



**SPECIAL MEETING MINUTES**

**Date:** 4/20/2021

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

**Location:** Zoom

**Regular Session**

**A. Call To Order**

Mayor Combs called the meeting to order at 5:03 p.m.

**B. Roll Call**

Present: Combs, Mueller, Nash, Taylor, Wolosin

Absent: None

Staff: City Manager Starla Jerome-Robinson, City Attorney Nira F. Doherty, City Clerk Judi A. Herren

**C. Advisory Body Member Reports**

C1. Finance and Audit Committee work plan progress report – continued from March 23, 2021

Audit and Finance Committee Chair Ron Shepherd made the presentation.

The City Council expressed gratitude for Ron Shepherd's service to the City.

**D. Study Session**

D1. Provide direction on the City's paving program and use of rubberized asphalt versus hot mix asphalt for future street resurfacing projects (Staff Report #21-083-CC) (Presentation)

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

The City Council discussed the differences of rubberized and hot mix asphalts, recycled components of rubberized asphalt, cost and CIP (capital improvement project) budgeting, and considered directing the Environmental Quality Commission to research any possible contaminants from rubberized asphalt.

The City Council received clarification on the bidding process and engaging contractors with experience with rubberized asphalt, location of rubberized asphalt currently in Menlo Park, vehicle speed limits on rubberized asphalt, streets that can be paved with rubberized asphalt, striping lifecycle on rubberized asphalt and requested additional information on impacts to water runoff to creeks and any contaminants from rubberized asphalt.

The City Council directed staff to include a rubberized asphalt alternate for future street resurfacing projects in the CIP and guidance in the development of the CIP funding.

D2. ConnectMenlo community amenities (Staff Report #21-084-CC) (Presentation)

Public comment received on item D2.

Mayor Combs was recused from this item and exited the meeting.

Assistant City Manager Nick Pegueros made the presentation (Attachment).

- Lynne Bramlett spoke in support a Citywide review of amenities.
- Elizabeth Krietemeyer spoke in support of the subcommittee recommendations.
- Julie Shanson spoke in support of the subcommittee recommendations.
- Lauren Bigelow spoke in support of keeping the community at the center of the conversation and in opposition of the removal of affordable housing from the community amenities list.
- Sheryl Bims spoke on concerns related to the base level of construction Citywide.
- Pamela Jones spoke in support of increased public transparency.
- Karen Grove spoke in support of the in-lieu fee benefiting affordable housing.
- Fran Dehn spoke in support of the review of community amenities.

The City Council discussed affordable housing, who the amenities are for (current and/or future residents), and the community amenity list compared to a tenant amenity list.

The City Council received clarification on the items proposed for removal from the community amenities benefit list, implementation date, gatekeeper process, development impact fees, and adoption of an in-lieu fee.

The City Council directed staff to return a revised community amenities list and establishing a gatekeeper process with analysis. The City Council also prioritized the in-lieu fee ordinance going to Planning Commission and encouraged advisory body members to participate in the Planning Commission and City Council meetings to offer their perspectives.

### **Recess**

The City Council took a recess at 7:37 p.m.

The City Council reconvened at 8:03 p.m.

Mayor Combs rejoined the meeting at 8:03 p.m.

### **E. Consent Calendar**

The City Council pulled item E2.

- E1. Authorize the city manager to enter into master professional agreements with M-Group, Arnold Mammarella, Architecture + Consulting, and BAE for professional planning services (Staff Report #21-085-CC)

**ACTION:** Motion and Second (Taylor/ Nash) to authorize the city manager to enter into master professional agreements with M-Group, Arnold Mammarella, Architecture + Consulting, and BAE for professional planning services, passed unanimously.

- E2. Adopt Resolution No. 6621 to amend the 2030 climate action plan to include scope of work for 2021 implementation (Staff Report #21-082-CC)  
The City Council discussed the 2030 climate action plan (CAP) implementation.

The City Council received clarification on CAP No. 3 related to electric vehicle charging in homes impact on staff resources. Also, CAP No. 5 related to including electric landscaping equipment and end of life assets replaced with non-fossil fuel unless not feasible.

**ACTION:** Motion second (Wolosin/ Nash) to adopt staff recommended implementation steps for CAP No. 3 with stricken language regarding marketing and outreach to tenants and adopt staff recommended implementation steps for CAP No.1 1) May 2021: Complete cost effectiveness analysis and staff recommendation on various policy/program pathways toward achieving 95 percent electrification by 2030, 2) June 2021: Environmental Quality Commission provides advice to City Council on staff recommendation, and 3) July/August 2021: City Council reviews policy program options and EQC recommendations and directs staff on next steps, with the following edits to CAP No. 1's implementation plan a) remove steps Nos. 4 and 5 , and b) amend step No. 3 with the language that "City Council reviews policy program options and EQC recommendations and directs staff on next steps", passed unanimously.

**ACTION:** Motion and second (Taylor/ Nash) to approve CAP No. 6 staff recommended implementation plan with the study session moving from September 2021 to July 2021, passed 4-1 (Combs abstaining).

City Councilmember Mueller exited meeting at 8:43 p.m.

**ACTION:** Motion and second (Wolosin/ Nash) to adopt staff recommended implementation plans for CAP goals Nos. 2 and 4 as recommended, and adopt staff recommended implementation plan for CAP No. 5 broadening electric leaf blowers to include electric landscaping equipment, and add end of life assets to be defaulted with non-fossil fuel assets unless unfeasible, passed 4-1 (Mueller absent).

## F. Regular Business

F1. Approve City Council 2021 work plan and identify top priorities (Staff Report #21-081-CC)

Web form public comments received on item F1. (Attachment).

Assistant City Manager Nick Pegueros made the presentation (Attachment).

- Sue Connelly spoke in support of quiet zones.
- Amy Mushlin spoke in support of quiet zones.
- Toby Morrish spoke in support of quiet zones.
- Andrea Gil spoke in support of smoke-free multi-unit housing.

City Councilmember Mueller rejoined the meeting at 9:03 p.m.

The City Council discussed a Public Safety Commission, timelines for priorities, and the Middle Avenue project.

The City Council received clarification on priority items that are mandated and Downtown improvement progress and timeline.

**ACTION:** Motion and second (Mueller/ Nash) to approve the City Council 2021 work plan and top priorities as directed by City Council and for staff to return with a staff capacity analysis, passed unanimously (Attachment).

## **G. City Council Initiated Items**

G1. Informal proposal to create a mobile vaccination operation to provide equitable access to vaccination of specific populations at their place of residence (Staff Report #21-080-CC)  
City Councilmember Mueller introduced the item.

- Lynne Bramlett spoke on concerns related to process of the item to City Council and the Menlo Park Fire Protection District (MPFPD) Board.
- Lisa Tealer requested clarification on the analysis of needs/gaps and the need for more community input.

The City Council discussed City staff impacts, community engagement, and the process of bring the item to the City Council and MPFPD Board concurrently.

The City Council received clarification on legal issues on public officials attending multiple meetings concurrently, the commitment requested for this item, and impacts to staff.

The City Council directed staff to return an item to City Council narrowing the scope of the proposed action to support San Mateo County in a pilot mobile vaccination program.

## **H. Adjournment**

Mayor Combs adjourned the meeting at 11:12 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of May 11, 2021.

## 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 up to 1-hour before the meeting start time:  
[menlopark.org/publiccommentApril20](http://menlopark.org/publiccommentApril20) \*
  - Access the meeting real-time online at:  
[Zoom.us/join](https://zoom.us/join) – Meeting ID 945 0353 3001
  - Access the meeting real-time via telephone at:  
(669) 900-6833  
Meeting ID 945 0353 3001  
Press \*9 to raise hand to speak

\*Written public comments are accepted up to 1-hour before the meeting start time. Written messages are provided to the City Council at the appropriate time in their meeting.

- Watch meeting:
  - Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto:  
Channel 26
  - Online:  
[menlopark.org/streaming](http://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](http://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](http://menlopark.org/agenda)).

According to City Council policy, all 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.



**CITY PAVING PROGRAM AND USE OF  
RUBBERIZED VERSUS HOT MIX ASPHALT**



## PRESENTATION OUTLINE

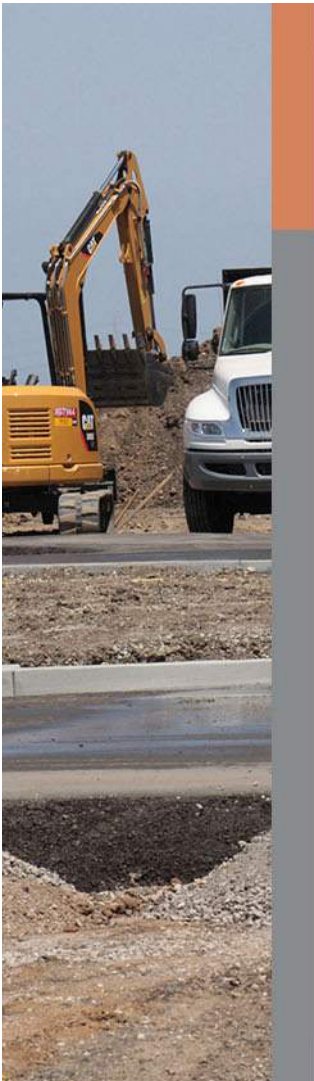
- Recommendation
- City paving program outline
- Rubberized versus Hot Mix Asphalt
- Conclusion and Action
- Questions





## RECOMMENDATION

- Provide direction on use of Rubberized Asphalt Concrete (RAC) versus Hot Mix Asphalt (HMA) for future street resurfacing projects in the Capital Improvement Plan (CIP).
  
- Future CIP projects meeting the following criteria are recommended to procure a bid alternate for RAC:
  - Streets employing a 1.2 to 2.4 inch overlay
  - Collector or arterial streets
  - Resurfacing projects awarded in a timeframe to ensure peak of summer construction (May to August)







## CITY PAVING PROGRAM

- 96.3 centerline miles (over 15M square feet of paving surface)
- Pavement asset valued at ~\$353M (replacement cost)
- Asset management software StreetSaver used to catalogue pavement network. Endorsed by Metropolitan Transportation Commission (MTC).
- Public Works utilizes StreetSaver to evaluate and propose CIP projects based on cost and pavement condition index (PCI). The PCI ranges street conditions from 0 (failed) to 100 (excellent) and an inventory of pavement conditions is updated every two years.

### PCI Classification

PCI Rating	Street Condition
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70-100	Good to Excellent
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50-70	At Risk to Fair
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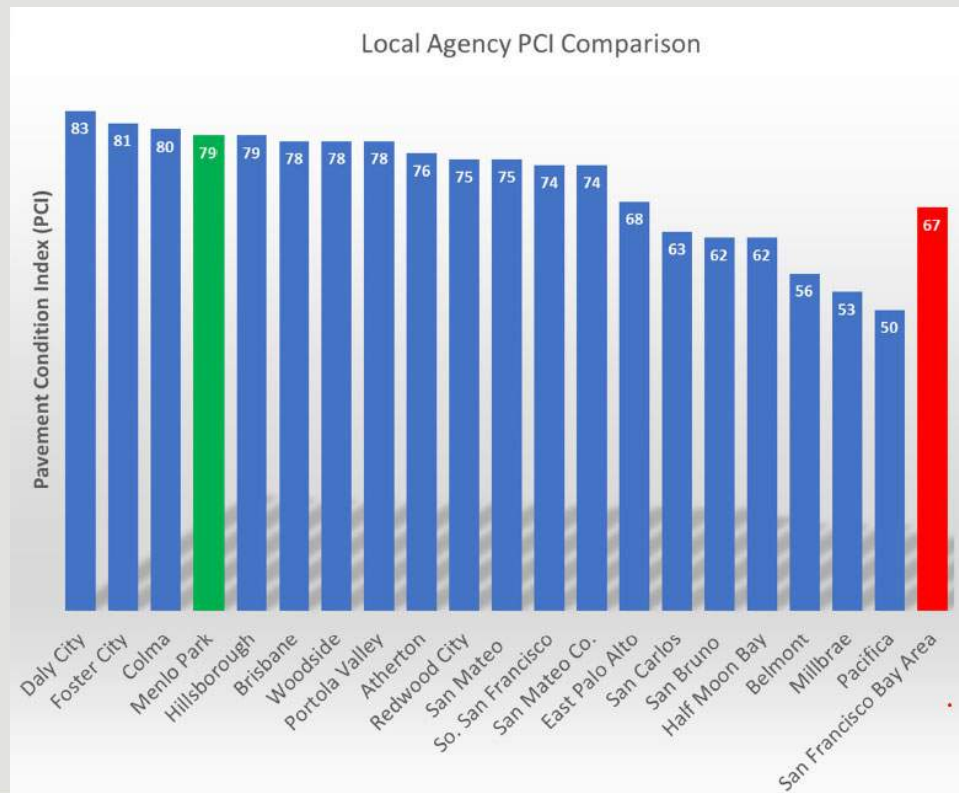
25-50	Poor
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50-100	Failed to Very Poor
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## CITY PAVING PROGRAM OUTLINE

- Menlo Park's latest PCI is 79 (Good) and ranks fourth out of twenty local agencies referenced in the 2020 - 2021 Pavement Management Report.





## CITY PAVING PROGRAM

- Higher PCI streets utilize **preventative maintenance** (e.g. thin overlay or slurry seals).
- Lower PCI streets require **rehabilitation** (e.g. deep overlays or full reconstruction). Costs increase exponentially as PCI decreases.
- Investing in preventative maintenance maximizes cost efficiency and street lifespan. Public Works manages and maintains the City’s PCI and alternates between overlay and slurry seal projects each year.

### PCI Repair Scenarios

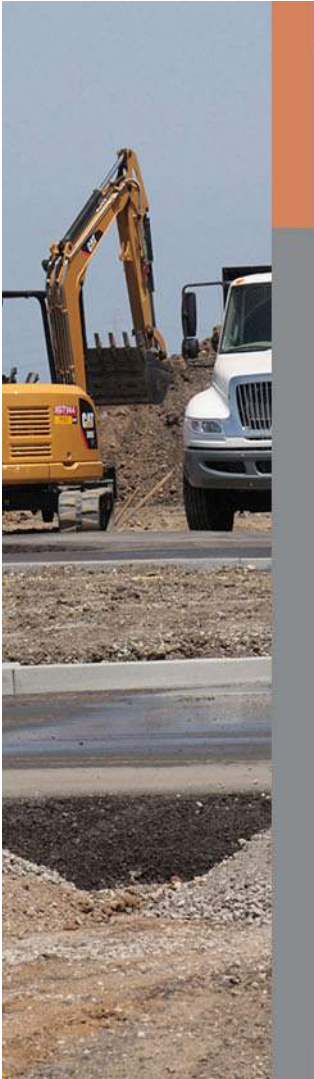
PCI Rating	Repair Type	Anticipated Unit Cost (Square Yard)
86 to 100	Preventative Maintenance (Slurry Seal)	\$5
56 to 85	Thin Overlay (1"-3" depth)	\$30
40 to 55	Thick Overlay (3" or greater)	\$50
0 to 25	Heavy rehabilitation (Reconstruction)	\$200



## RUBBERIZED VERSUS HOT MIX ASPHALT

- On April 21, 2020, the City Council requested a feasibility study for RAC on future CIP projects in lieu of HMA. A comparison of both materials is described below:

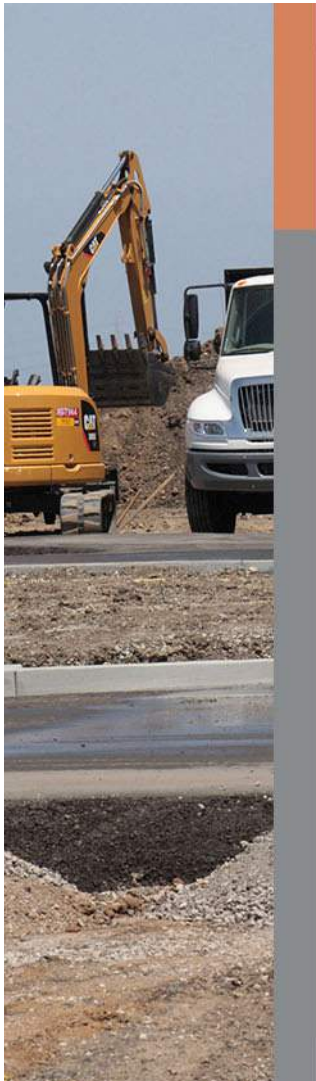
Design criteria	RAC	HMA
<b>Material Composition</b>	Recycled tires	Mostly virgin
<b>Typical Unit Cost (≤ 5,000 Tons)</b>	\$264 per ton	\$187 per ton
<b>Recommended Overlay Depth</b>	1.2 to 2.4 inches	1 to 12 inches
<b>Noise Reduction Benefit</b>	Over 45 mph	-
<b>Cracking and Skid Resistance</b>	Higher than HMA	-
Construction criteria	RAC	HMA
<b>Minimum Air Temperature</b>	60° F	50° F
<b>On-site Plant Mixer</b>	Required	Not required
<b>Gas (Rubber) Odor</b>	Yes	No
Maintenance criteria	RAC	HMA
<b>Expected Lifespan</b>	20 years	15 years
<b>Spot Repairs or Utility Upgrades</b>	HMA backfill	HMA backfill



## RUBBERIZED VERSUS HOT MIX ASPHALT



- Benefits of RAC to HMA:
  - Is comprised of recycled tires and more environmentally friendly
  - Longer estimated lifespan (20 years compared to 15 years for HMA)
  - Retains color and offers greater skid resistance during rain events
  - Provides noise abatement (most notable at speeds 45 mph or greater)
  
- Limitations of RAC to HMA:
  - Higher construction costs (up to 40% higher with contingencies)
  - Higher construction standards and limited summer schedule
  - Most cost effective as a thin overlay between 1.2 to 2.4 inches
  - Potential odor during construction
  - Longer lifespan offset by maintenance better suited for HMA backfill



## RUBBERIZED VERSUS HOT MIX ASPHALT



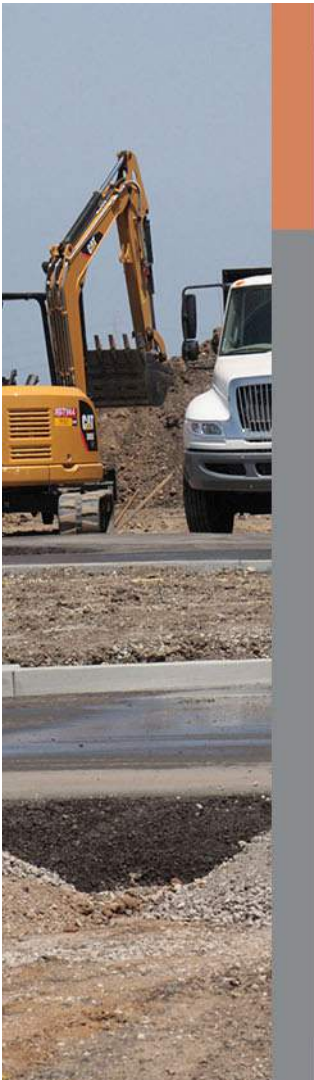
- RAC and HMA Life Cycle Cost Study
  - Performed City-wide using StreetSaver roadway classifications (local, collector, and arterial).
  - Construction cost averaged over lifespan of each material to estimate annual costs. Includes contingencies.
  
- Life Cycle Cost summary:
  - Total construction costs:
    - RAC is approximately 40% higher
    - RAC: \$49,800,000
    - HMA: \$35,310,000
  
  - Total annual costs:
    - RAC is approximately 6% higher
    - RAC: \$2,490,000 per year
    - HMA: \$2,354,000 per year

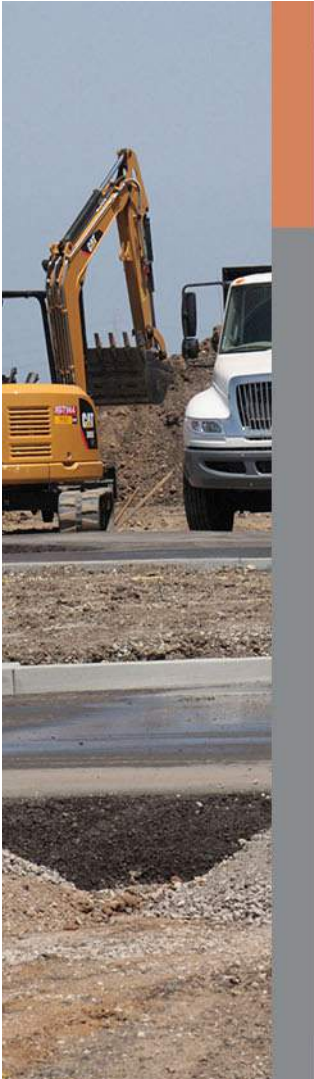




## CONCLUSION AND ACTION

- RAC is not best suited for:
  - Streets requiring repairs over 2.4 inches deep
  - Projects with restricted funding or budgeting resources
  - Projects with anticipated construction beyond summer months (May to August)
  - Local streets (due to odor, limited noise reduction, and slurry maintenance)
  
- RAC best suited for:
  - Projects employing thin overlays (1.2 to 2.4 inches)
  - Projects with summer construction schedule (May to August)
  - Streets under collectors or arterials classification

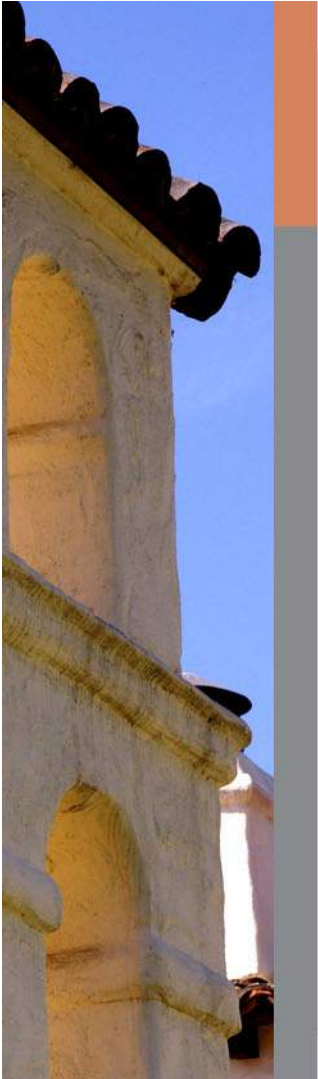




## CONCLUSION AND ACTION

- Staff Recommendation:
  - Provide direction on use of RAC versus HMA on future CIP resurfacing projects.
  
  - Future projects meeting the following criteria are recommendation to procure a bid alternate for RAC:
    - Streets incorporating a 1.2 to 2.4 inch overlay
    - Collector or arterial streets
    - Resurfacing projects awarded in a timeframe to ensure peak of summer construction (May to August)





## QUESTIONS?

- We appreciate your consideration





The background of the slide is a photograph of a brick building at dusk. The building has a dark roof with exposed wooden beams and is illuminated from within, casting a warm glow. A large, semi-transparent blue horizontal bar is overlaid across the middle of the image, containing the text "THANK YOU" in white, bold, sans-serif capital letters. The building's name, "ANN BERGA FAMILY GYMNASIUM", is visible in gold lettering on the brickwork below the blue bar. The sky is a deep blue, and there are decorative purple and grey vertical bars on the left side of the image.



April 16, 2021

The Honorable Betsy Nash  
Vice Mayor  
City of Menlo Park  
701 Laurel St.  
Menlo Park, CA 94025

Re: ConnectMenlo Community Amenities List

Dear Vice-Mayor Nash and Council Members:

The Willow Village team is proud to have engaged in an extensive and unprecedented community outreach effort over the past four years, with special focus, attention, and feedback from our Belle Haven neighbors to help create, shape and refine Willow Village. The community amenities integrated into Willow Village were a direct result of our outreach and have been very well received. We have relied in good faith on the City's 2016 Connect Menlo Amenities List to plan key elements of Willow Village in addition to the significant amount of direct conversations we've had with the community over the years.

Through close coordination with our Belle Haven neighbors we have refined and improved the Willow Village proposal in several ways including:

- Improved the connections to the Belle Haven neighborhood
- Addressed the need for grocery, restaurants, entertainment, and shopping services and reversed the phasing to deliver them in Phase 1 instead of Phase 3
- Added housing to improve the job/housing balance
- Provided more on-site affordable housing
- Reduced office space and employment capacity
- Reduced traffic impacts
- Created exciting new open spaces, parks and trails

ConnectMenlo established that changes in the Community Amenity List should reflect community priorities. Based on our extensive and well-received community outreach, we are confident that our proposed community amenities package reflects community priorities. We respectfully request that the elements that we have proposed in good faith and integrated into our plan, in coordination with our neighbors, be retained and not be removed from the list at this late stage in the development process. The project has been designed with amenities thoughtfully included in direct response to community

input and feedback, and we request that the following amenities be retained on the ConnectMenlo Community Amenities List:

Transit and Transportation Improvements

1. Bike trails, paths or lanes: Install new bike lanes and pedestrian paths and connect them to existing facilities a Bay Trail

Community Serving Retail

2. Bank/ATM: a bank or credit union branch with an ATM

Job Training at M-2 Companies

3. Job training programs: Provide residents with job training programs that prepare them with job skills

Park Planning and Improvements

4. Bedwell Bayfront Park Improvements: Improve access to parks and trails within Bedwell Bayfront Park
5. Dog Park: Provide a dedicated, enclosed place where dogs can run

Additionally, some of the amenities we have integrated into Willow Village were not initially contemplated in the original Community Amenities List and have been requested by many community stakeholders due to the unique nature and opportunities within our plan. These elements have led to a great amount of excitement and we request that the City add the following amenities as options to the Community Amenities List:

6. Community Entertainment Offerings: Cinema, Live Theatre, Bowling, etc.
7. Recreational Open Space: Parks, Town Square / Plaza, Elevated Park (land and improvements)

We also request that the Council add to a "catch all" that would allow additional items to be added to the list as part of a Council-approved Development Agreement for a particular project.

These amenities identified already in the project and the ones above would be over and above what would be required by city code, impact fees or project mitigation measures and would meet our requirements under the Community Amenities resolution for bonus level development. Because Willow Village has included these community amenities into the project based on the existing list and extensive community feedback versus the payment of an in-lieu fee, the project is not feasible if the City Council does not include the items above on the Community Amenities list. The project cannot support the amenities proposed and an in-lieu fee for the difference if the above items are not included in the Community Amenities list.

If the Council chooses to proceed with the update of the Community Amenities List and addition of a gatekeeper process, we request that the Council grant pipeline status to pending projects that have relied in good faith on the current Community Amenities List and process. We suggest such protection for projects with applications on file (whether or not deemed complete) as of March of 2019, when staff encouraged the Council to update the Community Amenities List so that then-pending projects (including Willow Village) would not be delayed by uncertainty as to what amenities would be on the list when the City considers the projects for approval.

It is imperative that we have both certainty and predictability in the process and rules, specifically the retention of items 1-5 above and addition of items 6 and 7 above, for Willow Village to proceed and deliver the services and amenities long requested by our Belle Haven neighbors. Thank you for your consideration of these amenity list items as we work together as partners to make Willow Village a special place for Belle Haven and Menlo Park for generations to come.

Best Regards,

A handwritten signature in black ink, consisting of several overlapping, sweeping strokes that form a cursive name.

Mike Ghielmetti, President  
Signature Development Group



April 19, 2021

City Council for the City of Menlo Park  
City of Menlo Park  
701 Laurel Street  
Menlo Park, CA 94025

*RE: April 20, 2021 Agenda Item D.2.: Update to the ConnectMenlo Community Amenities*

Mayor Combs and Members of the City Council:

We are writing on behalf of Tarlton Properties regarding the City Council's study session for possible updates to the ConnectMenlo Community Amenities ("CMCA") which is on the April 20, 2021 Agenda as Item D.2. Contribution of community amenities is required of project applicants proposing "bonus" level projects in the Life Science, Office, and Residential Mixed-Use Districts in the Bayfront Area; Tarlton, with its capital partners, owns and develops multiple life science facilities in the City's Life Science district, and has proposed several bonus-level projects that are currently undergoing review with the City. These projects are poised to provide substantial contributions in the form of CMCA. Tarlton has a long history of partnership with the City, and was an original advocate for the provision of community amenities as a way to directly benefit the Belle Haven community of which it is a part. Tarlton wishes to offer the City Council the following considerations regarding the recommendations by the Council Community Amenities Subcommittee shown on Page D-2-3 of the staff report:

Recommendation 2: Adopt an Ordinance Establishing an In-Lieu Fee

Tarlton strongly supports the establishment of an in-lieu fee for project applicants to provide community amenities. An in-lieu fee that bears a reasonable relationship to proposed developments and the need for community benefit is authorized by the current community amenities ordinance and consistent with its purpose.<sup>1</sup> An in-lieu fee will give the Council the flexibility to combine amenity funds for meaningful projects, and direct community amenities to where they will have the most impact and/or benefit for the Belle Haven community.

In tandem with its support for an in-lieu fee option, Tarlton notes that the Subcommittee also recommends removing nearly all of the potential community amenities approved with Resolution No. 6360. As noted in the Staff Report, there are 10 bonus level projects currently under review with the City. The projected value of the remaining community amenities would not be sufficient to allow entitlement of those projects that are currently under review, much less any additional project applications that may be submitted. An in-lieu fee is therefore paramount to enable these projects to meet their obligation to provide community amenities until the Council determines and adopts new amenities.

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<sup>1</sup> See, e.g., Menlo Park Municipal Code § 16.44.070 (4)(b).

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Also, many of the existing bonus project applications have already experienced delays that have lasted for multiple years. We underscore the importance of the City's action to minimize further delay of those projects and others. Tarlton therefore agrees with staff that it "is important to adopt an in-lieu fee now to provide another way for developers proposing bonus level projects in the Bayfront Area to fulfill their obligation."<sup>2</sup> Therefore, the in-lieu fee must be adopted immediately and independently of the Council's action related to the remainder of the CMCA list to ensure that project entitlement schedules are not further compromised. This will also allow the time needed to conduct community outreach to determine new amenities. Considering the Council's full control over the use of those in-lieu fee funds for current and future amenities, we trust there will not be any reasonable objection to such immediate and independent approval.

Recommendation 3: Establish a Gatekeeper Process for Approval of Community Amenities Proposals

As noted in City Attorney Doherty's Memorandum regarding Community Amenity Options, community amenity proposals are currently reviewed with entitlement for the development project, and a "gatekeeper" process would provide the City with earlier input on the proposed community amenity, as well as provide earlier assurance to the applicant regarding their proposed amenities.<sup>3</sup> Such a "gatekeeper" process would be valuable. Its implementation would best be created in a way to mitigate any further project delay.

We highlight our concern about delays because the format of this gatekeeper process is not yet defined, and there is suggestion in the memorandum that it could take place before the applicant can "submit" a development application.<sup>4</sup> To the extent that suggestion exists, it must be rejected. Such timing would be impracticable as the value of a community amenity is tied to the project itself, and therefore the application. Any format that adds additional delay to the entitlement process may also raise potential issues under the Permit Streamlining Act, and no authority exists to allow the City to prevent submittal of a development application. Therefore, if the Council accepts the Subcommittee's recommendation for a gatekeeper process, then the Council would be best served to consider that such process take place concurrently with a development application's permit and environmental review.

For example, the Planning Commission or City Council, as appropriate, could consider community amenities proposals and make a recommendation at a project study or scoping session. Another possibility would be to employ a procedure similar to that which the City established to review Below Market Rate (BMR) proposals, whereby BMR proposals are submitted with a development application, reviewed by the Housing Commission during project review, and a recommendation is forwarded to the ultimate decisionmaker on the project.<sup>5</sup> Either of these paths would allow the Commission or Council to

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<sup>2</sup> Council Community Amenities Subcommittee Report, at D-2.3.

<sup>3</sup> City Attorney Memorandum re Community Amenities Options, at D-2.9.

<sup>4</sup> *Id.*

<sup>5</sup> See, e.g., Menlo Park Municipal Code § 16.96.030 (d).

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consider proposed community amenities early in the application process, allowing time for the applicant to adjust for the City's needs, without compromising entitlement and statutory timelines.

We appreciate the opportunity to address the Council on these important issues.

Best regards,

Monchamp Meldrum LLP



Rob Taboada

Via email: Mayor Drew Combs (DCombs@menlopark.org)  
Vice Mayor Betsy Nash (BNash@menlopark.org)  
Councilmember Cecilia Taylor (CTTaylor@menlopark.org)  
Councilmember Ray Mueller (RDMueller@menlopark.org)  
Councilmember Jen Wolosin (jwolosin@menlopark.org)

CC: John Tarlton, Tarlton Properties Inc. (jtarlton@tarlton.com)  
Elizabeth Krietemeyer, Tarlton Properties, Inc. (ekrietemeyer@tarlton.com)  
Nira Doherty, City Attorney (ndoherty@bwslaw.com)  
Starla Jerome Robinson, City Manager (slrobinson@menlopark.org)  
Nick Pegueros, Assistant City Manager (nmpegueros@menlopark.org)




## Agenda item D2 Lynne Bramlett, Resident

I appreciate the efforts of Vice Mayor Nash and Council Member Taylor to work on this project. I agree with the recommendations in the Subcommittee's report. My only question has to do with the discrepancy between the "eleven" Bayfront projects under development listed in this report and the "10" listed in the staff report. Which is correct? My recommendation is for Council to adopt options 1, 2 and 3.





# CONNECTMENLO COMMUNITY AMENITIES

Study Session – April 20, 2021





## BACKGROUND

- City Council ad hoc subcommittee
  - Revise ConnectMenlo community amenities list
  - Inventory citywide development
  - Maintain amenities list data
- Additional areas requiring attention
  - In-lieu fee
  - Proposed amenities review process
  - Housing Crisis Act of 2019 (SB 330)



## CURRENT ORDINANCE



- Written proposal from applicant on bonus level development sought including:
  - Appraised value of additional gross floor area at bonus level
    - Applicant values the bonus level floor area; independently peer reviewed by City/consultant
    - Community amenities requirement set at 50% of appraised value
  - Value of proposed community amenities proposed
    - Applicant selects a community amenities from City Council approved list
    - Applicant values the amenities; independently peer reviewed by City/consultant
    - In-lieu fee allowed by Ordinance, requires City Council adoption
- Review by planning commission in conjunction with a use permit or by city council with a conditional development permit



## REQUESTED DIRECTION

- Subcommittee recommendations
  - Revise community amenities list
  - Adopt an in-lieu fee
  - Establish an application process for proposed amenities
  - Establish a Community Amenities Working Group on the gatekeeper process
- Public engagement plan
  - Stakeholder engagement
  - Planning Commission and advisory bodies
- Priority relative to other City Council work plan items



4



## PROPOSED STUDY SESSION FORMAT

- Public comment
- Subcommittee verbal report
- Questions and discussion
- City Council direction

5



## THANK YOU

## Agenda item F1 Marcy Abramowitz and Others, Resident

Dear Mayor Combs, Vice Mayor Nash and esteemed Council Members,

We are writing on behalf of more than one thousand Menlo Park residents represented by our HOAs, and others, spanning every block in proximity to the Caltrain line from the Atherton border to the San Francisquito Creek, including the 150+ residents who have submitted comments or spoken at Council meetings, to request that Council designate an independent engineering assessment of the City's four crossings for Quiet Zone status a top priority for calendar year 2021.

Quiet Zones, which eliminate train horn blasts except in limited circumstances, meet Federal safety requirements, and are growing in number throughout the US, especially in residential communities. Recently, QZs have been established in Marin County, San Diego and other areas of Southern California. Atherton Council Member DeGolia refers to the designation of a QZ at Fair Oaks Avenue as the single most positively received decision made by Council during his tenure.

Horn noise in Menlo Park is a major problem for thousands of people who live and work within earshot of the trains, with detrimental impacts on health and safety, and quality of life. Unsafe decibel levels have been verifiably recorded, and medical professionals have referenced numerous scholarly studies on the negative impacts of excessive noise on physical and mental wellness. Residents have shared personal stories of chronically disrupted sleep, children unable to play outdoors without covering their ears, challenges with working and learning at home, inability to hear intruders and vehicular hazards, and difficult choices about moving away from Menlo Park in order to find quiet. We also heard of residents in older rentals with thin windows and walls who cannot afford to move to quieter homes.

As Menlo Park seeks to add housing density in proximity to transit, and Caltrain ramps up its schedule, the already negative impacts of horn noise will worsen significantly.

Establishing a Quiet Zone in Menlo Park would enhance our City in untold ways. It is easy to imagine how much more desirable it would be to live, work, shop and recreate in proximity to the train, but without incessant horn noise.

In 2022, Atherton will extend their QZ to Watkins Avenue. By acting in 2021, Menlo Park can take the first steps to extend Atherton's Quiet Mile south to our city. We fervently request that you designate the study of our four crossings for QZ status a top priority for this calendar year. Thank you for your consideration.

Respectfully,

Marcy Abramowitz, Maria Amundson, Joshua Gossett, Felton Gables HOA  
Scott Barnum, Park Forest HOA  
Alex Beltramo, Mills Street / San Antonio Avenue  
JoAnne Goldberg, Linfield Oaks Neighborhood Association  
Amy Mushlin, Mills Court  
Matt Normington, Marquis HOA

## Agenda item F1 Longtime Resident, Resident

To Menlo Park City Council:

Please be aware of another sad tragedy where a pedestrian was killed near Encinal Ave on the train track on March 25th:

<https://twitter.com/CaltrainAlerts/status/1375181289007898624>

<https://www.nbcbayarea.com/news/local/pedestrian-hit-killed-by-caltrain-in-menlo-park/2502686/>

Caltrain tragedies like this, is a glaring reminder that the train horn is an ineffective, and pointless approach towards ensuring railroad safety. In addition to that, it is only adding harms toward community well-being as voiced by hundreds of residents through council meeting comments/calls throughout the recent years. (Rough estimate shows nearly 10%/thousands of residents are impacted by the train horns)

Let's come to our senses, install quad-gates, establish quiet-zones. So that it 1. provide better safety and 2. remove this harmful stress for the thousands of MP residents.

With the estimate from this article (\$250k-500k per quad-gate install), it should cost less than 1% of our annual budget (2019 \$170million). This should be an easy decision, considering the improved happiness and property value increases that would help the city for years to come:

<https://www.snyder-associates.com/silencing-train-horns-navigating-establishment-railroad-quiet-zone/>

## Agenda item F1 Lynne Bramlett, Resident

I will also be attending tonight's Fire Board meeting so I may miss the agenda topic.

First, I am working on a proposal related to a possible Public Safety Commission and one related to Emergency Preparedness. After more input, I plan to next reach out to the new City of MP Police Chief on this topic.

However, I write mainly pertaining to the existing commissions. The roles need modernizing. Many residents are highly educated and have had highly responsible positions. So, they do not want to attend meetings where they mostly listen to informational reports. The residents also want to move progress forward and they don't like what can seem like excessive bureaucracy.

What staff seem to want, and what the residents want, seem very different. I recommend the excellent book by Matt Leighninger: "The Next Form of Democracy: How Expert Rule is Giving Way to Shared Governance ....and Why Politics Will Never Be the Same." I re-read the introduction last night and I saw even more ideas that will help us with current challenges, including the residents desire to modernize policing. In short, what the residents serving want (shared governance) is consistent with a broader worldwide trend. I would make a photo copy of the intro and distribute it, but I don't want to violate copyright law. Reading and discussion the introduction together would, I think, be a fruitful next step.

Books on successful volunteer programs also give insight into why volunteers join and why they leave. The volunteer of today wants to be empowered and to make a difference, and they avidly dislike bureaucracy.

I request that Council start the process of evaluating the effectiveness of the MP advisory commissions to:

1. See if these roles are working as originally intended
2. Identify where the roles need evolving and/or the commission might no longer be necessary;
3. Incorporate best practices from other cities; and
4. Ensure that the City is complying with all state statues regarding our commissions.

The roles also need redesigning so that they better "institutionalize" a mechanism that supports your goal of overall strong operational stewardship of the taxpayer's money.

I will separately send you the memo I wrote on the topic in May 2019.

City of Menlo Park		
Adopted 2021 priorities and work plan		
April 20, 2021		
<b>Ref #</b>	<b>Priority project</b>	
1	Redistricting	
2	Study session on reimagining public safety	
3	CAP #1-Explore policy/program options to convert 95% of existing buildings to all-electric by 2030	
4	2022 housing element and related zoning code updates and documents	
5	ConnectMenlo community amenities list update	
6	Menlo Park Community Campus building	
7	Reimagining downtown	
8	Caltrain rail corridor quiet zone analysis	
9	CAP #4b-Middle Avenue rail crossing and complete street	
<b>Ref #</b>	<b>Work plan project</b>	
10	Racial equity - NLC's REAL program and baseline project	
11	CAP #2-Set citywide goal for increasing EVs and decreasing gasoline sales	
12	CAP #3-Expand access to electric vehicle charging for multifamily and commercial properties	
13	CAP #4-Reduce vehicle miles traveled (VMT) by 25% or an amount recommended by the Complete Streets Commission	
14	CAP #4a-Transportation management association (TMA) formation	
15	CAP #5-Eliminate the use of fossil fuels from municipal operations	
16	CAP #6-Develop a climate adaptation plan to protect the community from sea level rise and flooding	
17	CAP #6a-Menlo Park SAFER Bay implementation	
18	Public health advocacy (COVID-19, mental health)	
19	Caltrain grade separation	
20	Willow Road traffic calming	
<b>Status</b>	<b>City Council</b>	
P	<b>Redistricting</b>	
W	Racial equity - NLC's REAL program and baseline project	
P	<b>Study session on reimagining public safety</b>	
	Emergency preparedness	parking lot
	City Council advisory body policies	parking lot
	<b>Climate change</b>	
P	<b>CAP #1-Explore policy/program options to convert 95% of existing buildings to all-electric by 2030</b>	
W	CAP #2-Set citywide goal for increasing EVs and decreasing gasoline sales	
W	CAP #3-Expand access to electric vehicle charging for multifamily and commercial properties	
W	CAP #4-Reduce vehicle miles traveled (VMT) by 25% or an amount recommended by the Complete Streets Commission	
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W	CAP #5-Eliminate the use of fossil fuels from municipal operations	
W	CAP #6-Develop a climate adaptation plan to protect the community from sea level rise and flooding	
W	CAP #6a-Menlo Park SAFER Bay implementation	
	<b>Land use</b>	
P	<b>2022 housing element and related zoning code updates and documents</b>	
	ECR/Downtown Specific Plan area housing development initiatives	seek CC subcommittee input/recommendation
	Accessory dwelling unit ordinance update	
	Development & environmental review process education series	direction to CA, return with timeline
P	<b>ConnectMenlo community amenities list update</b>	
	<b>Public services</b>	
P	<b>Menlo Park Community Campus building</b>	
P	<b>Reimagining downtown</b>	
W	Public health advocacy (COVID-19, mental health)	Policing services included in study session
	Menlo Park Community Campus programming	Refer to CC subcommittee
W	Caltrain grade separation	keep on work plan
P	<b>Caltrain rail corridor quiet zone analysis</b>	
	Gas leaf blower ordinance and enforcement	refer to EQC
W	Willow Road traffic calming	keep on work plan