



SPECIAL AND REGULAR MEETING MINUTES

Date: 3/26/2019
Time: 5:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

5:00 p.m. Closed Session (City Hall – “Downtown” Conference Room, 1st Floor)

CL1. Closed session conference with labor negotiators pursuant to Government Code §54957.6 regarding PSA

Attendees: City Attorney Bill McClure, Administrative Services Director Lenka Diaz

CL2. Closed session conference pursuant to Government Code §54957(b)(1) regarding public employee performance evaluation of the City Attorney

CL3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to Government Code Section 54956.9(d) (4): One case

6:00 p.m. Study Session (City Council Chambers)

A. Call to Order

Mayor Mueller called the meeting to order at 6:06 p.m.

B. Roll Call

Present: Carlton, Combs, Nash, Taylor, Mueller
Absent: None
Staff: Assistant City Manager Nick Pegueros, City Attorney Bill McClure, City Clerk Judi A. Herren

C. Pledge of Allegiance

Mayor Mueller led the Pledge of Allegiance.

D. Presentations and Proclamations

D1. Youth – Plan, Learn, Act, Now (Y-PLAN) housing study presentation and commendations students Ivette Contreras, Mia Palacios, Ashley Barraza, and Nataly Manzanero made the presentation.

Mayor Mueller presented certificates to Ivette Contreras, Mia Palacios, Ashley Barraza, and Nataly Manzanero.

SS1. Initiate ConnectMenlo general plan two-year review (Staff Report #19-053-CC) (Attachment)

Assistant Community Development Director Deanna Chow made the presentation.

- Pamela Jones in favor of more public outreach for ConnectMenlo.
- Rachel Bickerstaff spoke in support of the beautiful new buildings but against the progress of connecting Menlo Park.
- Sheryl Bims spoke against the development in District 1.
- Vicky Robledo spoke about the traffic congestion in the Belle Haven neighborhood.
- Adina Levin spoke in support of the Dumbarton Rail project moving forward and other transportation options. Levin also spoke in support of prioritizing housing.
- Diane Bailey spoke in support of the renewable energies required in ConnectMenlo and implementation should be considered in the Downtown Specific Plan.
- Henry Riggs spoke about the traffic issues in the Bayfront area.
- Rita Vrhel spoke about the rise of ground water and climate change (Attachment).
- Karen Grove spoke in support of increased mobility and more affordable housing.
- Angela Evans spoke in support of affordable housing downtown.
- Jasmine Harris spoke in support of education, parks, and traffic relief.
- Rachel Horst spoke in support of receiving public comment on ConnectMenlo and community amenities, and expressed concerns about office buildings.

The City Council requested that they revisit the amenities list and consider a “boomerang fund” in order to capture funds and reinvest into the neighborhood. There was discussion on the LEED (Leadership in Energy and Environmental Design) standards and upcoming state bill(s) impacts to current and upcoming projects.

7:00 p.m. Regular Session

E. Report out of Closed Session

None.

F. Public Comment

- Ron Shepherd spoke in support of selling the Menlo Park Municipal Water (Attachment).
- Leonardo Schneiderman spoke about the need for enforcement for non-smoking housing.

G. Consent Calendar

G1. Review and acceptance of the 2018 annual progress report on the status and progress in implementing the City’s housing element and the annual housing successor report (Staff Report #19-052-CC)

- Karen Grove spoke on behalf of Housing Commission and shared highlights of the Housing Element.
- Adina Levin spoke about “job to housing” ratios and in support of housing, specifically affordable.
- Pamela Jones asked how data can be gathered from apartment complexes that have mixed use including below market rate and market rate.
- Ernesto Reyes spoke about the regulations of secondary dwelling units.

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

Items H1 and I2 were presented together.

H. Public Hearing

- H1. Adopt Resolution No. 6489 to abandon public right-of-way and public utility easements adjacent to 1345 Willow Road, and authorize the city manager to execute purchase and sales agreements, escrow instructions, deeds, and related documents, for the sale of portions of the frontage road to MidPen Housing and Dora L C Caballero Trust (Staff Report #19-050-CC) (Attachment)

I. Regular Business

- I1. Adopt Resolution No. 6490 to authorize a loan to MidPen Housing of \$6.7 million for an affordable housing development at 1317-1385 Willow Road and authorize the city manager to execute any and all related agreements and loan documents (Staff Report #19-051-CC)

Management Analyst II Mike Noce and Senior Civil Engineer Theresa Avedian made the staff presentation.

Jan Lindenthal and Anne Torney from MidPen Housing made a presentation.

- Karen Grove spoke in support of the project.
- Angela Evans spoke in support of the proposal.
- Rachael Kaci spoke favorably about the successful public outreach through community meetings and in support of the project.
- Pamela Jones spoke in support of the process.

ACTION: Motion and second (Combs/Carlton) to close the public hearing, passed unanimously by acclamation.

The City Council received confirmation that the access to the gas station and store would not be impacted. The City Council also requested that the housing be assigned in the following priority: Belle Haven residents, Menlo Park residents, and formerly homeless Ravenswood school district.

ACTION: Motion and second (Carlton/Nash) to adopt Resolution No. 6489 to abandon public right-of-way and public utility easements adjacent to 1345 Willow Road, and authorize the city manager to execute purchase and sales agreements, escrow instructions, deeds, and related documents, for the sale of portions of the frontage road to MidPen Housing and Dora L C Caballero Trust and adopt Resolution No. 6490 to authorize a loan to MidPen Housing of \$6.7 million for an affordable housing development at 1317-1385 Willow Road and authorize the city manager to execute any and all related agreements and loan documents, passed unanimously.

- I2. Reaffirm the Transportation Master Plan goals and approve the prioritization strategy for projects identified as part of the Transportation Master Plan (Staff Report #19-055-CC) (Attachment)

Senior Transportation Engineer Kristiann Choy made the presentation.

Mayor Mueller modified the goal language to include "...including the encouragement of the use of lower emission modes such as walking, biking and transit, and prioritizing the safety of children, seniors and the public."

- Bill Baron with donated time from Sandra Baron spoke in support of Mayor Mueller's amendment but suggested alternatives.
- Bianca Walser spoke in support of the Transportation Master Plan (TMP) and its clear goals.
- Pamela Jones spoke in support of the insertion of Housing Element traffic conditions.

- Jacqui Cebrian spoke against adding lanes to Willow Road.
- Chris DeCardy spoke in support of how the project groupings by implementation timing and cost list has been developed. DeCardy also commented that traffic congestion needs to be included in the TMP.
- Adina Levin spoke in support of the TMP and offered suggestions.
- Jen Wolosin spoke in support of traffic relief and safety.
- Henry Riggs spoke in support of traffic congestion management as a goal.
- Diane Bailey spoke in support of the additional goal to relieve traffic congestion.
- Ken Kershner spoke in support of sustainable commuting and class 4 bike lanes. Also, suggested adding a partnership program "safe routes to work".
- John Kadvany spoke against the scoring methodology.
- Katie Behroozi spoke in favor of the complete street project on Telegraph in Berkley.

The City Council discussed the scoring management and traffic congestion impacts to safety. They also discussed prioritizing pedestrians. The City Council directed staff and the Transportation Master Plan Oversight and Outreach Committee (TMPOOC) to evaluate the scoring prioritization, investigate a safety overlay and return those recommendations to the City Council.

ACTION: Motion and second (Mueller/Carlton) to reaffirm the Transportation Master Plan goals, as amended, and direct: 1) Staff and the TMPOOC to evaluate project scoring and prioritization; 2) Staff and the TMPOOC to investigate a safety overlay and; 3) Staff to return to the City Council with TMPOOC recommendations for further City Council direction or final action, passed unanimously.

J. Informational Items

- J1. Belle Haven Branch library space needs study – community survey results and preliminary program matrix (Staff Report #19-042-CC)
- Jacqui Cebrian spoke in support of the space needs study.
- J2. Update on the Willow Road and U.S. 101 interchange construction, upcoming traffic changes and upcoming landscaping project (Staff Report #19-054-CC)

City Councilmember Carlton requested staff to continue working with Caltrans on the the striping at the interchange and resolve the issues around the sound wall (specifically at Bay Road and Heritage Place).

K. City Manager's Report

L. Councilmember Reports

City Councilmember Carlton requested an update on the Grand Jury report regarding the smoking ban.

M. Adjournment

Mayor Mueller adjourned the meeting at 11:15 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of April 9, 2019.



CONNECTMENLO TWO-YEAR REVIEW

CITY COUNCIL STUDY SESSION – MARCH 26, 2019





AGENDA

- Purpose of Study Session
- Overview of ConnectMenlo
- What's Happened Since Adoption of the General Plan?
- What's Next?

- Program LU-1.C – conduct an a review of the Land Use Element two years after adoption
- Seeking Council consensus on any future work on the General Plan
- No formal action taken





OVERVIEW OF CONNECTMENLO



- Blueprint for future development
- Commenced 2014; 2+ year process
- 60+ public meetings
- General Plan Advisory Committee (GPAC)
- Components
 - Guiding Principles
 - Land Use Element and Circulation Elements
 - Bayfront Area Zoning (O, LS and R-MU Districts)
 - Environmental Impact Report
 - Fiscal Impact Study



- Citywide Equity
- Healthy Community
- Competitive and Innovative Business Destination
- Corporate Contribution
- Youth Support and Education Excellence
- Great Transportation Options
- Complete Neighborhoods and Commercial Corridors
- Accessible Open Space and Recreation
- Sustainable Environmental Planning

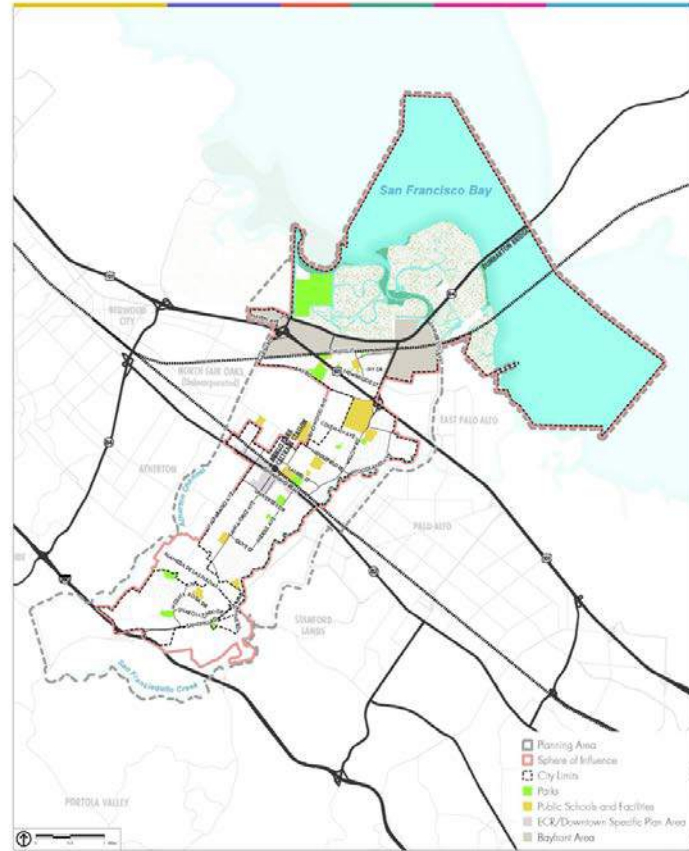
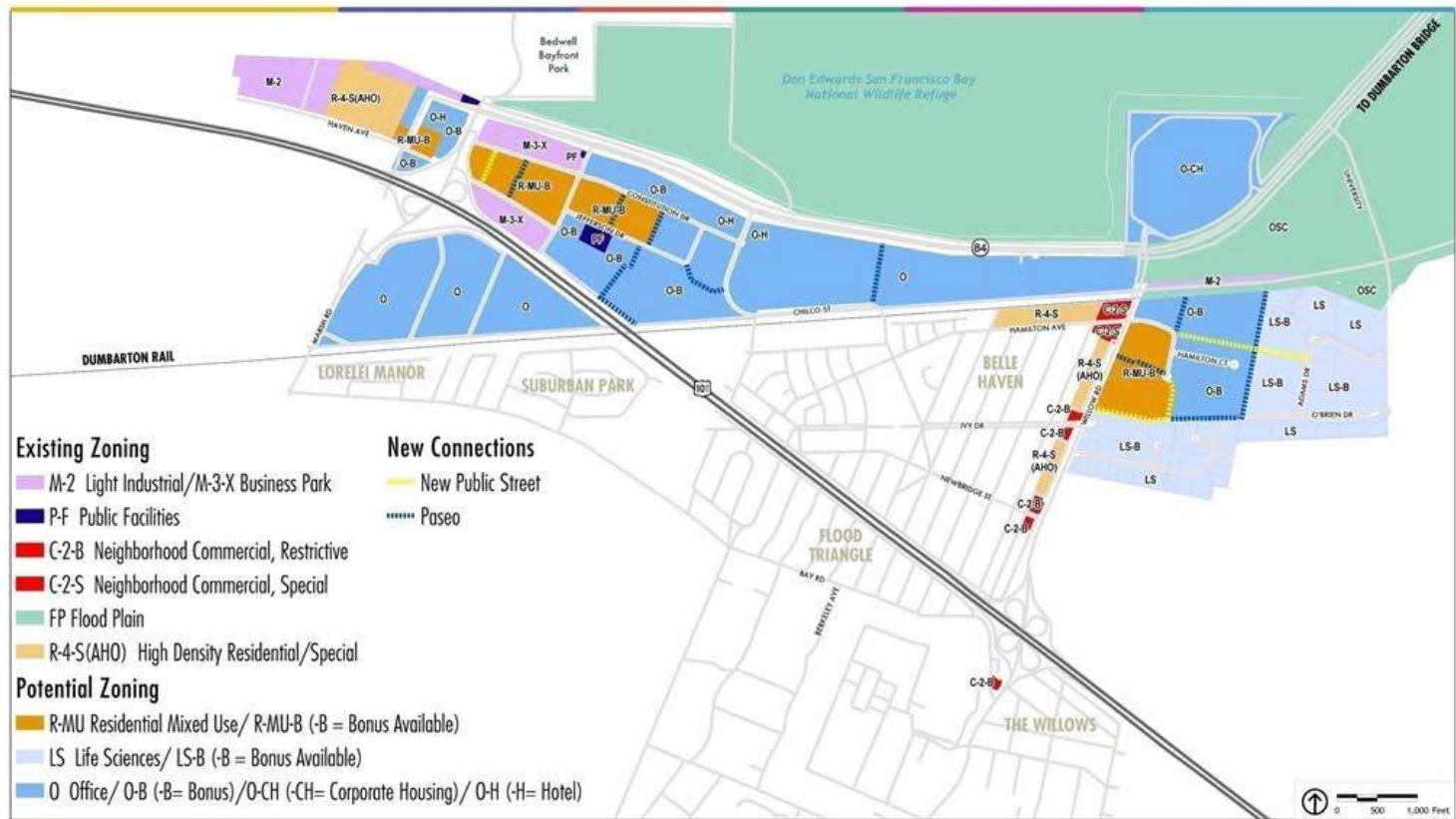


FIGURE 2: PLANNING BOUNDARIES



GENERAL PLAN DEVELOPMENT POTENTIAL



Table 1: General plan development potential

	1994 General Plan	ConnectMenlo (net new)	Combined total
Non-Residential square footage			
Bayfront Area	1,360,000	2,300,000	3,660,000
Remainder of City	355,000	0	355,000
Total	1,715,000	2,300,000	4,015,000 sf
Residential Units			
Bayfront Area	0	4,500	4,500
Remainder of City	850	0	850
Total	850	4,500	5350 units
Hotel rooms			
Bayfront Area	0	400	400
Remainder of City	0	0	0
Total	0	400	400 rooms

PROJECT BENEFITS

- Promote live/work/play environment
- Provide for amenities, i.e. grocery store
- Create sense of place desired by community
- Establish green/sustainable standards
- Foster economic vitality
- Emphasize complete streets
- Environmentally superior to current General Plan



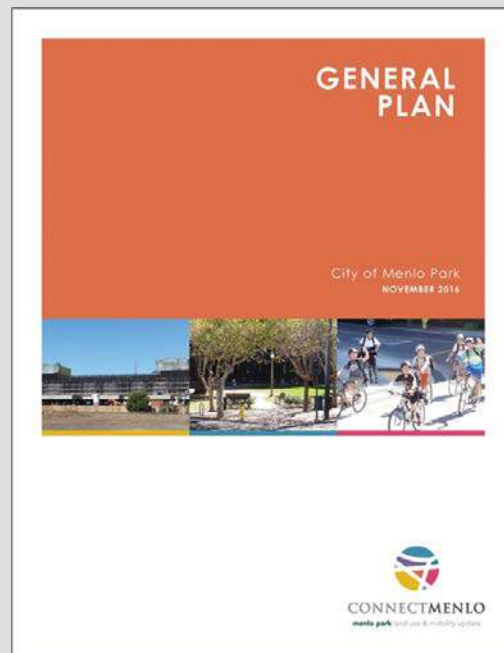


WHAT'S BEEN HAPPENING?



PLAN IMPLEMENTATION

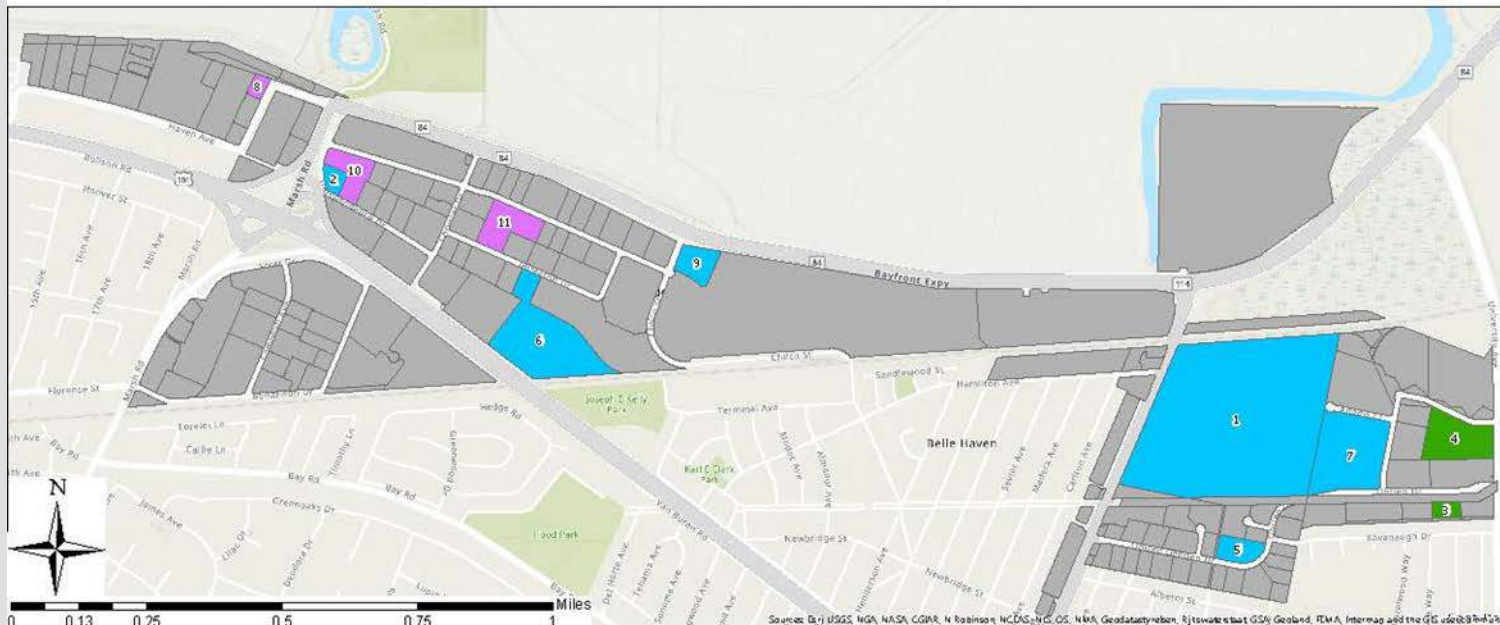
- Green and Sustainable Building Regulations
 - Electric Vehicle Chargers – citywide
 - Water Budgets
 - Zero Waste
 - City LEED Performance Program
- Community Amenities
 - Appraisal Instructions



Proposed Bayfront Development Projects



CITY OF
MENLO PARK



Legend

Entitlement Status

- Approved
- Pending
- Study Session

ID	Address	Project	Land Use Category	Entitlement Status	Net New Residential Units	Net New Non-Residential Square Feet
1	Willow Village	Willow Village	Mixed Use Development	Pending	1500	975,035
2	111 Independence	111 Independence	Housing Development	Pending	108	0
3	1490 O'Brien Drive	1490 O'Brien Drive	R&D Development	Approved	0	519
4	1805 Adams Drive	1505 Adams Court	R&D Development	Approved	0	9,463
5	1105 O'Brien Drive	1105 O'Brien Drive	R&D Development	Pending	0	66,404
6	164 Jefferson Drive	151 Commonwealth/164 Jefferson	Commercial Development	Pending	0	249,500
7	1350 Adams Court	1350 Adams Court	R&D Development	Pending	0	260,400
8	3723 Haven Avenue	Hotel Moxy	Commercial Development	Study Session	0	0
9	Facebook Way	Citizen M Hotel	Commercial Development	Pending	0	0
10	115 Independence Drive	Mento Portal	Mixed Use Development	Study Session	320	-29,884
11	141 Jefferson Drive	Mento Uptown	Housing Development	Study Session	483	-73,411



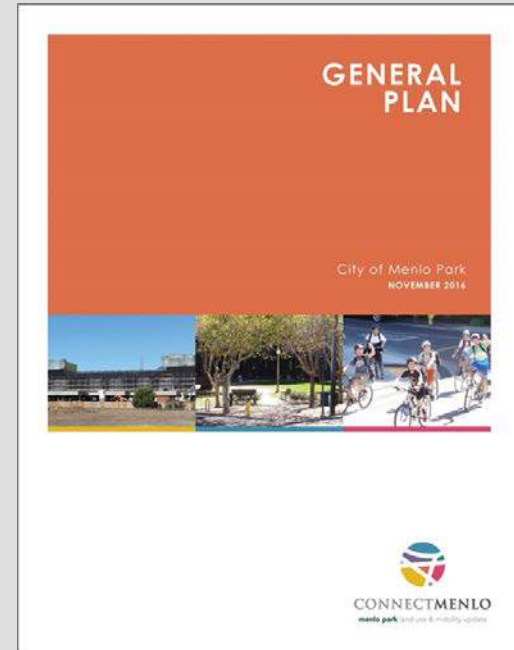
SUMMARY OF PROPOSED DEVELOPMENT IN BAYFRONT AREA

Table 2: Summary of proposed development in the Bayfront Area

	Maximum allowed development potential	Total proposed	Total proposed - net new	Remaining under EIR development cap	Remaining under general plan development cap
Non-Residential square footage					
Office square footage	1,285,000 sf	1,999,500 sf	887,324 sf	397,676 sf	
Life science square footage	2,100,000 sf	453,824 sf	336,786 sf	1,763,214 sf	2,235,890 sf
Commercial square footage	275,000 sf	200,000 sf	200,000 sf	75,000 sf	
Residential units	4,500 units	2,091 units	2,091 units	909 units	2,409 units
Hotel rooms	400 rooms	457 rooms	457 rooms	-57 rooms	-57 rooms

TOPICS FOR CONSIDERATION

- Community Amenities
 - Amenities List
 - Impact Fee
- Development Caps
 - Residential
 - Non-Residential
 - Hotels
- Jobs/Housing Balance
 - Requested Information





WHAT'S NEXT?



FOLLOW UP

- Council provide feedback and request further consideration of topics
- Staff conduct more detailed review of those topics for future Council discussion
- Conduct Council meeting for direction on proposed changes
- Engage consultant, if needed



THANK YOU

Save Palo Alto's Groundwater and the City of Palo Alto are pleased to present

**Planning for Rising Waters:
Sea Level, Groundwater and the Bay Edge**

by Dr. Kristina Hill

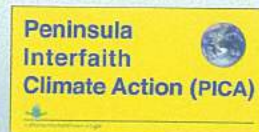
**Assoc. Professor, Landscape Architecture and Environmental
Planning and Urban Design, U.C. Berkeley**



**April 24, 2019, 7 – 8:30 pm. Doors open at 6:30 pm
Mitchell Park Community Center, El Palo Alto Room
3700 Middlefield Road, Palo Alto**

Free Admission but please register at:

<http://savepaloaltosgroundwater.org/you-are-invited/>



BAY NATURE



The Sea Beneath Us

Sea level rise has a gotcha-from-behind twin: rising groundwater. It's already here. And some experts maintain, we're not ready for it.

by *Grace Mitchell Tada*

March 25, 2019

In East Oakland, on a residential street in front of a small park, Kristina Hill stopped and got out of her vehicle. She walked to the center of the street as a gaggle of graduate

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UC Berkeley, had chosen the spot because when it rains heavily, water gushes up from storm drains here, forming filthy brown ponds. “That will happen more and more,” Hill said. Then she proceeded to describe a peculiar, almost apocalyptic future.

Water will leach inside homes, she said, through basement cracks. Toilets may become chronically backed up. Raw sewage may seep through manholes. Brackish water will corrode sewer and water pipes and inundate building foundations. And most hazardous of all, water percolating upward may flow through contaminants buried in the soil, spreading them underground and eventually releasing them into people’s homes. The coup de grace will be the earthquakes, which, when they strike, may liquefy the entire toxic mess, pushing it toward the surface.

The future Hill described is caused by a phenomenon called groundwater rise. In a nutshell, as a warming climate raises sea levels, the sea won’t only move inland, flooding low-lying land near the shore; it may also push water up from beneath our feet. That’s because for those of us living near the shore, a sea lurks in the ground—a saltwater water table. On top of that salt water floats a layer of lighter fresh water. As the salt water rises with rising seas, Hill

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The result, Hill explained, will be that in places like Oakland, flooding will occur not just at the shoreline, but inland in areas once considered safe from sea level rise, including the Oakland Coliseum and Jones Avenue, where Hill and her students now stood, more than a mile from San Leandro Bay. In fact, she added, rising groundwater menaces nearly the entire band of low-lying land around San Francisco Bay, as well as many other coastal parts of the U.S.

BAY NATURE

swirl gurgle up from below, potentially turning large swaths of the densely populated shoreline around the Bay into unwanted, unplanned, possibly toxic wetlands. The issue is barely on the radar of Bay Area planners and decision-makers; it's been mostly overlooked until recently. The public has hardly heard of it. Hill is trying to change all that. She's on a mission to increase awareness of sea level rise's gotcha-from-behind twin—groundwater rise.

When we think of the water table, we probably imagine a hard line that runs parallel to the earth's surface some distance below us and, beneath that line, a big blob-like lake that we call groundwater. But it's not really lake-like. Groundwater exists within permeable layers of rock, called aquifers, classified as either confined or unconfined. Water fills the space between rock particles. Confined aquifers are usually tucked deep in the earth, pressurized between less permeable layers of rock. Unconfined aquifers, like the one Hill described beneath Oakland, commonly exist in coastal areas and at river mouths. These aquifers often sit close to the surface, and they swell when, for instance, it rains. Only recently have scientists come to understand how sea level rise can affect coastal groundwater.

The seminal research on the phenomenon was conducted in Hawaii. In 2012, Kolja Rotzoll, a postdoctoral researcher at the University of Hawaii at Manoa, noticed that inland well water levels fluctuated with the occurrence of large offshore waves. If, for instance, a storm in the Pacific caused large swells that lasted for several days, well water up to three miles inland would also rise. High tides also affected water levels inland, Rotzoll noticed. Hearing about the observation, a colleague of Rotzoll's, marine geologist Chip Fletcher, recognized that if tides and wave energy affected coastal water tables, then as seas rose, the water table would rise inland as well.

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Rotzoll and Fletcher wrote up their findings, which were published in the journal *Nature Climate Change* that same year. The relationship between sea and groundwater levels they described applied to most low-lying coastal areas, not just Hawaii, and scientists across the country, from Florida to New Hampshire to California, took note. The study implied that many coastal areas were threatened by flooding that planners hadn't even considered. Patrick Barnard, a geologist with the USGS in California, describes the paper as a wake-up call. "We may be missing a huge component of coastal vulnerability to climate change," he remembers thinking.

Hill soon caught wind of Rotzoll and Fletcher's work and mentally translated it to the Bay Area context. Around the Bay, most development has occurred on wetlands filled with sand, mud, and building rubble from 19th-century construction efforts, as well as alluvium, the material that washes down from surrounding watersheds. Fill and alluvium make up coasts in Hawaii, too, but the islands' coastal plains also sit atop stabilizing fossil reefs and dunes. "I thought, 'Huh, well, our geology is really different from Hawaii's,'" Hill says. "But actually, we're different in a bad way."

That's largely because the Bay Area must also consider earthquakes, which can exacerbate the problems posed by rising groundwater. This lesson was driven home in Christchurch, New Zealand. In 2011, the city of just under 400,000 people experienced aftershocks from a 6.3-magnitude earthquake that unleashed horrific damage. One-hundred and eighty-five people died, 80 percent of the city's underground infrastructure was obliterated, and thousands of buildings were leveled. Why? The city was built on a sand-and-gravel plain with a high water table. When the earthquake struck, the soil acted like a liquid, partly swallowing vehicles and cracking and tilting buildings. It is a problem shared by and well-known in the Bay Area.

The USGS has liquefaction susceptibility maps for the Bay Area, but these don't account for sea level rise. Municipalities needed to incorporate the risk posed by rising water tables into

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Click to enlarge. (Illustration by Nate Kauffman, N8KAUFFMAN.COM)

Last September, the same day that Hill described the regurgitating sewers, she directed her caravanning students to pull over on another East Oakland residential street. They were, again, about a mile from San Leandro Bay, in a different direction this time, and a half mile from the Oakland Athletics' ballfield. Here, Hill was showing them how the pollutant problems in Hawaii could occur locally.

Everyone crowded around a chain-link gate wedged between two squat, single-story homes. The gate, hung with vertical, half-broken wooden slats, obscured a 12-foot drop to a channelized creek below. The water was low; the space between its concrete walls looked more swamp than creek.

"The highest tide of the year comes in almost to where we're standing," Hill said, noting a dark mark on the channel's concrete. Hill reminded her students that, periods of drought

BAY NATURE

Paul DeJens of Contra Costa County Flood Control and Water Conservation District says, “We’re talking a whole ‘nother order of magnitude.” In 2016, Bay Area voters passed Measure AA to fund wetland restoration, so there is reason to think that as they become aware of the issue, voters might support adaptation initiatives that address groundwater rise.

Hill has her own bold ideas for how the Bay Area can prepare. She, Kevin Befus at the University of Wyoming, and Chip Fletcher at the University of Hawaii think that learning to live with water, rather than trying to keep it out, is the best way forward. “If you wage war with water you will lose,” Fletcher says, paraphrasing a Dutch expression. Hill imagines floating cities in ponds, or neighborhoods linked by canals—a Californian Amsterdam. The idea is to manage emergent groundwater by opening space for it in the cityscape. Canal systems installed in flood-prone areas of East Oakland, for example, would help existing structures remain in place a bit longer; elevating and retrofitting for seismic risks is too expensive, she says. Over time, as groundwater rises, neighborhoods could become what she and her colleagues call “tidal cities.” Homes, apartment buildings, and businesses could rest atop floating pontoons connected to land.

Those ideas may sound far-fetched, but planners welcome them. “We’ll need creative solutions for design and planning,” Westhoff says.

Rohin Saleh, a civil engineer at Alameda County Flood Control who has watched the water table rise over the past 15 years, says Hill’s vision may not be feasible everywhere, but “is a really great component of the type of solution that we need to have in our backpack.”

Many questions remain unanswered. Who will pay for urban adaptation, cleaning and remediation? How will the many municipalities around the Bay come together to manage what is, by definition, a regional problem that no one area can solve alone? And what, for that matter, does a floating apartment building look like? Whatever the answers to these questions, one thing is certain. As Lindy Lowe, the Port of San Francisco’s resilience program director, says, at least people are thinking and talking about groundwater rise now—which they weren’t doing eight to ten years ago. That, she notes, is already a triumph.

About the Author

Grace Mitchell Tada

*Grace Mitchell Tada studies landscape architecture and environmental planning at UC Berkeley. She frequently writes about the built environment and is co-editing the forthcoming volume *Black Landscapes Matter*. Previously she attended culinary school*

BAY NATURE

To: Menlo Park City Council
From: Ronald Shepherd
Date : March 26, 2019
Subject: Analysis of the sale of the Water Department (MPWD)

MPWD provides water service to about one half of Menlo Park. The other half is mainly served by Cal Water. MPWD 2018-2019 budgeted expenditures are \$23,639,000. Funding source from fees is \$11,339,637 (6/30/2018 audited financials, page 168). Approximately 12 FTEs provide the required services. Capital improvements for 2018-2023 are estimated at \$34,000,000. MPWD assets at 6/30/2018 include \$12,825,799 cash and investments and \$17,742,204 capital assets. Liabilities include \$969,812 net pension liability.

One may ask, "What are the benefits to Menlo Park residents of providing this service, when the service can be provided by a competent private entity?" In my opinion, none.

What might be the benefits from the sale of the MPWD to a private entity that can provide the same services? Monetization of \$17,000,000 capital assets, the availability of \$13,000,000 of MPWD cash and investments and the availability of \$34,000,000 for other capital improvements currently earmarked for MPWD maintenance and improvements. In addition, it is impossible for MPWD, with their limited number of FTEs, to provide all of the services that Cal Water can provide. An example is the repair of a burst water main at La Entrada Middle School. Cal Water personnel volunteered to help MPWD and repaired the main. The damage caused by the break was \$640K which was covered by the school's insurance carrier, but that carrier will most likely subrogate to Menlo Park's insurance.

I would recommend that the Council obtain an independent analysis of the benefits of the sale of the Water Department.



GATEWAY FAMILY APARTMENTS

Public right-of-way abandonment and loan authorization



AGENDA

- Project overview
- Right-of-way (ROW) abandonment
- Loan authorization
- Presentation from MidPen Housing
- Q & A
- Council action



PROJECT OVERVIEW





PROJECT SITE

- Background
 - Property purchased by MidPen Housing in the 1980s
 - Spans both the 1200 and 1300 blocks of Willow Road
 - Phase 1: 1221 Willow Road redeveloped in 2014 (Sequoia Belle Haven)
 - Phase 2: 1317-1385 Willow Road redevelopment (Gateway Family Apartments)

- Existing housing at 1317-1385 Willow Road
 - 82 existing low-income units with 219 residents
 - 2 story building height with 17 individual buildings
 - 119 total parking spaces

GATEWAY FAMILY APARTMENTS

- New development includes
 - 100% affordable housing with 140 units (58 net new units/est. of 106 additional residents)
 - Households earning 30% – 60% AMI (area median income)
 - 66 one-bedroom, 50 two-bedroom and 24 three-bedroom units
 - Mix of 3 and 4 story buildings, 177 parking spaces





INCOME LIMITS

- Households earning 30% – 60% AMI (area median income)

2018 CA State Income Limits for San Mateo County

Household size	30% AMI	60% AMI
1-person	\$30,800	\$61,620
2-person	\$35,200	\$70,380
3-person	\$39,600	\$79,200
4-person	\$44,000	\$87,960
5-person	\$47,550	\$95,050



PROPOSED ABANDONMENT



EXISTING PROJECT SITE

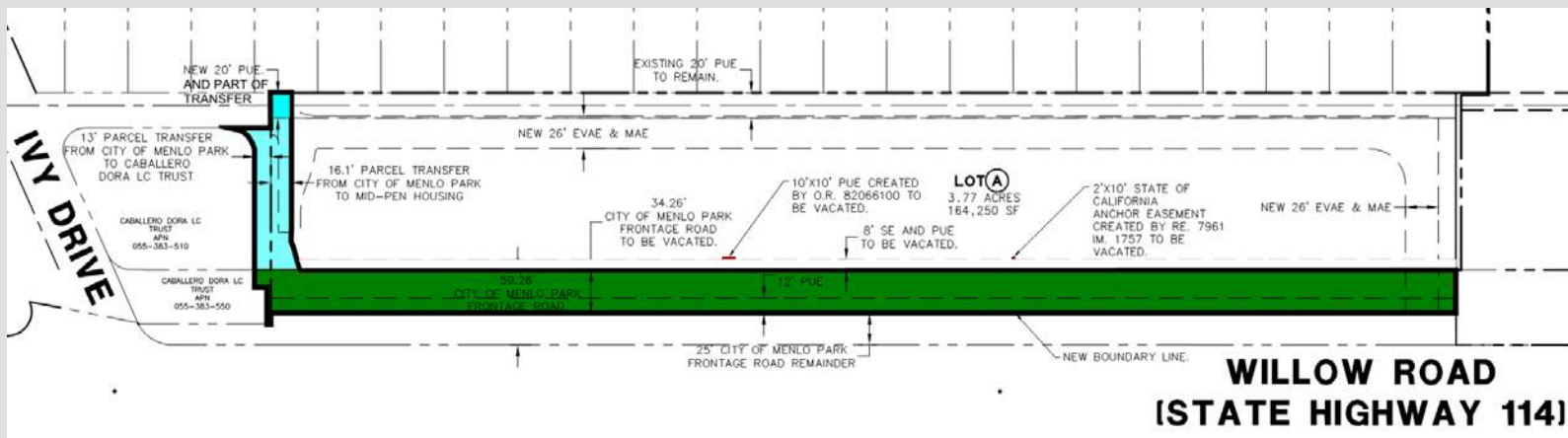




REQUEST FOR ABANDONMENT

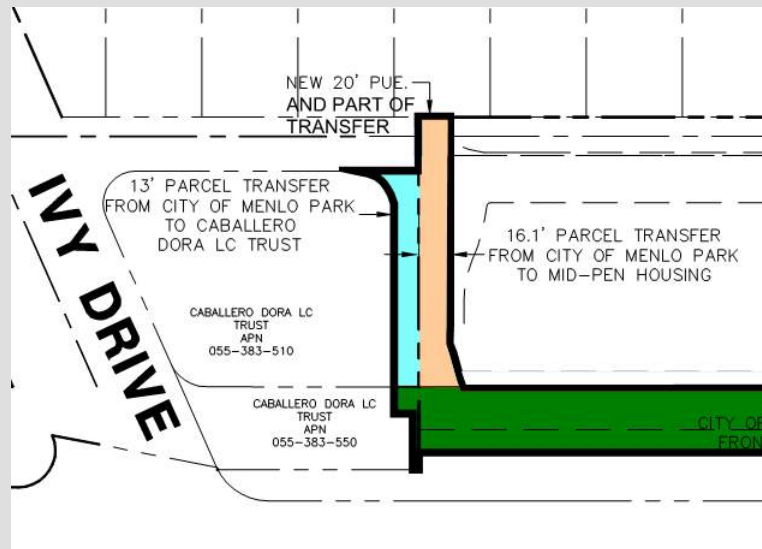
- MidPen requested the ROW abandonment to meet
 - setback
 - open space
 - parking
 - emergency access requirements

EXISTING RIGHT OF WAY

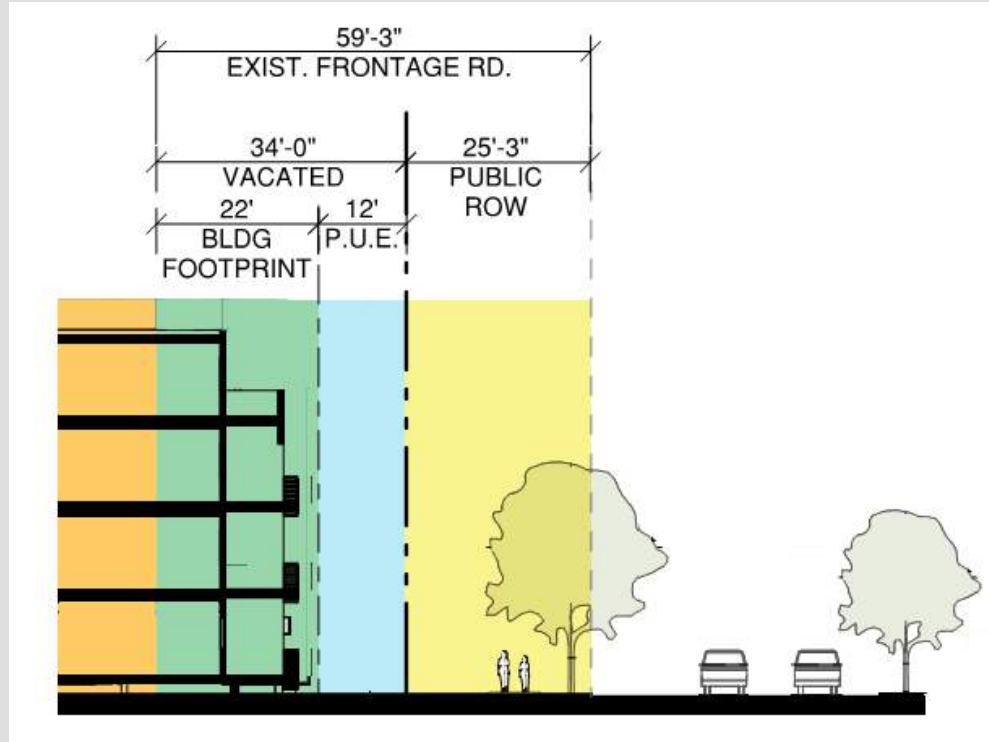


RIGHT OF WAY SALE

- Soleska Market – 1,545 square feet
- MidPen – 2,326 square feet



PROPOSED USE



ANALYSIS

- ROW not necessary for the functionality of Willow Road
- City retaining 25'
- No objections from utility companies





ABANDONMENT PROCESS

3 Steps	
Resolution of Intent to Abandon – City Council	January 29, 2019
Review for Conformance to General Plan – Planning Commission	March 12, 2019
Public Hearing and Resolution of Abandonment – City Council	March 26, 2019

STAFF RECOMMENDATION

- Adopt a resolution abandoning right of way and public utility easements
- Authorize the City Manager to execute purchase and sales agreements for the sale of right of way to MidPen and Soleska Market





LOAN AUTHORIZATION





LOAN AUTHORIZATION

- July 18, 2017 – City Council
 - Affirmed a funding commitment of up to \$6.7 million
 - Approved the following live or work preferences
 - Those who live or work in the Belle Haven neighborhood and displaced from Belle Haven neighborhood
 - Those who live or work in Menlo Park and displaced from Menlo Park
 - Families who are homeless from the Ravenswood School District
- March 26, 2019 - City Council action requested
 - Adopt a resolution authorizing a loan of \$6.7 million from the Below Market Rate Housing Special Fund
 - Authorize the City Manager to execute necessary agreements and loan documents



LOAN TERMS

- Loan amount: \$6,700,000
- Interest rate: 3.0%
- Term: 55 – 57 years
- City's loan is subordinate to senior lenders (i.e. tax credit financing)



CITY WAIVED FEES & CONTRIBUTIONS

- In accordance to the Affordable Housing Overlay (AHO) zoning
- Waiver of all processing fees
- Waiver of staff time
- Reduction of certain fees
 - Traffic impact fee, building construction street impact fee, General Plan fees and technology surcharge
- Purchase of right-of-way abandonment for \$1.00
 - Land value: approximately \$232,600



BELOW MARKET RATE HOUSING FUND

Fiscal Year	Activity	Balance
2017-18	Ending available balance	\$15.8 million
2018-19	1300 Willow Road	(\$6.7 million)
2018-19	Remaining available balance	\$9.1 million

- **Public Hearing**

- **Right-of-way abandonment**

- Adopt a resolution to abandon the public right-of-way
- Authorize City Manager to sign purchase and sale agreements

- **Regular Business**

- **Funding authorization**

- Adopt a resolution to authorize a loan to MidPen Housing of \$6.7 million
- Authorize the City Manager to execute any and all agreements and loan documents



THANK YOU



TRANSPORTATION MASTER PLAN

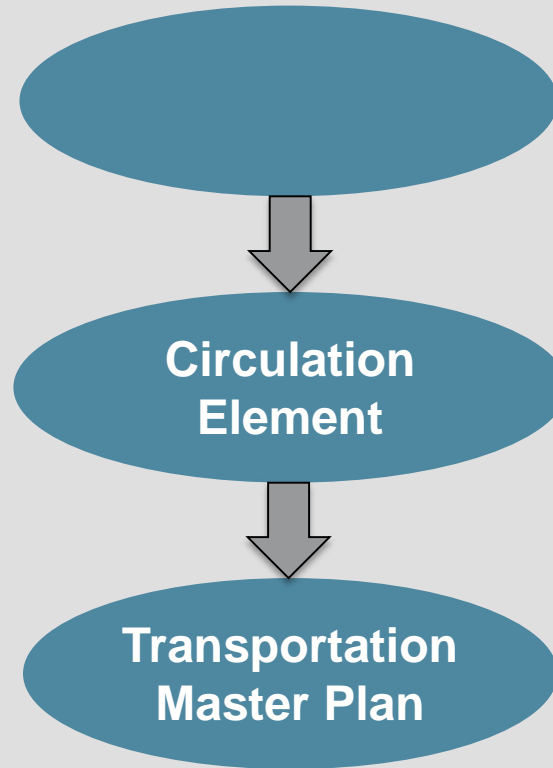
City Council Meeting
March 26, 2019



AGENDA

- Project Background and Purpose
- Goals and Prioritization Strategy
- Next Steps - Schedule

BACKGROUND



PURPOSE

- Community engagement on key issues
- Update Bicycle and Sidewalk Plans
- Identify projects
- Cost estimates
- Prioritize improvements

Adopt Impact Fee program

*General Plan
Circulation – 6.C*

- Establish connection between new development and new infrastructure
- Update fee program
- Set fee rates by land use

Development pays new fees

- Fees due at building permit stage
- Improvements constructed as funds accumulate



PROJECT HISTORY

Date	Task
January-August 2017	<ul style="list-style-type: none">• Project Initiation• Select W-Trans consultant team• City Council appoints 11-member Outreach & Oversight Committee (OOC)
August 2017-February 2018	<ul style="list-style-type: none">• Develop Plan Goals• 1st round community engagement with 1,000 participants.• 1st OOC meeting• Develop performance measures and prioritization criteria• Review existing traffic data and collision history• Identify four key focus corridors: Bayfront Expressway, Willow Road, El Camino Real, Sand Hill Road
February 2018 to present	<ul style="list-style-type: none">• Develop list and maps of projects• Solicit feedback from OOC (6 meetings) and Complete Streets Commission (2 meetings)

TRANSPORTATION MASTER PLAN GOALS



CITY COUNCIL OPTIONS FOR CONSIDERATION





IMPLEMENTATION GROUPS

Project Category	Description	Approximate number of projects
Straightforward	Relatively easy to implement and lower in costs	35
Design-complex	Requires more design, but costs less than \$1 million	42
Outreach-complex	Requires more outreach due to on-street parking removal	29
Large infrastructure	Requires more design and outreach and costs more than \$1 million	15
Regional	City would not be the Lead Agency	4
Citywide	Citywide	24
Funded	Funding has already been identified	18
Deleted/Removed	Removed or completed	26

Note: More detailed cost estimates for each project will be developed in the future.



PROPOSED SCORING SYSTEM

Criteria	Description	Maximum points
Safety	Improves safety and closes gaps in pedestrian and bicycle infrastructure	20 points
Transportation Sustainability	Promotes the use of bicycle, pedestrian, and transit modes	10 points
Greenhouse Gas Reduction	Promote fewer emissions and helps to achieve Climate Action Plan goals	10 points
Schools	Improves access and accommodates all modes to schools	10 points
Congestion Relief/ Management ¹	Manages congestion and minimizes cut-through traffic	20 points
Sensitive Population	Located near daycares, senior centers or communities of concern	5 points
Green Stormwater Infrastructure	Provide ways to include Green Stormwater Infrastructure	5 points
Subtotal		80 points

¹ Staff recommends increasing the points attributed to this criterion if it is added as a modification to the existing Mobility Choice goal to 15 points. If it is added as a new goal (option 3), increasing to 20 points.

² The modifications described in footnote 1 would increase the total points to 75 or 80, respectively.



NEXT STEPS - SCHEDULE

Schedule	Task
March 26, 2019	City Council review of prioritization process
April 23, 2019	Committee meeting #8 review of project groupings & prioritization process
May/June 2019	Community workshop and online open house
Summer 2019	City Council study session of Draft Fee Program update
Fall 2019	City Council adoption of Fee Program update
Fall 2019	Committee meeting #9 & Complete Streets Commission review draft Transportation Master Plan
End of 2019	City Council review and adoption of Transportation Master Plan



CITY COUNCIL OPTIONS FOR CONSIDERATION

No change

+5 points

+10 points



THANK YOU

COMMUNITY AMENITY SURVEY RANKINGS

The following is a table of the community amenities that have been requested during the planning process; the categories and the amenities within each category are listed in order of how they were ranked by respondents at a community workshop on March 12, 2015 and in a survey that followed.

MARCH 12 WORKSHOP RANKING	ONLINE - REGISTERED RESPONDENTS	ONLINE - UNREGISTERED RESPONDENTS	PAPER - COLLECTED IN BELLE HAVEN	PAPER - MAILED IN	TOTAL SURVEYS COMBINED
22 RESPONSES	53 RESPONSES	26 RESPONSES	55 RESPONSES	60 RESPONSES	194 SURVEY RESPONSES
Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements	Transit and Transportation Improvements
Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping	Traffic-calming on neighborhood streets	Sidewalks, lighting, and landscaping	Sidewalks, lighting, and landscaping
Bike trails, paths or lanes	Bike trails, paths or lanes	Traffic-calming on neighborhood streets	Sidewalks, lighting, and landscaping	Traffic-calming on neighborhood streets	Traffic-calming on neighborhood streets
Dumbarton Rail	Traffic-calming on neighborhood streets	Bike trails, paths or lanes	Dumbarton Rail	Dumbarton Rail	Bike trails, paths or lanes
Traffic-calming on neighborhood streets	Dumbarton Rail	Dumbarton Rail	Innovative transportation solutions (i.e. personal rapid transit)	Bike trails, paths or lanes	Dumbarton Rail
Bus service and amenities	Bus service and amenities	Bus service and amenities	Bike trails, paths or lanes	Bus service and amenities	Innovative transportation solutions (i.e. personal rapid transit)
Innovative transportation solutions (i.e. personal rapid transit)	Innovative transportation solutions (i.e. personal rapid transit)	Innovative transportation solutions (i.e. personal rapid transit)	Bus service and amenities	Innovative transportation solutions (i.e. personal rapid transit)	Bus service and amenities
Community-serving Retail	Community-serving Retail	Community-serving Retail	Community-serving Retail	Community-serving Retail	Community-serving Retail
Grocery store	Grocery store	Grocery store	Grocery store	Grocery store	Grocery store
Restaurants	Restaurants	Pharmacy	Pharmacy	Pharmacy	Restaurants
Pharmacy	Pharmacy	Restaurants	Restaurants	Restaurants	Pharmacy
Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM	Bank/ATM
Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies	Jobs and Training at M-2 Area Companies
Job opportunities for residents	Education and enrichment programs for young adults	Job opportunities for residents	Job opportunities for residents	Job opportunities for residents	Job opportunities for residents
Education and enrichment programs for young adults	Job opportunities for residents	Education and enrichment programs for young adults	Education and enrichment programs for young adults	Education and enrichment programs for young adults	Education and enrichment programs for young adults
Job training programs and education center	Paid internships and scholarships for young adults	Job training programs and education center	Job training programs and education center	Job training programs and education center	Job training programs and education center
Paid internships and scholarships for young adults	Job training programs and education center	Paid internships and scholarships for young adults	Paid internships and scholarships for young adults	Paid internships and scholarships for young adults	Paid internships and scholarships for young adults
Social Service Improvements	Energy, Technology, and Utilities Infrastructure	Social Service Improvements	Social Service Improvements	Social Service Improvements	Social Service Improvements
Education improvements in Belle Haven	Underground power lines	Education improvements in Belle Haven	Education improvements in Belle Haven	Education improvements in Belle Haven	Education improvements in Belle Haven
Library improvements at Belle Haven	Telecommunications investment	Library improvements at Belle Haven	Medical center	Medical center	Medical center
Medical center	Incentives for private home energy upgrades, renewable energy, and water conservation	Medical center	High-Quality Affordable Housing	Senior service improvements	Library improvements at Belle Haven
Senior service improvements	Soundwalls adjacent to Highway 101	High-Quality Affordable Housing	Library improvements at Belle Haven	Library improvements at Belle Haven	High-Quality Affordable Housing
Add restroom at Onetta Harris Community Center		Senior service improvements	Senior service improvements	High-Quality Affordable Housing	Senior service improvements
Pool House remodel in Belle Haven	Social Service Improvements	Add restroom at Onetta Harris Community Center	Add restroom at Onetta Harris Community Center	Add restroom at Onetta Harris Community Center	Add restroom at Onetta Harris Community Center
High-Quality Affordable Housing	Education improvements in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven	Pool House remodel in Belle Haven
	Library improvements at Belle Haven				
Energy, Technology, and Utilities Infrastructure	Medical center	Energy, Technology, and Utilities Infrastructure	Energy, Technology, and Utilities Infrastructure	Energy, Technology, and Utilities Infrastructure	Energy, Technology, and Utilities Infrastructure
Underground power lines	Senior service improvements	Underground power lines	Incentives for private home energy upgrades, renewable energy, and water conservation	Underground power lines	Underground power lines
Telecommunications investment	High-Quality Affordable Housing	Telecommunications investment	Underground power lines	Incentives for private home energy upgrades, renewable energy, and water conservation	Incentives for private home energy upgrades, renewable energy, and water conservation
Incentives for private home energy upgrades, renewable energy, and water conservation	Pool House remodel in Belle Haven	Incentives for private home energy upgrades, renewable energy, and water conservation	Telecommunications investment	Telecommunications investment	Telecommunications investment
Soundwalls adjacent to Highway 101	Add restroom at Onetta Harris Community Center	Soundwalls adjacent to Highway 101	Soundwalls adjacent to Highway 101	Soundwalls adjacent to Highway 101	Soundwalls adjacent to Highway 101
Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements	Park and Open Space Improvements
Bedwell Bayfront Park improvements	Bedwell Bayfront Park improvements	Bedwell Bayfront Park improvements	Tree planting	Bedwell Bayfront Park improvements	Tree planting
Tree planting	Tree planting	Tree planting	Community garden(s)	Tree planting	Bedwell Bayfront Park improvements
Dog park	Dog park	Dog park	Dog park	Community garden(s)	Community garden(s)
Community garden(s)	Community garden(s)	Community garden(s)	Bedwell Bayfront Park improvements	Dog park	Dog park

WHERE SURVEY RESPONDENTS LIVE:

Neighborhood/City					
Belle Haven	136	Pine Forest	1	Palo Alto/ East Palo Alto	2
Central Menlo	1	West Menlo	2	Gilroy	1
Downtown	2	Willows/Willow Road	7	Linfield Oaks	1
East Menlo Park	3	Flood Park	1	Undisclosed	37
				TOTAL	194