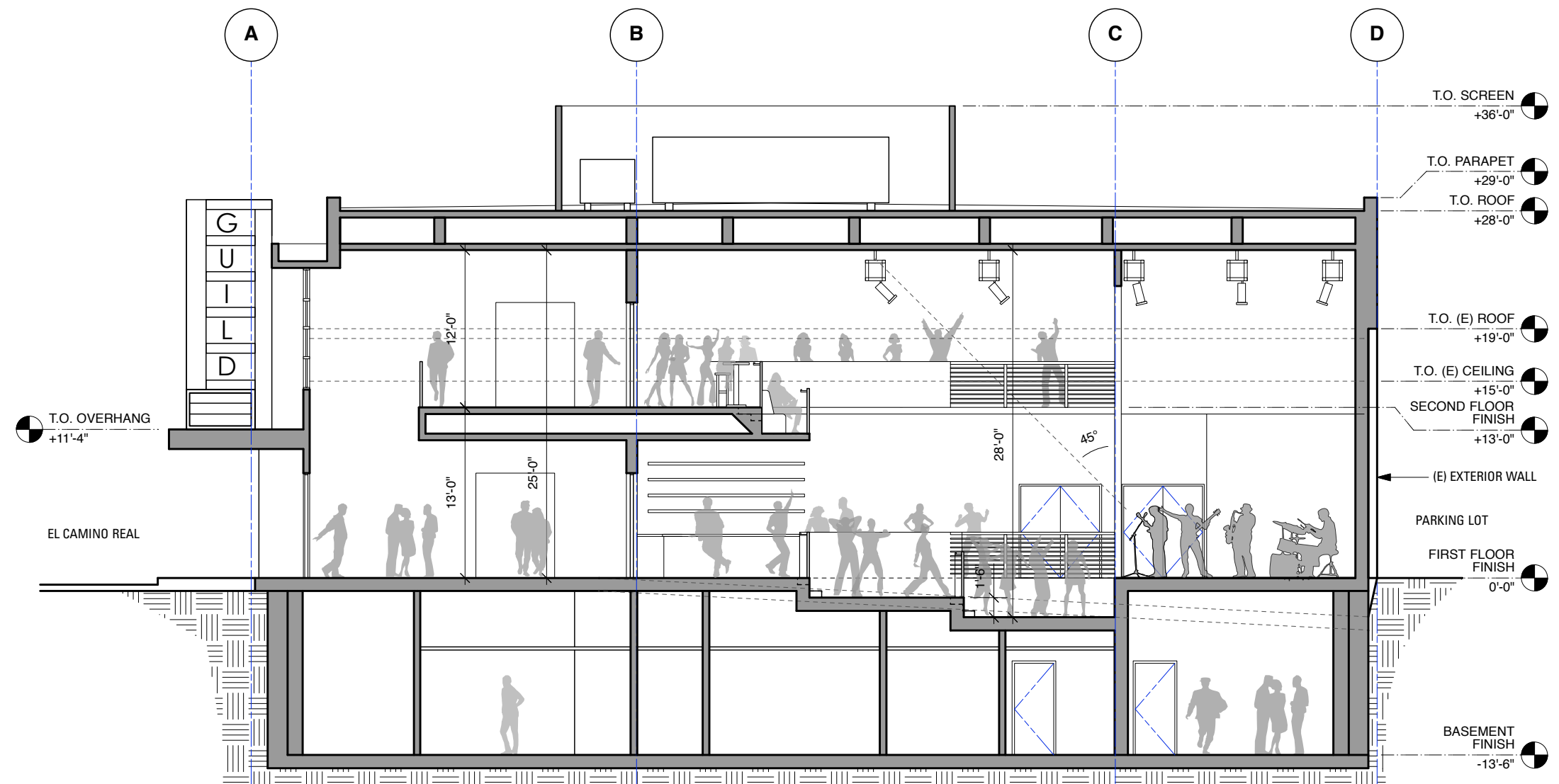
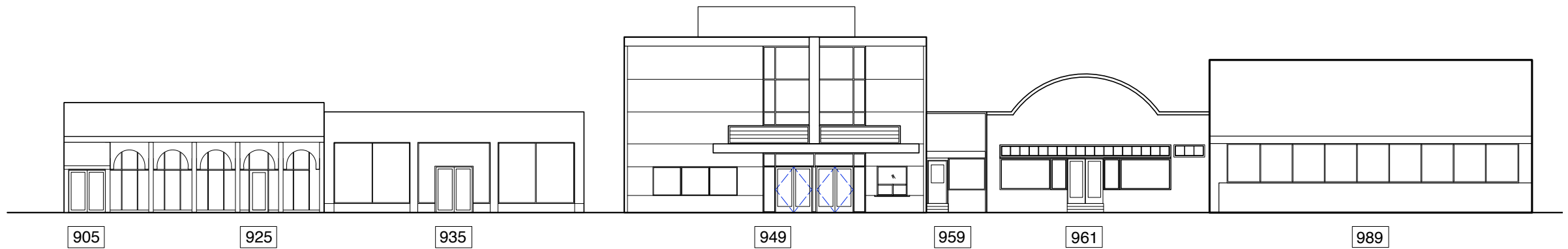
PROPOSED SECOND FLOOR PLAN



PROPOSED BASEMENT PLAN



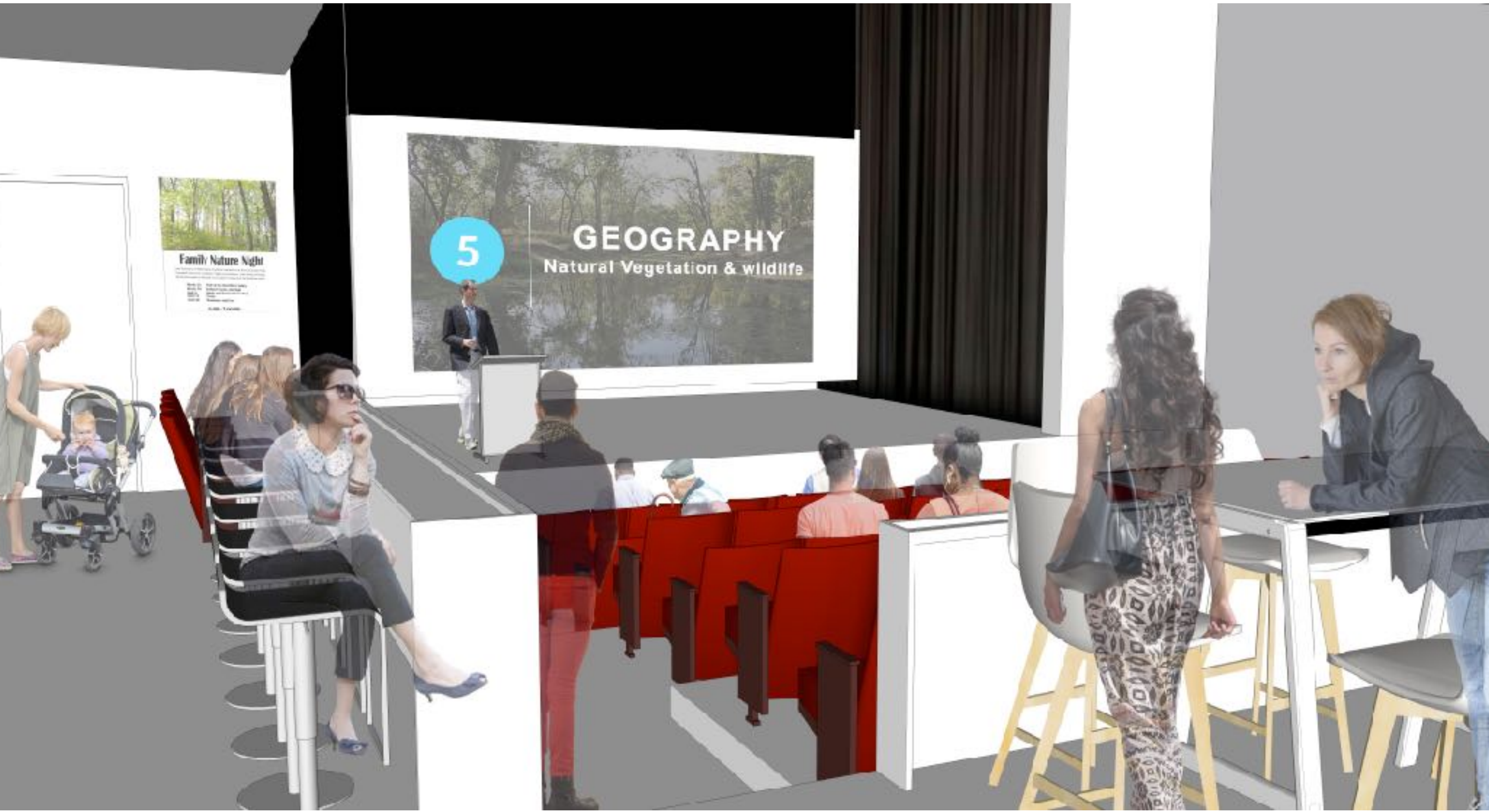
SECTION AND STREET VIEW



INTERIOR RENDERING



INTERIOR RENDERING



INTERIOR RENDERING



EXTERIOR RENDERING



EXTERIOR RENDERING



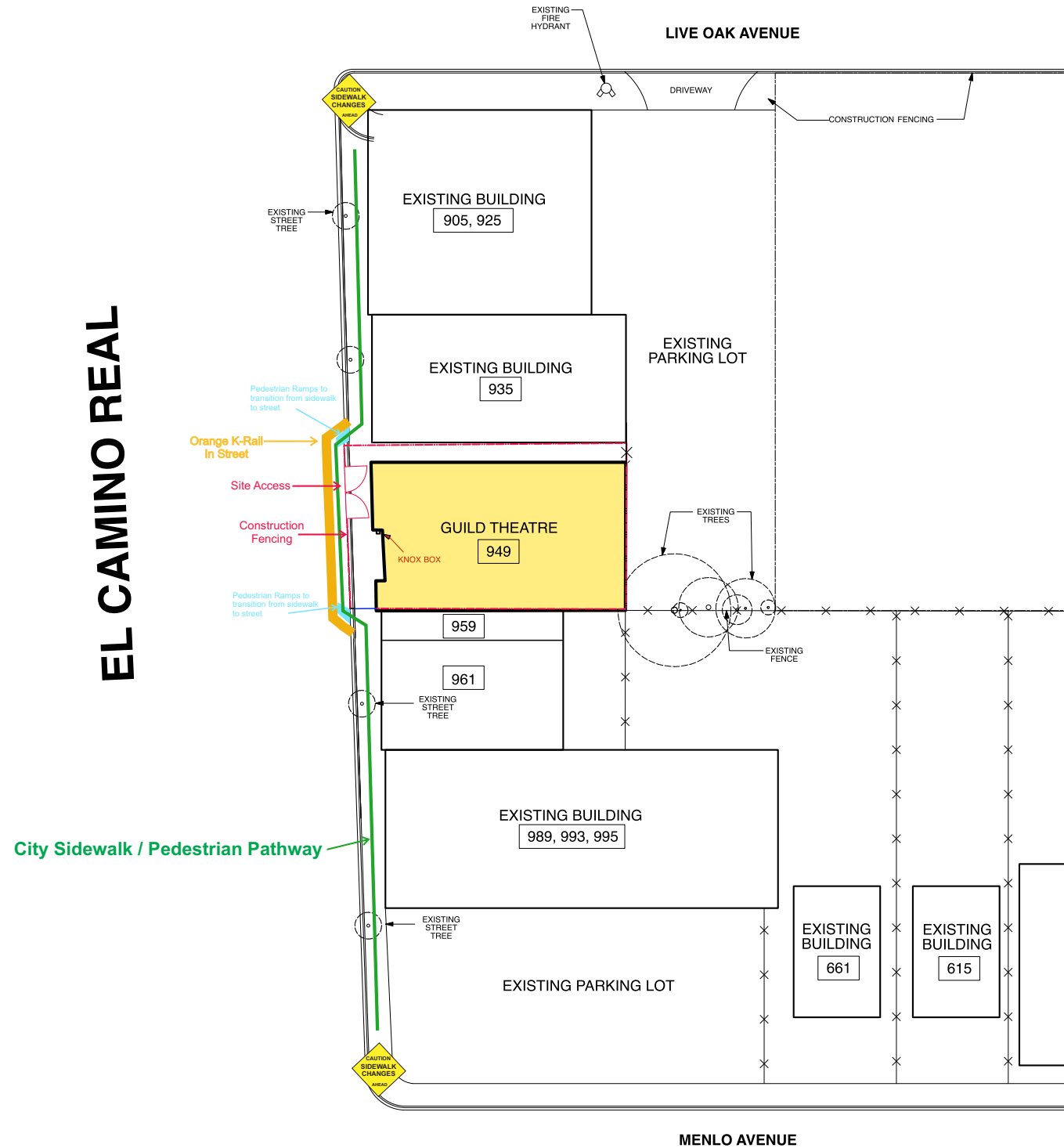


VANCE BROWN
BUILDERS

GUILD THEATRE - SITE LOGISTICS PLAN

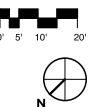
GENERAL:

- This logistic plan will be implemented for the duration of the construction.
- Fence to be placed on sidewalk.
- Temporary construction barrier on El Camino Street consist of orange "K" rail. The temporary construction barrier will be placed at the street parking stalls.
- **City of Menlo Park Allowable Construction hours:**
Monday - Friday from 8:00 am to 6:00 pm
- **Site Access Restrictions:** Personal protective equipment is required at all times. Protective equipment includes, hard hats, eye protection, proper foot protection and clothing.
- **Deliveries:** (materials, equipment, supplies, etc.) will be made during working hours.
- **Access** to the site will be through the access area on El Camino Street
- **Truck Routes:** All delivery trucks to follow the City of Menlo Park truck routes
- **Flagmen:** Flagman will be utilized during all site delivery activities.



April 6, 2018

AREA PLAN
SCALE: 1" = 20'-0"



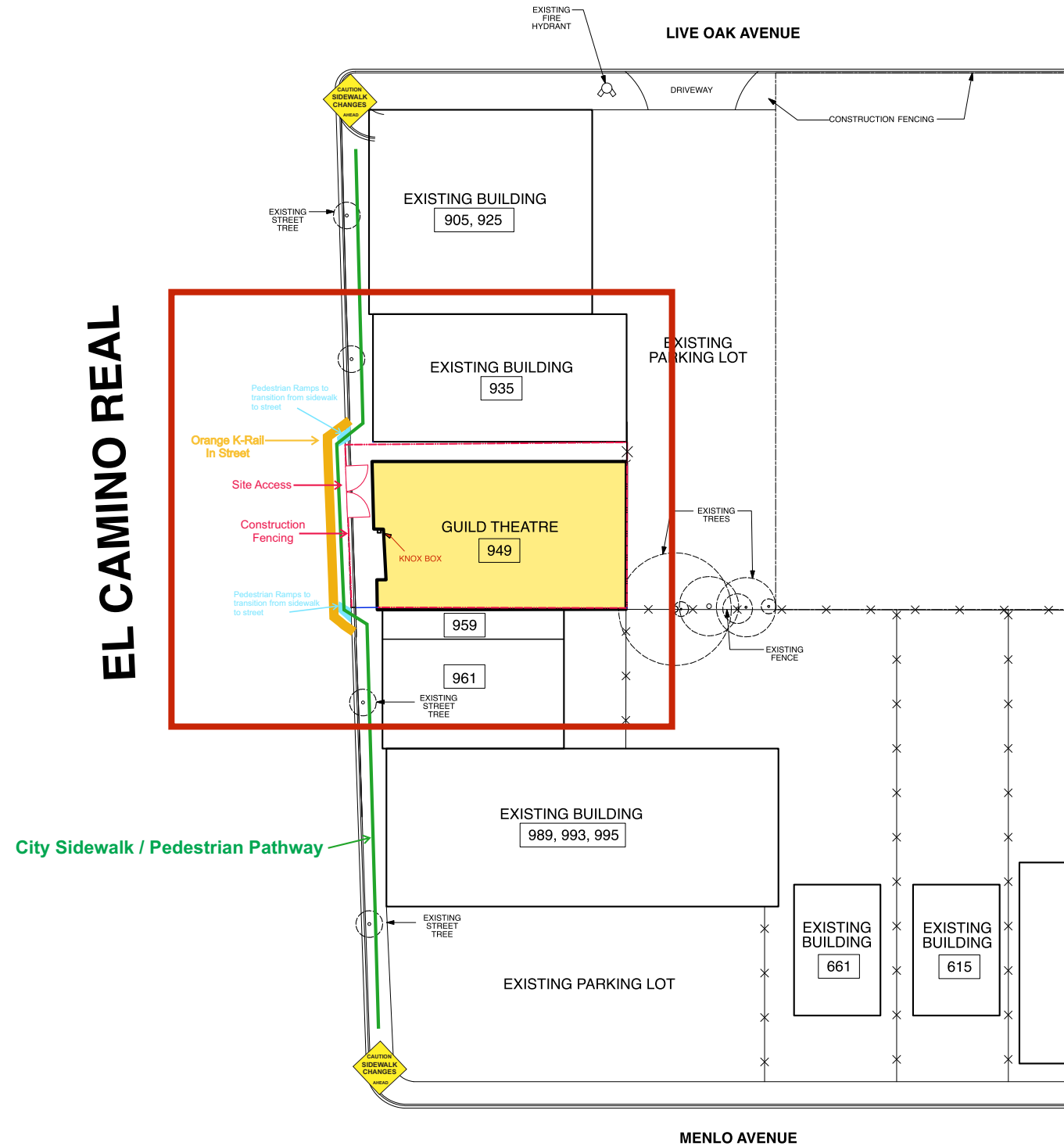


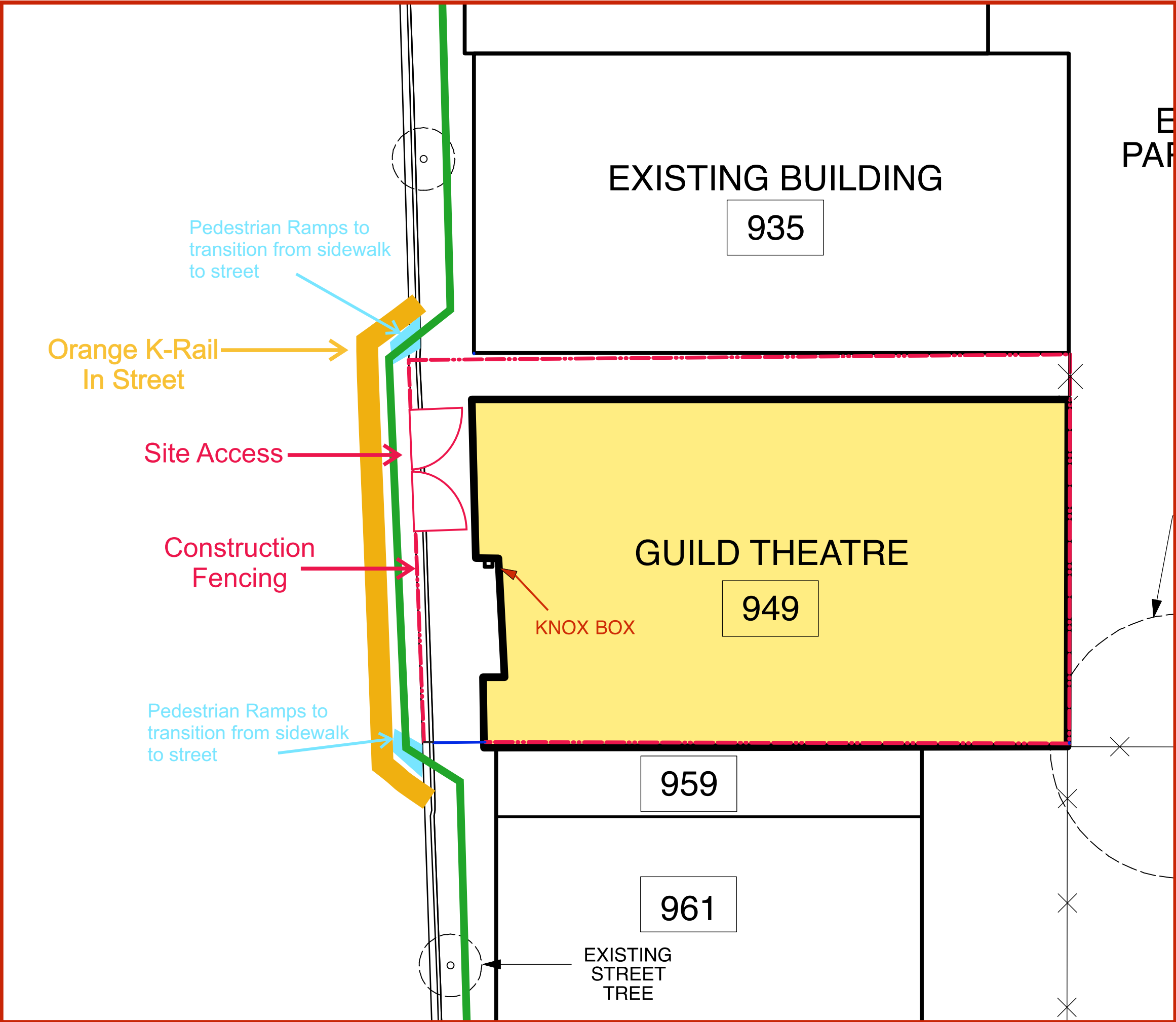
VANCE BROWN
BUILDERS

GUILD THEATRE - SITE LOGISTICS PLAN

GENERAL:

- This logistic plan will be implemented for the duration of the construction.
- Fence to be placed on sidewalk.
- Temporary construction barrier on El Camino Street consist of orange "K" rail. The temporary construction barrier will be placed at the street parking stalls.
- **City of Menlo Park Allowable Construction hours:**
Monday - Friday from 8:00 am to 6:00 pm
- **Site Access Restrictions:** Personal protective equipment is required at all times. Protective equipment includes, hard hats, eye protection, proper foot protection and clothing.
- **Deliveries:** (materials, equipment, supplies, etc.) will be made during working hours.
- **Access** to the site will be through the access area on El Camino Street
- **Truck Routes:** All delivery trucks to follow the City of Menlo Park truck routes
- **Flagmen:** Flagman will be utilized during all site delivery activities.





EXISTING BUILDING

935

E
PAR

Pedestrian Ramps to
transition from sidewalk
to street

Orange K-Rail
In Street

Site Access

Construction
Fencing

Pedestrian Ramps to
transition from sidewalk
to street

GUILD THEATRE

949

KNOX BOX

959

961

EXISTING
STREET
TREE



GUILD THEATRE PROJECT

City Council Meeting – May 22, 2018

PROJECT TIMELINE

- January 29, 2018
 - Identified as a top City Council Work Plan Priority
- February 13, 2018
 - City Council Study Session
- February 23, 2018
 - Peninsula Arts Guild (P.A.G.) submitted development application
- April 11, 2018
 - Housing Commission (Recommended Approval)
- April 23, 2018
 - Planning Commission (Recommended Approval)

PROJECT ENTITLEMENTS

Request for:

- Specific Plan and Zoning Ordinance Amendments to allow a live performance facility with community benefits, located in a feature building at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50
- Architectural Control for basement and new second story
- Use permit to allow small scale commercial recreation/bar
- Public benefit bonus allowing community events at the site
- A Below Market Rate (BMR) Housing In Lieu Fee Agreement

RECOMMENDED CONDITIONS OF APPROVAL

Days and Hours of Operation - Condition 5(a)(iv)

- Facility allowed to operate daily from 7pm-11pm (previously limited to Thursday - Sunday)
- Limited to 1 event per day between 7pm-11pm
- Events outside of those hours limited to current theater capacity (266 people)

Public Benefit - Condition 5(a)(v)

- Facility available for up to 2 discounted community events per month or 24 events per year
- Annual reporting to PC, including information on groups using public benefit, cost to host each event, cost to community groups, and calculation of total annual public benefit value

RECOMMENDED CONDITIONS OF APPROVAL

Non-Profit Public Organization - Condition 5(a)(iii)

- Requires applicant to provide evidence that the owner and the operator of the facility is a non-profit public benefit organization

Deed Restriction - Condition 5(a)(vii)

- Requires a deed restriction or other recordable document restricting ownership and operation to a nonprofit public benefit corporation

Parking Plan - Condition 5(b)(i)

- Requires applicant to prepare a parking plan for employees and written instruction for contract employees to park in the Public Parking Plazas

RECOMMENDED CONDITIONS OF APPROVAL

Off-Site Location - Condition 5(b)(ii)

- Requires applicant to notify City of off-site location(s) where tour buses are parked

Loading and Unloading - Condition 5(b)(iii)

- Requires Guild staff to assist guests with loading and unloading at the curb frontage
- Requires Guild staff to manage loading and unloading by TNC (Uber/Lyft) vehicles

RECOMMENDATION TO CITY COUNCIL

Staff and the Planning Commission recommend approval of the Guild Theatre Renovation Project, including:

- An addendum to the Specific Plan EIR
- Specific Plan and Zoning Ordinance Amendments
- Architectural Control for basement and new second story
- Use permit to allow small scale commercial recreation/bar
- Public benefit bonus allowing community events at the site
- A Below Market Rate (BMR) Housing In Lieu Fee Agreement



THANK YOU

TITLE 2018: AN INCLUSIVE MENLO PARK

PEOPLE OF MENLO PARK

AUTHOR

DUE DATE

NAME

5.21.18	■ Kirsten Hufferer	Alvin W. Winkler 5.22.18
5.21.18	■ Lane Deure	5.27.18
5/21/18	■ Marilyn Smith	05/22/18
5/21/18	■ Aggie Hunsicker	05/22/15
5/21/18	■ Billie G. H.A.	Adam M. Carter 5/22/18
5/21/18	■ Alphonso Sepher	5/22/18
5.21.18	■ Anahi Perez	David King 5/22/18
5.21.18	■ Jenny E.	5.22.18
5/21/18	■ Alfa. Oly. P.	5.22.18 - Lucia Rodriguez
5.21.18	■ Rafael Alford	5.22/18 Andra Rojas
5.21.18	■ Cumby	5.22/18 Palmi
5/21/18	■ [Signature]	5/22/18 Maysa Contreras
05/21/2018	■ Regan C. Hinkle	5/22/18
5/21/2018	■ STRICKSON IJNA#	5/22/18
5/21/2018	■ Bhawna Patel	5/22/18
5.21.2018	■ ERMILA-MOREMO	5/22/18
5.21.18	■ Mary Dominguez	5/22/18
5-21-2018	■ Angelos Dioxonopoulos	5/22/18 Celina Calderon
5-21-2018	■ Namrata Ganatra	5/22/18 Maribel Sanchez
5-21-2018	■ Joe Joplin	5/22/18 Eduardo Torres
5/21/18	■ [Signature]	5/22/18 Adalberto Becerra
5/21/18	■ [Signature]	5/22/18 Jonathan Holloway
5/21/18	■ [Signature]	William N. Dyer 5/22/18
5/21/18	■ [Signature]	Alma Palis 5/22/18
5/21/18	■ [Signature]	Roger White 5.22.18
5/22/18	■ Luisa Lopez	Edith Maura 5/22/18
5/22/18	■ Alma Salgado	Jesús 5/22/18
5/22/18	■ S. Bertina	Estefana Badillo 5/22/18



LIBRARY SYSTEM IMPROVEMENTS

Nick Szegda, Assistant Director of Library Services





Belle Haven branch – World Storyteller Day



Belle Haven branch – Tide Pool Exploration



Main library – Science Night V



Structures in the Stacks - Science Night VI







Main library – Fracknoi lecture

PROJECT HISTORY

- Community's call for improved space - the changing nature of libraries
 - Departmental review (2015)
 - Strategic Plan (2015/2016)
 - Main Library Space Needs Study (2017)
- Community input gathered over a three year period
- Council's decision to accept Mr. Arrillaga's offer
- Belle Haven improvements
 - Extended hours/Branch improvements (January 2018)
 - Neighborhood Library Needs Assessment (June 2018)
 - Branch Library Space Needs Study (2018)
- Siting and usage outreach meetings to gather community input for main library

COMMUNITY SURVEY RESULTS 2017

- Satisfaction with library services highly rated
- “Do you support or oppose improving the library system in Menlo Park?” Total resident support – 76.3%
 - 47.5% strongly support
 - 28.8% somewhat support
 - 14.1% total opposition



UPDATED TIMELINE FOR THE BELLE HAVEN BRANCH



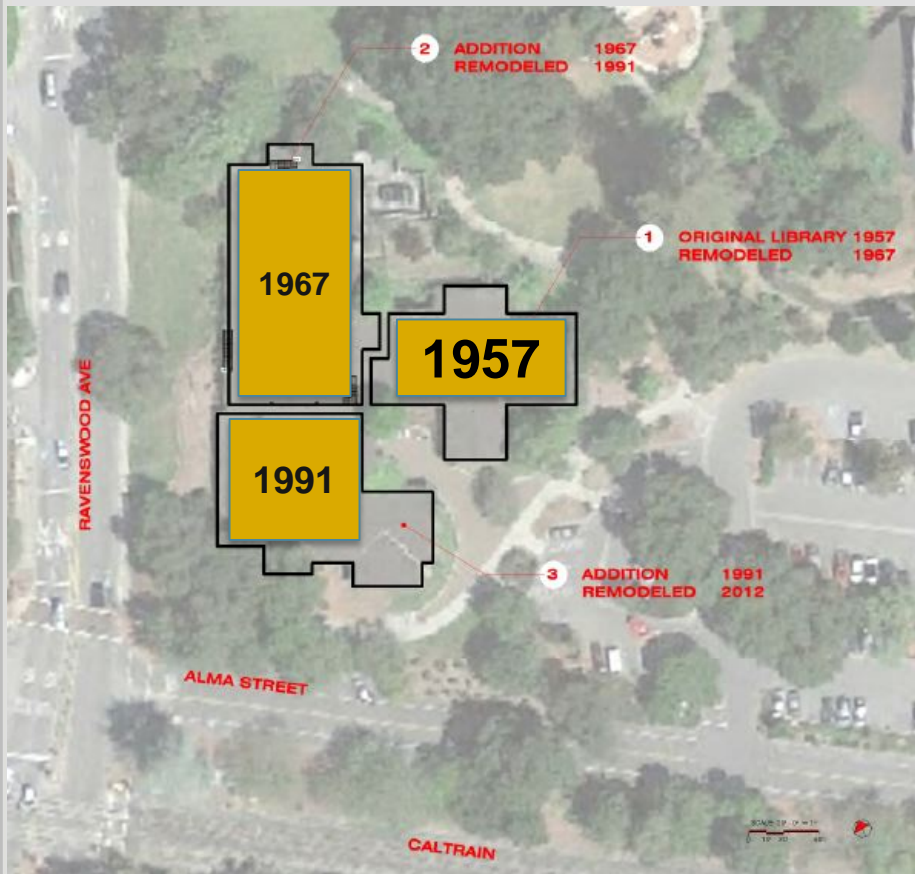
- June 2018 - Belle Haven Neighborhood Library Needs Assessment
- July 2018 - March 2019 Space Needs study
- April 2019 - September 2019 Schematic designs/ siting decisions/ shared uses/ Facility review of OHCC
- Funding
- October 2020 - October 2021 Environmental review
- February 2022 - Building permit issue
- February 2022 - February 2024 - Construction

UPDATED MAIN LIBRARY TIMELINE

- December 2017 through February 2018 - Community input
- May 2018 - Council site location/use approval
- Funding
- May 2018 - Commence schematic design
- September 2018 - Environmental review
- May 2019 - Council project approval
- September 2019 - Building permit
- October 2019 - October 2021 Construction

HISTORY OF THE MAIN LIBRARY

- First Library built in 1957
- Major expansion in 1967
- Second expansion in 1991



OPTION PROGRESSION

ALMA
Community
room

1A

ALMA
Housing &
Community
room

1B

ALMA
Community
room

1A

LAUREL
Community
room

Input

Input

Staff
recommendation
to Council

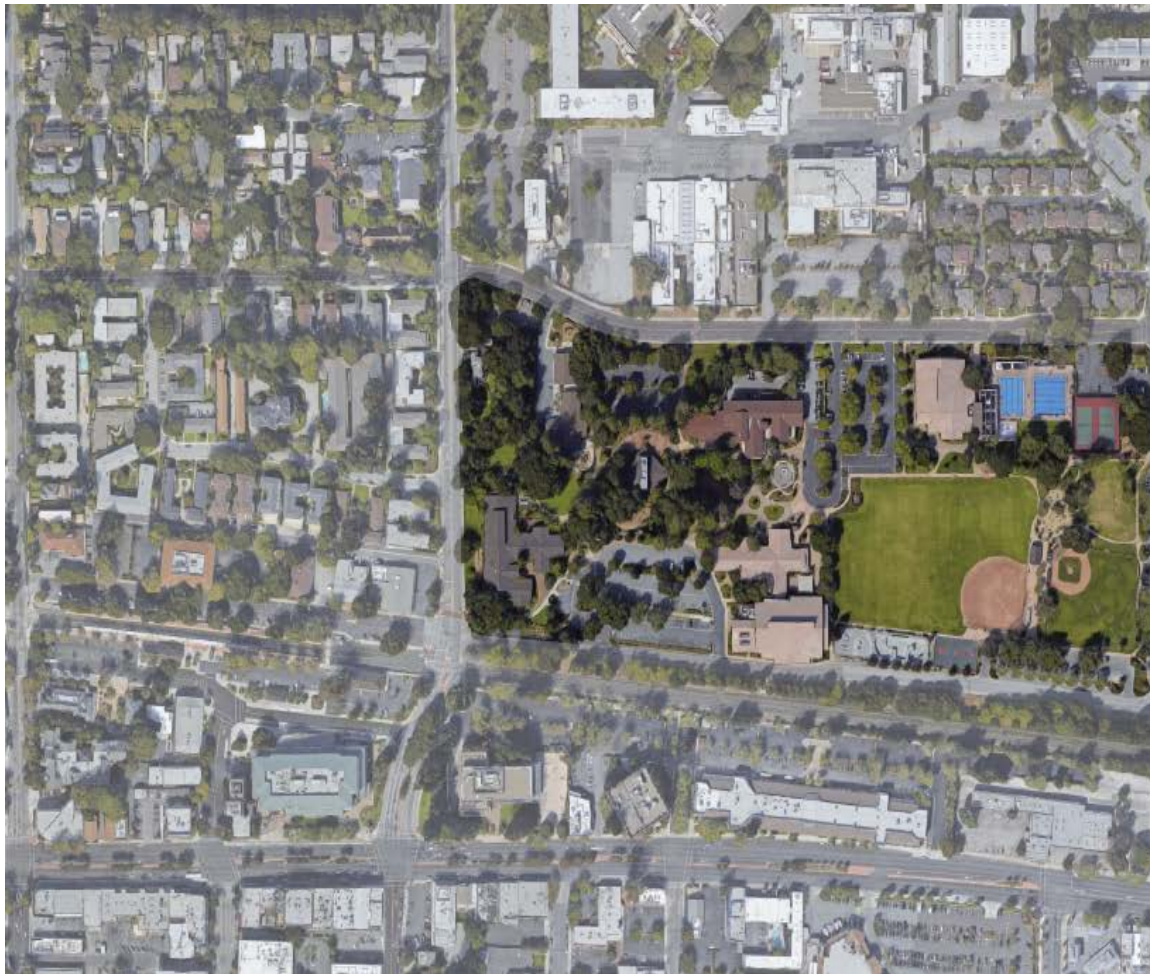
2A

LAUREL
Community
room

2A

LAUREL
Housing &
Community
room

2B



MENLO PARK
Main Library Site Study
**CITY COUNCIL
MEETING**

May 22, 2018

CHRIS NOLL
PRINCIPAL

NED REIFENSTEIN
PROJECT MANAGER

**NOLL
& TAM**
ARCHITECTS

CHANGING MISSION OF LIBRARIES

TRADITIONAL SERVICES

SOCIAL SPACES

LIFELONG LEARNING

CREATIVE SPACES



KIDS' SPACES

Menlo Park Main Library Site Study

LOS GATOS LIBRARY



KIDS' SPACES

Menlo Park Main Library Site Study

CASTRO VALLEY LIBRARY



KIDS' SPACES

Menlo Park Main Library Site Study

NAPA COUNTY LIBRARY



KIDS' SPACES

Menlo Park Main Library Site Study

NAPA COUNTY LIBRARY

TEEN SPACES



Menlo Park Main Library Site Study

LOS GATOS LIBRARY



TEEN SPACES

Menlo Park Main Library Site Study

VALLEY HI NORTH LAGUNA LIBRARY

teens@ TEEN SPACES



Menlo Park Main Library Site Study

VALLEY HI NORTH LAGUNA LIBRARY

READING ROOMS



Menlo Park Main Library Site Study

LOS GATOS LIBRARY

READING ROOMS



Menlo Park Main Library Site Study

LOS GATOS LIBRARY

READING ROOMS



CASTRO VALLEY LIBRARY



CAFE

lounge

meeting

Menlo Park Main Library Site Study

VALLEY HI NORTH LAGUNA LIBRARY



Menlo Park Main Library Site Study

LOS GATOS LIBRARY



Menlo Park Main Library Site Study



LOS GATOS LIBRARY

MEETING SPACES



Menlo Park Main Library Site Study

CASTRO VALLEY LIBRARY

MEETING SPACES



Menlo Park Main Library Site Study

BERKELEY YMCA



MAKER SPACE

Menlo Park Main Library Site Study

WOODLAND LIBRARY



ATHERTON



PALO ALTO



HALF MOON BAY

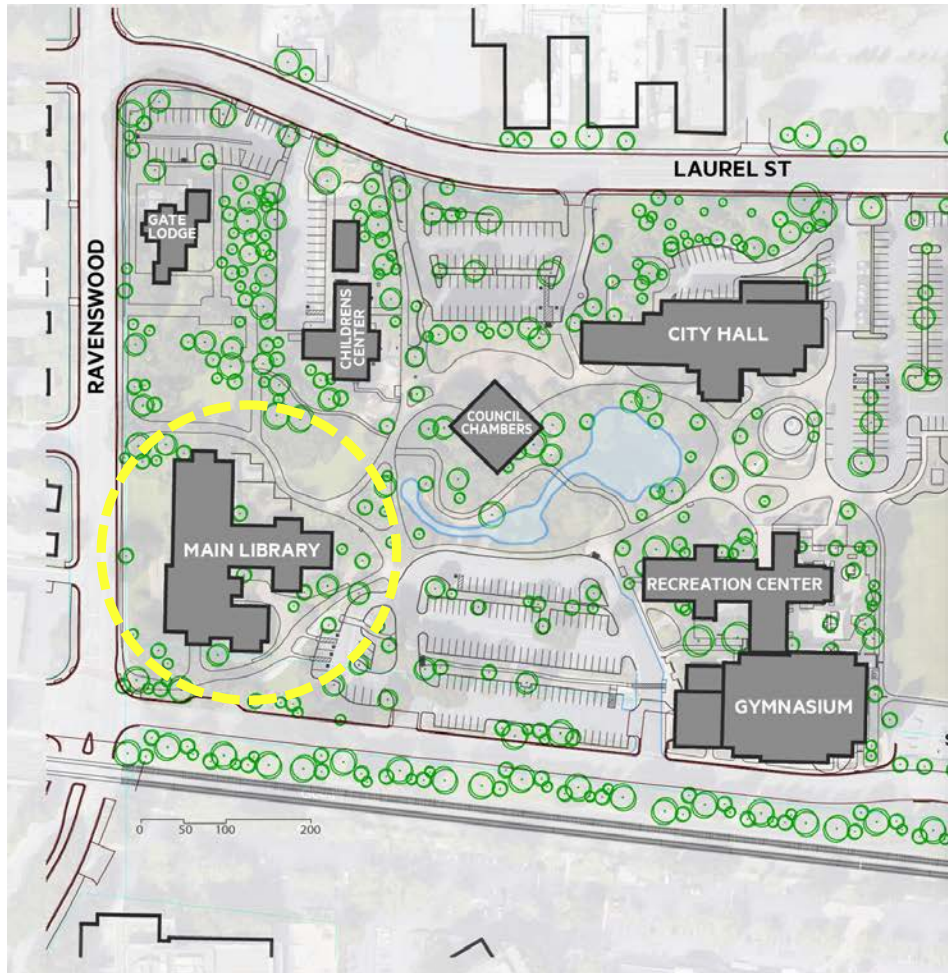
Menlo Park Main Library



LOS GATOS

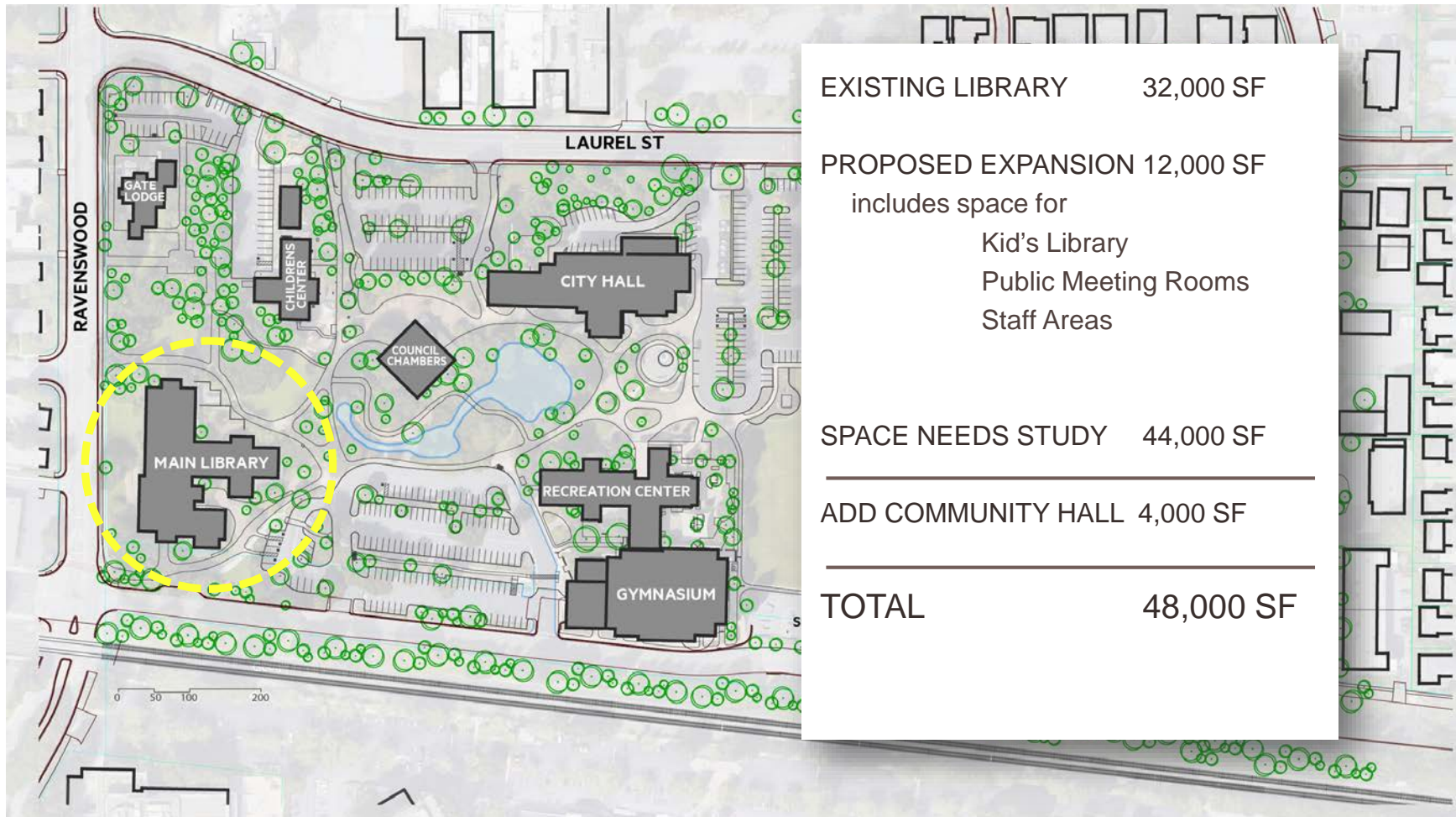
NEIGHBORING COMMUNITIES

COMMUNITY PROCESS



Menlo Park Main Library Site Study

SPACE NEEDS STUDY



EXISTING LIBRARY	32,000 SF
PROPOSED EXPANSION	12,000 SF
includes space for	
Kid's Library	
Public Meeting Rooms	
Staff Areas	
SPACE NEEDS STUDY	44,000 SF
ADD COMMUNITY HALL	4,000 SF
TOTAL	48,000 SF

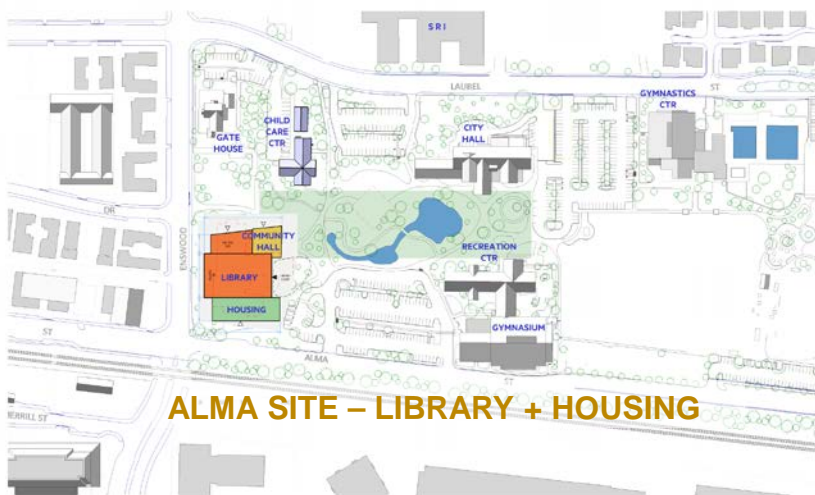
COMMUNITY MEETING 2



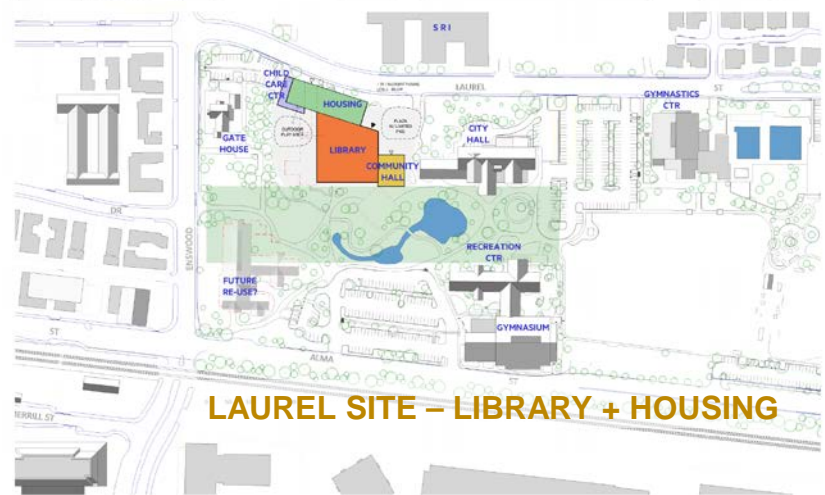
ALMA SITE – LIBRARY



LAUREL SITE – LIBRARY



ALMA SITE – LIBRARY + HOUSING



LAUREL SITE – LIBRARY + HOUSING



WHAT WE HAVE HEARD SO FAR:

- NEED FOR AFFORDABLE HOUSING IN MENLO PARK
- MIXED OPINIONS ABOUT HOUSING AT BURGESS PARK
- CONCERN ABOUT PHASING ALMA STREET SITE (TEMPORARY LIBRARY)
- CHILDCARE CENTER NEEDS TO REMAIN
- MAINTAIN TREES
- ACCOMMODATE PARKING

COMMUNITY MEETING 3



Menlo Park Main Library Site Study

ALMA STREET SITE



SCHEME 1A AREAS

LIBRARY

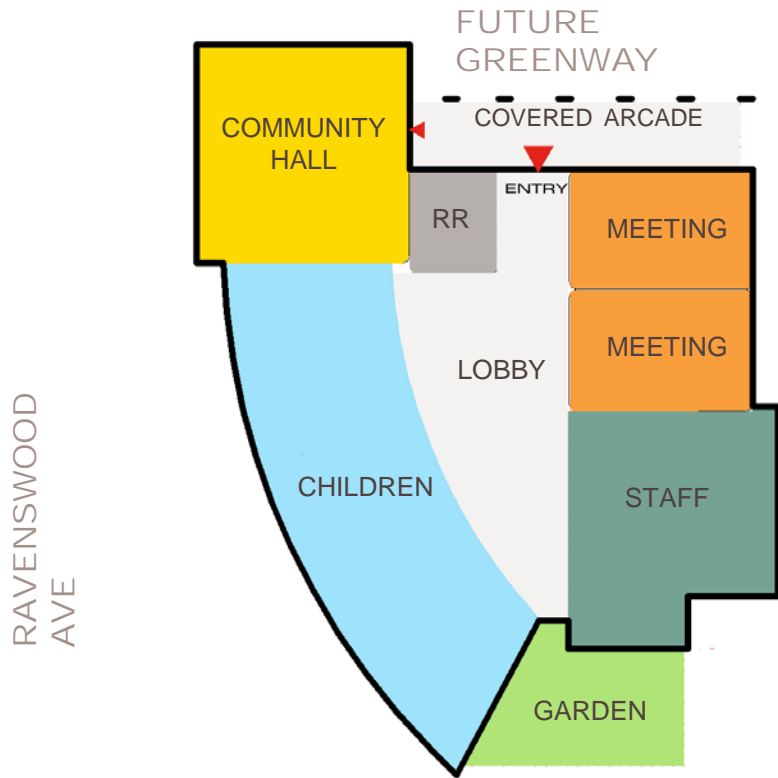
2 FLOORS 44,000 SF

COMMUNITY HALL

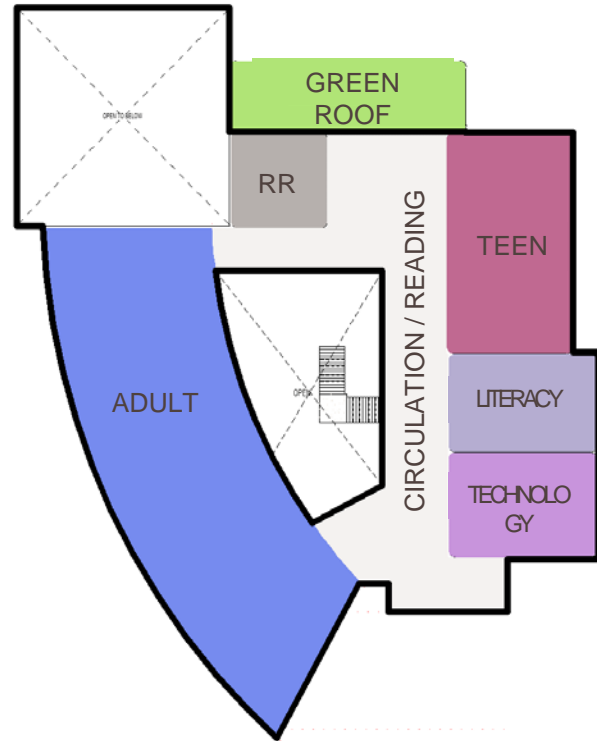
1 FLOOR 4,000 SF

EXISTING CHILDCARE

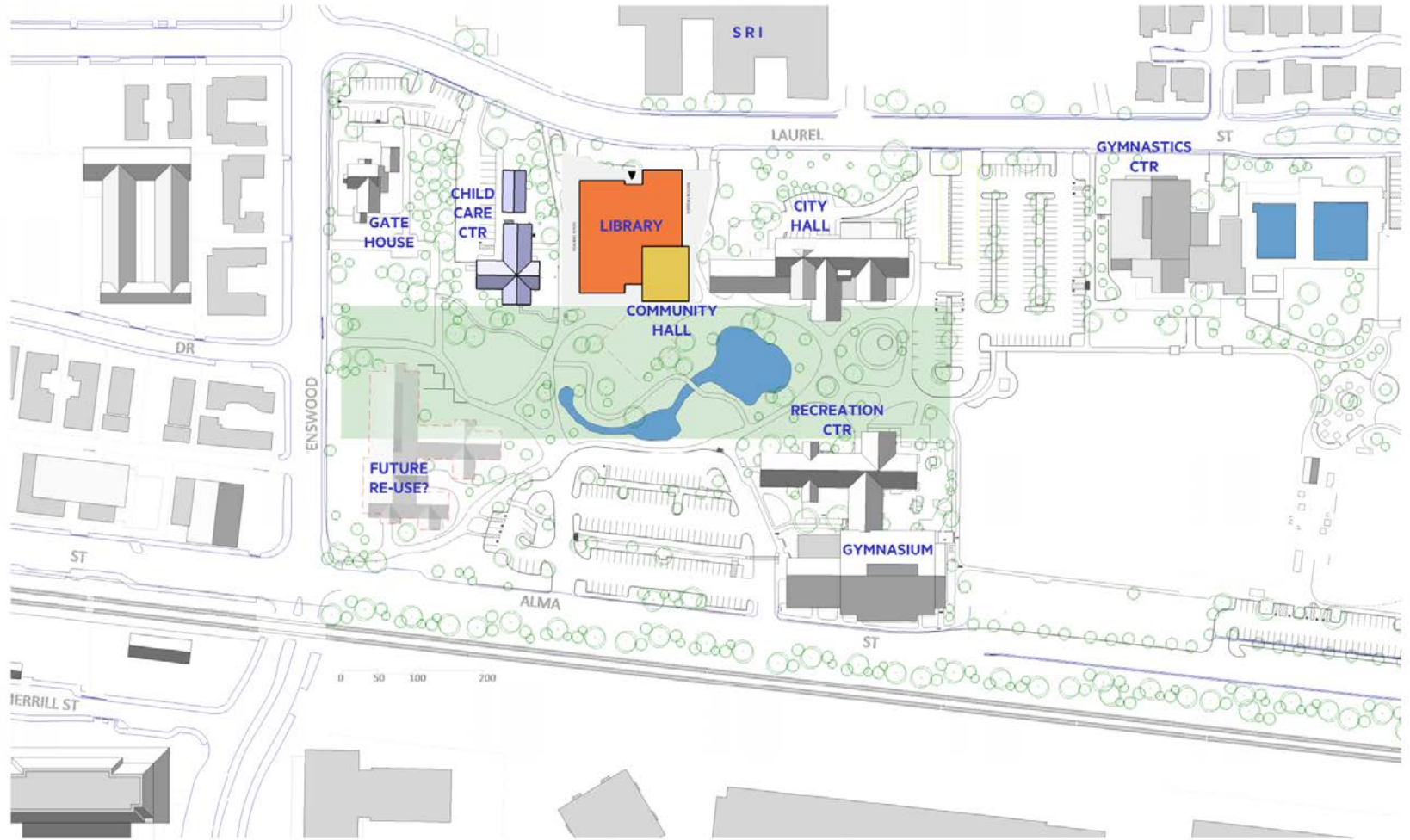
1 FLOOR 8,000 SF



FIRST FLOOR = 28,000 SF



SECOND FLOOR = 20,000 SF



Menlo Park Main Library Site Study

LAUREL STREET SITE



SCHEME 2A AREAS

LIBRARY

2 FLOORS 44,000 SF

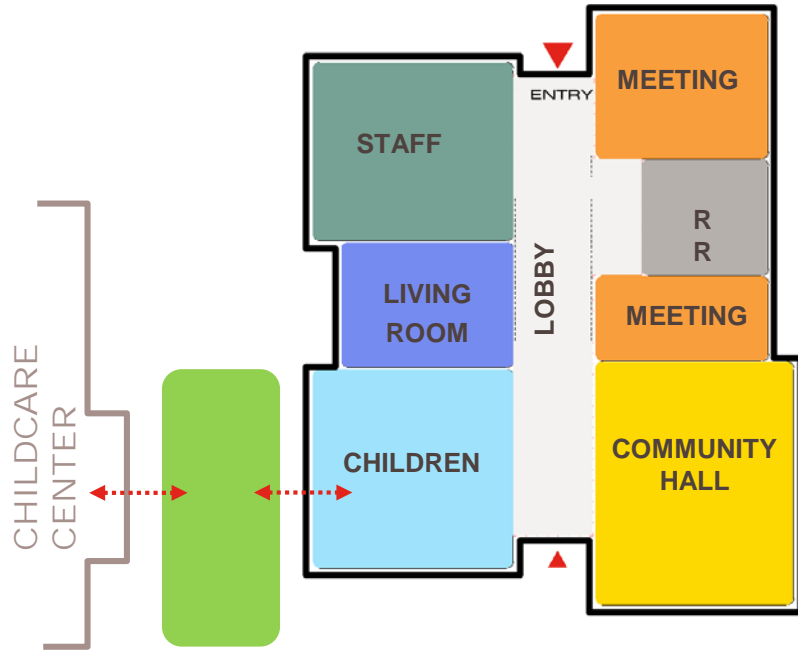
COMMUNITY HALL

1 FLOOR 4,000 SF

EXISTING CHILDCARE

1 FLOOR 8,000 SF

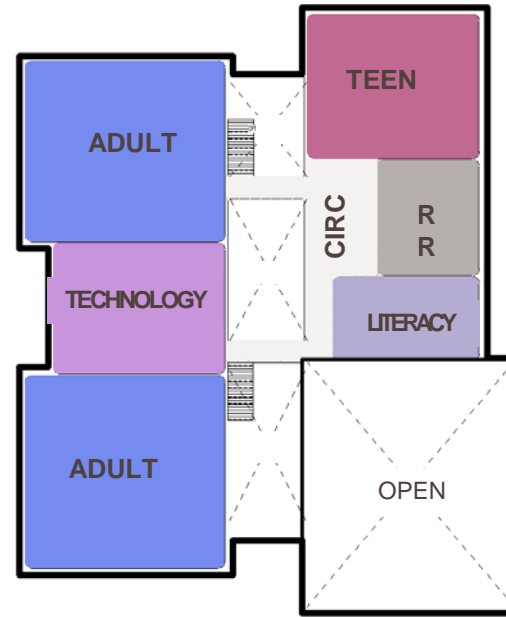
LAUREL STREET



FUTURE GREENWAY

FIRST FLOOR = 26,000 SF

Menlo Park Main Library Site Study



SECOND FLOOR = 22,000 SF

LAUREL STREET SITE



Menlo Park Main Library Site Study

LANDSCAPE CONCEPT



Menlo Park Main Library Site Study

LANDSCAPE CONCEPT

CONSIDERATIONS



ALMA STREET SITE CONSIDERATIONS

Familiar location

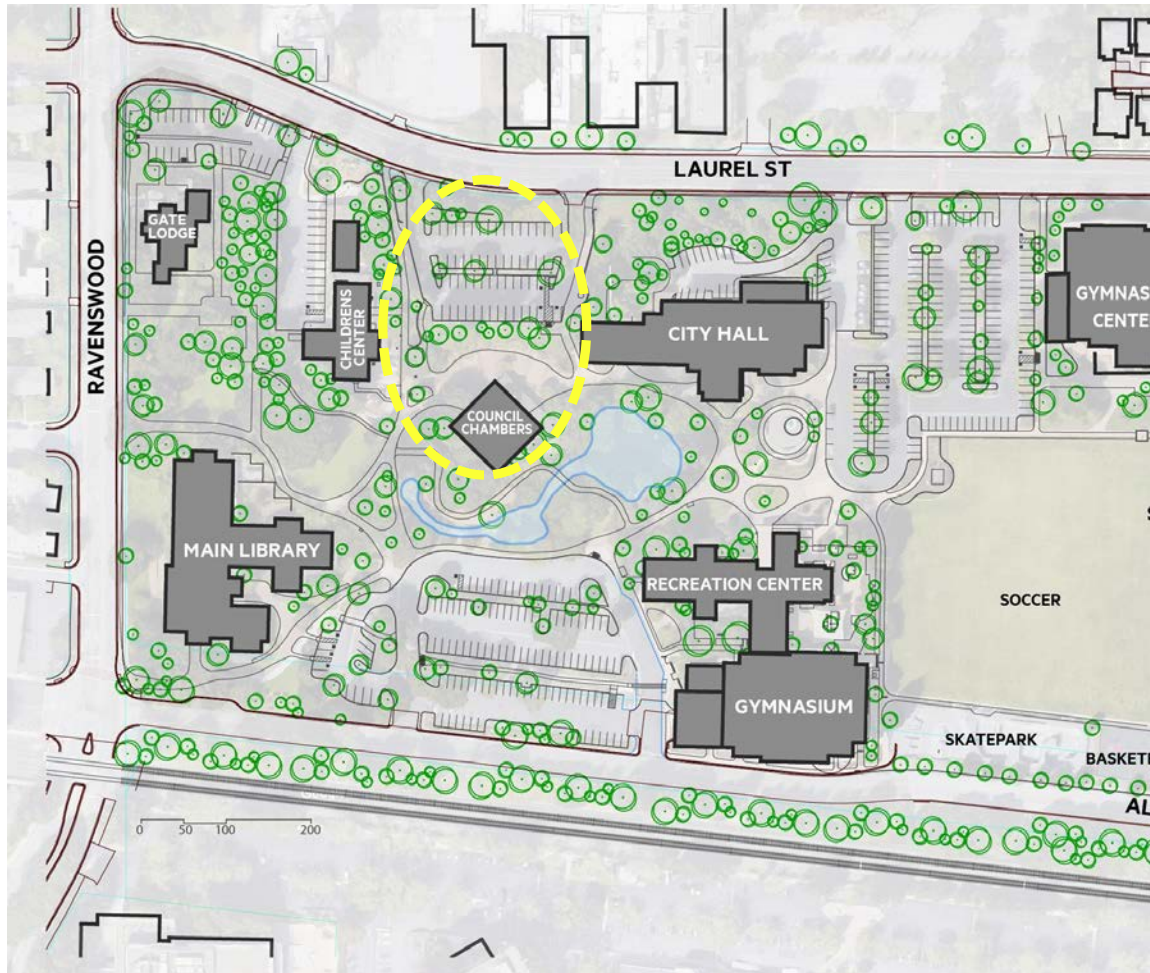
Impact of Grade Separation Project

Park improvements

One level of parking

Significant Library impacts

- Cost of temporary facility
- Reduced services during construction



LAUREL STREET SITE CONSIDERATIONS

Library operations continue during construction

Park improvements

Two levels of parking

Re-use of Alma Site

Potential impact on Childcare Center during construction

NEW LIBRARIES

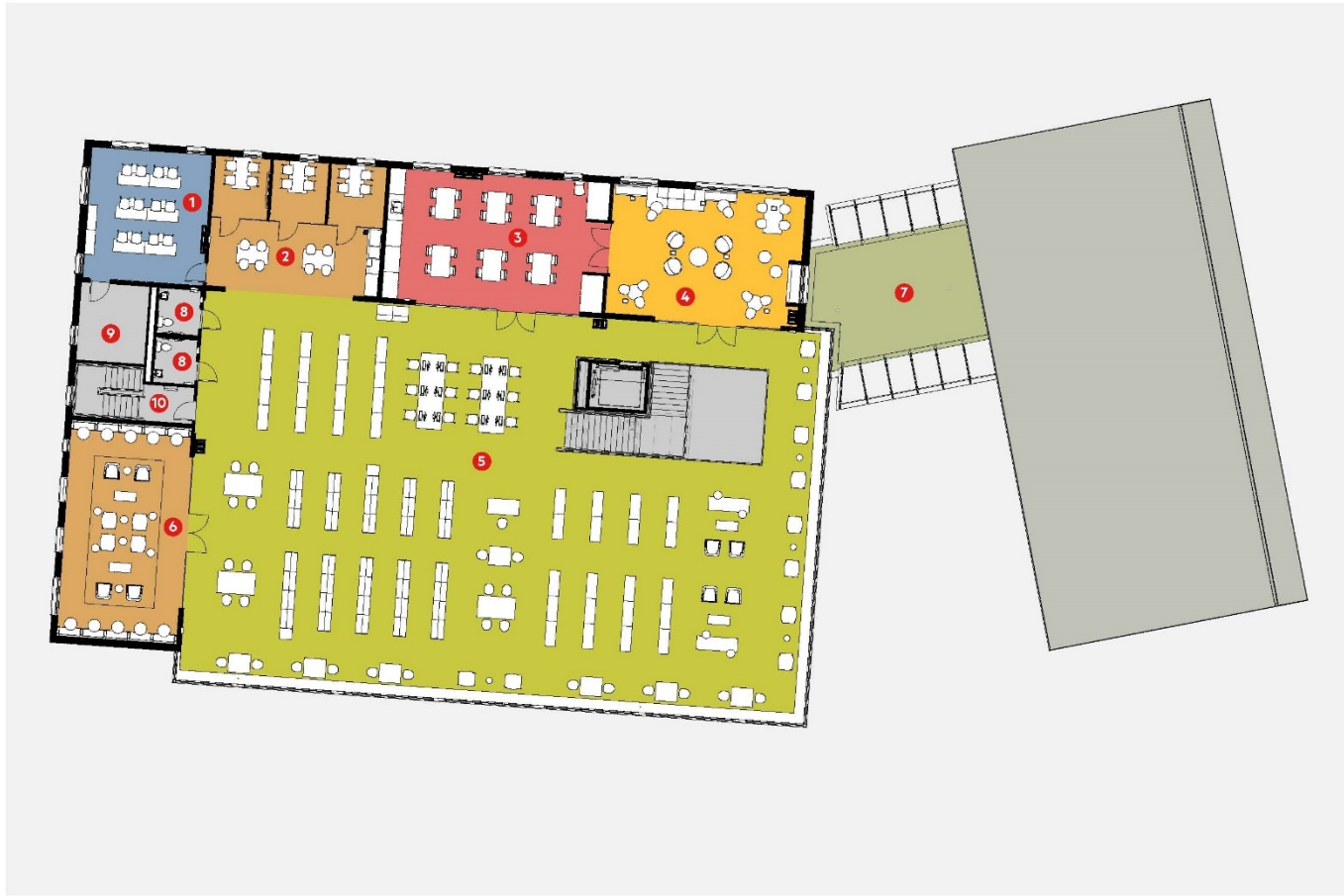


Menlo Park Main Library Site Study

HALF MOON BAY LIBRARY



- 1 ENTRANCE PLAZA
- 2 LOBBY
- 3 COMMUNITY ROOMS
- 4 INFORMATION DESK
- 5 CHILDREN'S PLACE
- 6 STAFF WORKROOMS
- 7 MANAGER'S OFFICE
- 8 FRIENDS ROOM
- 9 STAFF BREAKROOM
- 10 UTILITY ROOM
- 11 EXIT STAIR
- 12 STORAGE
- 13 RESTROOMS
- 14 KITCHEN
- 15 COURTYARD
- 16 CHILDREN'S GARDEN



- 1 LITERACY ROOM
- 2 STUDY ROOMS
- 3 MAKERSPACE
- 4 TEEN SPOT
- 5 COLLECTIONS & COMPUTERS
- 6 QUIET STUDY
- 7 GREEN ROOF
- 8 REST ROOMS
- 9 UTILITY ROOM
- 10 EXIT STAIR

Menlo Park Main Library Site Study

HALF MOON BAY LIBRARY



Menlo Park Main Library Site Study

HALF MOON BAY LIBRARY



Menlo Park Main Library Site Study

HALF MOON BAY LIBRARY



Menlo Park Main Library Site Study

HALF MOON BAY LIBRARY



Menlo Park Main Library Site Study

HALF MOON BAY LIBRARY



Menlo Park Main Library Site Study

HALF MOON BAY LIBRARY



Menlo Park Main Library Site Study

HALF MOON BAY LIBRARY







Menlo Park Main Library Site Study

HAYWARD LIBRARY



Menlo Park Main Library Site Study

HAYWARD LIBRARY



Menlo Park Main Library Site Study

HAYWARD LIBRARY

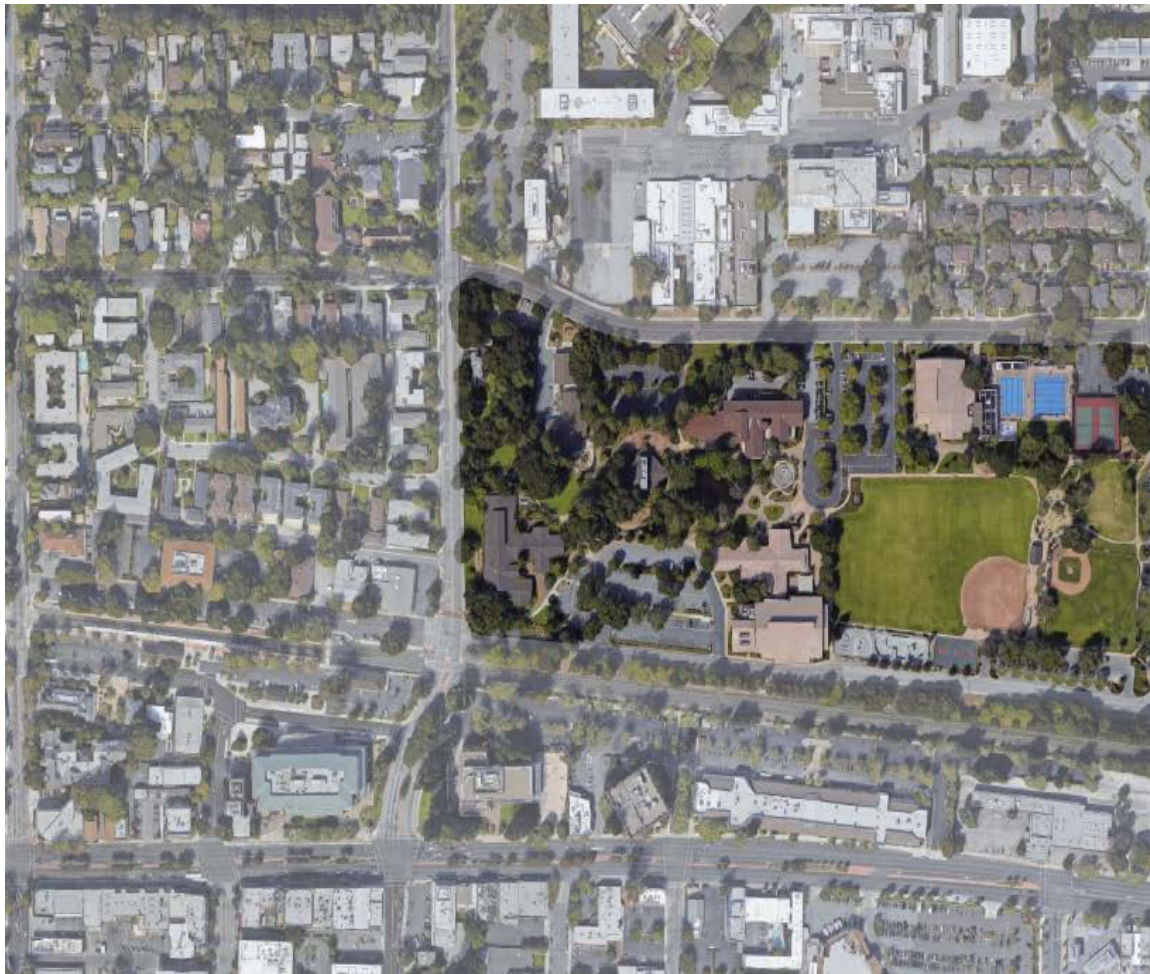


HAYWARD LIBRARY



Menlo Park Main Library Site Study

HAYWARD LIBRARY



MENLO PARK

Main Library Site Study

CITY COUNCIL MEETING

May 22, 2018

CHRIS NOLL
PRINCIPAL

NED REIFENSTEIN
PROJECT MANAGER

JASON BARISH
DESIGNER

SEAN KENNEDY
HOUSING ARCHITECT

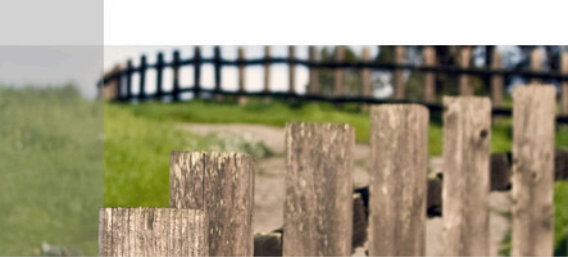
MAXINE S KENNEDY
HOUSING ARCHITECT

**NOLL
& TAM**
ARCHITECTS

s sk



STAFF RECOMMENDATION



TRADEOFFS AND CONSIDERATIONS



■ Alma Site

- Familiar location
- Impact of Grade Separation Project
- Park improvements
- One level of parking
- Significant Library impacts
 - Cost of temporary facility
 - Reduced services during construction

■ Laurel Site

- Library operations continue during construction
- Park improvements
- Two levels of parking
- Re-use of Alma Site
- Minor impacts on Childcare Center during construction

LAUREL SITE WITH COMMUNITY ROOM

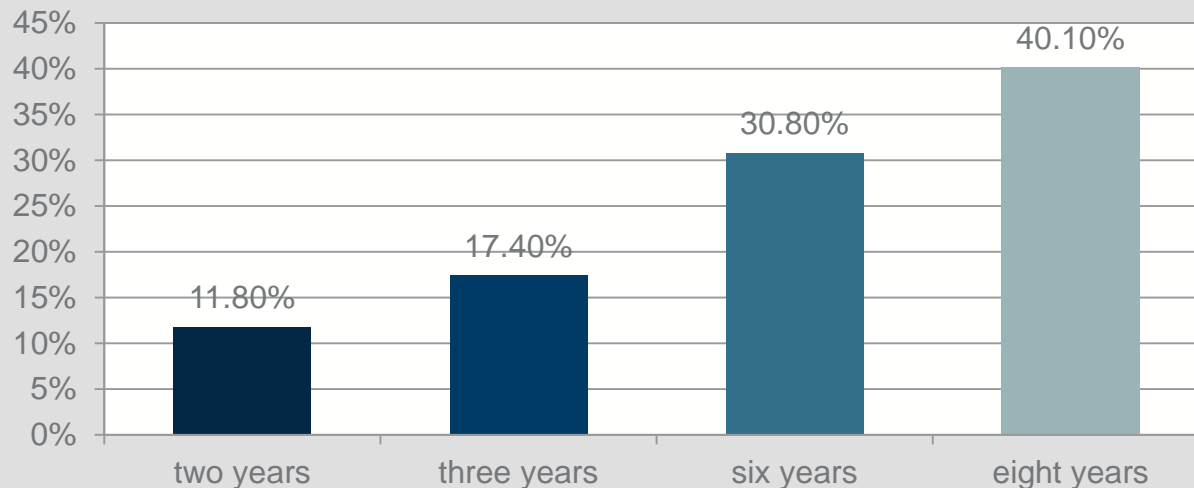
- Library services continue at existing facility during the construction of a new facility
 - Saves estimated \$2 million per year in temporary facility costs
 - Temporary facility = reduced library services
- Adding a large community meeting space into the facility
 - Opens up Civic Center campus for additional park improvements
 - Provides additional meeting space for the community
 - Could serve as an Emergency Operations Center
- Preserves the Alma site for future uses or re-uses

HOUSING

- No consensus among meeting participants
- Questions
 - Private property in public park
 - How many units
 - What size
 - Who qualifies
 - Rent or own
- Issue deserves community discussion
- Extends project timeline

ESCALATING CONSTRUCTION COSTS

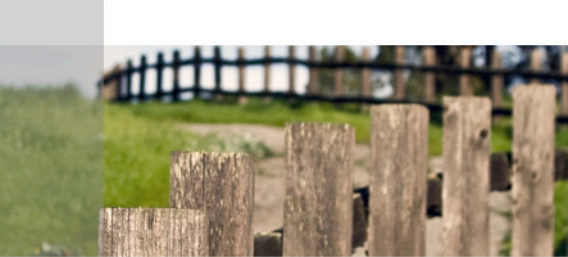
- Delaying construction start from current date results in an escalation of costs of an additional 11.8%, 17.4%, 30.8%, and 40.1% at two, three, six, and eight years



Escalation estimates by TBD Consultants



NEXT STEPS



NEXT STEPS



- Belle Haven Branch
 - Needs Assessment – June presentation
 - Space Needs Study
 - Siting decisions
 - Explore funding mechanisms
- Main Library
 - Approval of siting and additional uses
 - Schematic design
 - Environmental review
 - Explore funding mechanisms

RECOMMENDATIONS

- Approve Laurel site and additional uses for new Main library
- Direct staff to work with architecture team to develop schematic designs for Main library
- Direct staff to explore funding mechanisms for the system improvements project
- Return to Council with updates



THANK YOU

Opportunities

Prepared by Jen Wolosin. 5/22/18

Let Main Library
“Opportunity”
Pass Us By

Belle Haven needs a real branch library. Period.



Needs vs. Wants for New Main Library

Needs

\$33,340,000
or
\$45,000,000*



Wants

\$58,000,000*

- **New Council Chambers**
- **2 Levels of Underground Parking**



*Not clear on soft costs. "Needs" amount most expensive of 3 studied.

Dollar amounts from 2017 Library Needs Assessment (<https://www.menlopark.org/DocumentCenter/View/13235/G1---Library-Space-Needs-Study>) and Staff Report for 5/22/18 (<https://www.menlopark.org/DocumentCenter/View/17636/J1---Library-System-Improvements>).

Rationales for Going Big

Rationale 1: Mr. Arrillaga's donation is an opportunity we cannot pass up

- **Yes, we can.**
- **Housing and Transportation biggest issues in Menlo Park, not libraries and community centers.**
- **What does it say about the values of Menlo Park if we let a billionaire dictate our priorities?**

Rationales for Going Big

Rationale 2: Inability to raise money otherwise

- **We can raise money for things we need vs. things we want.**
- **Feels like a threat.**

Rationales for Going Big

Rationale 3: Rising cost of construction

- **This is also true for Transportation and Housing.**
- **Opportunity cost for pursuing the library over other priorities.**
- **Was there the same urgency presented in the Needs Assessment?**

Rationales for Going Big

Rationale 4: Look at other cities on the Peninsula

- **Palo Alto and Los Gatos are making large investments in active transportation infrastructure to complement development.**

Rationales for Going Big

Rationale 5: We want it, we deserve it, we should have it

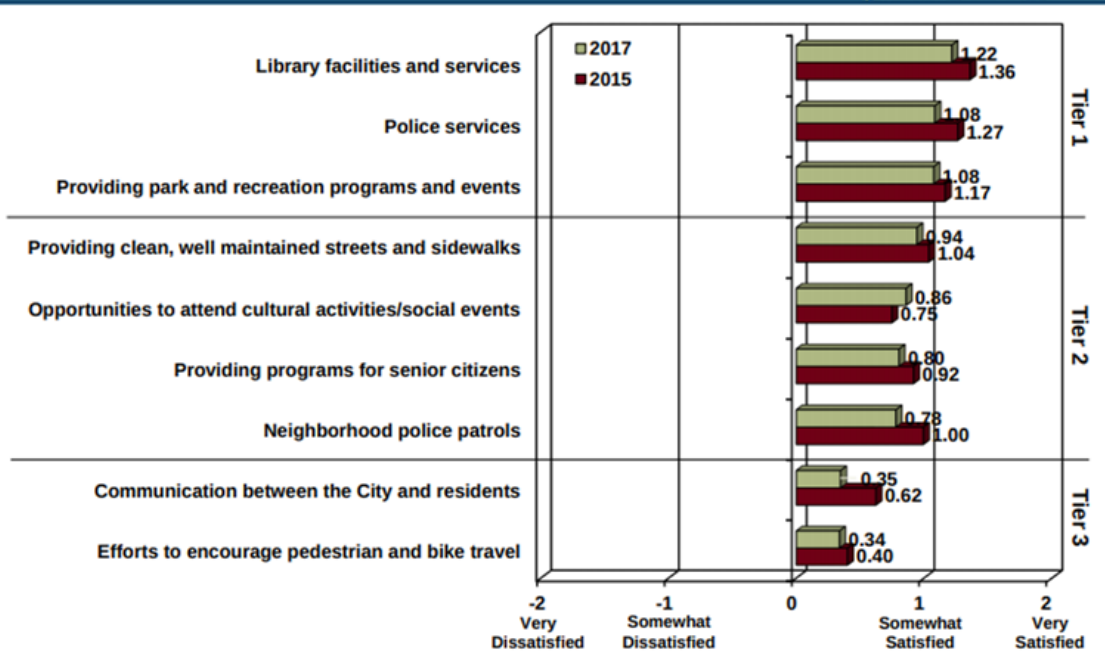
- **Library Facilities and Services rated the HIGHEST in satisfaction of all Menlo Park services evaluated in recent City Satisfaction Survey.**

<https://www.menlopark.org/DocumentCenter/View/16479/2017-Resident-Satisfaction-Survey-presentation>

Current Library Highest in City Satisfaction

Q3. Satisfaction with City Services Adults 18+

GODBE RESEARCH
Gain Insight



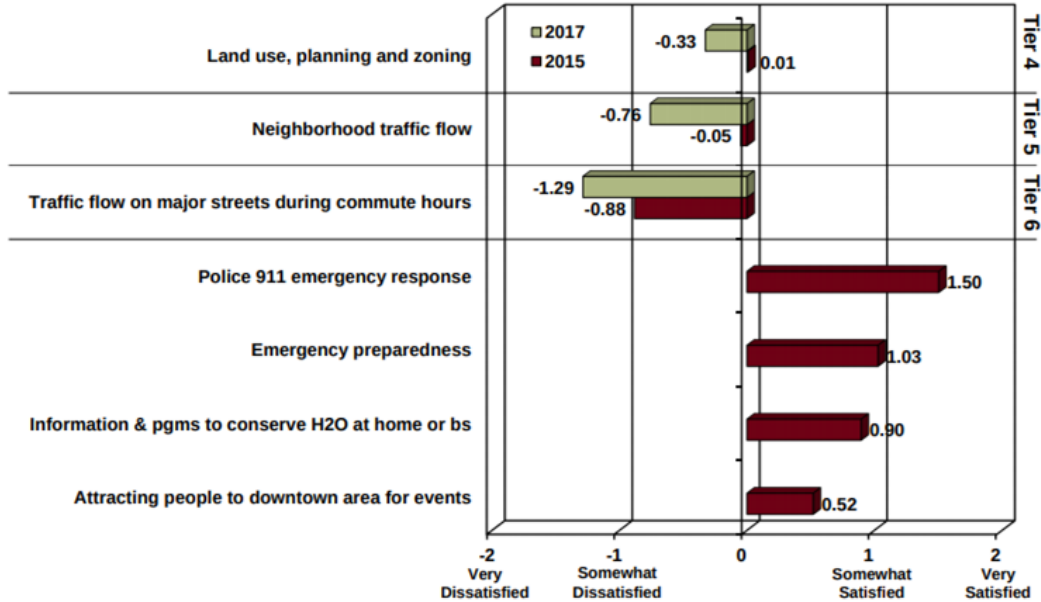
Note: The above rating questions have been abbreviated for charting purposes. The responses were recoded to calculate mean scores: "Very Satisfied" = +2, "Somewhat Satisfied" = +1, "Somewhat Dissatisfied" = -1 and "Very Dissatisfied" = -2.

Page 7
January 16, 2018

Traffic Lowest Rated in City Satisfaction

Q3. Satisfaction with City Services Adults 18+ Continued

GODBE RESEARCH
Gain Insight



Note: The above rating questions have been abbreviated for charting purposes. The responses were recoded to calculate mean scores: "Very Satisfied" = +2, "Somewhat Satisfied" = +1, "Somewhat Dissatisfied" = -1 and "Very Dissatisfied" = -2.

Insufficient Taxpayer Support of Library*

Bond Measure

61.3%

Utility User Tax Increase

53.4%

Data collected from the City Satisfaction Survey. $\frac{2}{3}$ threshold needed for bond. Is it wise for Council to enact a raised UUT without public support?

<https://www.menlopark.org/DocumentCenter/View/16479/2017-Resident-Satisfaction-Survey-presentation>

*The Main Library and Belle Haven library were bundled together in survey.

IF You Pursue Library,
You Must Take
Advantage of Other
Opportunities

Library Provides Opportunity for Transit Oriented Affordable Housing



- We need additional affordable housing for our RHNA numbers
- Burgess Park prime real estate for affordable housing
- Finally have a chance to build affordable units on west side of town
- Even if not interested in housing, transit-oriented development improves traffic

If not now, when?

Lessons Learned for Public Safety “Opportunities”

*When “opportunities”
come, you can...*

Lesson 1: Re-prioritize/Fastrack desired projects

- Even projects not in Top 6 can proceed rapidly.



Lesson 2: Quickly assign additional funds from General Fund

- \$1 million allocated for project manager.



Lesson 3: Raise Spending Threshold for City Manager

- Can now spend \$250,000 (vs. \$66,000) without Council approval.



Lesson 4: Consider bond measure or raise of Utility User Tax

- Even though survey results don't justify these actions.



Lesson 5: Remove heritage trees

- Willingness to cut down trees to accommodate new Council Chambers, parking garage and preferred Staff site.



Lesson 6: Emulate neighbors

- Justify actions based on what neighboring cities have.



Lesson 7: Move forward without community consensus

- No agreement on if there should be a library, where it should be and what it should have.



Lesson 8: Make exceptions to rezone rapidly

- The Guild



When will we show the same urgency for public safety?



Menlo Park Fire District's "opportunity" of a proposed HAWK beacon in front of Station 1.

Summary

- Do not pursue Arrillaga library at this time.
- IF you pursue opportunity, you must:
 - Include affordable housing
 - Pursue public safety “opportunities” with same urgency