



**REGULAR MEETING MINUTES**

**Date:** 10/27/2020

**Time:** 5:00 p.m.

**Regular Meeting Location:** Joinwebinar.com – ID# 269-218-723

**Regular Meeting (Joinwebinar.com – ID# 269-218-723)**

**A. Call To Order**

Mayor Taylor called the meeting to order at 5:06 p.m.

**B. Roll Call**

Present: Carlton, Combs, Nash, Mueller, Taylor

Absent: None

Staff: City Manager Starla Jerome-Robinson, Interim City Attorney Cara Silver, City Clerk Judi A. Herren

**C. Public Comment**

- John Caltrain User spoke on concerns of Caltrain governance and cost controls.

**D. Report from Closed Session**

No reportable actions for October 5, 13, 15, 16, 20, and 21, 2020.

**E. Consent Calendar**

E1. Accept the City Council meeting minutes for September 8, 15, 22 and October 16, 2020 ([Attachment](#))

E2. Receive and file the investment portfolio review as of September 30, 2020 ([Staff Report #20-236-CC](#))

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

**F. Public Hearing**

F1. Consider the Planning Commission's recommendation to approve the initial study and mitigated negative declaration, architectural control, use permit, vesting tentative map, and abandonment of Alto Lane, and consider the Planning Commission and Housing Commission's recommendation to approve the below market rate housing agreement, for the project at 201 – 211 El Camino Real and 612 Cambridge Avenue ([Staff Report #20-240-CC](#)) ([Applicant Presentation](#)) ([Staff Presentation](#))

[Web form public comment on item F1](#) (Attachment).

Associate Planner Matt Pruter made the presentation (Attachment).

Applicants Stuart Welte and Mark Wommack from EID Architects and Matt Stone and Steve Atkinson from Arent Fox made a presentation (Attachment).

- Perla Ni spoke on concerns regarding traffic impacts and in opposition to the removal the heritage trees.
- Peter Edmonds spoke in opposition of the heritage tree removal.
- Judy Rocchio spoke in opposition of the heritage tree removal and concerns about the heritage tree ordinance related to new construction.

The City Council received clarification on noticing and appeal process of tree removals and traffic impacts. The City Council discussed alternatives to retaining the heritage trees and the new planting requirements for the proposed removal. The City Council further discussed electric vehicle (EV) parking spaces and conduits, width of the sidewalks, and public access.

**ACTION:** Motion and second (Nash/ Combs), to approve the initial study and mitigated negative declaration, architectural control, use permit, vesting tentative map and abandonment of Alto Lane, and the Planning Commission and Housing Commission's recommendation to approve the below market rate housing agreement, for the project at 201 – 211 El Camino Real and 612 Cambridge Avenue, and to install EV conduits in accordance with City policy at time of building permit issuance, passed unanimously.

The City Council took a break at 6:53 p.m.

The City Council reconvened at 7:29 p.m.

## **G. Regular Business**

The Mayor combined items G1. and G2. per staffs request.

- G1. Authorize the city manager to enter into a memorandum of understanding and drainage easement agreement for the Bayfront Canal and Atherton Channel flood protection and ecosystem restoration project ([Staff Report #20-234-CC](#)) ([Presentation](#))
- G2. Authorize the city manager to enter into an agreement to amend and restate the terms of an existing storm drain easement with Cargill ([Staff Report #20-235-CC](#)) ([Presentation](#))

Assistant Public Works Director Chris Lamm made the presentation (Attachment).

The City Council discussed the contributions by Menlo Park and other jurisdictions. The City Council received clarification on the project post-construction, liability of upper properties to lower properties, timeline for funding and construction, and the trash trap device of the project.

**ACTION:** Motion and second (Nash/ Combs), to authorize the city manager to enter into a memorandum of understanding and drainage easement agreement for the Bayfront Canal and Atherton Channel flood protection and ecosystem restoration project and authorize the city manager to enter into an agreement to amend and restate the terms of an existing storm drain easement with Cargill, and direct the city manager to meet with the Town of Atherton to discuss their contribution limit impacts to Menlo Park and legal liabilities, passed unanimously

- G3. Receive and file the preliminary year-end close for the fiscal year ended June 30, 2020, the budgetary update for the quarter ended September 30, 2020, the quarterly update of the City Council priorities and work plan, and service adaptation update for library and community services ([Staff Report #20-233-CC](#)) ([Presentation](#))

Assistant City Manager Nick Pegueros and Assistant Administrative Services Director Dan Jacobson made the presentation (Attachment).

The City Council received clarification on deferred transient occupancy tax (TOT) and library and community services participation. The City Council discussed the housing element, transportation master plan (TMP), sea level rise, emergency preparedness, reprioritizing the City Council priorities, environmental impact reports (EIRs) education series, grant applications, institutional bias training, and Middle Avenue bike crossing.

The City Council directed staff to schedule a joint study session with Menlo Park Fire Protection District (MPFPD) to discuss emergency preparedness.

No action required.

- G4. Provide direction on in-depth analysis of four policy options requiring a percentage of electric vehicle charging spaces at existing multifamily properties ([Staff Report #20-239-CC](#))

Sustainability Manager Rebecca Lucky and Sustainability Analyst Contractor Candise Almendral made the presentation (Attachment).

The City Council discussed the Governors bill banning sale of new gas cars in 2035. The City Council received clarification on the term “police powers”, the EV charging infrastructure strategy work complements the building electrification strategy work, current City regulations, consideration of an EV conduit installation ordinance update, and grants.

The City Council directed staff to continue to analyze the four options to develop and implement in order to enable residents in multifamily and rental properties to purchase electric cars through requiring a larger number of chargers to be installed in multifamily and rental homes, and conduits for parking spaces, replace the term “police powers” with “regulatory authority/powers” and provide an overview of the approved 2030 climate action plan implementation budget with this additional budget request.

## H. Informational Items

- H1. City Council agenda topics: November 2020 to December 2020 ([Staff Report #20-231-CC](#))

- H2. Update on draft changes to City Council procedures ([Staff Report #20-232-CC](#))

The City Council directed staff to return with enabling action to require real property disclosures of all members appointed to bodies who advise the City Council on land use issues.

- H3. Acceptance into the Federal Emergency Management Agency community rating system ([Staff Report #20-237-CC](#))

H4. Applications for community funding grants available through November 13, 2020  
([Staff Report #20-238-CC](#))

**I. City Manager's Report**

City Manager Jerome-Robinson reported on San Mateo County entering into the orange level for COVID-19 and the October 29, 2020 parks/playground reopening date.

**J. Councilmember Reports**

City Councilmember Nash reported out on the Stanford multijurisdictional and Caltrain Local Policy Group meetings.

Mayor Taylor reported out on the Airport Community Roundtable and the Office of Emergency Services Council meetings.

**K. Adjournment**

Mayor Taylor adjourned the meeting at 10:58 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of November 17, 2020

## NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: All members of the City Council, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

- How to participate in the meeting
  - Submit a written comment online:  
[menlopark.org/publiccommentOctober27](https://menlopark.org/publiccommentOctober27)\*
  - Record a comment or request a call-back when an agenda topic is under consideration:  
Dial 650-474-5071\*
  - Access the regular meeting real-time online at:  
[joinwebinar.com](https://joinwebinar.com) – Regular Meeting ID 269-218-723
  - Access the regular meeting real-time via telephone (listen only mode) at:  
(914) 614-3221  
Regular Meeting ID 601-741-509 (# – no audio pin)  
\*Written and recorded public comments and call-back requests are accepted up to 1-hour before the meeting start time. Written and recorded messages are provided to the City Council at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.
- Watch special meeting:
  - Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto:  
Channel 26
  - Online:  
[menlopark.org/streaming](https://menlopark.org/streaming)

Note: City Council closed sessions are not broadcast online or on television and public participation is limited to the beginning of closed session.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website [www.menlopark.org](https://www.menlopark.org). The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information ([menlopark.org/agenda](https://menlopark.org/agenda)).

According to City Council policy, all regular meetings of the City Council are to end by midnight unless there is a super majority vote taken by 11:00 p.m. to extend the meeting and identify the items to be considered after 11:00 p.m.

**Agenda Item F1**  
**Peter Edmonds, Resident**  
**Page 1 of 4**

Good evening Mayor Taylor and City Councilors,

I am Peter Edmonds, a Menlo Park resident in District 3. As a sequel to my attempt to appeal the Planning Commission's decision on Oct. 5, 2020 to endorse staff's recommendations in its Report 20-042-PC, concerning re-development at 201 EL Camino Real, which was not accepted, I thank those who responded to me personally. I'm sorry for my error. Now, here is the lemonade:

I made the mistake of submitting a pseudo-Appeal based on the impression that the only duty of the Planning Commission was that described at the second bullet of pertinent part of Resolution 6477, governing Commissions' Roles & Responsibilities, namely, thinking that it is always a final decision-making body, unless its decisions are appealed to the City Council. I learned 'not always' by discovering the text at the third bullet, i.e. the PC's other duty is to recommend on more complex projects. Then I was also stimulated to offer further comments now on two levels of procedure:

1. Public Comments in General

Public Comments are touted as opportunities for the general public to bring their concerns to your or to Commissioners' attention, ideally for inclusion and addressing as subsequent agenda items. In my brief experience, that ideal is rarely achieved. Intense frustration is much more common, initially because an immediate response is discouraged or prohibited, and later as any initial hopes of a response transform into realization that one's comments are being ignored or have fallen into a crack. Of course, there are exceptions to that generalization.

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### 2. My Public Comments to the Planning Commission concerning 201 El Camino Peal

Since I live outside the 300-foot notification zone, I only learned of the extensive public outreach by the Applicants on this re-development project, dating from early 2019, by reading the staff reports prepared for the Study Session on July 22, 2019 and this meeting.

I attended the July 22, 2019 Study Session and offered public comments, advocating design changes that would allow preservation of all Heritage coast redwood Trees (HTs) situated on the site, particularly the two on the frontage along Cambridge Ave. (image attached: HT#01 & #02). HT#01 is the larger redwood. After the Study Session terminated, the Applicants' architect, Mr. Welty, approached me in a group standing outside the Council Chamber and accepted a copy of my public comments. He left me with the impression that he was receptive to the changes I advocated. I have heard nothing from him since then.

I missed all notifications of the hearings in May-June 2020 and notices on the Heritage Trees scheduled for removal, because of a conflict with an international standards-drafting group, IEC-TC87-WG9, for which I had organizational responsibilities before, during and after its meetings in mid-June 2019. That is no one's fault but my own but it is an explanation.

I received notification of the Planning Commission's meeting on Oct. 5, 2020 by subscribing to the alerting service from city staff and discovered from the staff report 20-042-PC that Heritage redwood Tree #01 on Cambridge Ave. had been approved for removal by the City Arborist and, in absence of timely objection, the removal had not been reviewed by the Environmental Quality Commission.

I attended the Oct. 5 meeting of the Planning Commission and offered public comments, advocating:

- a) in writing in advance, moving the main entrance to the residential part of the mixed-use building 16 inches westward along Cambridge Ave. – in order to align the center line of the entrance patio with HT#01, which could become a feature of the re-development, if "minor modifications", as defined in the Municipal Code, Chap. 16.86, Section 020, were made to internal layouts at the first above- and below-ground levels, and irrigation and periodic root pruning of HT#01 were provided. Modifications of parking arrangements on the first below-ground floor were suggested, and

## Page 3 of 6

b) verbally, moving the entire mixed-use building 16 inches westward along Cambridge Ave. – for the same reason and purpose, with somewhat different "minor modifications".

### 2.1 Update

In my pseudo-Appeal of Oct. 20, 2020, I reverted to moving the main entrance to the residential part of the mixed-use building 16 inches westward along Cambridge Ave., as likely to be the less costly and more acceptable design change. I attach some suggested "minor modifications", i.e., those to the first-floor above-ground layout for comparison with the Applicant's layout shown on page 179, Tree Disposition Plan T1 (also attached) of staff report 20-240-CC. I submit that these suggested changes to room layouts are easy to comprehend and do not warrant detailed architectural drawings and elaborate cost estimates that are beyond my resources.

### 3. General Comments on the Planning Commission and the revised Heritage Tree Ordinance

In my emailed Commentary on my pseudo-Appeal, also dated Oct. 20, I wrote:

"Please be aware that the essence of my Appeal is the failure of the Planning Commission in its consideration of item F2 at its October 5, 2020 meeting to observe, abide by and implement an existing and recently revised City Ordinance. That is fundamental, irrespective of the Ordinance at issue.

The fact that the City Ordinance at issue is the Heritage Tree Ordinance, #1060, and that it is well known that I have a history of concern and action to try to preserve Heritage Trees in Menlo Park, is secondary and should not allow anyone to distract you from the fundamental aspect that everyone is subject to City Ordinances at all times, I hope. Otherwise, what is the purpose of enacting City Ordinances and, in this particular case, expending 2 years of effort by a Task Force and city staff in amending one?

Note: This quoted paragraph is already part of the public record, because I emailed it to your addresses @menlopark.org.

With regard to the revised Heritage Tree Ordinance #1060 itself, I submit that it imposes conditions under Section 050(a)(5) Development, relating to design changes and cost estimates, which are impossible for any prospective Appellant, other than a professional architect or arborist with the necessary resources, to fulfill



## Page 4 of 6

within the 15-day period prescribed for submitting an Appeal. I brought this objection to the attention of the Heritage Tree Task Force but got no traction.

### 4. Suggested Remedies for Deficiencies of current Procedures

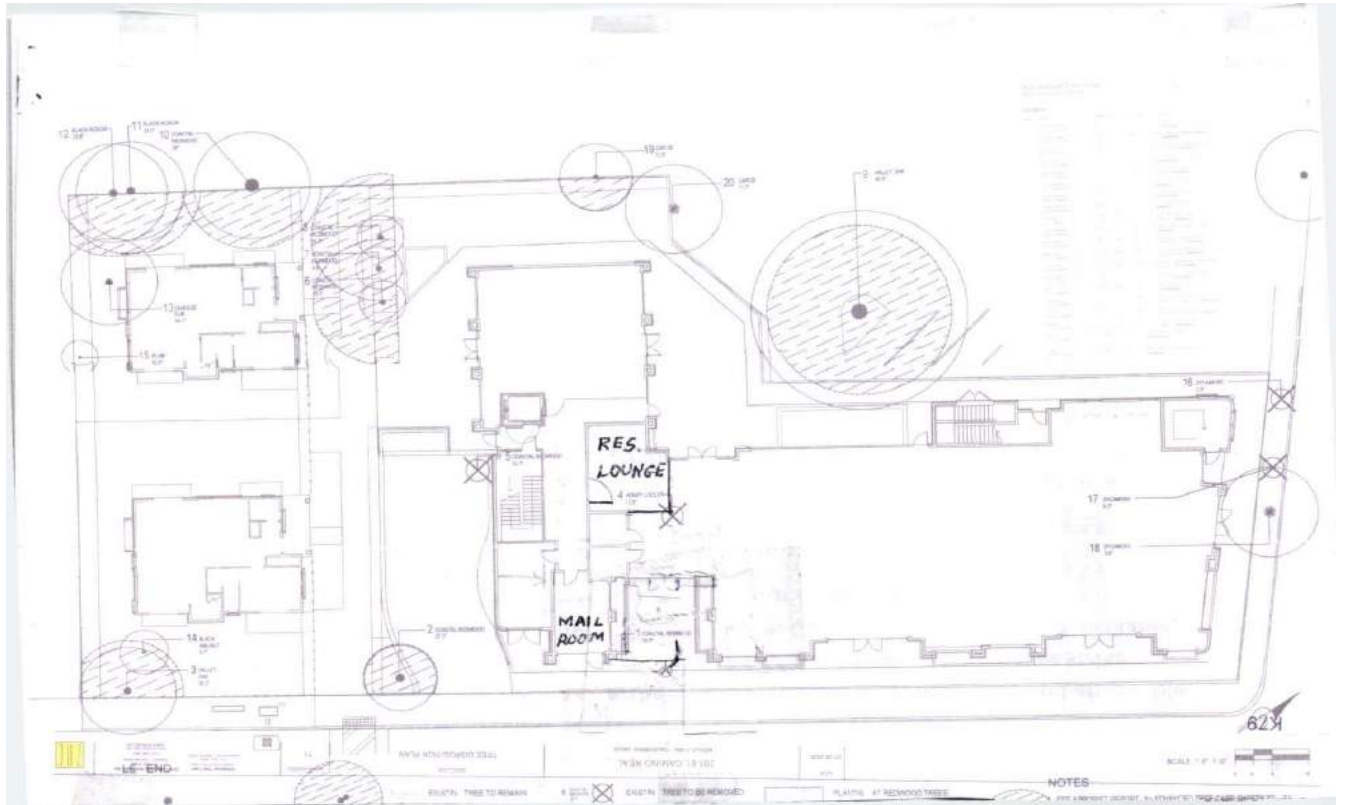
- a) Notifications: Anyone offering public comment at a public hearing of any kind should be included on the email address list of interested parties for notification of subsequent public hearing of any kind on that topic or project until its final disposition.
- b) Heritage-Tree Removals: Permits for removal of Heritage Trees should not be granted until development plans are finally approved, i.e. not on the basis of proposed plans as now, because removal of Heritage Trees is irreversible, while proposed plans can change, possibly making removal unnecessary and therefore premature.
- c) Heritage-Tree Appeal Requirements: Requirements for professional-level documentation of alternative designs and cost estimates should be relaxed for non- or other-professional Appellants.
- d) Heritage Tree Valuations: Valuations of Heritage Trees, which are crucial for judging whether estimated costs of alternative designs are "reasonable" or "feasible" according to Heritage Tree Ordinance (HTO) #1060 Section 050(a)(5), are far too low, because no value is currently ascribed to "intangible benefits". This topic is a (glacially) moving target as "The Guide for Plant Appraisal", which is the basis for current valuations under HTO #1060 is apparently undergoing review and updating, per: "Overview of the 10th Edition" by Jim Clark, PhD (consultant to city on Heritage Tree removal permit 00223-HTR: Seven Coast Redwoods at 1000 El Camino Real), who has reported: "The 10th edition will also incorporate recent research relevant to tree appraisal, particularly related to contribution of trees to real-estate market value and the value of environmental and ecological benefits provided by trees." – at last!

PE, 10/26/20

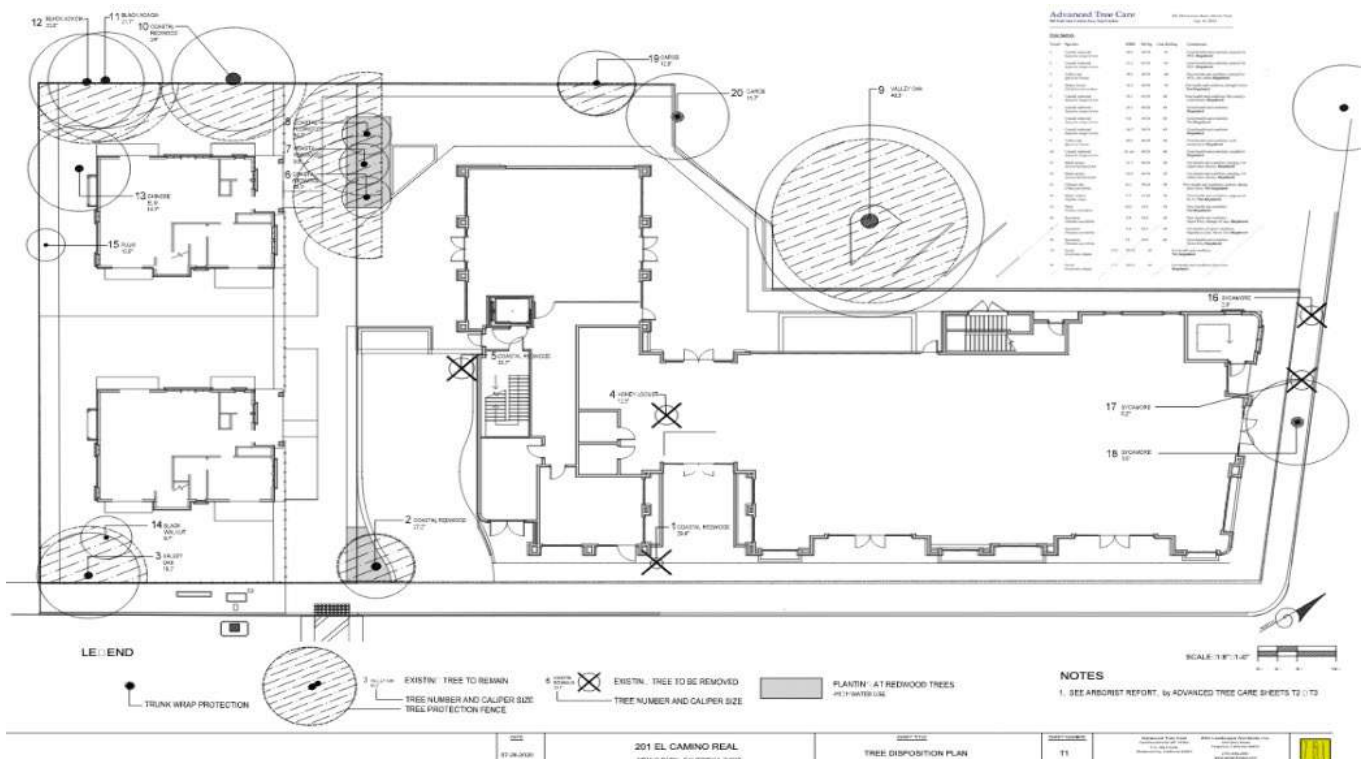
**Page 5 of 6**



Appellant's alternative layout of first above-ground floor:



Applicant's layout of first above-ground floor:



**Agenda Item F1**  
**Peter Edmonds, Resident**

To whom it may concern, Oct. 27, 2020 ~4 am

Do we all agree to the premise that the provisions of Menlo Park ordinances apply to all persons and bodies in Menlo Park at all times? If not, then how are exceptions determined?

By a quirk of procedure involving the recently revised Heritage Tree Ordinance #1060 (HTO), the project to re-develop the building at 201 El Camino Real will be considered for final decision by the City Council this evening under agenda item F1, without a recommendation from the Environmental Quality Commission (EQC). Who then is responsible for ensuring that the Intent and Purpose of the HTO to preserve healthy Heritage Trees threatened by development are respected and removal permits are not granted by default? Until the middle of tonight, I have been blaming the Planning Commission (PC) for insufficient diligence, because I raised this issue twice with the PC in public comment on 7/22/19 and 10/5/20 and they paid little attention. Evidently the PC-chairs on these occasions did not feel responsible.

If I had known about the threat of removal of Heritage Tree #01 on Cambridge Ave. during the notice period from 6/25/20 to 7/10/20, I would have appealed but I did not know and thus community-wide interests in preservation, having no other champion evidently on this occasion, are not being served. EQC is not included in the recommending bodies this evening.

Does the duty to respect the Intent and Purpose of the HTO therefore evolve to the City Council itself and its representative for the EQC?

Does the City Arborist have no duty to alert potential champions of community-wide interests in preservation, who might suggest alternatives to Applicant's plans that threaten healthy Heritage Trees, when such suggestions might be effective?

Sincerely,  
Peter Edmonds  
Resident, District 3  
(650) 328-0859



**201-211 EL CAMINO REAL &  
612 CAMBRIDGE AVENUE**  
October 27, 2020 City Council Meeting

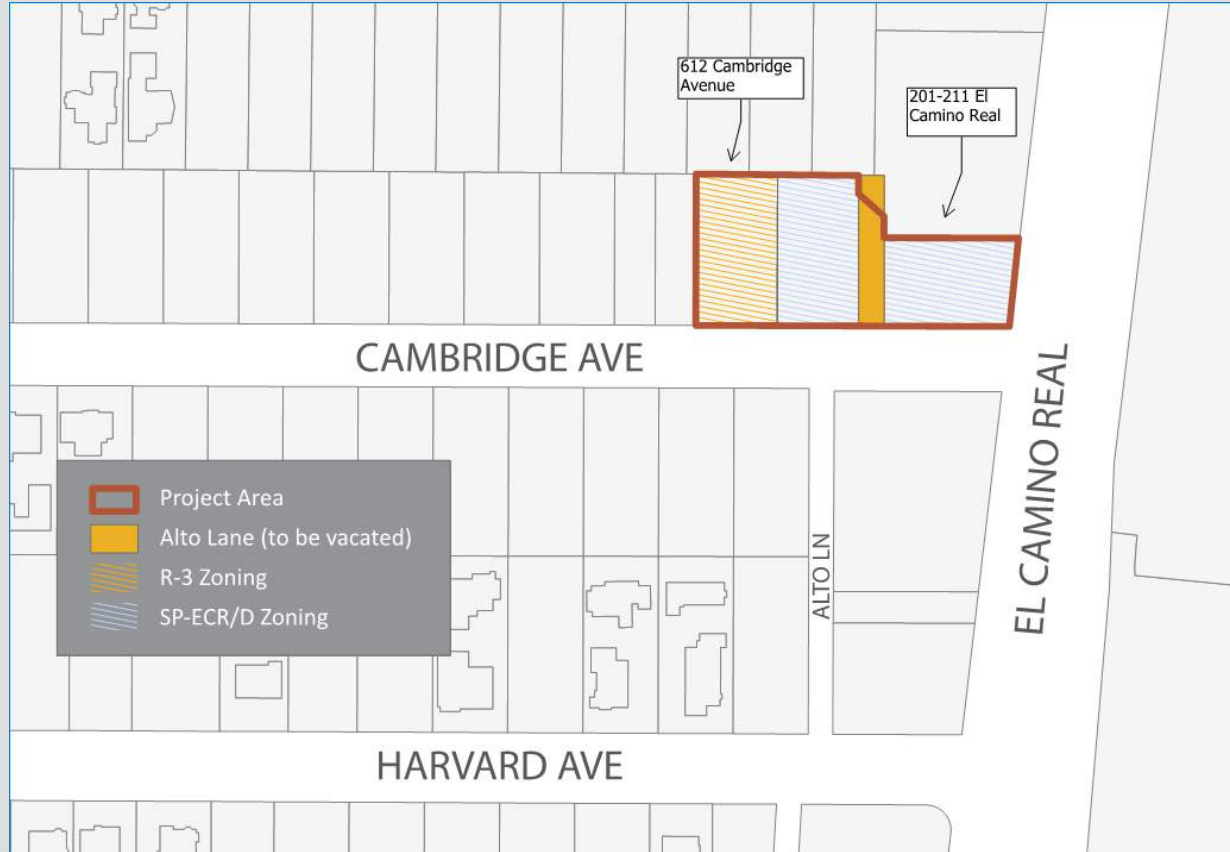


## ACTIONS

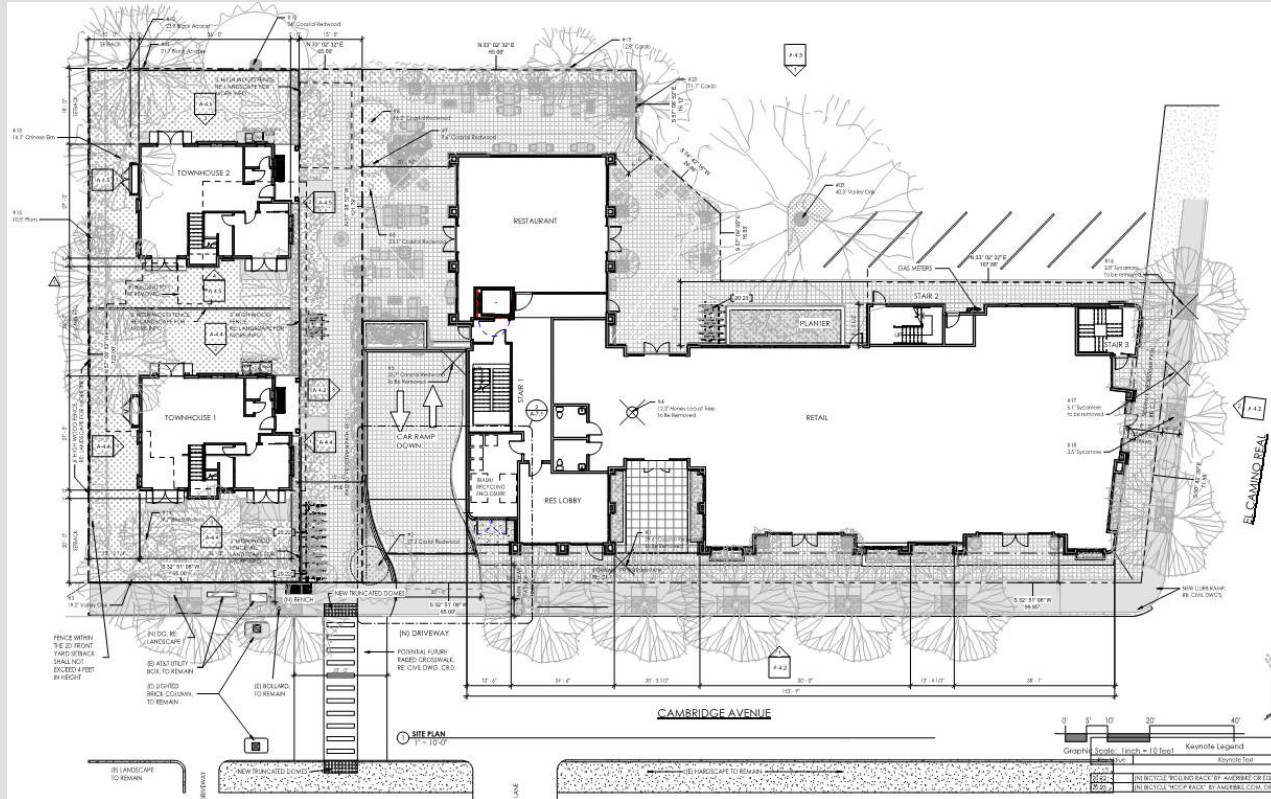
- Final action for the following entitlements and environmental review components:
  - Initial Study and Mitigated Negative Declaration
  - Abandonment of Alto Lane, a public right-of-way adjacent to 201-211 El Camino Real and 239-251 El Camino Real
  - Architectural Control and Determination of a Public Benefit
  - Use Permit
  - Vesting Tentative Map
  - Below Market Rate (BMR) Housing Agreement



# PROJECT AREA



# PROPOSED PROJECT





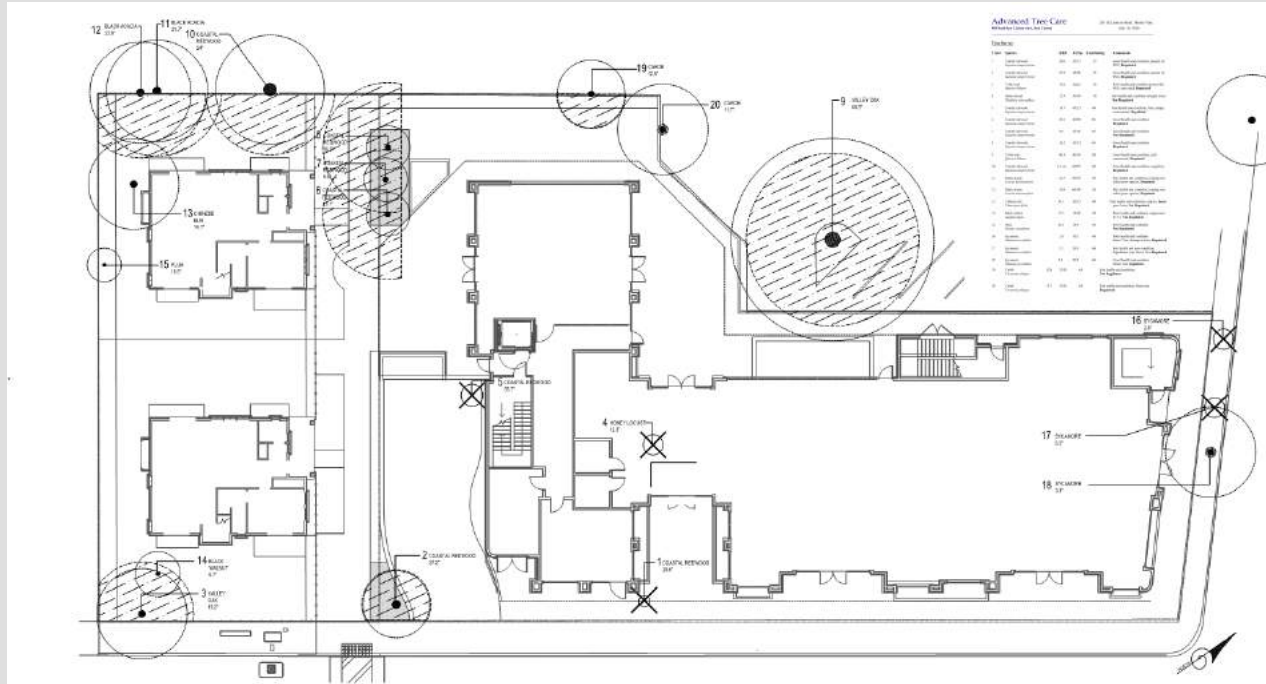
## PROPOSED PROJECT – EL CAMINO REAL



## PROPOSED PROJECT – CAMBRIDGE AVE



# PROPOSED TREE REMOVALS



# PROPOSED TREE REMOVALS

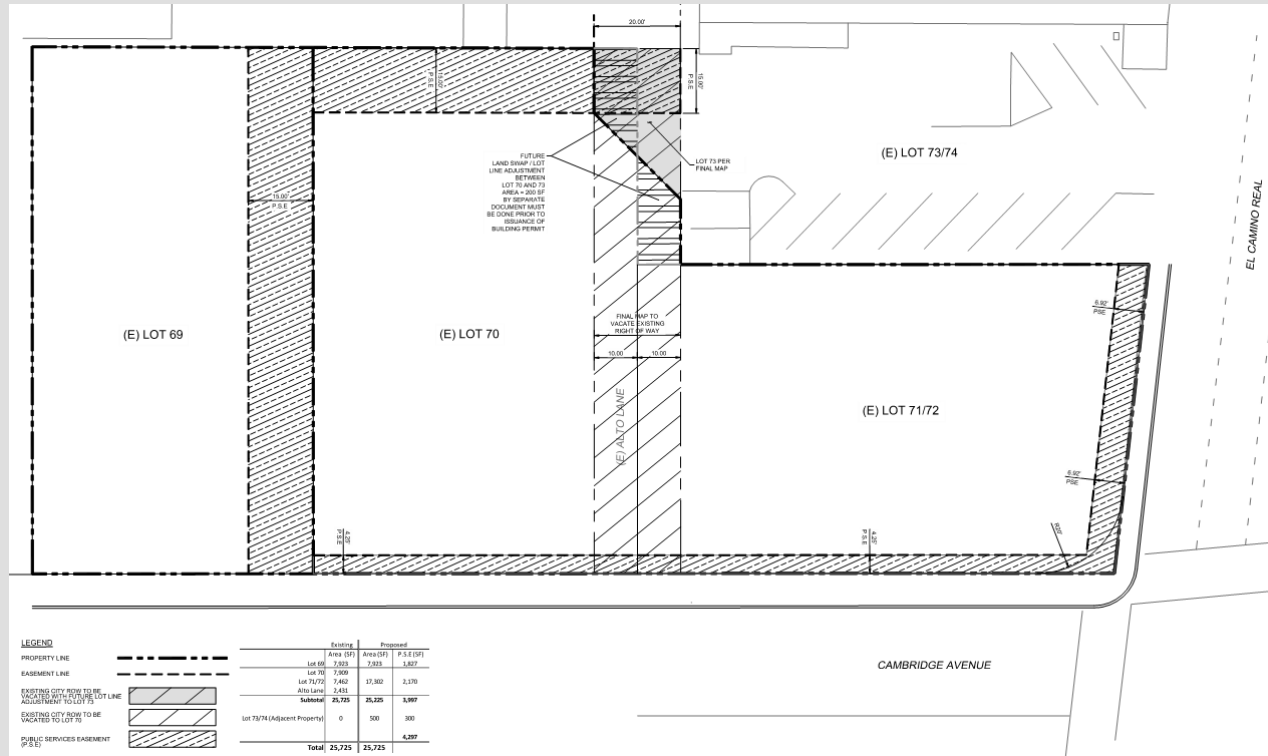




## PROPOSED PUBLIC BENEFIT

- In the Specific Plan, Bonus level development allows exceedance of maximum gross floor area and density, if a public benefit is provided
- Proposing 2 BMR units, which is 0.6 more than required
- BMR units would be reserved for low-income households (rental and for-sale options)

# ABANDONMENT OF ALTO LANE





## ENTITLEMENT PROCESS

- Planning Commission study session – July 22, 2019
- Housing Commission recommends approval – January 8, 2020
- Heritage Tree Removal permit issued – July 15, 2020
- Public review period for IS/MND – September 3 through October 2, 2020
- City Council initiates Alto Lane abandonment – September 22, 2020
- Planning Commission recommends approval – October 5, 2020
- Housing Commission recommends approval – October 7, 2020
- City Council final action – Tonight’s meeting



## ACTIONS

- Final action for the following entitlements and environmental review components:
  - Initial Study and Mitigated Negative Declaration
  - Abandonment of Alto Lane, a public right-of-way adjacent to 201-211 El Camino Real and 239-251 El Camino Real
  - Architectural Control and Determination of a Public Benefit
  - Use Permit
  - Vesting Tentative Map
  - Below Market Rate (BMR) Housing Agreement





**THANK YOU**

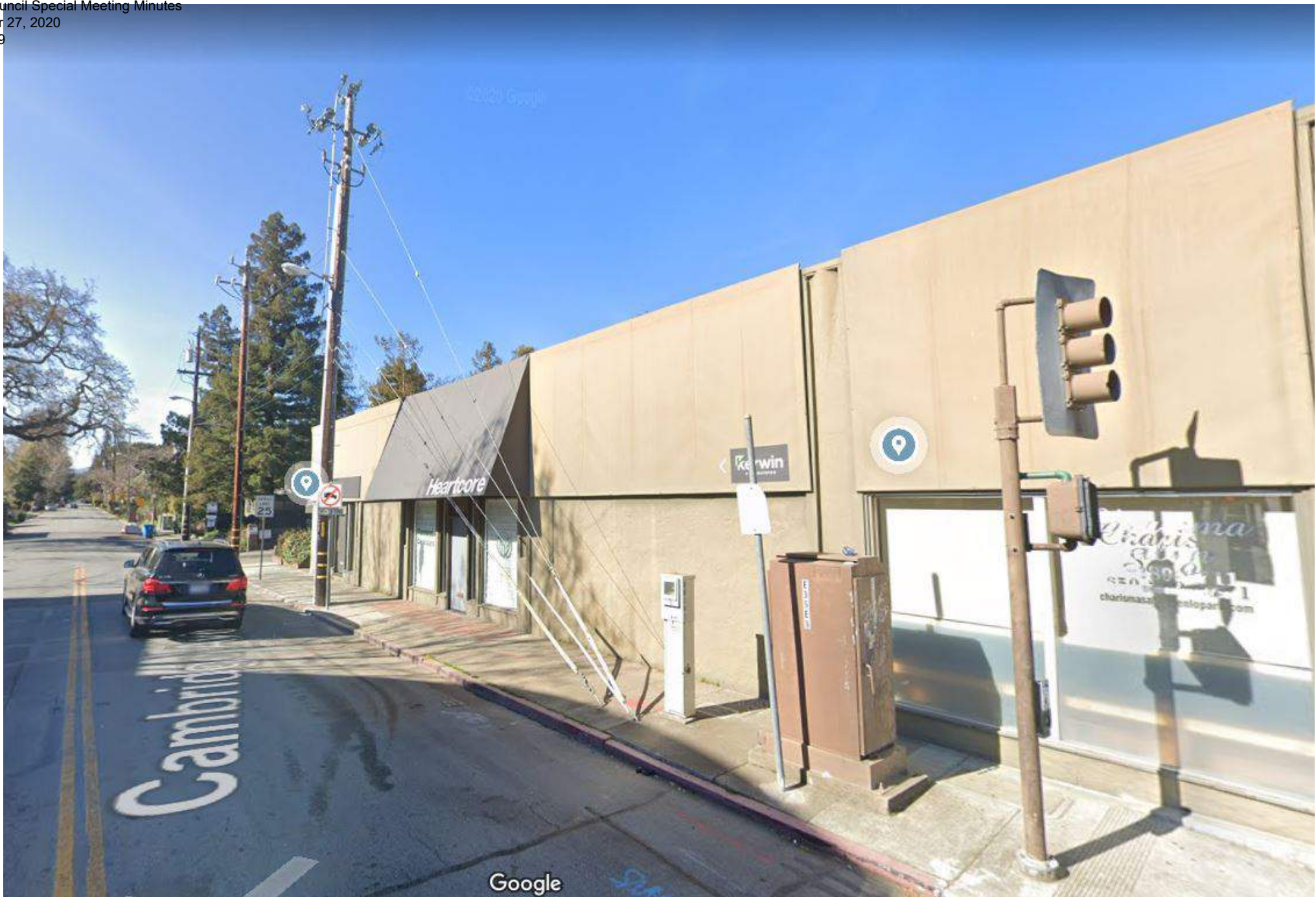
# 201 El Camino Real, 612 Cambridge Avenue





201 El Camino Real







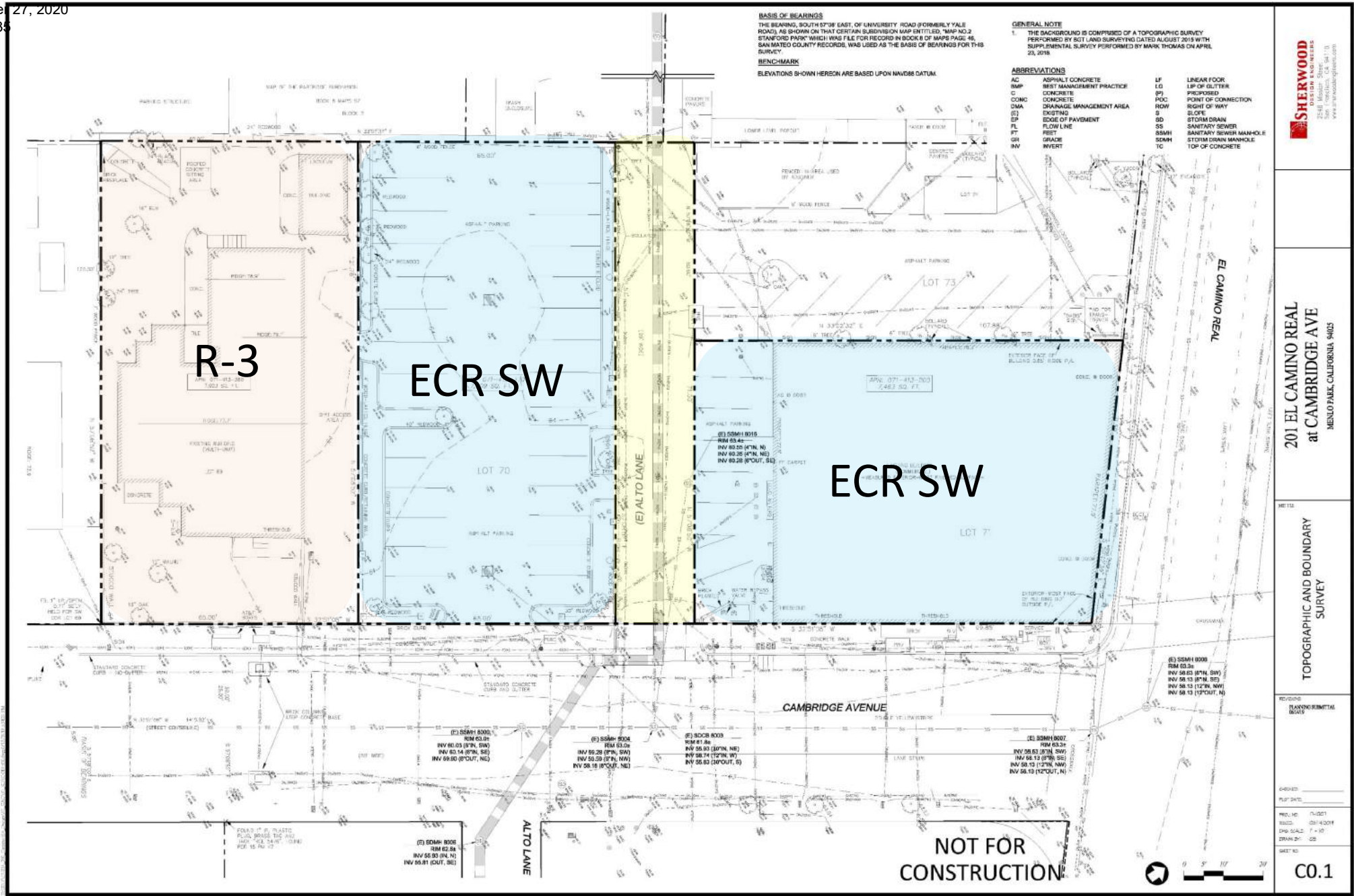












201 EL CAMINO REAL  
 at CAMBRIDGE AVE  
 MENLO PARK, CALIFORNIA 94025

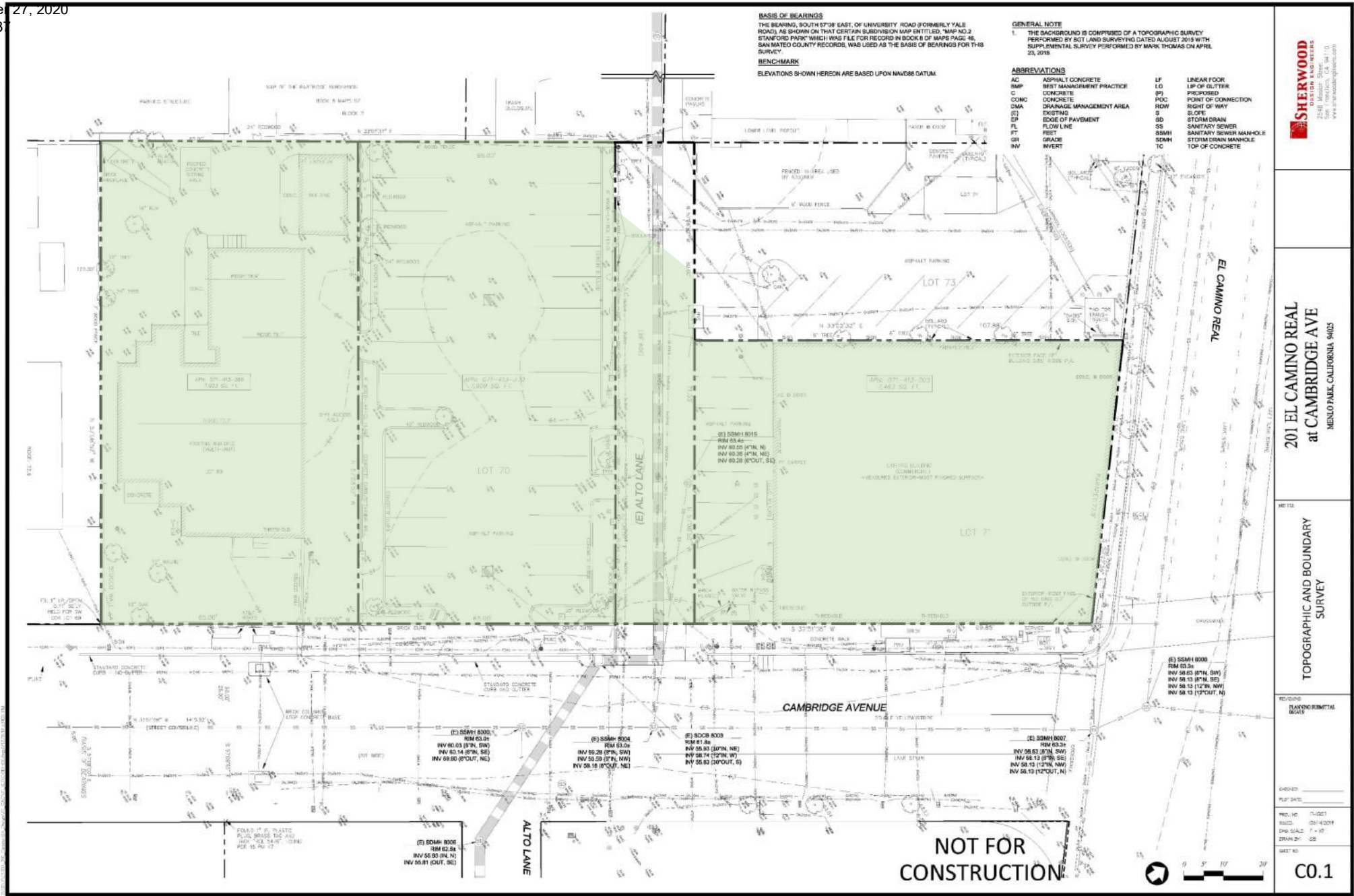
TOPOGRAPHIC AND BOUNDARY  
 SURVEY

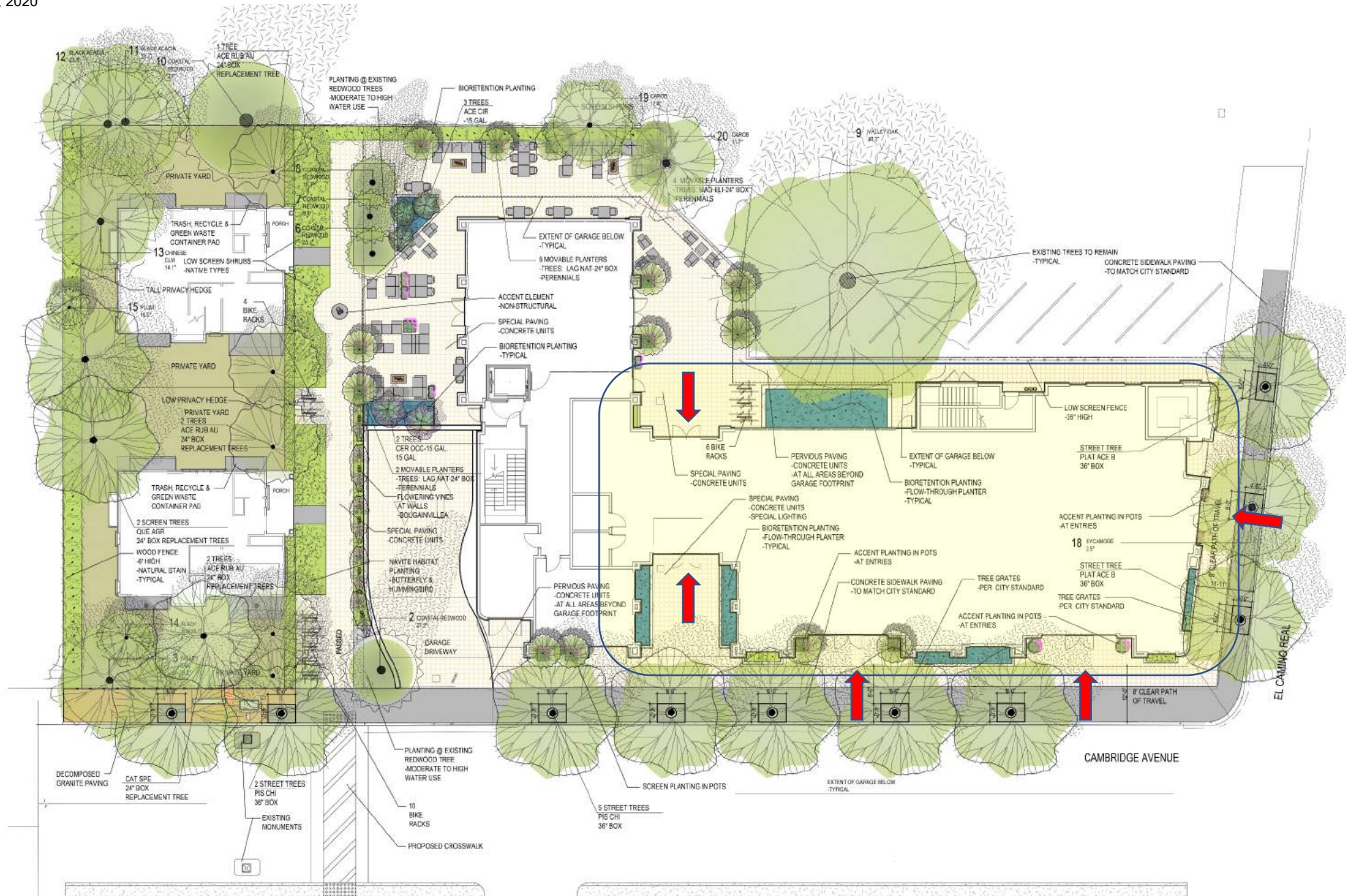
REVISIONS

NO. 1	DATE	DESCRIPTION
1	08-14-2019	PREPARED FOR SUBMITTAL
2	08-14-2019	FOR RECORD
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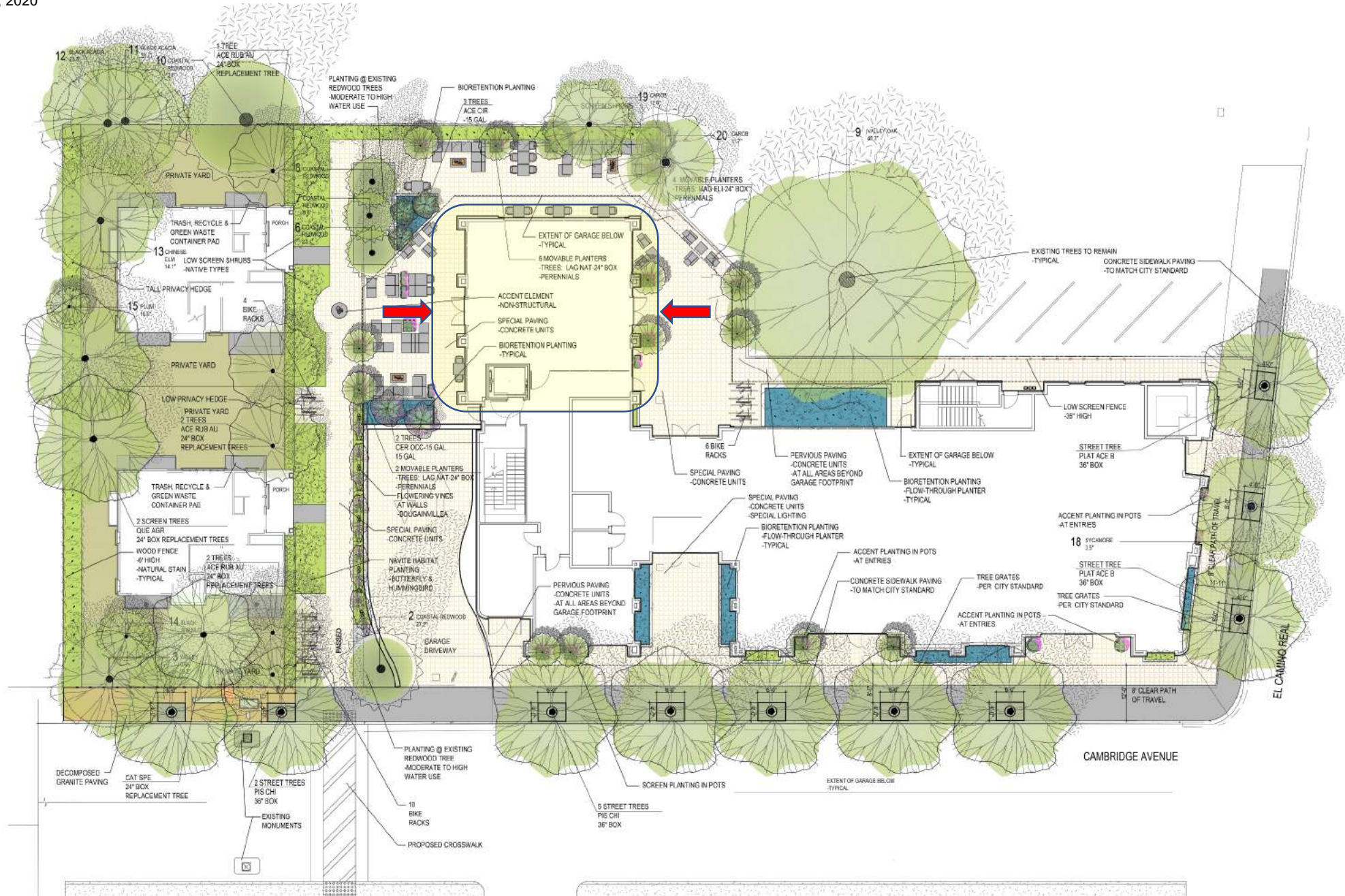
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# Thank You





② CAMBRIDGE STREETSCAPE  
 1/2" = 1'-0"



① EL CAMINO STREETSCAPE  
 1/2" = 1'-0"

4/13/2019 10:23:11 PM

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DATE  
 06/13/2019

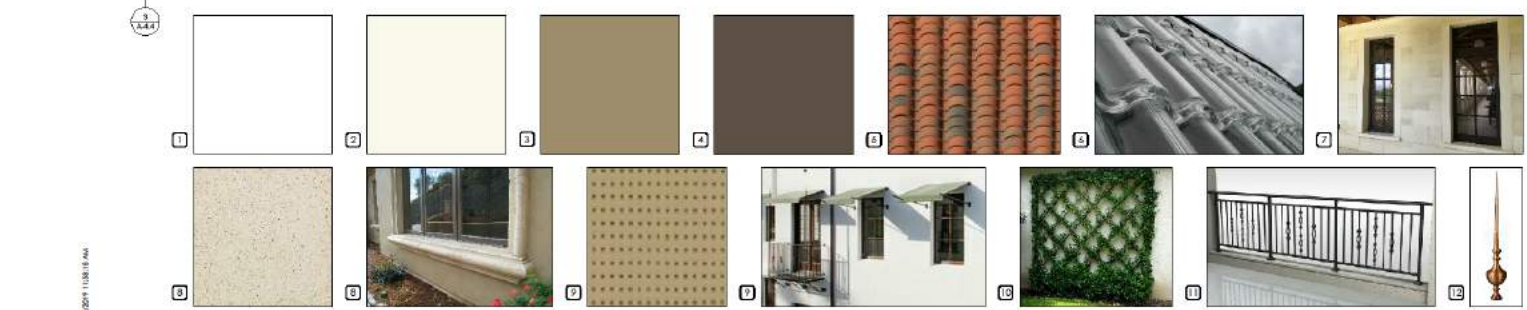
201 EL CAMINO REAL - 612 CAMBRIDGE AVE  
 MENLO PARK, CALIFORNIA 94025

SHEET TITLE  
 PROPOSED STREET SCAPE VIEWS

SHEET NUMBER  
 A-4.1

ENVIRONMENTAL INNOVATIONS IN DESIGN  
 410 OLIVE AVE. PALO ALTO, CA 94301  
 PHONE: 650-951-8170 WWW.EIINARCHITECTS.COM

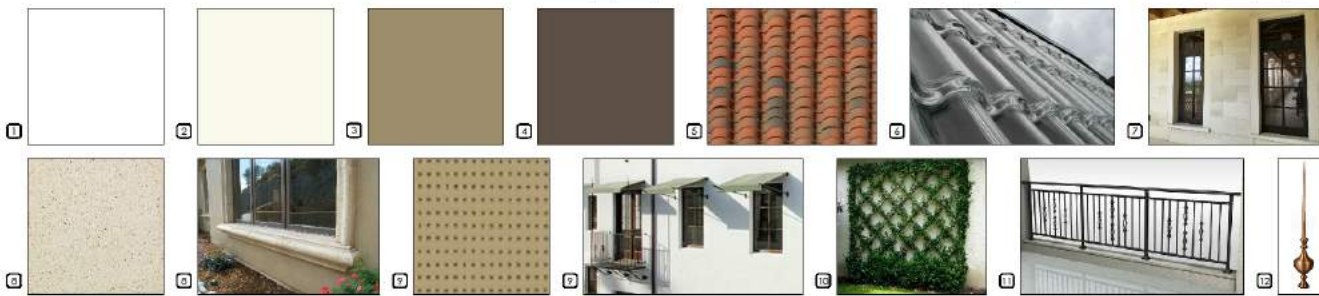




- KEY NOTES**
- 1 SMOOTH TROWELED PLASTER FINISH - COLOR: KELLY MOORE EMMA - PEARL WHITE
  - 2 SMOOTH TROWELED PLASTER FINISH - COLOR: KELLY MOORE EMMA 1 - FLORESCENT PEARL
  - 3 SMOOTH TROWELED PLASTER FINISH - COLOR: KELLY MOORE EMMA 74-S - ROBED ROUNDUP
  - 4 ROUGH SAWN TIMBER PAINTED - COLOR: KELLY MOORE EMMA 2 - WILD TRUFFLE
  - 5 BARREL TILE ROOF - CLAY - RED/LAY CLAY TLD OR SG
  - 6 BARREL TILE ROOF - GLASS: TEALAS BORON OR SG
  - 7 HIGH PERFORMANCE GLAZING WITH WOOD & ALUMINUM MULLIONS - COLOR: BRONZE
  - 8 REVISED/ALCOBES & CORNICES - CAST STONE: RED LAY STONE OR SG - FACING BEACH ADD BICH
  - 9 FINISH - FABRIC W/ WROUGHT IRON & ANODIZED ALUMINUM FRAMES - SINGLE PANELED SCREEN MESH FABRIC OR SG - COLOR: PEPPER
  - 10 PLANTED WALL: TRELLIS OR GREENSCREEN OR SG
  - 11 RAILING: WROUGHT IRON
  - 12 LIGHTNING ROD - ROOF RIDGE CAP COPPER CLASSIC LIGHTNING PROTECTION INC. OR SG

4/13/2021 11:58:18 AM  
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- KEY NOTES**
- 1 BRICK/FROMELED PLASTER FINISH - COLOR: KELLY MOORE/KUMBA - READY WHITE
  - 2 BRICK/FROMELED PLASTER FINISH - COLOR: KELLY MOORE/KUMBA - FLICKERING BEESLY
  - 3 BRICK/FROMELED PLASTER FINISH - COLOR: KELLY MOORE/EASTLA - ROCKY BOUNDING
  - 4 ROUGH SAWN TIMBER PAINTED - COLOR: KELLY MOORE/EMERGE - MILD TRUFFLE
  - 5 BARREL TILE ROOF - CLAY: HIGHLAND CLAY TILE OR EQ.
  - 6 BARREL TILE ROOF - GLASS: TEJAS BORNA OR EQ.
  - 7 HIGH PERFORMANCE GLAZING WITH BRASS & ALUMINUM MULLIONS - COLOR: BRONZE
  - 8 TRAVEL METALLURGY & CORSELS - CAST STONE - RED LEAF STONE OR EQ. - PACIFIC BENCH ACID ETCH
  - 9 AWNING - FABRIC W/ WROUGHT IRON & ANODIZED ALUMINUM FRAMES - SERGE FERRELL SOUTH MESH FABRIC OR EQ. - COLOR: PEPPER
  - 10 PLANTED WALL - TRELLIS OR GREENSCREEN OR EQ.
  - 11 BALCONY - WROUGHT IRON
  - 12 LIGHTNING ROD - ROOF RIDGE CAP, COPPER - CLASSIC LIGHTNING PROTECTION INC. OR EQ.

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DATE  
06/13/2019

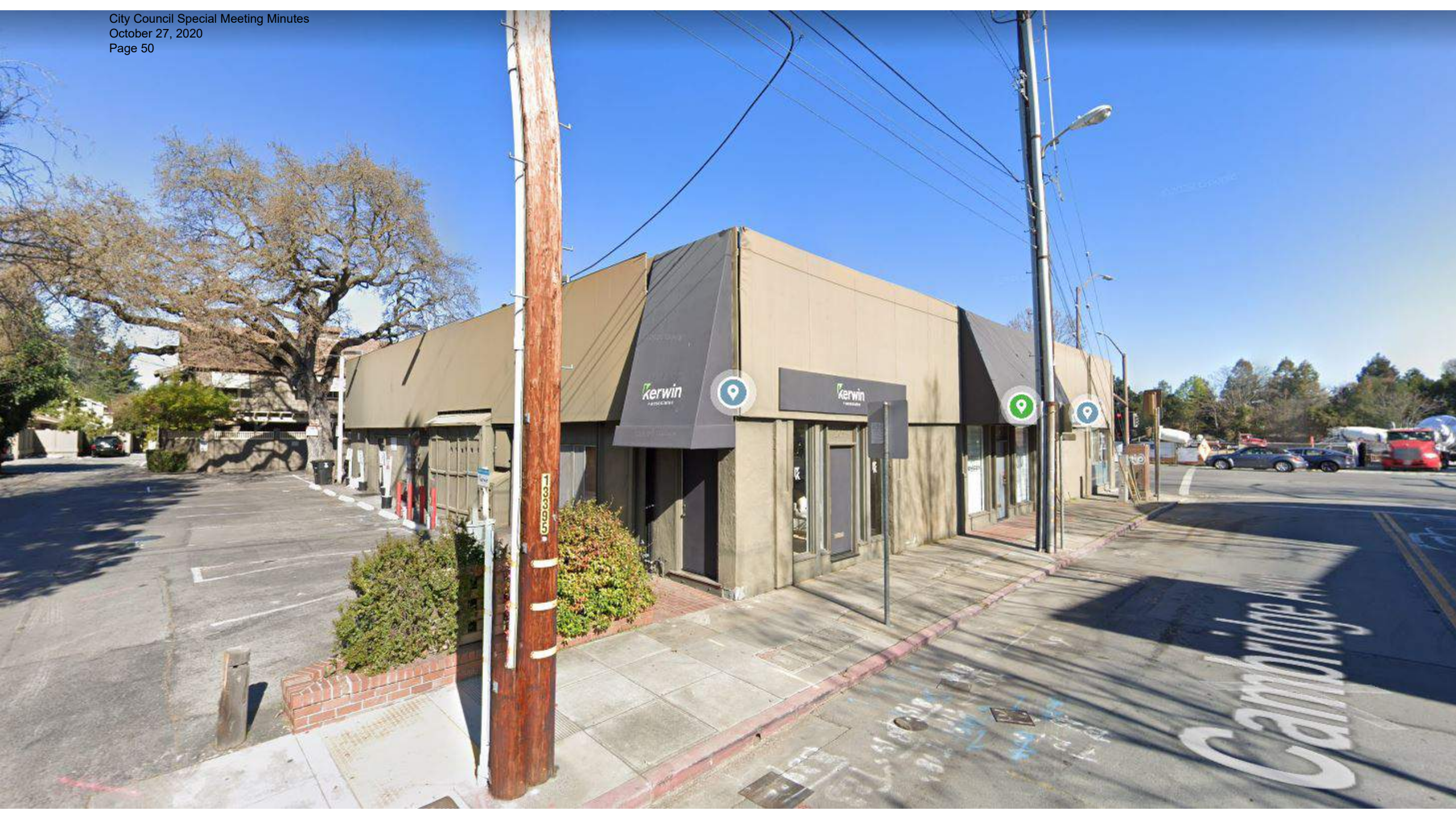
201 EL CAMINO REAL - 612 CAMBRIDGE AVE  
 MENLO PARK, CALIFORNIA 94025

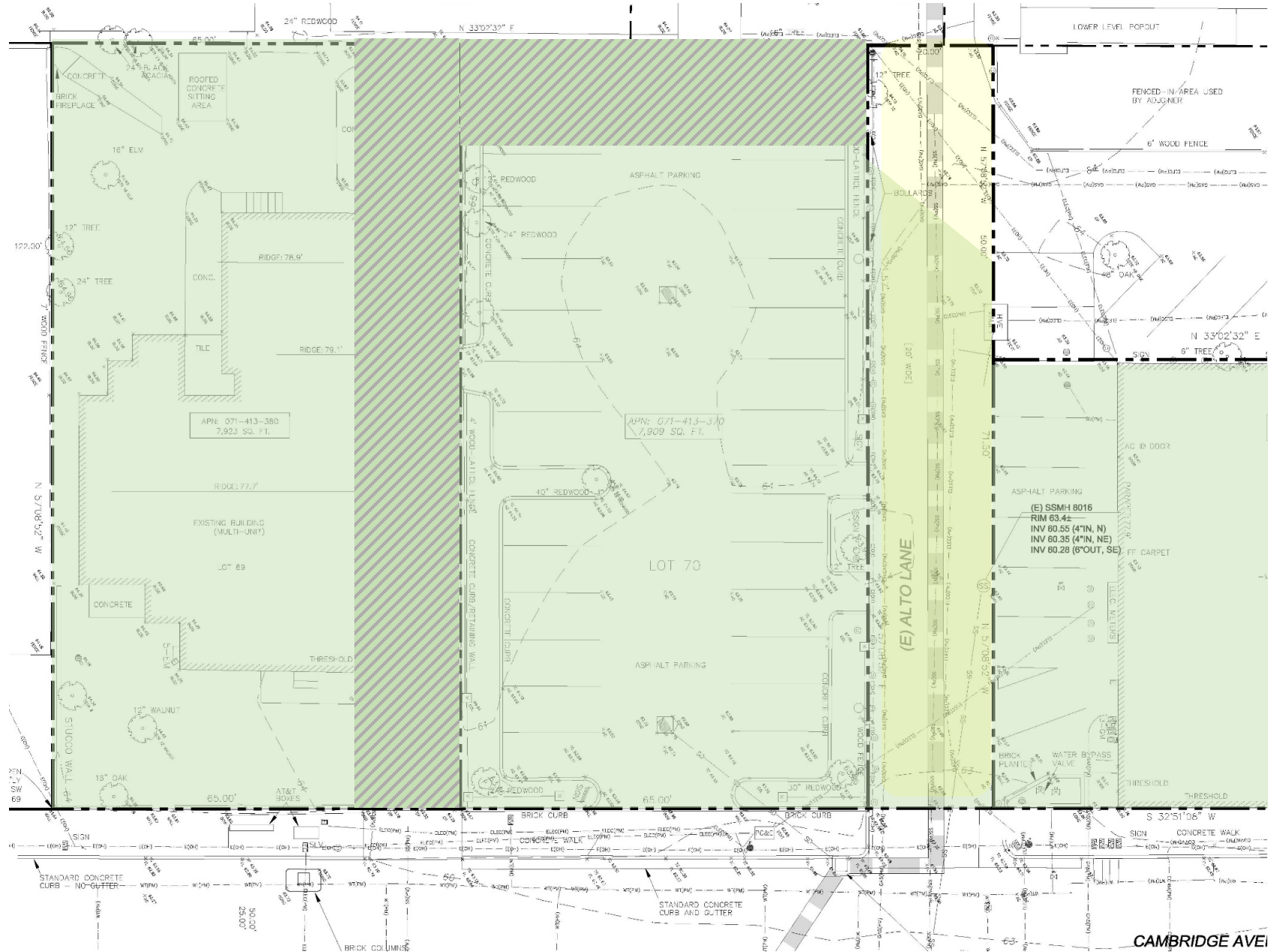
SHEET TITLE  
 ELEVATIONS - MIXED-USE

SHEET NUMBER  
 A-4.3

ENVIRONMENTAL INNOVATIONS IN DESIGN  
 455 SHILBO AVE. FOLSOM, CA 95630  
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CAMBRIDGE AVE



# **BAYFRONT CANAL AND ATHERTON CHANNEL FLOOD PROTECTION PROJECT**

**Chris Lamm, Assistant Public Works Director**





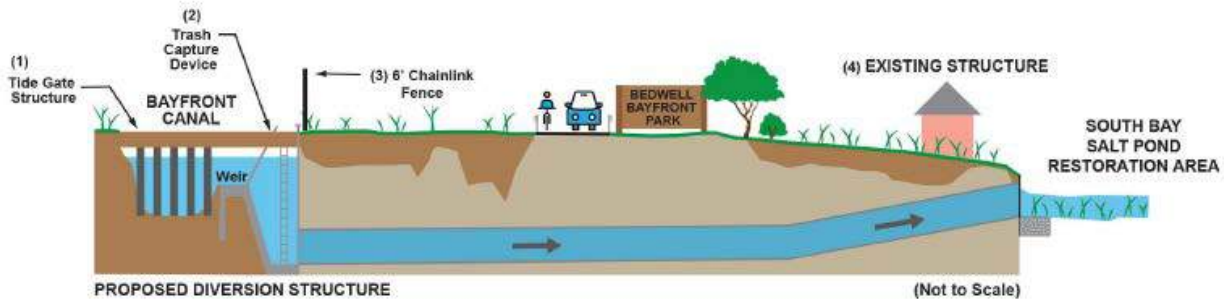
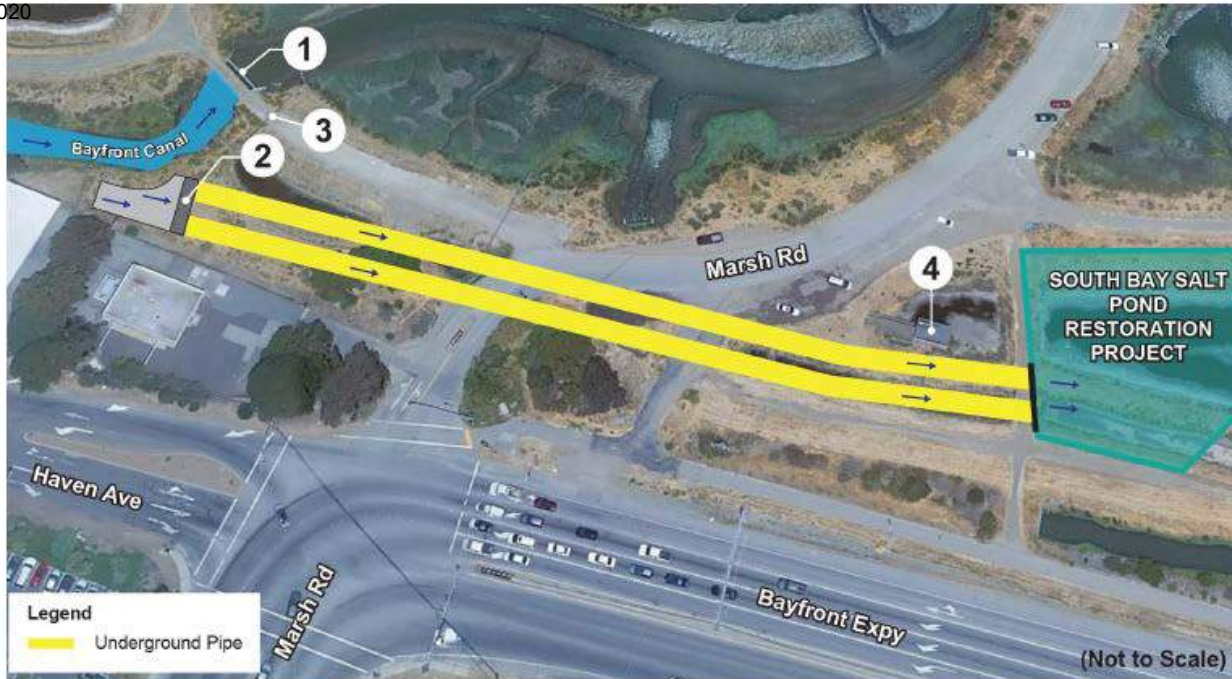
## RECOMMENDED COUNCIL ACTION

- G.1 Authorize the city manager to enter into a memorandum of understanding (MOU) and easement agreement for the construction and maintenance of the Bayfront Canal and Atherton Channel Flood Protection project.
- G.2 Authorize the city manager to enter into an agreement to amend and restate the terms of an existing easement with Cargill for the purpose of constructing, maintaining, and operating storm drainage facilities serving Menlo Park properties adjacent to Bayfront Canal.



## BACKGROUND

- Collaboration of Menlo Park, Redwood City, Atherton, San Mateo County, and Flood and Sea Level Rise Resiliency District (FSLRR);
- Diversion structure to mitigate flooding impacts up to 25-year storm event;
- Estimated total project cost is \$8.59M;
- \$1.2M authorized in FY 2020-21 capital improvement program budget for City share of construction, maintenance and mitigation;
- City committed to construct by December 2021 to preserve \$1.135M Department of Water Resources grant funding.
- Cargill (formerly Leslie Salt) granted drainage easement to Redwood City and San Mateo County in 1952;
- In 1959, City became party to the easement, by virtue of annexing portions of land covered by easement from San Mateo County;





## KEY DETAILS

### Memorandum of understanding

- Establishes terms and responsibilities for cost-sharing related to construction, operations and maintenance (O&M), and mitigation monitoring;
- Expires five years after completion of construction
- FSLRR will serve as contracting and managing agency for all work funded by MOU, except O&M;
- Redwood City will manage O&M for five years after completion of construction;





## KEY DETAILS (cont.)

- Establishes each jurisdictions financial contribution, as follows:
  - A capped contribution from the Town of Atherton of \$1.35M;
  - The residual cost resulting from the Town of Atherton contribution cap will be split among San Mateo County, Redwood City and Menlo Park, based on the ratio of each jurisdictions flow contribution to the Canal;
  - Any additional funding and/or reduction in costs will be applied towards future O&M and mitigation responsibilities.

Jurisdictional flow and financial contributions				
Jurisdiction	Watershed area (%)	Flow contribution (%)	Financial contribution (millions)	Financial contribution (%)
Atherton	44.00	38.00	\$1.350	18.11
Redwood City	13.00	26.00	\$2.658	35.65
San Mateo County	20.00	22.00	\$2.294	30.77
Menlo Park	17.00	10.50	\$1.153	15.47
Woodside	6.00	3.50	\$0	0



## KEY DETAILS

### Easement

- Update of easement is required by Cargill as a condition for obtaining construction and permanent drainage easements for the Bayfront Canal and Atherton Channel flood protection project;
- Substantially retains the previous rights and obligations under original 1952 easement, with the addition of;
- Menlo Park is now a named party to the easement;
- Provides new defined point of access to the easement from Bedwell Bayfront Park;
- Clarifies the responsibilities of all parties and establishes a communication process with Cargill for planned and emergency construction, maintenance, and repairs.



## RECOMMENDED COUNCIL ACTION

G.1 Authorize the city manager to enter into a memorandum of understanding (MOU) and easement agreement for the construction and maintenance of the Bayfront Canal and Atherton Channel Flood Protection project.

G.2 Authorize the city manager to enter into an agreement to amend and restate the terms of an existing easement with Cargill for the purpose of constructing, maintaining, and operating storm drainage facilities serving Menlo Park properties adjacent to Bayfront Canal.



**THANK YOU**



# 2020-21 FIRST QUARTER UPDATE

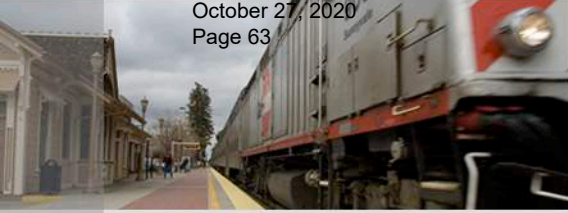
October 27, 2020

ARRIENGA FAMILY  
GYMNASIUM

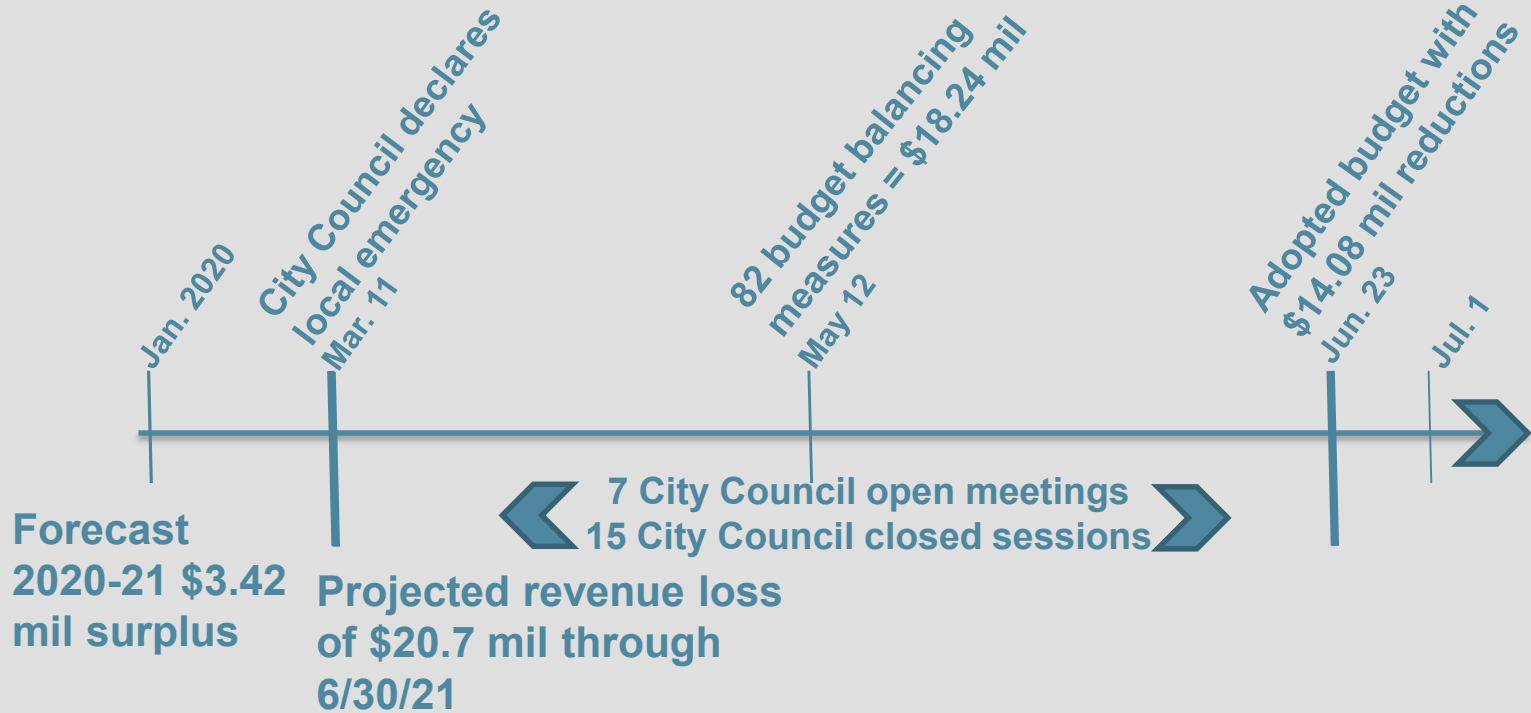


# AGENDA

- Financial update
  - Fiscal year ended June 30, preliminary close
  - Quarter ended September 30
- November 10 meeting
  - City Council priorities and work plan
  - Operational changes



# COVID-19 FINANCIAL CRISIS



The background of the slide is a photograph of a tree branch with large, vibrant green leaves and a single, light green, round fruit, likely a pear or apple, in focus. The lighting is bright, suggesting a sunny day. The text "FISCAL YEAR ENDED JUNE 30" is overlaid on a semi-transparent orange rectangular box in the center of the image.

# FISCAL YEAR ENDED JUNE 30





## FISCAL YEAR ENDED JUNE 30, 2020 REVENUES (\$ MILLIONS)

Revenue	Adopted	Estimated Actual	Actual	Actual over/(under) estimate
Property taxes	27.6	28.1	28.3	0.3
Hotel taxes	10.3	6.8	6.5	(0.3)
Sales taxes	6.2	5.2	6.8	1.6
Permits	2.8	2.5	2.3	(0.2)
User fees	8.1	5.6	5.5	(0.0)
Other	15.7	17.7	16.5	(1.3)
<b>Total</b>	<b>70.6</b>	<b>65.8</b>	<b>65.8</b>	<b>0.0</b>



## FISCAL YEAR ENDED JUNE 30, 2020 EXPENDITURES (\$ MILLIONS)

Expenditure	Adopted	Estimated Actual	Actual	Actual over/(under) estimate
Personnel	44.7	42.4	41.9	(0.5)
Contract services	7.5	3.8	3.8	0.1
Operations	7.1	7.9	6.6	(1.4)
Other	11.3	11.7	14.4	2.7
<b>Total</b>	<b>70.5</b>	<b>65.8</b>	<b>66.7</b>	<b>0.9</b>



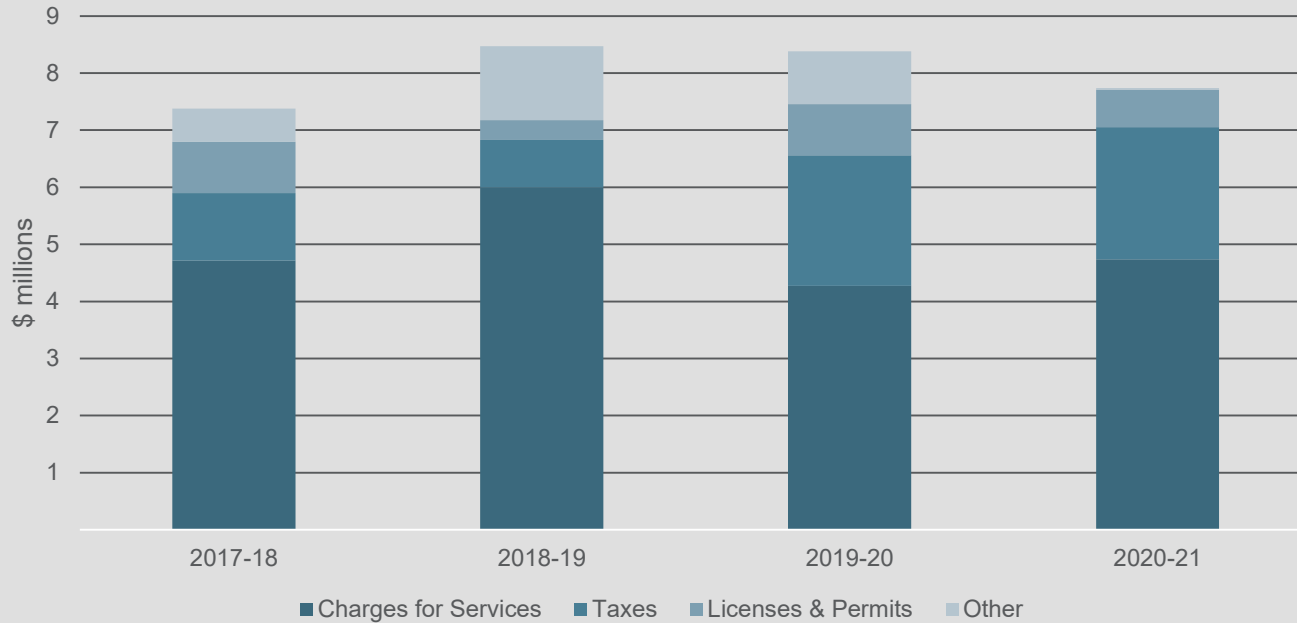
# QUARTER ENDED SEPTEMBER 30





# FIRST QUARTER REVENUES

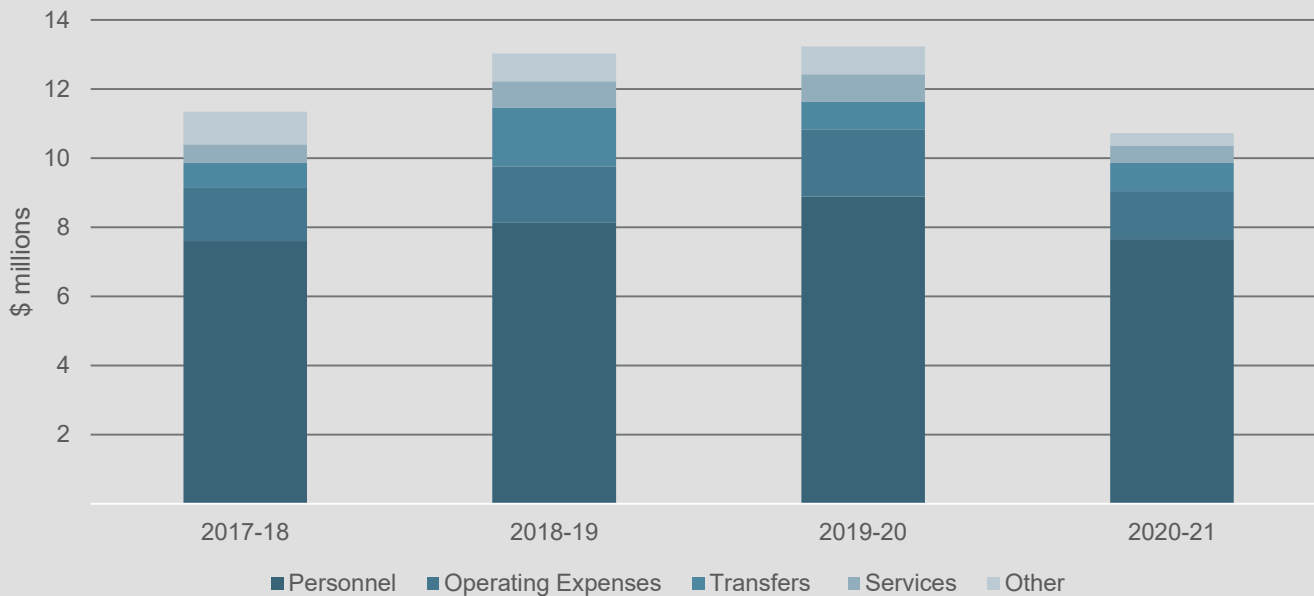
General Fund revenues  
Quarter ended September 30

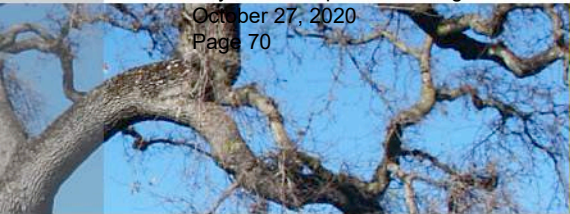




# FIRST QUARTER EXPENDITURES

General Fund expenditures  
Quarter ended September 30





## 2020-21 OUTLOOK

- Major revenues
  - Property taxes +
  - Sales taxes +/-
  - Hotel taxes –
- Major expenditures
  - Unanticipated personnel vacancies –
  - Funding City Council priorities +
  - Additions to City Council work plan +
  - Non-essential service reactivation +



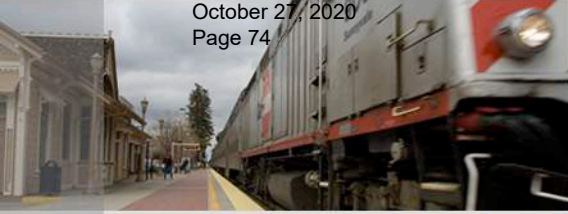
# NOVEMBER 10 MEETING











# FUTURE UPDATES AND BUDGET DEVELOPMENT



- January 26 – second quarter update
  - Financial update
  - City Council priorities and work plan update
  - Non-essential services reactivation
- January 29 – goal setting
- February 9 – adopt updates to City Council priorities and work plan
- February through April – budget development
- April 27 – third quarter update
- May – final revisions and transmittal of recommended budget
- June 8 – budget public hearing
- June 22 – budget adoption



**THANK YOU**



# **ELECTRIC VEHICLE CHARGING POLICY OPTIONS FOR EXISTING MULTIFAMILY PROPERTIES**

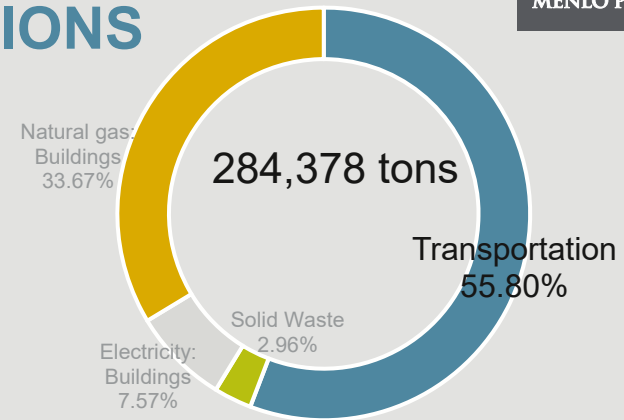
**Rebecca Lucky, Sustainability Manager**

**Candise Almendral, MuniPC Sustainability**

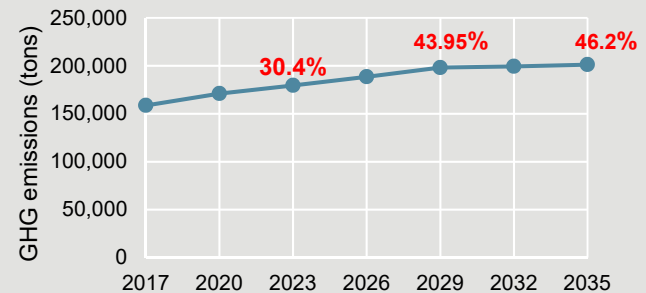


## CLIMATE ACTION GOAL AND COMMUNITY GREENHOUSE GAS EMISSIONS

- July 2020: City Council adopted the goal to become carbon neutral by 2030
- Most recent 2017 data shows communitywide emissions have decreased to 284,378 tons (18.6%)
- However, gasoline vehicle emissions are predicted to **increase** to 198,525 tons by 2030



Estimated gas vehicle emissions  
% change relative to 2005 inventory





## 2030 CLIMATE ACTION PLAN GAS VEHICLE EMISSION REDUCTION STRATEGIES

- Strategy number 2: increase electric vehicle (EV) and decrease gasoline sales
  
- **Strategy number 3: expand access to electric vehicle charging infrastructure**
  - City Council approved strategy for fund year 2020-21
  - Gap analysis for multifamily properties completed, carry over project from last CAP
  
- Strategy number 4: reduce vehicle miles traveled (VMT) by 25%



## WHY MULTIFAMILY PROPERTIES?

- ~40% of the population resides in multifamily properties (e.g. apartment/condominiums, townhome, duplex, triplex, etc.)
- Less than 14% of San Mateo County residents who have purchased/leased EVs report living in a multifamily property
- Home (at or near resident charging) identified as most influential charging location to encourage consumers to purchase EVs
  - Represents **50-80%** of charging events



## WHY MULTIFAMILY PROPERTIES? EQUITY

- Costs more to charge at fast chargers than at-home charging
- Competition for charging space at public spaces
- Limited time parking to charge at more affordable charging stations, and not be enough for a full charge
- Can adds to commute times
- Secondhand market for EVs will have lower ranges requiring more charging events for the driver
- Requires driving to charge instead of using other alternative modes that could be more cost effective and healthy for certain trips (e.g. biking, walking, and using public transit)
- Forces drivers to choose destinations where charging stations are available





## WHY MULTIFAMILY PROPERTIES? (CONT.)

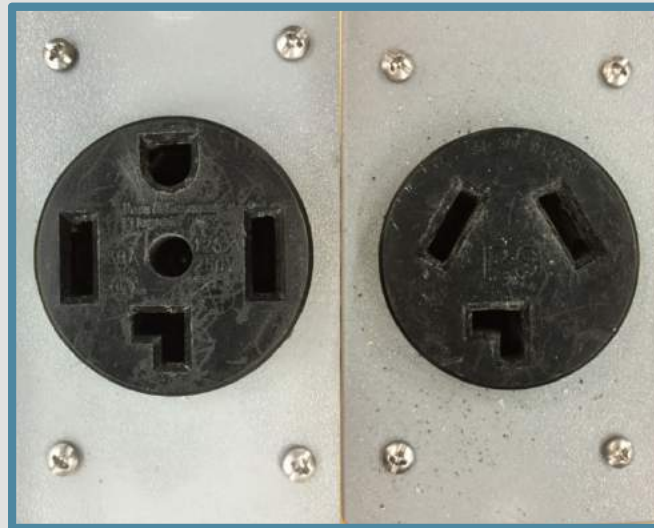
- Less than 2.5% of properties have access to charging ( $\leq 0.25$  miles)
  - Less than 1% have charging on-site
- Convenient, reliable, costs less than other charging options
  - Public and destination charging can cost more than twice than at-home charging
- EV adoption by ~40% population must be accelerated to achieve deep emission reductions necessary to become zero carbon by 2030
- Cannot achieve CAP No. 2 or No. 4 without addressing onsite charging at multifamily



# CHARGING TYPES

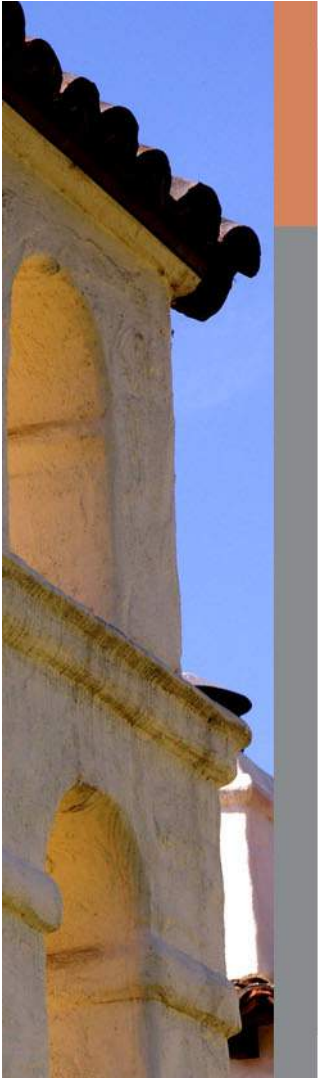


Level 1



Level 2





## FUNDING AND INCENTIVES

- Peninsula Clean Energy:
  - Level 1: up to \$2000 per connector
  - Level 2: up to \$5500 per connector or 75% of the project costs
  - Up to \$4000 in electric panel upgrade
  - Free technical assistance to maximize incentive
  
- Level 1 incentive is anticipated to cover most (if not all) project costs
  
- Level 2 incentive is anticipated to cover at least 75% of project costs
  
- Survey of property owners revealed little desire to install EV charging and it is seen as an amenity rather than a necessity



## REQUIRING A PERCENTAGE OF EV CHARGING SPACES AT EXISTING MULTIFAMILY PROPERTIES



Strategy: Use policy to drive multifamily property owners to incentives

- Using the city's police powers to require a certain percentage of EV charging at existing multifamily properties by a certain date
- Time of sale requirement
- Altering the city's existing thresholds for requiring EV charging for additions/alterations to apply to multifamily and explore lower square footage thresholds.
- Developing a policy that exceeds the state's requirements regarding tenants' rights to install EV charging



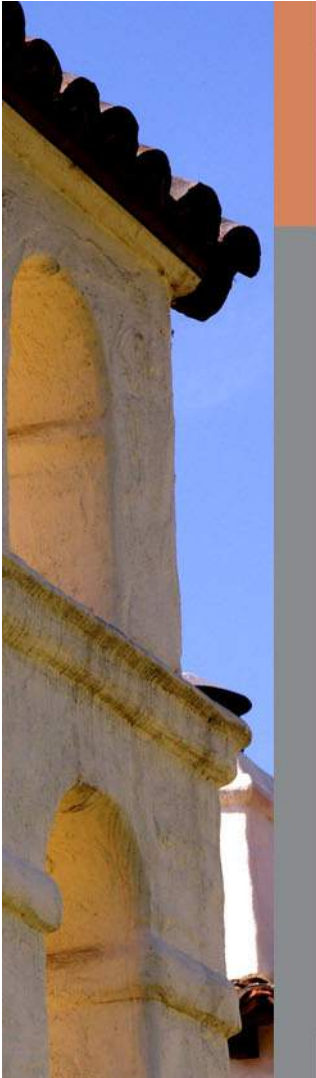
## BUDGET AND PROJECT RESOURCING

- Efficiency can be gained by using the same technical team for building electrification and project schedule
- PCE is interested in supporting this effort
- Requires resourcing a principal planner and legal analysis
- Budget needed for both CAP Action No.1 (building electrification) and No.3 (EV charging) is \$610K to \$630K
  - Currently have \$400K approved from CAP budget
  - Additional appropriation is needed and estimated to be \$200,000



## HIGH LEVEL PROJECT SCHEDULE

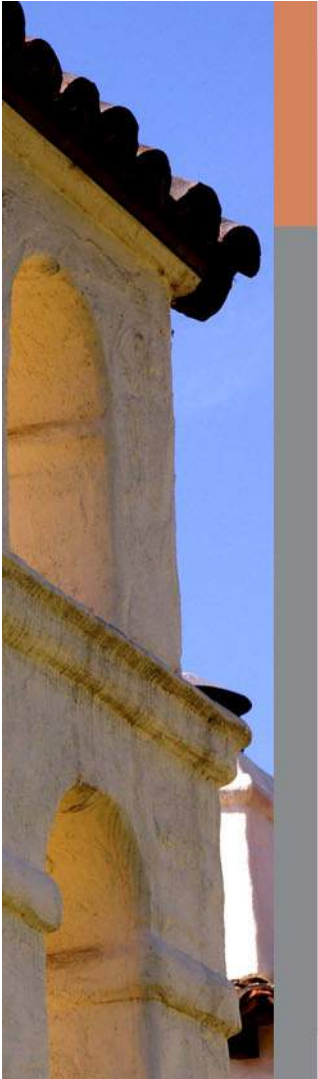
Task	Date(s)
Technical team kick-off meeting	January 2021
Develop cost effectiveness study and policy analysis	November 2020- May 2021
Public Engagement	March 2021- June 2021
City Council study session	July/August 2021
Draft ordinance	September 2021
Public outreach	September/October 2021
Ordinance adoption	November 2021
Second Reading	December 2021
Implementation and education	January 2022



## ENVIRONMENTAL QUALITY COMMISSION RECOMMENDATIONS



- Focus on the expansion of on-site charging for existing multifamily properties
  - Achieve carbon neutral by 2030
  - Address long term equity issues related to charging preference, access, and cost
  
- Using combination of requirements, education, and incentives
  
- Primary emphasis on access to Level 1 charging (standard household outlet)
  - Level 2 where feasible



## RECOMMENDATION

- Staff is seeking direction to continue to develop these policy options for formal adoption next year.





A large, horizontal orange banner is positioned across the middle of the page. The banner contains the text "THANK YOU" in a bold, white, sans-serif font, centered within the banner. The background behind the banner is a light blue color with a subtle, geometric pattern of overlapping shapes. To the left of the banner, there is a vertical strip of a photograph showing green and yellowish plant leaves.