



**SPECIAL AND REGULAR MEETING MINUTES**

**Date:** 6/5/2018  
**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 No.: RG17869108
- CL2.** Closed session conference with legal counsel pursuant to Government Code section 54956.9(d)(1) regarding existing litigation: 1 case  
Case Name: Chamberlin v. City of Menlo Park et al, United States District Court, Northern District of California, Case No.: 3:17-CV-04994-LB

**7:00 p.m. Regular Session**

**A. Call to Order**

Mayor Ohtaki called the regular session to order at 7:18 p.m.

**B. Roll Call**

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

**C. Pledge of Allegiance**

Mayor Ohtaki led the Pledge of Allegiance.

**D. Report from Closed Session**

**E. Public Comment**

- Nettie Wijsman spoke about concerns regarding San Mateo County’s Environmental Impact Report (EIR) of Flood Park; parking, current park usage, traffic impacts, speeding vehicles, and noise.
- Alice Newton spoke in favor of the proposed plans for Flood Park and spoke against the proposed lacrosse/soccer field’s location.
- Enrique Navas requested collaboration from the City Council and the Sequoia School District regarding impact fee analysis.

## **F. Commissioner Reports**

- F1. Housing Commission quarterly update

Housing Commission quarterly update was moved to a future City Council meeting.

## **G. Consent Calendar**

- G1. Accept the City Council meeting minutes for April 24 and May 8, 2018
- G2. Adopt a Specific Plan and Zoning Ordinance amendment associated with the Guild Theater Renovation Project at 949 El Camino Real (Staff Report #18-122-CC)
- G3. Authorize the City Manager to amend the contract with CalWest Lighting & Signal Maintenance to provide traffic signal and street light maintenance services (Staff Report #18-118-CC)
- G4. Authorize the City Manager to send a staff representative with the July 2018 Bizen Student Exchange Trip and approve related travel expenses not to exceed \$3,000 (Staff Report #18-124-CC)

Council Member Carlton pulled items G1 and G4.

**ACTION:** Motion and second (Cline/Keith) to approve items G2 and G3, passed unanimously.

- G1. Accept the City Council meeting minutes for April 24 and May 8, 2018

Council Member Carlton requested the appointees be named on the April 24 minutes. Mayor Pro Tem Mueller requested that the April 24 minutes reflect "and/or" when referring the downtown parking structure as a mix-used structure.

**ACTION:** Motion and second (Cline/Ohtaki) to approve item G1, passed unanimously.

- G4. Authorize the City Manager to send a staff representative with the July 2018 Bizen Student Exchange Trip and approve related travel expenses not to exceed \$3,000 (Staff Report #18-124-CC)

City Council discussed the need for a staff member to attend the Bizen Exchange Trip.

**ACTION:** Motion and second (Carlton/Ohtaki) to approve item G4, passed unanimously.

## **H. Public Hearing**

- H1. Public Hearing on proposed fiscal year 2018-19 budget and Capital Improvement Plan (Staff Report #18-123-CC)

City Manager Alex McIntyre and Administrative Services Director Nick Pegueros introduced the item and made a presentation (Attachment).

Mayor Ohtaki opened the public hearing.

No public comment.

Mayor Ohtaki closed the public hearing by acclamation.

City Council thanked staff for the work that went into the balanced budget. They also discussed ways to fund the Sharon Road sidewalk project, Willow park sidewalk and bicycle lane project, Alta School sidewalk project, Belle Haven Library, and the downtown parking garage. City Council also directed staff to return to the June 19 meeting on creating and appointing members to a subcommittee to work with the Chamber of Commerce on the beautification, human care for the homeless, and business incentives in the downtown area.

- H2. Consider an appeal of the Planning Commission approval of a use permit for a new residence at 752 Gilbert Avenue (Staff Report #18-117-CC)

Assistant Planner Michele T. Morris introduced the item and made a presentation (Attachment).

Appellants Eric Selvik, Soni Bergman, David Lehmann, and Krystl Wong supported the project but had concerns with the height, landscaping, and location of the second story. (Email attachment, Soni Bergman attachment).

Mayor Ohtaki opened the public hearing.

- Susan Leonard commented the rural charm on the Gilbert neighborhood and the proposed structure seemed to be more industrial.

Mayor Ohtaki closed the public hearing by acclamation.

City Council discussed the various options presented by staff, the Planning Commission, the architect Chris Spalding, and the appellants. Staff was directed to work as a liaison between the appellants and architect for the landscaping design.

**ACTION:** Motion and second (Carlton/Cline) to uphold the appeal in part, approve the use permit and modify the Planning Commission approval as follows:

- 1) The maximum height of the house to be reduced by a minimum of 18 inches; and
- 2) The applicant shall submit a landscape plan to provide screening of the home with input from the appellants to lessen the impacts on the neighboring property, subject to staff review and approval

The motion passed unanimously.

## **I. Regular Business**

- I1. Adoption of resolution calling election to place charter measure on ballot, approval of final proposed charter language and recommendation from ad hoc committee on inclusion of term limits in charter and charter committee formation (Staff Report #18-120-CC)

Item I1 was moved to the June 19 City Council meeting.

## **J. Informational Items**

- J1. Update on Land Management Information System Replacement (Staff Report #18-121-CC)
- J2. Update on the Citywide Safe Routes to School program (Staff Report #18-119-CC)

- Jen Wolosin thanked the City Council and staff for prioritizing the Safe Routes to School program.

**K. City Manager's Report**

**L. Councilmember Reports**

Mayor Ohtaki stated the Stanford General Use Permit Subcommittee raised important questions regarding the traffic mitigation before the final submission of the EIR.

**M. Adjournment**

Mayor Ohtaki adjourned the meeting at 11:36 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of August 6, 2018.



The background of the slide is a photograph of a yellow excavator bucket filled with dark gravel. The bucket is positioned on a paved surface, and an orange and white traffic cone is visible in the background. The excavator's arm and a portion of its tire are also visible on the left side of the image.

# FISCAL YEAR 2018–19 PROPOSED BUDGET

Public Hearing – June 5, 2018

# AGENDA

- Budget Message
- Budget Overview
- Next Steps
- Questions







# BUDGET MESSAGE





## FROM VISION TO FRUITION



### **This year's budget theme is "From Vision to Fruition"**

- Acknowledges the Council's steady investment in the Community
- Reaping financial benefits by smart land use decisions
- This is a new fiscal norm for the City with robust revenues funding important City services
- Caution Council to be mindful of continuous fiscal prudence in light of unfunded capital needs



# FROM VISION TO FRUITION



## The 2018–19 Budget...

- Funds the Work Plan
- Complies with Budget Principles
- Maintains services
- Enhances services
- Augments staff - 9.25 add'l FTE
- Transfers \$3.5 million to the CIP





# FROM VISION TO FRUITION



## BALANCED

### 2018–19 All Funds

- \$144.18 million in revenues
- \$141.60 million in expenditures

### 2018–19 General Fund

- \$67.44 million General Fund expenditure budget
- \$0.42 million net revenue
- \$6.48 million to General CIP Fund





# FROM VISION TO FRUITION



## 2017–18 achievements

- New operating agreement for pools
- Employee engagement initiatives
- Karl E. Clark Park dedication
- Belle Haven Branch Library renovation and expanded hours
- District elections
- Bus shelter in Belle Haven
- Herbicide-free parks expansion





# FROM VISION TO FRUITION

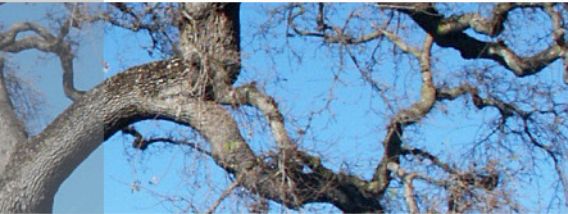


## 2017–18 achievements

- Hotel Nia occupancy permit
- Near completion of Park James Hotel
- Broke ground on Station 1300
- 500 El Camino Real entitlements
- Facebook 21 occupancy permit
- Facebook 22 building permits
- Guild Theatre entitlements







# FROM VISION TO FRUITION



## 2018 Work Plan - 6 Priority Projects

- District Elections ✓
- Transportation Master Plan
- Citywide Safe Routes to School Program
- Implement Downtown/El Camino Real Specific Plan Biennial review
- Downtown Parking Garage
- Guild Theatre land use approvals ✓
- 53 Additional Work Plan items

### City Council Work Plan

Project	Summary	Lead Department	Supporting Departments
<b>PRIORITY PROJECTS (AS APPROVED ON FEBRUARY 6, 2018, AMENDED ON MARCH 15, 2018)</b>			
District Elections	Menlo Park is transitioning to a by-district election system effective for the November 2018 City Council election. Demand for election-related staff support is expected to be higher than normal.	City Manager's Office	-
Transportation Master Plan	The Transportation Master Plan provides a bridge between the policy framework adopted within the Circulation Element and project level efforts to modify the transportation network within Menlo Park. The Plan, when completed, would provide a detailed vision, set goals and performance metrics for network performance, and outline an implementation strategy for both improvements to be implemented locally and for local contributions toward regional improvements. Following development of the Plan, a fee program update would provide a mechanism to modernize the collection of funds toward construction of the improvements identified and prioritized in the Master Plan.	Public Works	City Manager's Office, Community Development, Police
Citywide Safe Routes to School Program (Non-infrastructure)	Safe Routes to School typically encompasses six program elements: education, encouragement, enforcement, equity, engineering and evaluation (6 E's). The development of a Safe Routes to Schools program would establish a partnership between the City, local schools, and parent groups to ensure issues that discourage students from walking and bicycling to school are addressed. This program would establish a stakeholder group to work collaboratively on Safe Routes issues and solutions, develop incentive and encouragement programs, and outline the framework to build and sustain the program over time. This program would not construct or fund infrastructure improvements, although it would establish a staff liaison to identify infrastructure needs within other capital project planning processes in the City. The Citywide Safe Routes to School Initiative (non-infrastructure) is an ongoing, multi-year program that will require annual funding.	Public Works	Police
Implement Downtown/El Camino Real Specific Plan Biennial Review	Commence the Downtown/El Camino Real Specific Plan Biennial Review and initiate associated amendments, which may encompass the following items: Revisions to the residential and commercial maximum allowable development levels, modify existing floor area ratio (FAR) and height limits in applicable zoning districts, potentially modify zoning to permit a mixed-use parking facility and possible revisions for the following: required setbacks and sidewalk standards; hotel, personal service and transit station area parking requirements; sign area requirements for larger parcels; and a hotel incentive analysis. Completion of this work will require the retention of a private consultant to assist City staff.	Community Development	City Manager's Office, Public Works



# FROM VISION TO FRUITION



## Service enhancements

- Belle Haven holiday lighting
- Expanded downtown sidewalk power washing
- Hazardous tree removal
- Library program augmentation
- Menlo Park water staff augmentation
- Asset Management program
- MCC and Senior Center computer replacement
- Organizational reviews
- Text to 911



# FROM VISION TO FRUITION

## Transfers to General Capital Fund

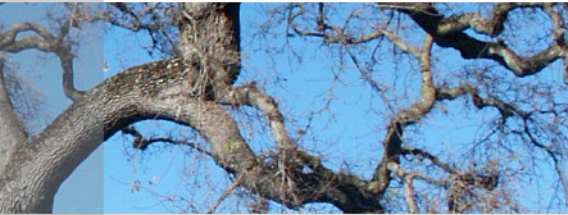
- \$2.98 million regular transfer
- \$3.50 million one-time

 **Total: \$6.48 million**

## CIP \$47.22 million (78 projects)

- \$29.85 million carryover appropriations
- \$17.37 million new funding (27 projects)





# FROM VISION TO FRUITION



## Future CIP Needs

- Caltrain crossings at Ravenswood Ave. & Middle Ave.
- Bayfront Canal & Atherton Channel Flood Protection
- Bedwell Bayfront Park Master Plan implementation
- Downtown Parking Garage
- Information Technology Master Plan implementation
- San Francisco Creek
- Chrysler Pump Station
- Belle Haven Library
- Dumbarton Rail
- Belle Haven Aquatics Center Improvements
- Park Playground Equipment
- Stanford DA for Menlo City School District

**UNFUNDED**



# FROM VISION TO FRUITION



## 2018–19 Budget in closing

- Balanced
- Stable long-term financial outlook
- Maintains and enhances services to the community
- Saves for future capital needs



The background of the slide is a photograph of a construction site. In the foreground, there is a wooden railing structure. Behind it, two construction workers are visible. One worker is wearing a yellow hard hat and a high-visibility orange vest, leaning over the railing. The other worker is wearing a white hard hat and a high-visibility orange vest, standing and working with vertical rebar structures. The sky is clear and blue. A semi-transparent blue horizontal band is overlaid across the middle of the image, containing the text "FINANCIAL OVERVIEW".

# FINANCIAL OVERVIEW

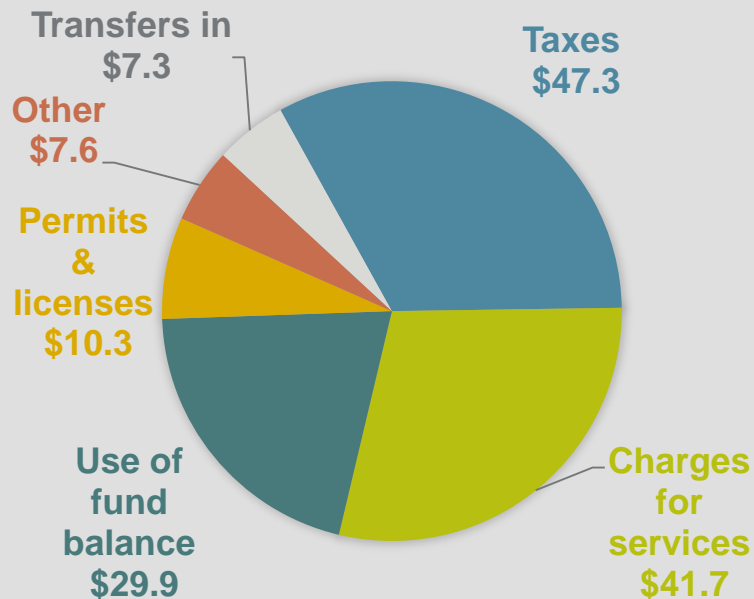
# BUDGET ASSUMPTIONS

- City Council adopted work plan
- Continued strength in development activity
- Healthy growth in property taxes;  
½ Excess ERAF
- Full year of operation of Hotel Nia;  
partial year of Park James Hotel
- Service level enhancements

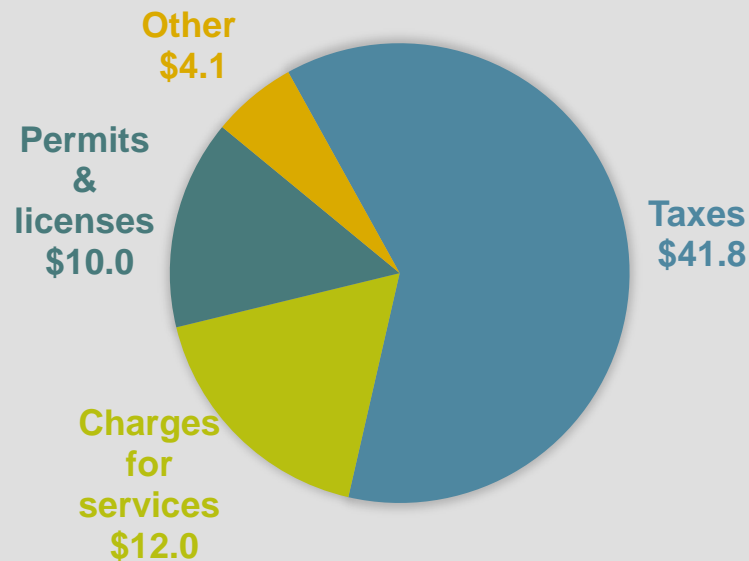


# REVENUE & OTHER RESOURCES

## ALL FUNDS



## GENERAL FUND

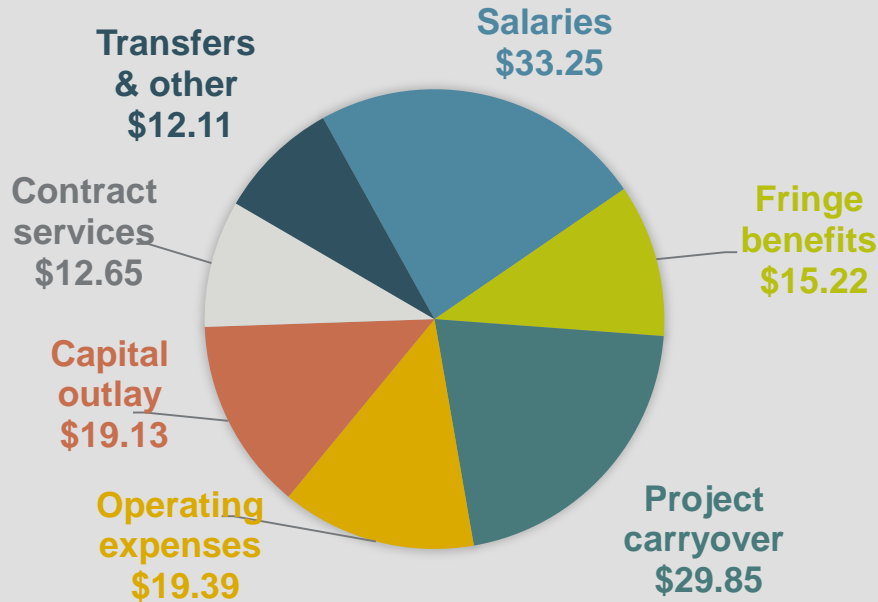




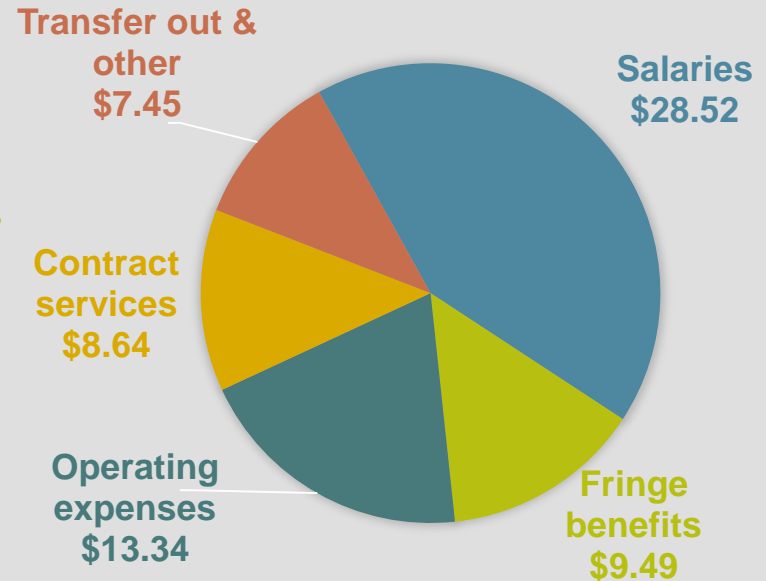
# EXPENDITURES & OTHER REQUIREMENTS



## ALL FUNDS

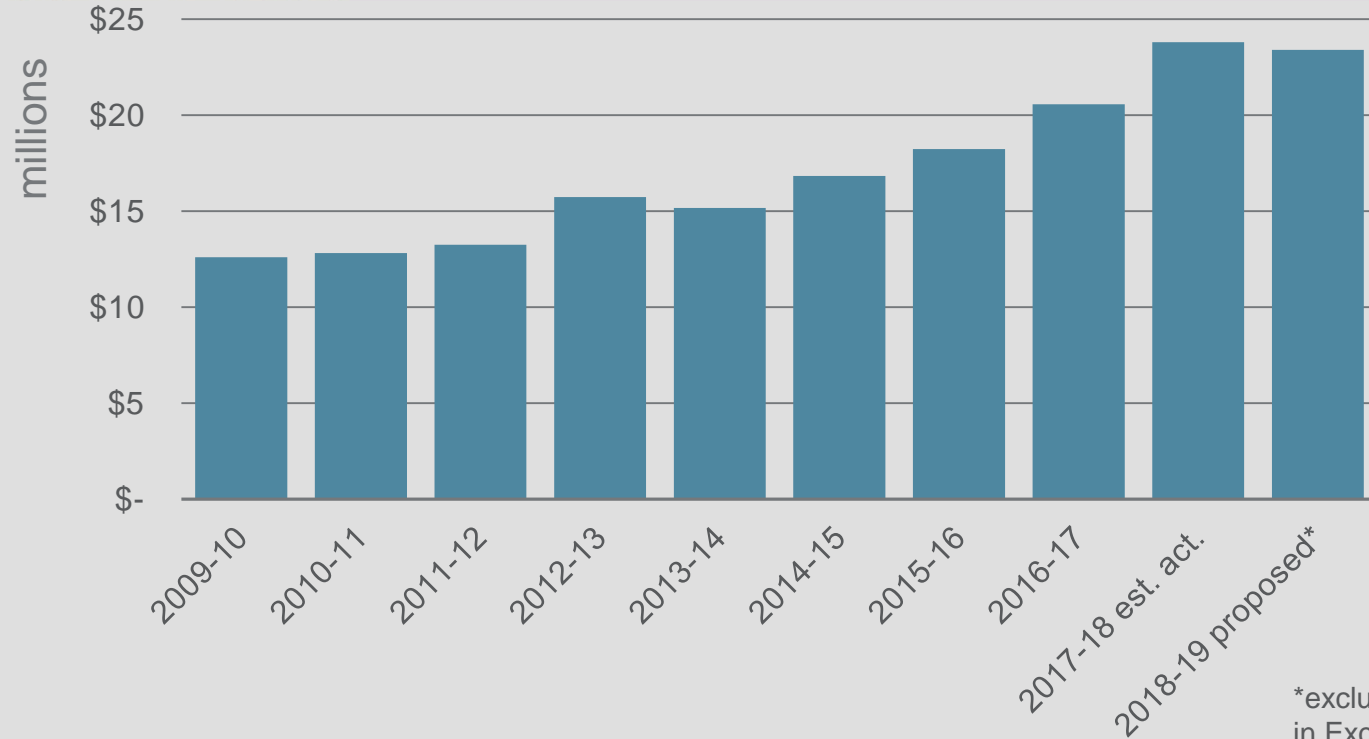


## GENERAL FUND



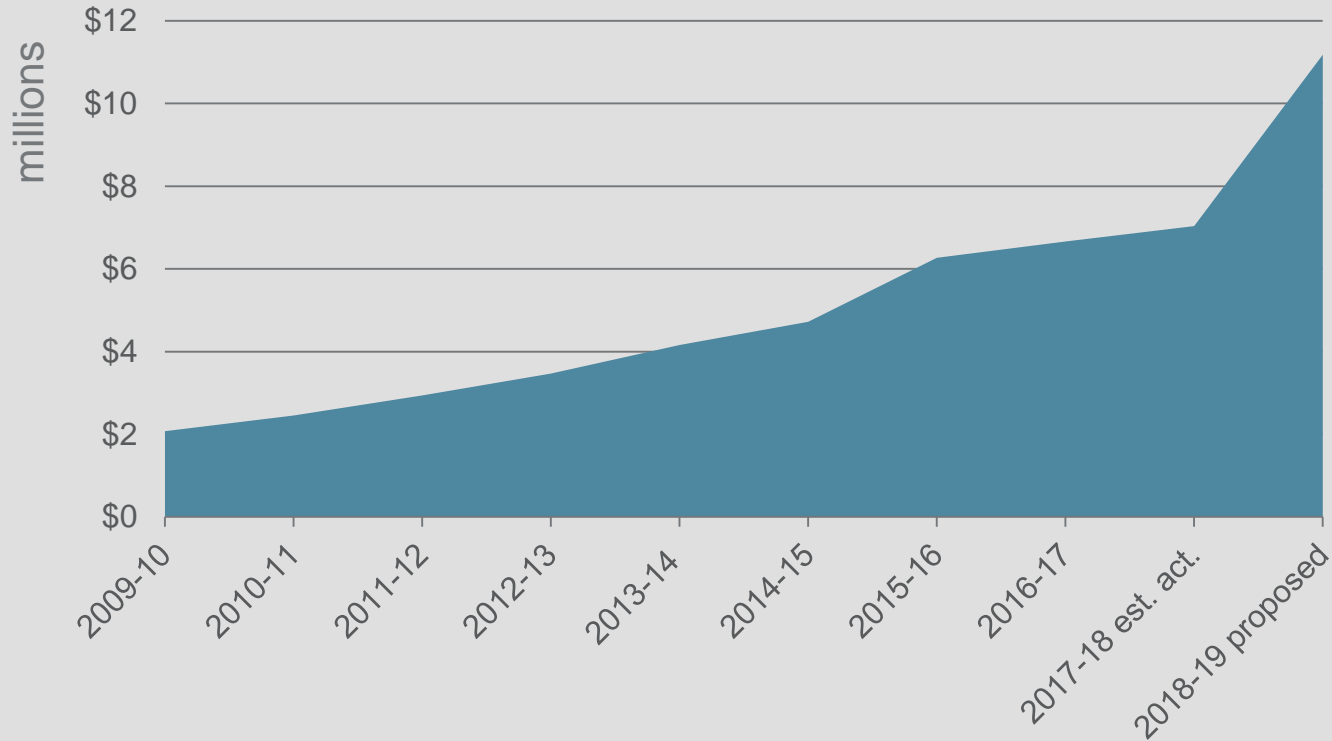


# GENERAL FUND PROPERTY TAXES



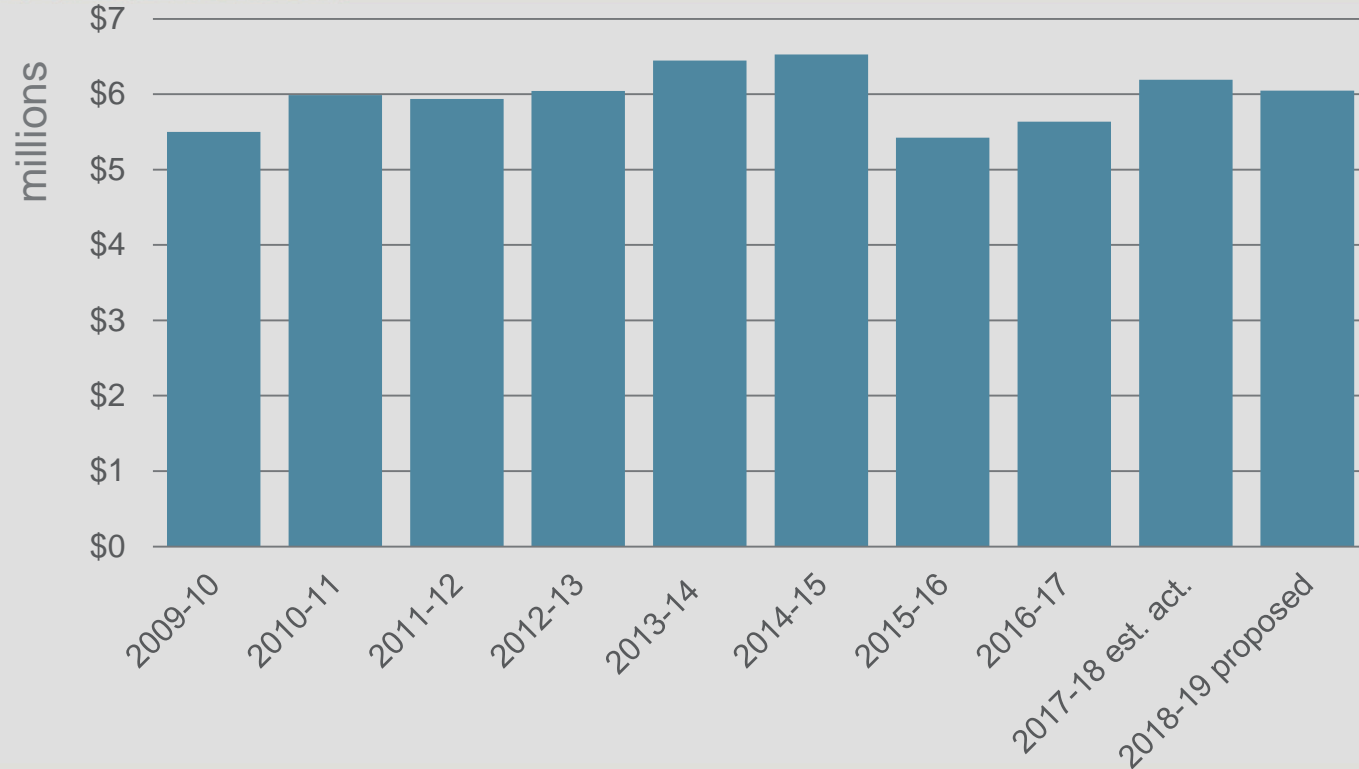
\*excludes \$1.1 million  
in Excess ERAF

# GENERAL FUND HOTEL TAXES



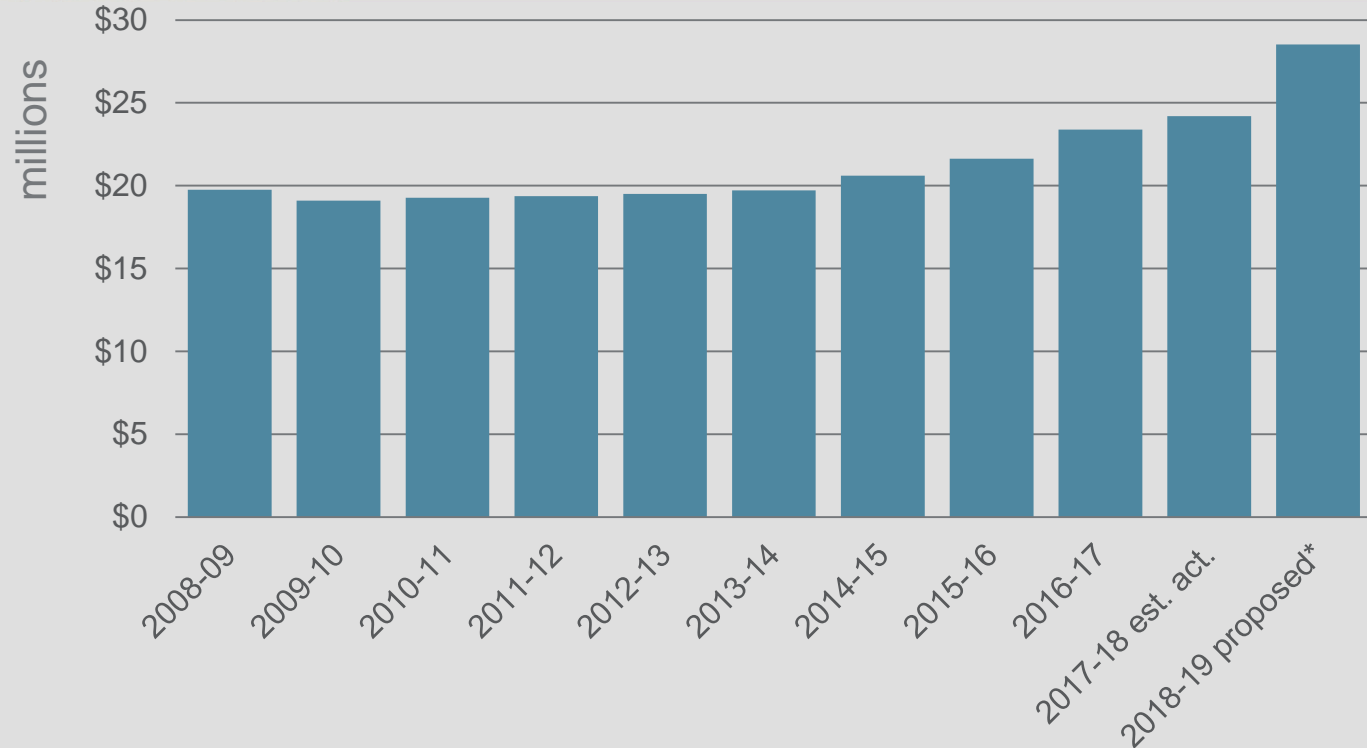


# GENERAL FUND SALES TAX

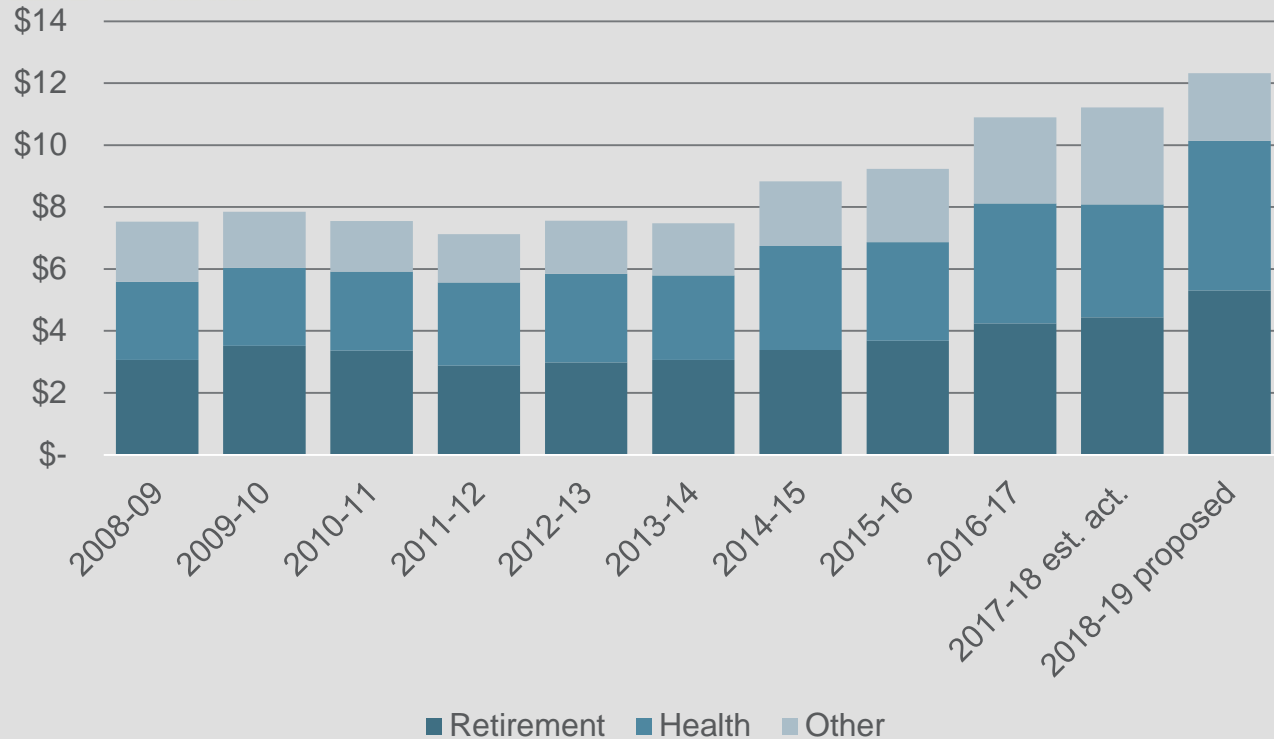




# GENERAL FUND SALARIES AND WAGES

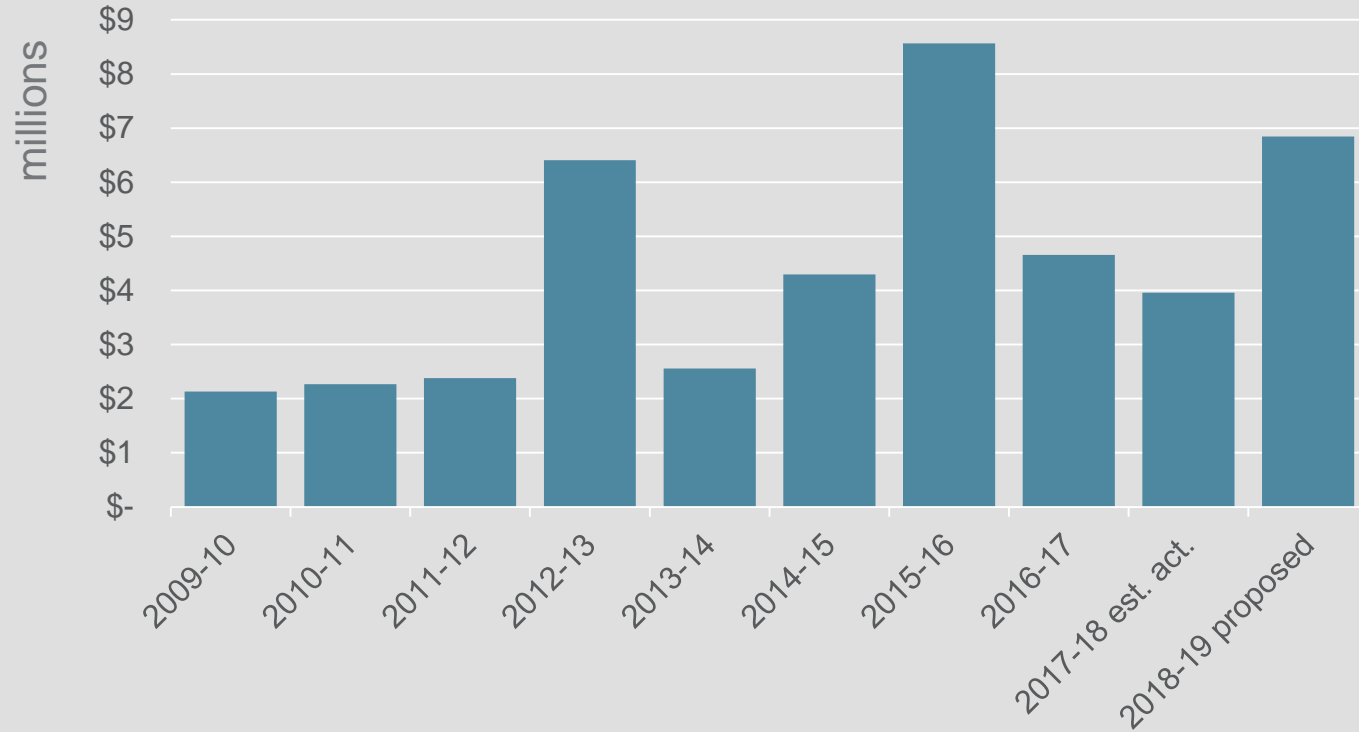


# GENERAL FUND FRINGE BENEFITS





# GENERAL FUND TRANSFERS



# 10-YEAR FORECAST

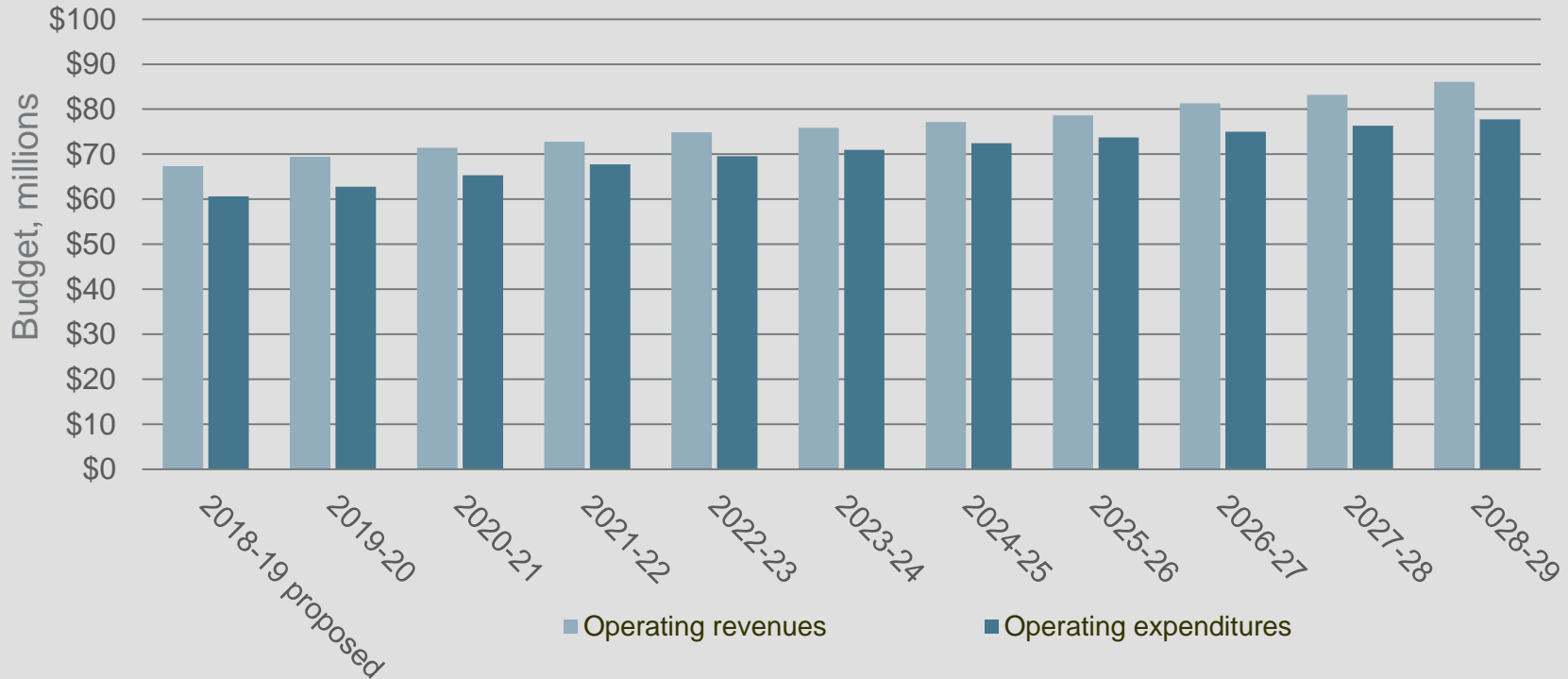
## 10-year forecast

- Coordinated with Finance & Audit Committee
- Economic downturn
- Overall decline in rate of growth on revenue
- Incorporates new budget requests
- Reserves maintained over 60% of operating budget

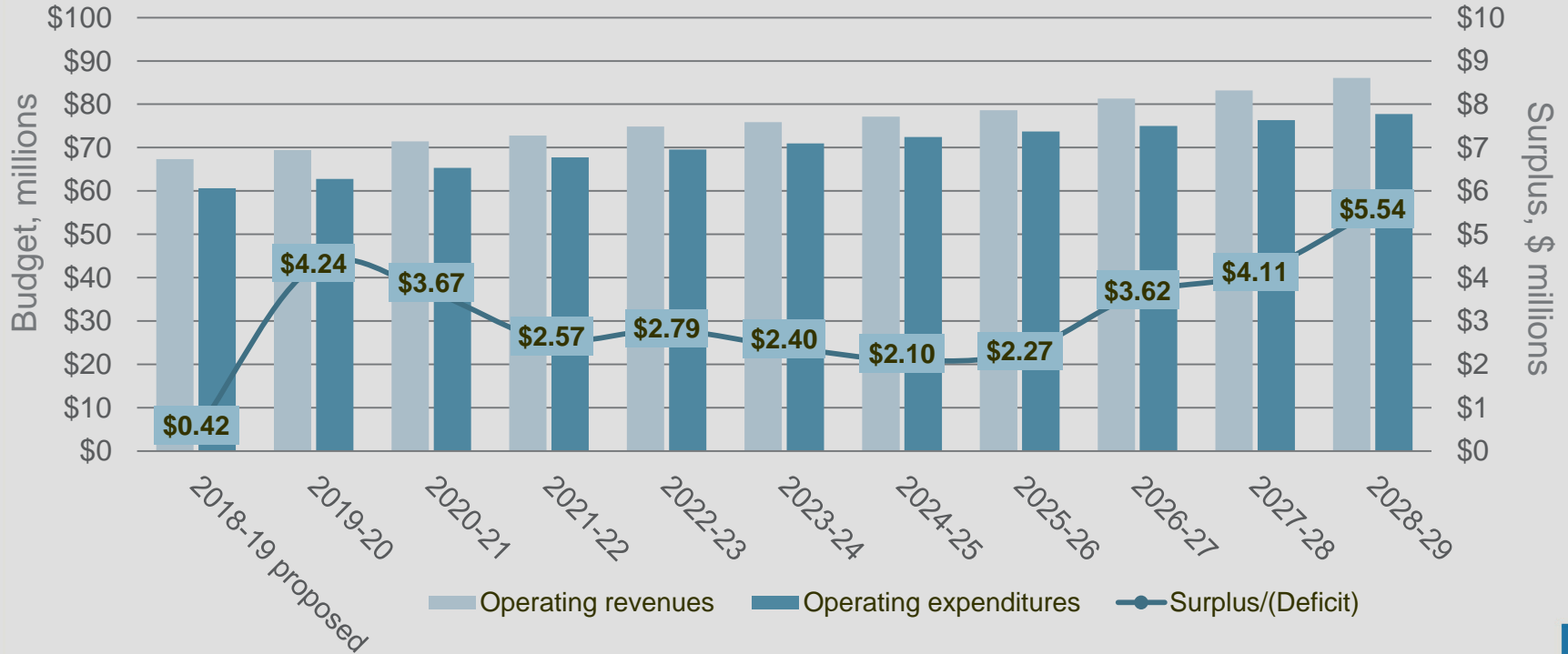




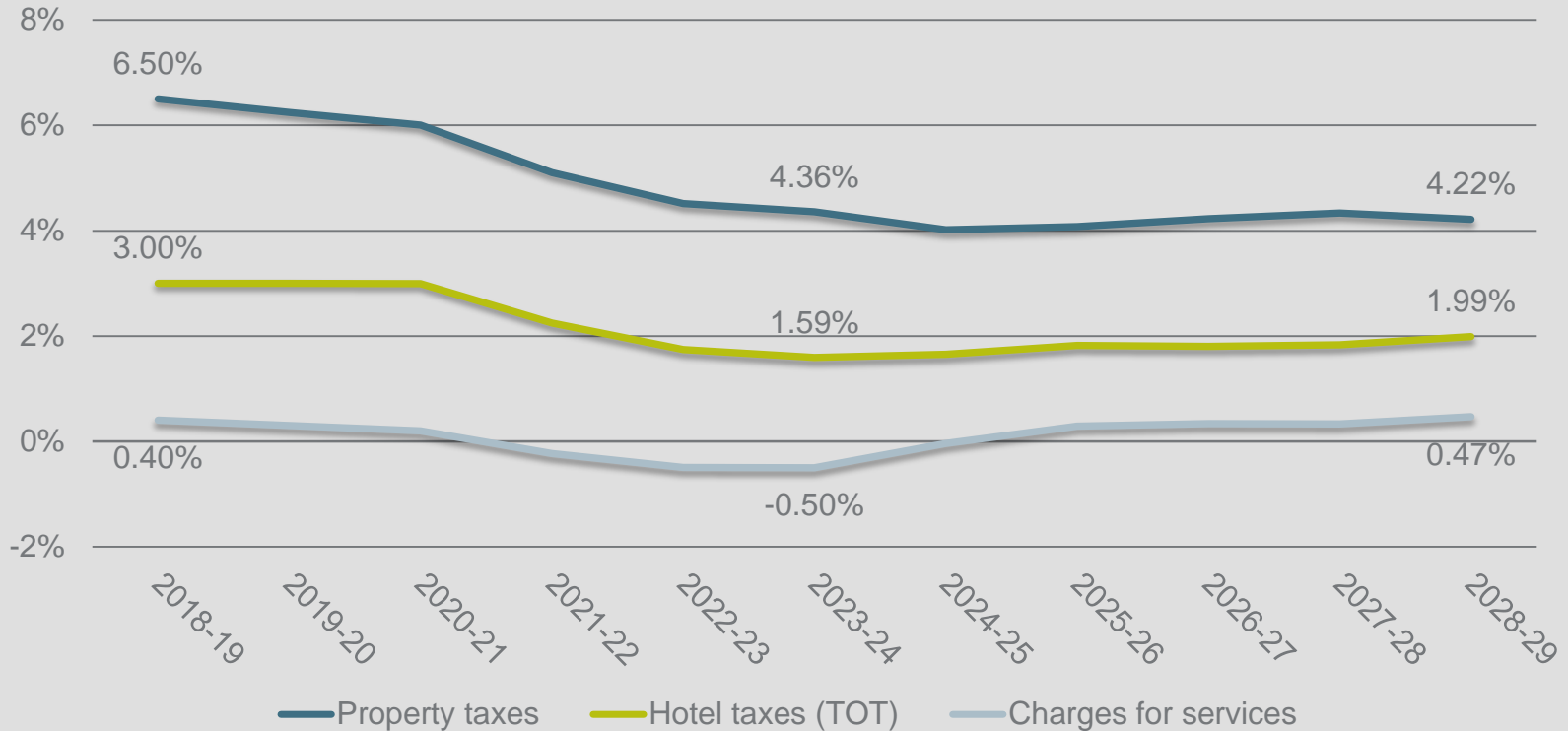
# GENERAL FUND 10-YEAR FORECAST



# GENERAL FUND 10-YEAR FORECAST

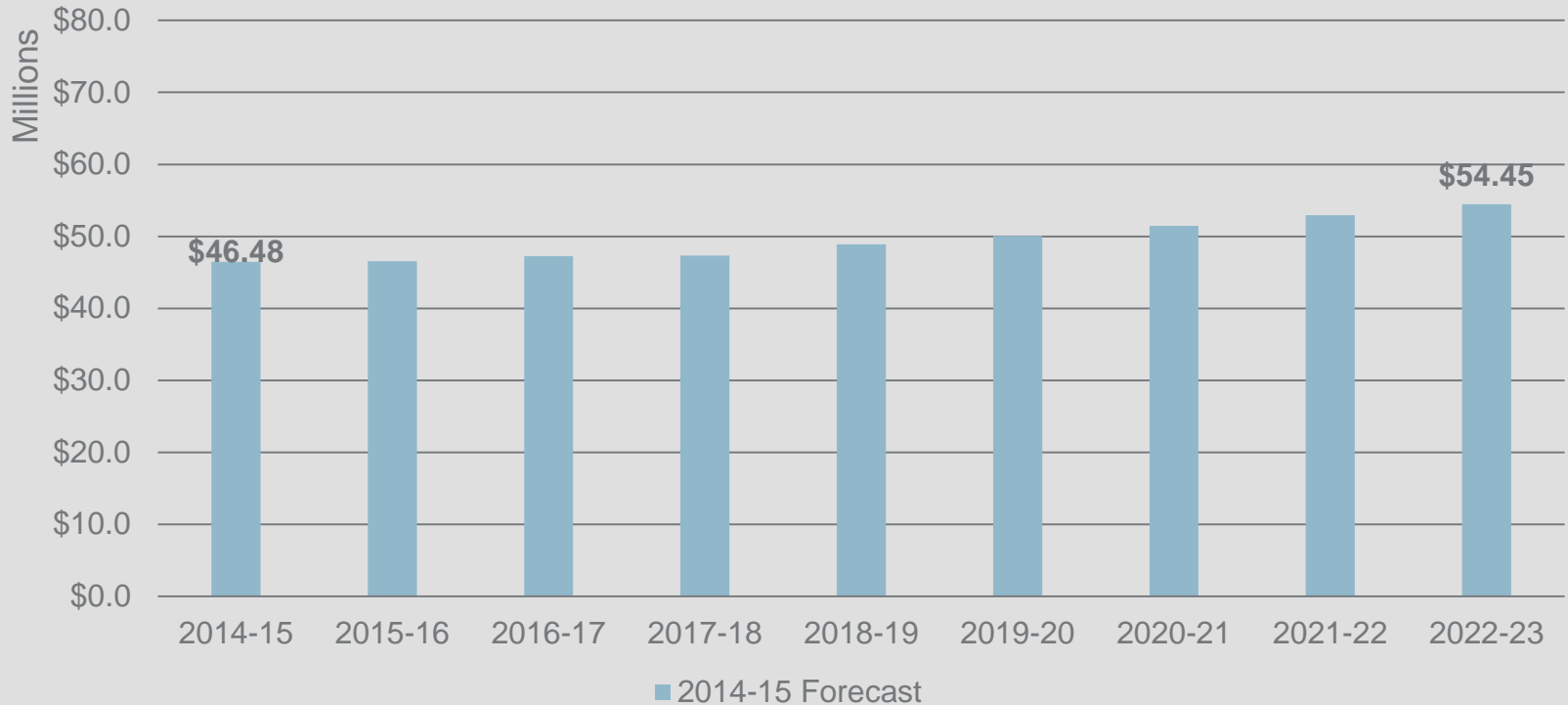


# 10-YEAR FORECAST – MAJOR REVENUE ASSUMPTIONS

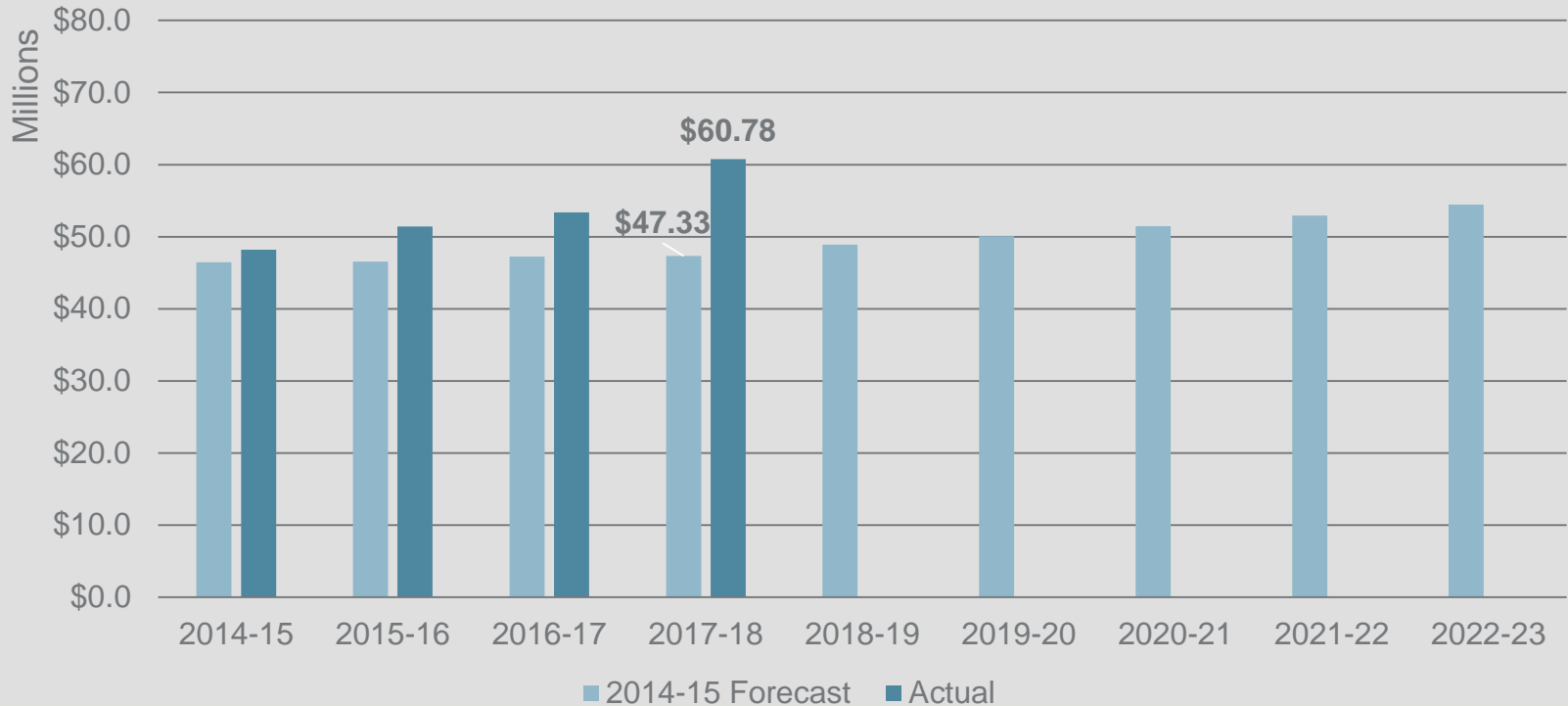




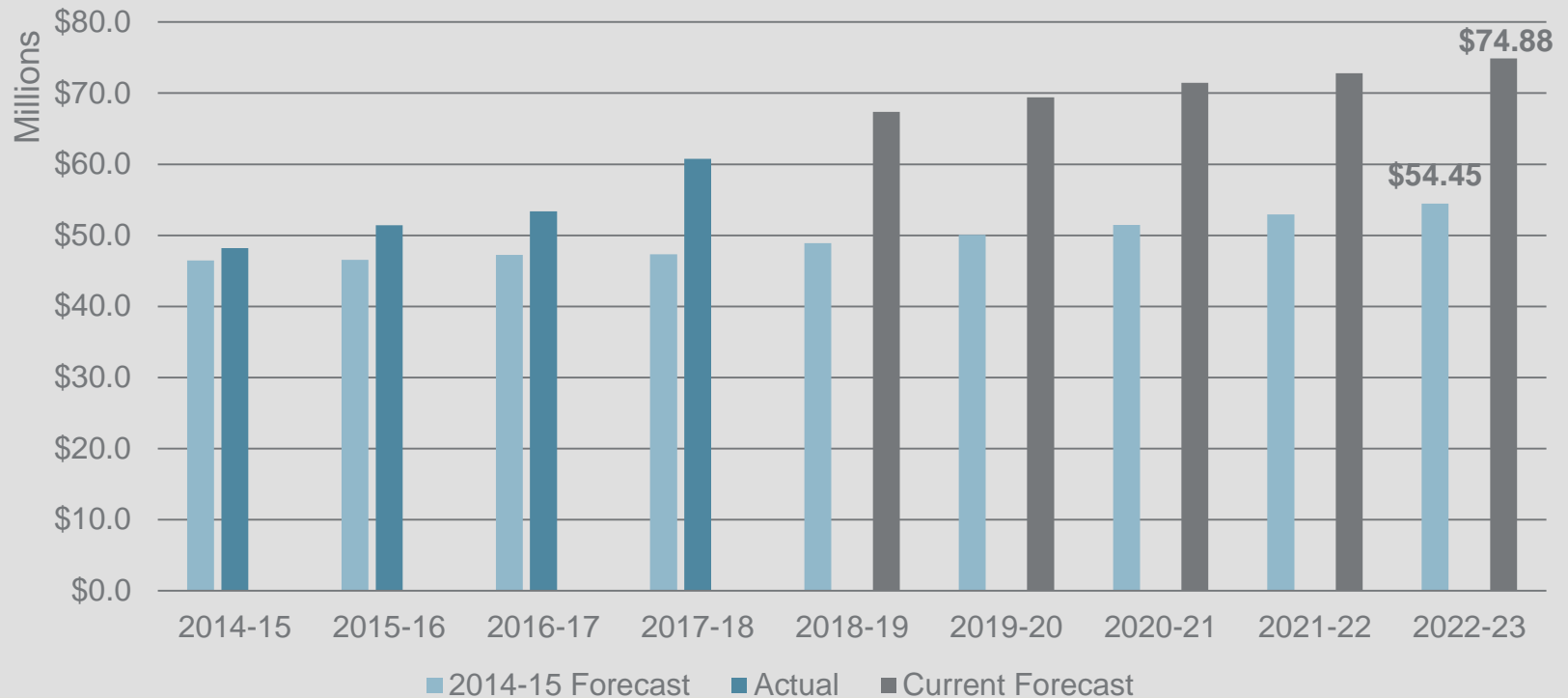
# 10-YEAR FORECAST REVENUE COMPARISON TO 2014-15



# 10-YEAR FORECAST REVENUE COMPARISON TO 2014-15



# 10-YEAR FORECAST REVENUE COMPARISON TO 2014-15





# DEPARTMENT BUDGETS





# 2017–18 OPERATING BUDGET: EXPENDITURES BY DEPARTMENT (\$ MILLIONS)



Department	FTEs	General Fund	Non-General Fund	Total
Public Works	70.00	\$11.93	\$64.62	\$76.55





# PERSONNEL REQUESTS



## Public Works Department

- 1.0 Construction Inspector
  - Maintain high level of monitoring and coordination for construction in public right of way
  - Funded through development fees
  - \$140,000
  
- 2.0 Water division personnel
  - Meet industry staffing standards for system maintenance
  - Funded through water rates
  - \$213,000



# 2017–18 OPERATING BUDGET: EXPENDITURES BY DEPARTMENT (\$ MILLIONS)



Department	FTEs	General Fund	Non-General Fund	Total
Public Works	70.00	\$11.93	\$64.62	\$76.55
Police	77.50	19.81	0.14	19.95



# PERSONNEL REQUESTS



## Police Department

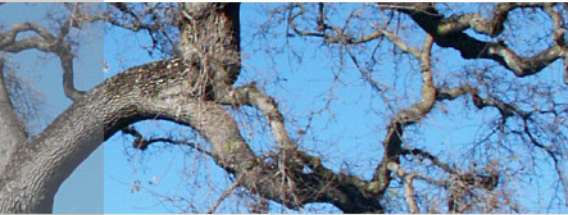
- 1.0 Code Enforcement Officer
  - Currently hundreds of open and backlogged complaints
  - Will allow Code Enforcement to be proactive vs. reactive
  - \$121,000
- 0.50 Communications Dispatcher
  - Additional “Beat-4” officers increased workload
  - Launch of “Text to 911” will significantly increase workload
  - Takes existing 0.50 unfilled dispatcher position and converts it into a full time position
  - \$61,000



# 2017–18 OPERATING BUDGET: EXPENDITURES BY DEPARTMENT (\$ MILLIONS)



Department	FTEs	General Fund	Non-General Fund	Total
Public Works	70.00	\$11.93	\$64.62	\$76.55
Police	77.50	19.81	0.14	19.95
Community Services	52.25	9.81	-	9.81



# PERSONNEL REQUESTS



## Community Services

- 0.75 Gymnastics Instructor
  - Restore programming that was eliminated due to difficulty recruiting and retaining temporary staff
  - Replaces temporary staff and stabilizes service delivery
  - \$53,000





# 2017–18 OPERATING BUDGET: EXPENDITURES BY DEPARTMENT (\$ MILLIONS)

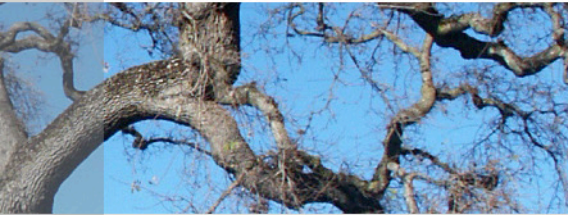


Department	FTEs	General Fund	Non-General Fund	Total
Public Works	70.00	\$11.93	\$64.62	\$76.55
Police	77.50	19.81	0.14	19.95
Community Services	52.25	9.81	-	9.81
Community Development	31.00	8.33	0.54	8.87

# 2017–18 OPERATING BUDGET: EXPENDITURES BY DEPARTMENT (\$ MILLIONS)



Department	FTEs	General Fund	Non-General Fund	Total
Public Works	70.00	<b>\$11.93</b>	<b>\$64.62</b>	<b>\$76.55</b>
Police	77.50	19.81	0.14	<b>19.95</b>
Community Services	52.25	9.81	-	<b>9.81</b>
Community Development	31.00	8.33	0.54	<b>8.87</b>
Library	18.50	3.57	0.32	<b>3.89</b>



# PERSONNEL REQUESTS



## Library Department

- 2.0 Librarians
  - Convert temporary staff to permanent as recommended by 2015 departmental review
  - Develop programs and services at Main and Branch for growing and changing community
  - \$232,000
- 1.0 Library Assistant
  - Improve front line service by decreasing reliance on temporary staff
  - Increase operational efficiencies
  - \$92,800
- \$130,000 reduction in temporary personnel costs





# 2017–18 OPERATING BUDGET: EXPENDITURES BY DEPARTMENT (\$ MILLIONS)



Department	FTEs	General Fund	Non-General Fund	Total
Public Works	70.00	\$11.93	\$64.62	\$76.55
Police	77.50	19.81	0.14	19.95
Community Services	52.25	9.81	-	9.81
Community Development	31.00	8.33	0.54	8.87
Library	18.50	3.57	0.32	3.89
Administration & Support Departments	38.00	13.99	8.55	22.43
<b>TOTAL</b>	<b>287.25</b>	<b>\$67.44</b>	<b>\$74.17</b>	<b>\$141.60</b>



# PERSONNEL REQUESTS



## Administrative Services

- 1.0 Human Resources Technician
  - Increased demand for human resources services
  - Implementation of the Human Resources Information System
  - Administrative support to the City Manager's Office
  - \$103,000





# 2017–18 CAPITAL IMPROVEMENT PLAN



## 2018-19 CIP

CIP \$47.22 million (78 proj.)

- \$29.85 million carryover
- \$17.37 million new funding (27 proj.)

- Project types

- Master plans
- Planning/design/outreach
- Ongoing improvements/repairs
- Water
- Other



## MAJOR PROJECT FUNDING 2018-19

- Street resurfacing project (\$4.20 million)
  - \$15.2 million in years 2-5
- Middle Avenue Caltrain crossing study, design and construction (\$1.10 million)
  - \$9.9 million in years 2-5
- Pierce Road sidewalk and San Mateo Drive bike route installation (\$1.01 million)
- Aquatic Center maintenance (\$0.40 million)
  - \$1.6 million additional required
- Willow Oaks Park improvements (\$0.38 million)
- Electric Vehicle Chargers (\$0.20 million)
- Belle Haven Youth Center improvements (\$0.20 million)



# NEXT STEPS

ANNIEBORG FAMILY  
GYMNASIUM



# NEXT STEPS

- Tonight's Public Hearing
  - Questions of staff from Council
  - Public input and close public hearing
  - City Council discussion
  - Council direction to staff for final budget
- June 19<sup>th</sup> budget adoption of final budget



## FROM VISION TO FRUITION

### 2018-19 Budget in Closing

- Balanced
- Stable long-term financial outlook
- Maintains and enhances services to the community
- Saves for future capital needs



Dan Jacobson  
Brandon Cortez  
Justin Murphy  
Nikki Nagaya  
Azalea Mitch, P.E.  
Eren Romero  
Clay Curtin  
Rebecca Lucky  
Peter Ibrahim

John McGirr  
Patricia Barboza  
Neetu Salwan  
Mark Muenzer  
Ron Lafrance  
Meghan Revolinsky  
Vanh Malathong  
Derek Schweigart  
Natalie Bonham

Todd Zeo  
Natalya Jones  
Marika Kopp  
Susan Holmer  
Nicholas Szegda  
David Bertini  
William Dixon  
Dani O'Connor  
Brian Henry



**THANK YOU**



# QUESTIONS





END

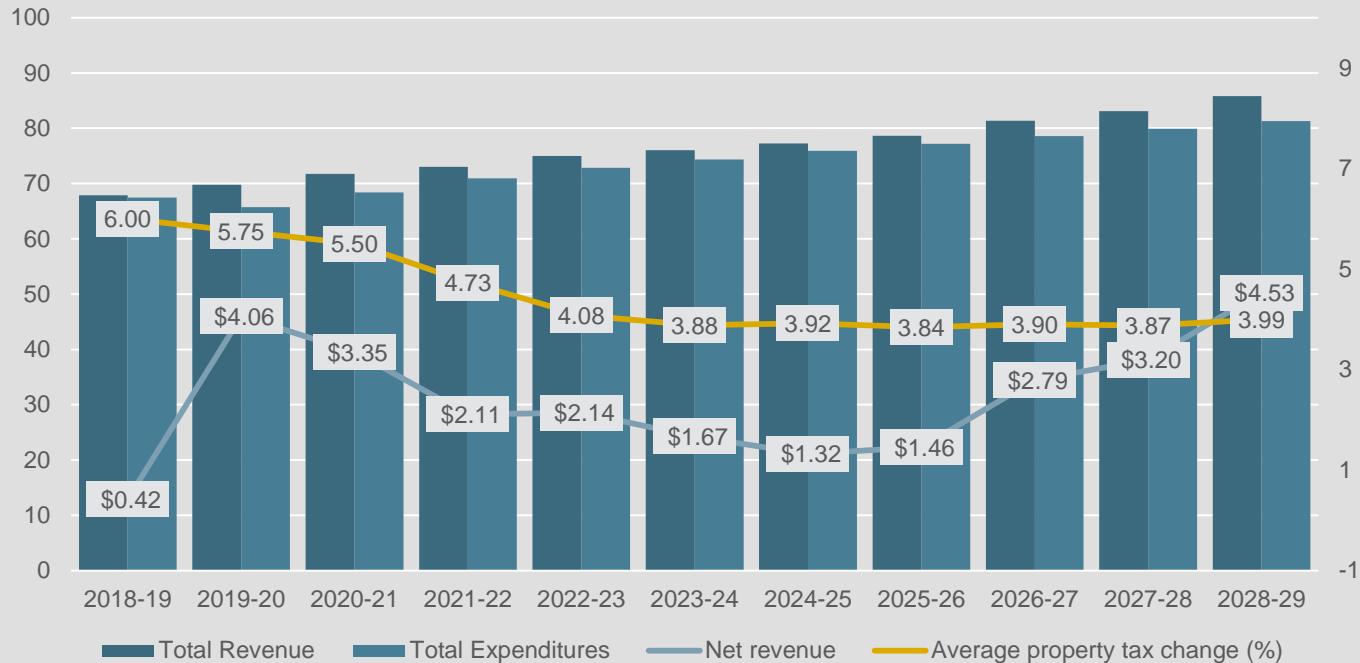




# GENERAL FUND 10-YEAR FORECAST



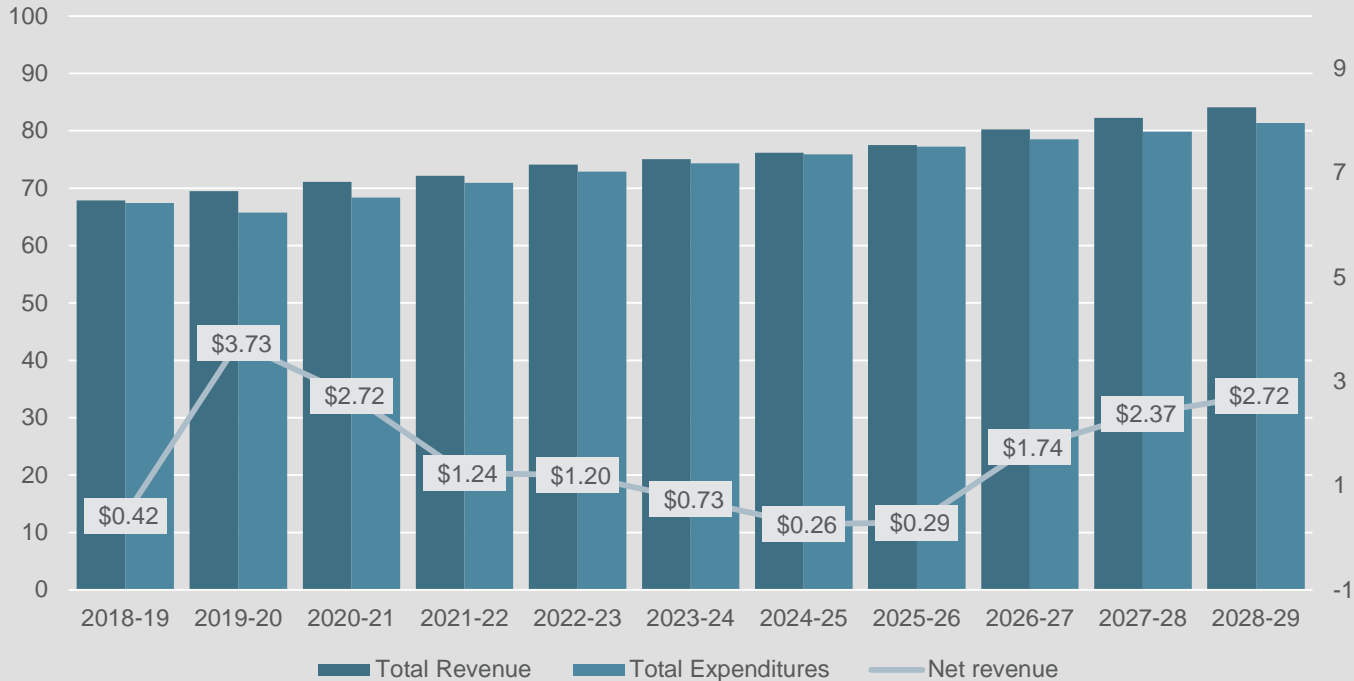
6% base property tax growth



# GENERAL FUND 10-YEAR FORECAST



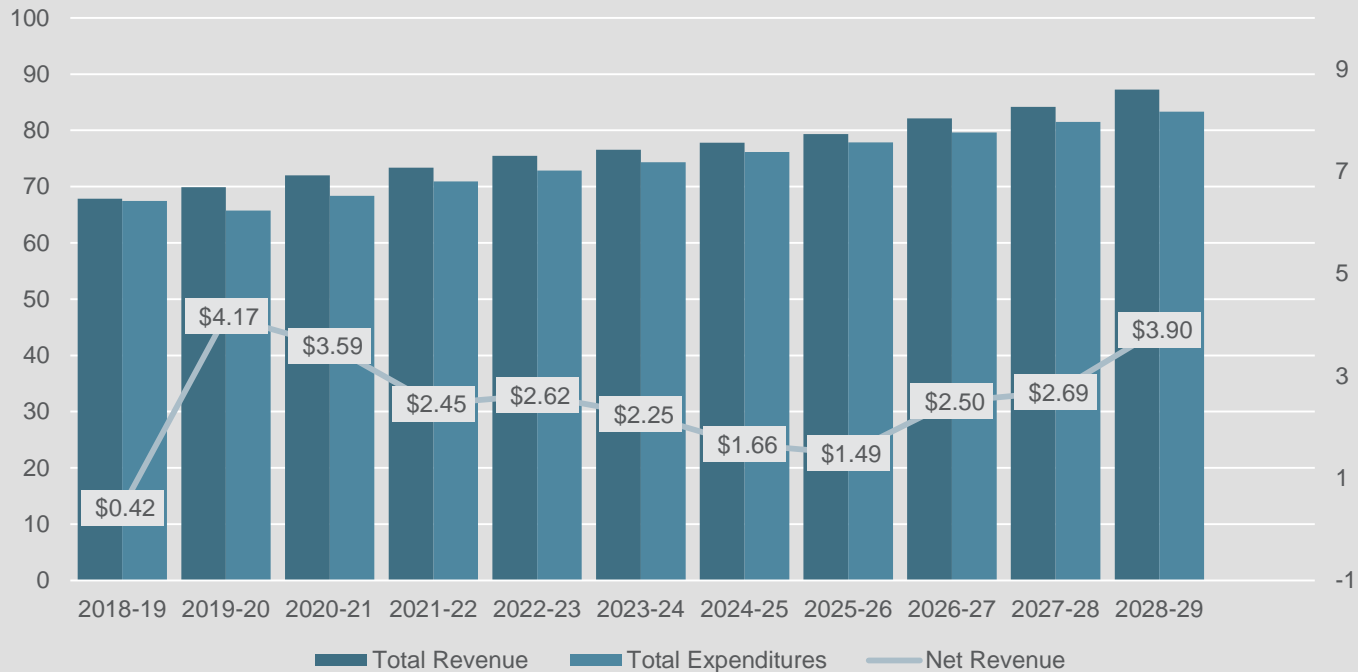
Property tax initial growth 4%



# GENERAL FUND 10-YEAR FORECAST



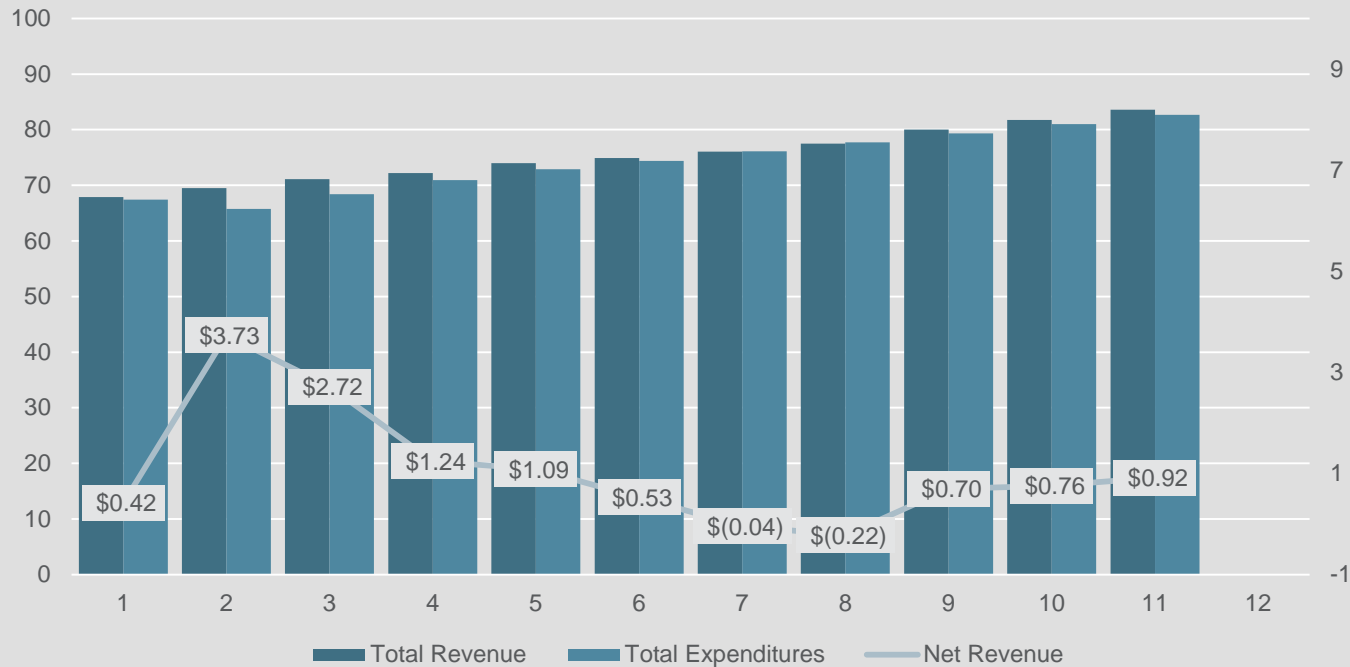
UAL continues growth



# GENERAL FUND 10-YEAR FORECAST



4% plus UAL growth







**716 Gilbert Ave.**



**752 Gilbert Ave.**



**730 Gilbert Ave.**



**754 Gilbert Ave.**



**740 Gilbert Ave.**



**758 Gilbert Ave.**





**707 Gilbert Ave.**



**735 Gilbert Ave.**



**717 Gilbert Ave.**



**747 Gilbert Ave.**



**723 Gilbert Ave.**



**787 Gilbert Ave.**





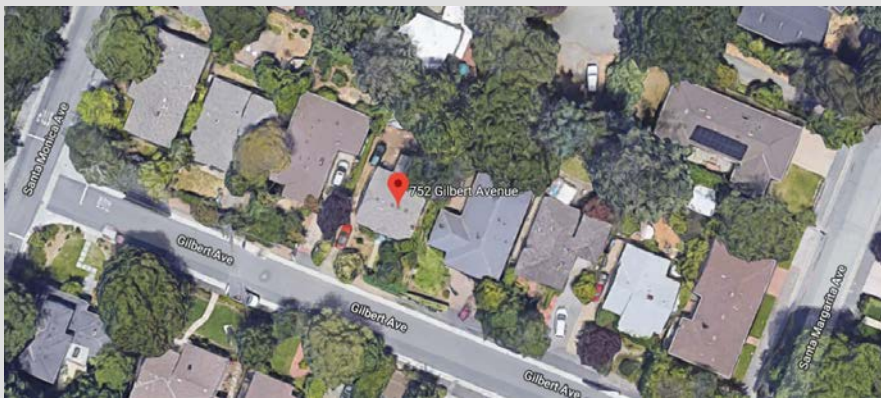
# 752 GILBERT AVENUE

Appeal of Planning Commission Approval

ANNIERGA FAMILY  
GYMNASIUM

## PROPOSED DEVELOPMENT

- Application submitted on July 26, 2017
- Proposed Project
  - New two-story home with attached garage
  - One heritage tree removal







## DEC. 11, 2017 PLANNING COMMISSION

- Considered public comments from a number of neighbors
- Conditionally approved the project 5-2, with conditions:
  - Reduce the building height by one foot, to 26.3 feet. The maximum height allowed is 28 feet
  - Install a new 7-foot fence on the east side of the property
  - Change the window glass of the stairway to obscured glass or raise the window sill height
  - Revise the gables and roofs to include louvers or gable vents



## APPEAL

- On January 2, 2018 the Planning Commission approval was appealed
- The appeal letter states:
  - Comments from neighbors on the proposed height were not adequately considered
  - The proposed height of the new building would be abnormally large and disharmonious and out of scale
  - Concerns about the health and treatment of heritage trees
- The City Arborist approved the removal of the heritage-sized Douglas fir and levied civil penalties for the harm previously done to the Douglas fir and the non-permitted removal of an additional heritage tree

## CITY COUNCIL OPTIONS

- Deny the appeal, uphold the Planning Commission approval
- Uphold the appeal, deny the Planning Commission approval
- Uphold the appeal and make modifications to the Planning Commission approval with additional conditions



**THANK YOU**

## Herren, Judi A

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**From:** Morris, Michele T  
**Sent:** Tuesday, June 5, 2018 3:20 PM  
**To:** Morris, Michele T  
**Subject:** FW: Regarding: 752 Gilbert Ave. Planning Review

Dear City Councilmembers and Planning Commissioners,

Please see the email below from Ms. Pauline Burke regarding the appeal of a use permit for 752 Gilbert Avenue which is on tonight's City Council Meeting agenda.

Thank you,

Michele T. Morris  
Assistant Planner  
City of Menlo Park, Planning Division  
Direct: 650.330.6724 | Main: 650.330.6702

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**From:** Burke, Pauline [REDACTED]  
**Sent:** Tuesday, June 5, 2018 2:42 PM  
**To:** Morris, Michele T <mtmorris@menlopark.org>  
**Subject:** Regarding: 752 Gilbert Ave. Planning Review

Dear Commission and Council

I live at [REDACTED] which is around the corner from 752 Gilbert Ave.

I object to the excessive size of the planned house at this location. I am generally for remodeling projects in our neighborhood but this particular structure is out of keeping with recent rebuilds and remodels in the neighborhood. It is also excessively large for the sub-standard lot and particularly imposing at the front.

I would ask that they owners go back the the drawing board to create a design that is more sensitive to the size of lot, neighbor's concerns.

Pauline Burke

## Herren, Judi A

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**From:** Anne K. Kanerva [REDACTED]  
**Sent:** Thursday, May 31, 2018 9:41 AM  
**To:** \_CCIN  
**Subject:** support appeal by residents of 700 block Gilbert

May 31, 2018

Dear Members of the Menlo Park City Council,

I am writing **in support of the appeal by residents in the 700 block of Gilbert** regarding the permit to construct a new 2-story house on the substandard lot at 752 Gilbert.

I understand that, in addition to being on a substandard lot, the scale of the proposed new house is not compatible with the neighborhood, being almost twice the height of most houses on that block, which would create a sense of bulk and disharmony in an otherwise pleasant neighborhood.

I urge you to seriously consider the input from concerned neighbors, and reject the Planning Commission's decision on this matter, and require a maximum height for the new building that is more harmonious with the surroundings.

Sincerely,

Anne K. Kanerva  
[REDACTED]  
Menlo Park CA 94025