



**REGULAR MEETING MINUTES**

**Date:** 10/26/2021

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

**Location:** Zoom

**Regular Session**

**A. Call To Order**

Mayor Combs called the meeting to order at 5:07 p.m.

**B. Roll Call**

Present: Combs, Mueller (arrived at 5:45 p.m.), Nash, Taylor, Wolosin (arrived at 5:11 p.m.)

Absent: None

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

**C. Agenda Review**

The City Council pulled item F6. for discussion.

**D. Presentations and Proclamations**

**D1. Proclamation: Recognizing Children's Environmental Health Month (Attachment)**

Mayor Combs read the proclamation (Attachment).

Katie Huffling from California Alliance of Nurses for Healthy Environments (ANHE) accepted the proclamation.

**E. Public Comment**

- Deputy County Manager Justin Mates invited everyone to get involved in the San Mateo County redistricting process.

**F. Consent Calendar**

**F1. Accept the City Council meeting minutes for September 21, October 5, 12, and 13, 2021 (Attachment)**

**F2. Adopt Resolution No. 6682 to continue conducting the City's Council and advisory body meetings remotely due to health and safety concerns for the public (Staff Report #21-211-CC)**

**F3. Authorize the Mayor to sign the City's response to the San Mateo County's grand jury report: "California's Ground Zero for Sea Level Rise" (Staff Report #21-207-CC)**

- Lynne Bramlett spoke on concerns about the response letter.

The City Council received clarification on the response letter, its intention, and response due date.

- F4. Adopt Resolution No. 6680 to amend the tenant assistance program administered by Samaritan House to increase program funding with the use of American Rescue Plan funds in the amount of \$250,000 and expand program guidelines to include mortgage assistance (Staff Report #21-208-CC)
- F5. Adopt Resolution No. 6681 authorizing the removal of the left turn restriction at 105-125 Constitution Drive (Staff Report #21-209-CC)

Mayor Combs was recused from item F5., due to Facebook being his employer and exited the meeting.

- Pam Jones spoke in opposition of the removal of the left turn restriction at 105-125 Constitution Drive.

The City Council received clarification on the Complete Streets Commission discussion of the removal of the left turn restriction at 105-125 Constitution Drive and safety concerns.

The City Council requested a six month check-in on current and upcoming pedestrian safety measures.

**ACTION:** Motion and second (Wolosin/ Taylor) to adopt Resolution No. 6681 authorizing the removal of the left-turn restriction to the 105-125 Constitution Drive driveway and to direct staff to return in six months with a report out with a safety analysis within the area, passed 3-0 (Combs recused and Mueller absent).

Mayor Combs rejoined the meeting.

- F6. Award vehicle purchase contracts to National Auto Fleet Group, Altec Industries, Tesla, and Volvo Construction Equipment and Services for the purchase and modifications of electric and hybrid police vehicles, medium/heavy-duty trucks, and a towable compressor; approve the purchase of Tesla police patrol electric vehicles as a pilot program; and approve an appropriation from the unassigned general fund balance for the fiscal year 2021-2022 vehicle purchase (Staff Report #21-213-CC)

- Lynne Bramlett requested clarification on the number of miles the police department patrol vehicles drive, concerns with electric vehicles and the power grid and on the pilot timing.
- Pam Jones spoke on concerns related to the purchase of Teslas and the pilot program and in support of spending those funds to support the needs in Menlo Park.
- Nicola Diolaiti spoke on concerns related to Tesla repair costs.

The City Council received clarification on vehicles recommended to purchase, vehicle disposal, budget implications, safety of all-electric vehicles, staffing needs for the pilot, Environmental Quality Commission recommendations, impact to police resources, and replacement of other City vehicles (e.g., shuttles).

The City Council discussed tracking the experiences, costs of the vehicles purchased, and bifurcating police vehicles from the medium/heavy-duty trucks and towable compressor.

**ACTION:** Motion and second (Combs/ Mueller), to award vehicle purchase contracts to National Auto Fleet Group, Altec Industries, and Volvo Construction Equipment and Services for approximately \$1.544 million, plus a contingency of \$15,000, for the purchase and modification of seven electric and hybrid police vehicles, five medium/heavy-duty trucks, and one towable compressor; award a purchase contract to Tesla

and approve the purchase of three Tesla Model Y electric vehicles for a police patrol decarbonization pilot program; and approve a \$409,000 appropriation from the general fund's unassigned fund balance for the fiscal year 2021-22 vehicle purchase, passed 3-2 (Taylor and Wolosin dissenting.)

- F7. Adopt Resolution No. 6683 modifying the City Council's regular meeting schedule to include November 16 and December 7, 2021 (Staff Report #21-212-CC)

**ACTION:** Motion and second (Wolosin/ Taylor), to approve item F1. with the removal of the October 13, 2021 minutes, items F2., F3., F4., and F7., passed 4-0 (Mueller absent).

## **G. Public Hearing**

- G1. Resolution No. 6679: Consider adoption of a Resolution of Necessity and authorize the initiation of eminent domain proceedings to acquire property interests necessary for the Menlo Park Community Campus Project (Staff Report #21-206-CC)

Mayor Combs was recused from item G1., due to Facebook being his employer and exited the meeting.

Deputy City Manager Justin Murphy made the presentation (Attachment).

Vice Mayor Nash opened the public hearing.

Vice Mayor Nash closed the public hearing.

**ACTION:** Motion and second (Mueller/ Wolosin) to adopt Resolution No. 6679 to determine the necessity to acquire property and an emergency vehicle and emergency access easement by eminent domain for the construction of the Menlo Park Community Campus Project; to authorize the commencement of litigation to acquire the property and emergency vehicle and emergency access easement by eminent domain; and to seek an order of possession (Code of Civil Procedure section 1245.220), 4-0 (Combs recused).

Mayor Combs rejoined the meeting.

## **H. Regular Business**

- H1. Adopt Resolution No. 6678 to ratify a successor agreement between the City of Menlo Park and Menlo Park Police Officers' Association expiring August 31, 2024 (Staff Report #21-204-CC)

Assistant City Manager Nick Pegueros made the presentation.

The City Council noted the modernization of the arbitrator selection process and inclusion of a new provision to discuss police reform actions. .

**ACTION:** Motion and second (Mueller/ Combs), to adopt Resolution No. 6678 to ratify a successor agreement between the City of Menlo Park and the Menlo Park Police Officers' Association expiring August 31, 2024, passed unanimously.

The City Council reordered the agenda.

## **K. City Councilmember Reports**

City Councilmember Mueller, with the support of Mayor Combs, requested a future agenda item asking the city attorney to add the identification of Menlo Park parks to the Menlo Park Municipal

Code.

City Councilmember Taylor reported out on the City Manager Recruitment, Menlo Park Community Campus, Reimagining Policing, and Community Amenities Subcommittees meetings and SFO Airport/Community Roundtable and City/County Association of Governments (C/CAG) meetings.

City Councilmember Wolosin reported out on City Manager Recruitment Subcommittee meeting and the upcoming Rail Subcommittee meeting on November 15, 2021 at 5 p.m.

Mayor Combs reported out on the recent resignations from the Community Engagement and Outreach Committee (CEOC).

Vice Mayor Nash reported on the grand opening of Bon Marché.

## **J. City Manager's Report**

City Manager Starla Jerome-Robinson provided updates to the Chilco Street median project.

## **I. Informational Items**

### **I1. City Council agenda topics: November 2021 (Staff Report #21-205-CC)**

- Adina Levin spoke on how park lines are defined related to the housing element timeline.
- Karen Grove spoke on the deadline for park identification related to the housing element.

The City Council took a recess at 7:17 p.m.

The City Council reconvened at 7:38 p.m.

### **H2. Consider land use strategy options to meet the City's Housing Element Regional Housing Needs Allocation for the planning period 2023-2031, and identify a preferred land use scenario for further evaluation as part of the environmental review process (Staff Report #21-210-CC) (Presentation)**

Web form public comment on item H2. (Attachment).

Assistant Community Development Director Deanna Chow and M-Group representatives Geoff Bradley and Sung Kwon made the presentation (Attachment).

- Sue Connelly expressed concern about the equitability of the distribution of residential units and identifying the SRI project as a pipeline project
- Kalisha Webster spoke in support of additional affordable and low income housing with an emphasis on housing for persons with disabilities.
- Lynne Bramlett spoke in support of District 1 housing being considered in the Regional Housing Needs Allocation (RHNA) cycle 5, the need for community strategic planning, and concerns about the missing District 1 CEOC surveys.
- Andrew Bielack requested clarification on site feasibility and the assumptions.
- Jenny Michel spoke in support of Option D.
- Michal Bortnik provided information and details related to the proposed assumptions.
- Ken Chan spoke in support of gaining input from the development community on site locations.
- Karen Grove spoke in support for higher densities, policies for affordable housing, pursuing

Senate Bill 10 simultaneously, and housing in District 5

- Brittani Baxter spoke on concerns related to the development ratios and favored density bonuses.
- Kelsey Banes spoke in support of the Housing Commission recommendation and studying all options on the table.
- Misha Silin spoke in support of new housing Citywide and concerns on displacement.
- Adina Levin spoke in support of a thorough review of the sites and Option D as a base and transportation policies supporting the housing element and reviewing development for housing sites.
- Pam Jones spoke in support of a policy statement embracing below market rate units, the need for incentives to builders, working with staff to portray the need for 1,400 below market rate units, and a Citywide zoning policy.
- Nicola Diolaiti spoke in support of analyzing the City's lifestyle after development, taking into account impacts to schools and traffic.
- Gail Gorton spoke on concerns about equitable distribution of housing and suggested reducing units in District 3 with more units in Sharon Heights.
- Cynthia Harris spoke in support of Option D, but also not limiting options, and would like to see site feasibility analysis and incentives, and affirmatively furthering fair housing.
- Shanda Bahles spoke in support of increased low income housing, utilizing a holistic approach, and infill opportunities with incentives could be below market rate housing in Sharon Heights.

The City Council received clarification on deadlines, State legislation, the notice of preparation schedule, default density, downzoning in District 1, including pipeline projects in District 1 in the RHNA cycle 5, identification of sites and sites analysis, environmental impact report timeline and impacts with site selection and number of housing units, Citywide land use policies, and an update on the missing paper surveys collected by former CEOC member Victoria Robledo.

The City Council also made comments regarding the feasibility of sites such as the venture capital offices in District 5, bifurcating the safety element from the housing element, and zoning and policies, including the need for work on objective standards for SB 9. There was general support for additional information regarding the potential sites and the appropriate number of units to study as part of the project description to release the notice of preparation for the environmental impact report.

The City Council took a recess at 9:56 p.m.

The City Council reconvened at 10:37 p.m.

**ACTION:** By acclamation, the City Council extended the meeting to 11:30 p.m.

The City Council directed this item be returned on a future agenda. City Councilmembers indicated that they would provide follow-up comments and questions via e-mail to the project team no later than Monday, November 1, 2021.

## **M. Adjournment**

Mayor Combs adjourned the meeting at 11:25 p.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of November 9, 2021.

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

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, the meeting will not be physically open to the public and all members will be teleconferencing into the meeting via a virtual platform. To maximize public safety while still maintaining transparency and public access, members of the public can listen to the meeting and participate using the following methods.

- How to participate in the meeting
  - Submit a written comment online up to 1-hour before the meeting start time:  
[menlopark.org/publiccommentOctober26\\*](https://menlopark.org/publiccommentOctober26)
  - Access the meeting real-time online at:  
[Zoom.us/join](https://zoom.us/join) – Meeting ID 998 8073 4930
  - Access the meeting real-time via telephone at:  
(669) 900-6833  
Meeting ID 998 8073 4930  
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](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](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](https://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.

## Agenda item H2 Bob Dickinson, resident

Dear Council Members:

Thank you for removing our parks and their infrastructure from consideration as sites for new housing in the current housing element cycle. More robust long term protection will still be needed at the appropriate time, though, to ensure they remain off the table in the future.

There are also other aspects of the housing element planning process that deserve scrutiny. First, there is an inherent dissonance between the stated goal of distributing new housing throughout the City and the need to place it in proximity to jobs, schools, stores, parks, transit, healthcare and other services and amenities. The former appears to have been prioritized over the latter.

Second, the sheer magnitude of what is being contemplated, and its impacts, does not appear to have been fully recognized or explored in any depth, except for a brief mention of how many new units will be located in each of the various school districts. The total new housing units in Option D, recommended by the Housing Commission and the Staff, including pipeline projects and ADUs is 4,203, a 35% increase in housing stock. Assuming the ratio of residents to housing units remains unchanged at 2.78 and the percentage of school age children at 17.3%, this implies 11,768 additional residents and 2,020 additional school age children. Incidentally, the 4,203 units are 43% higher than the base State mandate of 2,946 due to the 30% buffer and the recommendation for more units than required, especially in Option.

Third, the planning process for the Housing Element Update needs to be more holistic than it currently is. Cities are systems, not a collection of disjointed elements, and need to be viewed as such. Added capacity for schools, streets, stores, parks, transit and other services and amenities won't just magically appear. It needs to be planned for up front, with the agencies responsible for them, including the school districts and transit agencies such as Caltrain and SAMTRANS, actively participating from the outset.

Fourth, an economic analysis should be an integral part of the planning process. The downward pressure on housing costs of the additional capacity, due to market elasticity, will be substantial given the large number of additional housing units targeted and will significantly improve affordability across the entire range of income levels.

Rather than simply reacting to the State mandates for additional housing and greater equity, the planning process should be guided by a vision of what we want the future Menlo Park to be. Some goals worth considering might include:

- A more livable city for all Menlo Park residents.
- Ensuring that the people who work in Menlo Park can afford to live here.
- Lower emissions and greater climate resilience.

The number of new housing units planned for each of the four geographic areas should be commensurate with the number of jobs in each area as the ideal commute is walking to work. Doing otherwise will result in more trips by car, more traffic and a greater need for additional transit capacity in direct conflict with the goal in the Climate Action Plan to, "Reduce vehicle miles traveled (VMT) by 25%..."

Mixed use development should be prioritized to help develop more self contained neighborhoods similar to those found in very livable, high density cities in Europe that combine housing, stores and shops, public transit and abundant green space, all within walking distance of one another. The concept of "15 minute" neighborhoods is gaining momentum in American and European cities and was recently mentioned in a New York Times article on Clement Street in San Francisco.

It would be wise to avoid large clusters of housing that is exclusively for low income residents and instead prioritize housing for a broader mix of income levels. Otherwise, the result could well be to proliferate, rather than reduce, past patterns of discrimination.

I urge the Council to adopt a clearly articulated set of goals for the future Menlo Park and to defer any decision on preferred land use strategies until the City Staff and involved Commissions have had an opportunity to do a more comprehensive analysis of the various factors I've briefly outlined above, and any others that are relevant, and been able to define options that take them into account.

Sincerely,  
Bob Dickinson

Agenda item H2  
Naomi Goodman, resident

Council-members,

Menlo Park has an opportunity in the Housing Element plan to address a badly needed Safety action and at the same time to promote additional housing construction. Two areas of the city have a large number of older, 4- to 8-unit, two story apartment buildings: 1) in the Linfield Oaks neighborhood between Alma and Middlefield, and 2) in the Downtown area between Menlo and Middlefield. Many of these older apartment buildings are constructed over parking spaces - they are "soft-story" buildings that could suffer extensive damage or collapse in a large earthquake. I conducted an informal survey of the Linfield Oaks area and counted 34 multi-unit buildings with parking below residential units. Assuming four units per building (some have more), that is 136 units that could potentially be lost in a large earthquake.

The housing crisis and the state mandate requires out-of-the-box thinking, so I would like to suggest an out-of-the-box approach. A carrot-and-stick approach to owners of those buildings that combines a mandatory soft-story retrofit ordinance with financial incentives to add additional units or stories would both avert future loss of housing (and lives) and replace aging housing stock with newer, taller, apartment buildings. I believe that since these streets already have a higher density and are predominantly renters, there would be less community opposition to adding more housing.

If this suggestion is of interest, I would be happy to provide the Council with parcel maps showing the locations of these buildings.

Naomi Goodman



## Agenda item H2 Edith Goldberg, resident

I have read the staff report on their recommendations for the housing element. I note with great concern they are planning for a 30% buffer, which will result in an actual increase in housing of 35% over the next ten years!

The decisions regarding where and how much to expand in our city can not be done in isolation of considerations of the impact on our infrastructure. What will this do to traffic? Can our schools accommodate the increase in student population? Is the housing plan consistent with our overall city plan? Are we creating a livable city or are we building in bottlenecks due to poor infrastructure. While I don't have an answer for you, I ask that these decisions be made with the long-term health and livability of our city in mind.

Agenda item H2  
Peter C, resident

Dear City Council,

I recognize the need for more housing in Menlo Park. However, District 3 has already a 400 unit SRI proposed project and potentially another site on Middlefield. This area is already very congested especially with a planned 1M sf office redevelopment on the SRI. In addition Ravenswood is a single lane road in each direction and a major artery to highway 101.

Please use common sense development practice and focus the future development on downtown and along El Camino. This is Option C of the Housing Element. Keeping housing and people close to the retail and restaurants not only activates the downtown core but it reduces car traffic for last mile travel. El Camino already has the public infrastructure. Lastly spread the housing to Sharon Heights.

Thank you.

## Agenda item H2 Denis Kourakin, resident

Dear City Council,

As you are reviewing the suggestions made by the Housing and Planning Commissions tonight, I would encourage you to look at their proposal not only through the lens of "how do we distribute the required ~3000 housing units around the city equitably" - but also (and primarily) through the lens of "how to we make Menlo Park a comfortable place to live for the current and future residents".

With that angle in mind a few fundamental principles I would propose:

### Holistic review

It is impossible to look at the housing development without looking at other elements of the city that this development will impact (schools, roads, commerce, safety, etc). You can only approve housing development together with all other infrastructure needs - kicking these decisions down the road seems irresponsible (and we have done it once with approved office projects causing the need for this new housing now). Do we have space in our schools and on our roads for these new residents? If not - where do we get this space?

### Equity is important but let's also use some common sense

MP downtown needs to be revitalized - and it needs residents who can easily access it on foot. Building high density housing around Santa Cruz/El Camino Real makes common sense. Building high density five story housing where residents would need to drive to access basic infrastructure (e.g. SRI) makes little sense.

### Win-win instead of zero sum

In our development plans can we prioritize the areas which will benefit from new residents and limit new high density development in the areas which will be adversely affected?

### Rethink new office construction

When reviewing the projects with new office component (e.g. SRI) we need to think about how much need for new housing they will cause during the next cycle - so do they really help us meet RHNA numbers or cause the need for us to build more housing down the road?

Thank you!

## Agenda item H2 Jacqueline Wender, resident

Dear Councilmembers:

Thank you for the opportunity to comment. I appreciate the work of the staff and the two Commissions in trying to balance State requirements with good planning for the future of Menlo Park. After listening twice to the October 4 joint meeting, I have some significant concerns about the recommended Option D.

In my previous comments to the Council, I asked why the City is choosing to use the 30% buffer, when the State recommends a range of 15% - 30%. That question has not been addressed in any meaningful way, other than a passing observation that 30% gives greater margin for error. This strikes me as a poor planning choice, given the impact on City and regional services, including transit and schools, of the higher number of housing units.

Option D compounds this choice by inexplicably increasing the allocation in Sharon Heights, for no clearly articulated reason. Given the strong community support for pursuing development in the downtown corridor, with the opportunity to combine housing with a revitalized downtown business district, the proposal to use the higher Option A allocation in Sharon Heights does not make sense to me. I agree with the goal of distributing housing equitably across the City, but Option C already does that. With the reasonable exclusion of District 1, in Option C all four Districts are allocated significant new housing units. I do not support an option that includes units beyond what is already the top of the State's range.

Along with many other residents, I appreciate the Council's clear direction to remove parks, park infrastructure, and green space from consideration. I respectfully request that this directive remain a permanent feature of the City's planning. With the increase in population we must provide for a livable environment for all.

I recognize that the Housing Element process proceeds slowly, and that environmental and economic reviews come at a later stage in the process. However, I am concerned about the seeming lack of engagement with other partners, specifically school districts and transit. If that engagement comes after options are narrowed, particularly given the Housing Commission's recommendation to pursue a plan that is even larger than the 30% buffer, I fear the end results will suffer.

In summary, I strongly support Option C.

Jacqueline Wender  
Menlo Park Resident

Agenda item H2  
Anonymous, resident

Option B unfairly impacts district 3. The existing infrastructure of district 3 cannot handle this proposed surge in housing density. While options C and D still place substantial burden on district 3, they each represent a step towards more equitably distributing new housing across all of Menlo Park.

## Agenda item H2 Steve Pang, resident

District 4 has not shared in Menlo Park's housing conundrum in the past, and it should play "catch-up" in the next housing cycle.

Sand Hill Road is an excellent conduit for traffic in and out of Sharon Heights, without increasing the traffic to the rest of Menlo Park. In contrast, additional housing along El Camino will simply burden the Railroad crossings, increase cut-through on Menlo Park residential streets, and further clog a busy El Camino.

The transportation infrastructure is cited as a reason to avoid Sharon Heights. More particularly, as buses can be easily re-routed, Caltrain is the only difference. It is doubted that many new residences to Menlo Park will actually take Caltrain. A poll should be taken to see how many new residences in new housing in the past 10 years around Caltrain actually take Caltrain. We need to have accurate data, because Menlo Park is making assumptions about where to place new housing. I believe those assumptions are incorrect - most new residents will drive.

Lastly, a big deal has been made about preserving the quality of life in Sharon Park, with its open space, quiet pace of life, and comfortable neighborhoods. The rest of Menlo Park has increased housing to meet the housing element and has lost some quality of life, already. Its time for Sharon Park to step-up and bear the burden of Menlo Park's housing requirements.

## Agenda item H2 Pam D Jones, resident

Mayor Combs, Vice Mayor Nash, Councilmembers and staff,

The Housing Element (HE) is giving us the opportunity to demonstrate who we are as a city. Do we have a moral and ethical responsibility for creating the severe jobs housing imbalance in Menlo Park? Are we willing to develop a realistic HE documents in response to the ConnectMenlo/General Plan? The General Plan allows 2.3 million square feet of “non-residential” space and 400 hotel rooms. Pre-pandemic there were over 15,000 employees navigating the Belle Haven-Bayfront area daily. The housing units cap is 4,500.

There are a number of concerning factors regarding the staff recommended options for the land use strategies to meet our RHNA numbers. There are still issues that should be thoroughly discussed prior to the Council’s final instructions to staff. The penalties of developing an unrealistic plan now have consequences. We must get this right.

Here are a few concerns:

1. There were challenges with validating the surveys. Of the 763 validate surveys, how many paper surveys were collected for each district?
2. It should be very clear that all pipeline projects are a part of RHNA #5. The original documents were submitted in 2018 and 2019. Had these projects not pulled and resubmitted in 2020, they would be closer to “shovels in the ground.”
3. We are currently on target to create 3,053 market rate units. Regardless of whether or not they are included for RHNA 5 or 6, the total number of market rate housing meets both RHNA 5 & 6 ( $150 + 1,284 = 1,669$ ).

We need to be planning for how we will meet the required RHNA number for affordable, which are below market rate (BMR) units. RHNA 6 number for all three levels of affordability is 1,662.

- It would be most logical to discuss all properties (except parks),
- review BMR policy, incentivize building BMRs and increase percentage to 25%,
- create a city-wide zoning policy for housing that covers the SRI and USGS sites, and
- require more open space rather than office space.

We are one city, therefore if 100 units per acre is acceptable in one area, it should be acceptable throughout Menlo Park. Realistically 100 units per acre is high for any area and a 60 to 70 maximum is more reasonable. Remember the 30 units is a minimum density and only requires a zoning change to increase the density.

We are required by law to Affirmatively Affirm Fair Housing (AS 686) “...facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.” This clearly means we can no longer protect portions of Menlo Park by the branding of “unique village character.” Village character is referred to nineteen times in the Downtown Specific Plan. The first of twelve vision goals is “Maintain a village character unique to Menlo Park.”

On the other hand, the central purpose of Menlo Park General Plan is to “maintain the ‘community’s special character’ that includes a range of residential, business, and employment opportunities and to a accommodate change that will help maintain a vital community.” Note that in District 1, the Neighborhood Service Center is mostly unavailable for resident’s use and our west entrance is landmarked with a fast-food business. It is rather insulting if this a part of our “community’s special character.”

As stated in the beginning, we are one City. We have the opportunity to design and create a city that is welcoming and provides affordable housing throughout the city.

Pam D. Jones, 47 year resident of the Belle Haven neighborhood of Menlo Park

Agenda item H2  
Christine Arnould, resident

The State has mandated that Menlo Park plan and zone for 2,986 new housing units over the next ten years.

I heard the Housing Commission has increased that number to 4,203. This is a 35% increase in housing units and equates to 11,768 additional residents and 2,020 additional school age children. I would like to understand the reasoning behind the 35% increase? Why is the city of Menlo Park doing that? And has the city considered just the impact of the initial CA number, even more concerning the impacts on schools, streets, stores, parks and other facilities with the CA number + 35%?

For who are those housing units being built?



# CITY OF MENLO PARK



G R O U P

## HOUSING ELEMENT PREFERRED LAND USE SCENARIO

City Council  
October 26, 2021

- **Overview of Project**
- **Outreach Summary**
- **New Housing Needed**
- **Area Strategies**
- **Land Use Strategies**
- **Net New Housing Needed**
- **Land Use Options**
- **Commission Recommendations**
- **Options for City Council**
- **Next Steps**

# OVERVIEW OF PROJECT

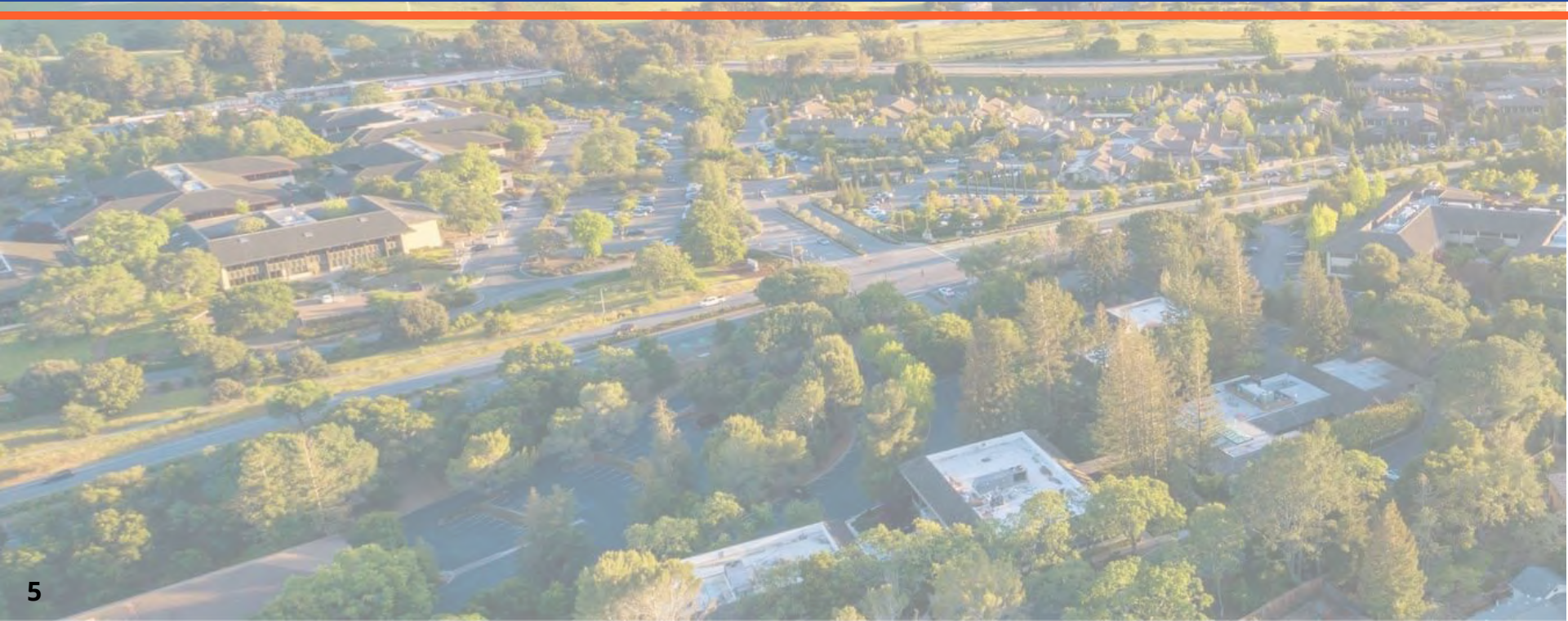


# PROCESS/TIMELINE

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- **City Council Land Use Strategy**
- **NOP Distribution**
- **Housing Policy Outreach**
- **Draft Housing Element  
(Community & HCD Review)**
- **Safety & Environmental Justice  
Policy Outreach**
- **Draft Safety & EJ Elements**
- **Draft EIR**
- **Adoption Hearings**

# OUTREACH AND ENGAGEMENT UPDATE



# OUTREACH & ENGAGEMENT

- ✓ Community Engagement and Outreach Committee (CEOC)
- ✓ Community Meetings
- ✓ Community Survey
- ✓ Pop Up Events
- ✓ Focus Groups
- ✓ Individual Interviews
- ✓ Project Gallery



# SURVEY RESULTS

- Opened late July 26, 2021
- Closed on Sept. 6, 2021
- 763 validated survey respondents
  - The highest number of survey participants identify as white (73 %) followed by Asian (12 %) and Hispanic/Latinx (10 %)
  - City Council District Five (34 %). City Council Districts One, Two, Three, or Four (15-16 %)
- Online and paper surveys
  - English and Spanish



# SURVEY RESULTS

- Common themes from community input indicate that the housing element strategy should:
  - Provide **housing for all stages of life** (e.g., students, singles, young families, seniors)
  - Evenly **distribute housing**, including affordable and multi-family housing, throughout Menlo Park
  - **Prioritize housing sites** close to transit, businesses, and public services
  - Pursue **Downtown as an ideal location for more housing**; increase density along El Camino Real in the Downtown area and **enable mixed-use development** at this location



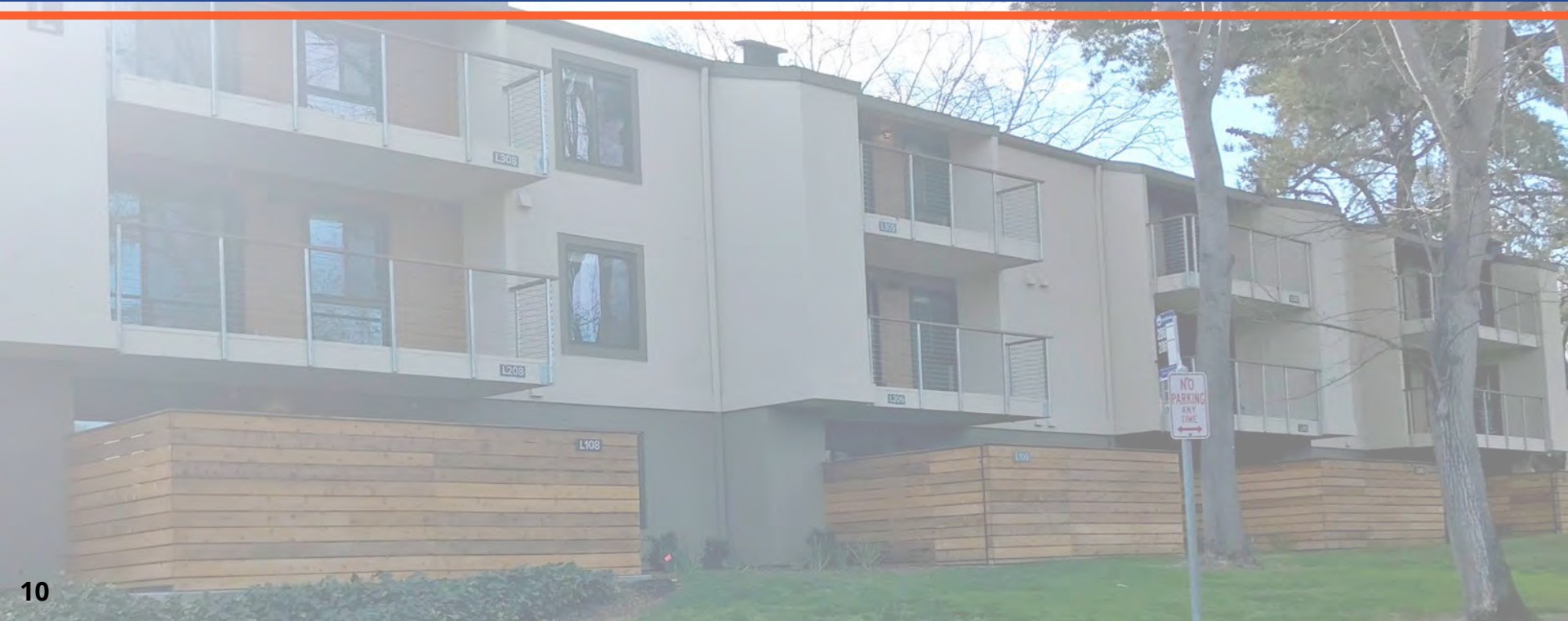


# SURVEY RESULTS

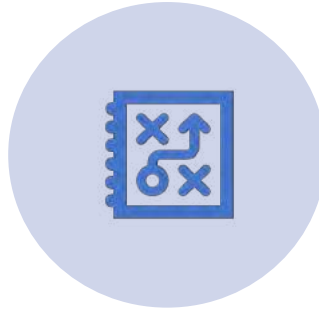
- Enable non-residential to residential land use conversions that **promote affordable housing and/or mixed-use development**
- Support **accessory dwelling units, duplexes, and triplexes**
- Support **multi-family development between three and five stories.**



# NEW HOUSING NEEDED



# GOALS



**BALANCED  
COMMUNITY**



**AFFORDABILITY  
FOCUSED**



**SOCIAL  
JUSTICE**





# 5<sup>TH</sup> CYCLE RHNA 2015-2023

---

Income Category	Allocation	Total through 2020	Percent Complete
Very Low	233	148	64%
Low	129	80	62%
Moderate	143	11	8%
Above Moderate	150	1,177	785%
<b>Total</b>	<b>655</b>	<b>1,416</b>	

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# 6<sup>TH</sup> CYCLE RHNA 2023-2031

	Very Low	Low	Moderate	Above Moderate	Total Housing Units
6 <sup>th</sup> Cycle RHNA	740	426	496	1,284	2,946
30% Buffer	222	128	149	385	884
6 <sup>th</sup> Cycle RHNA with 30% Recommended Buffer	962	554	645	1,669	<b>3,830</b>

**2,161 affordable units**

\* Total housing units with 30% buffer is **3,830 housing units**

# HOUSING LOCATION CRITERIA

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- **0.5 Acres to 10 Acres**
- **30 DU/Acre Minimum**
- **Distribution throughout city**
- **Realistic development potential**
- **Proximity transit, schools, and other services**
- **Proximity to available infrastructure and utilities**

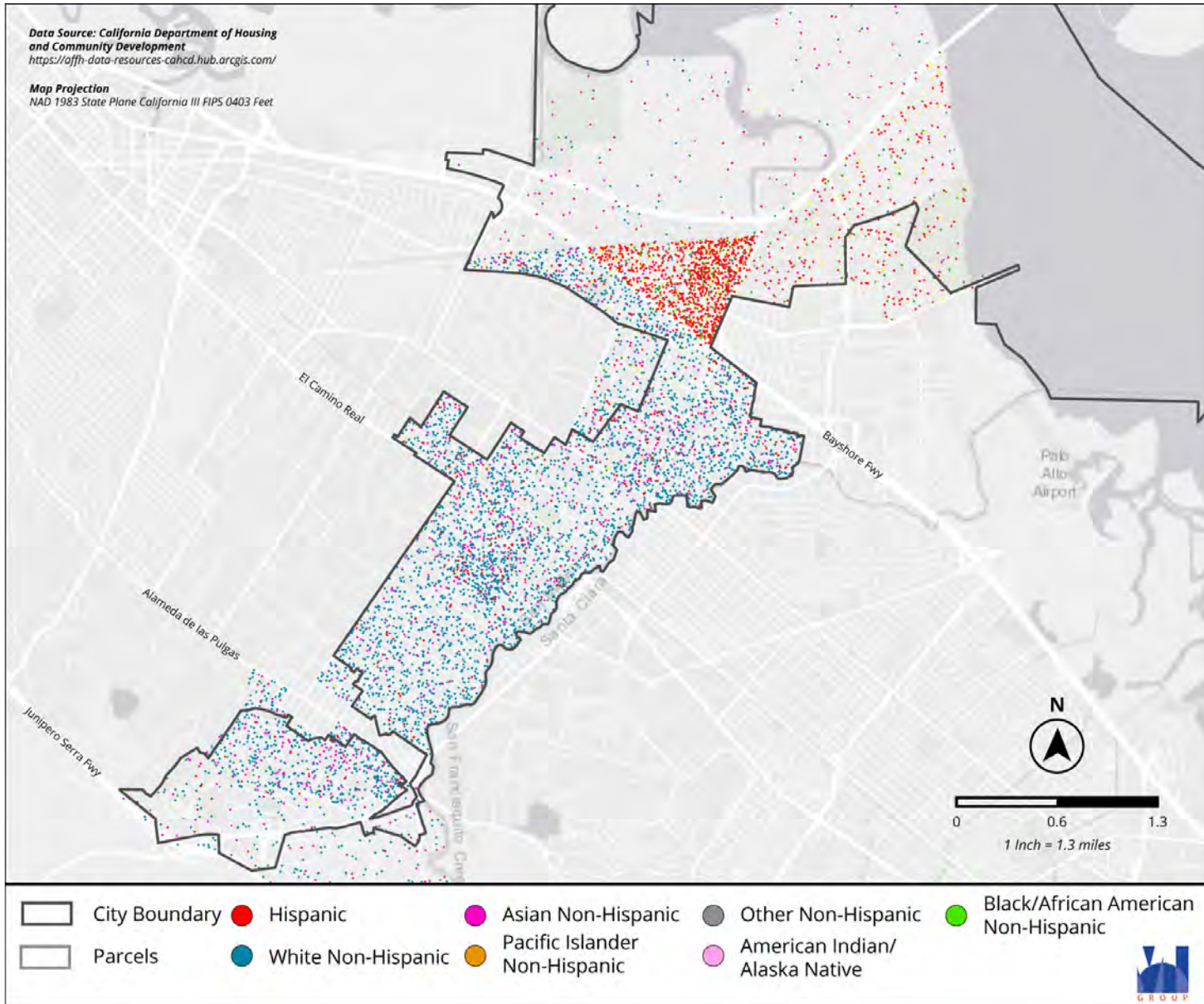
# FAIR HOUSING CONSIDERATIONS

- Overcoming racial segregation
- Access to:
  - Food
  - Transit
  - Schools
  - Employment
  - Parks

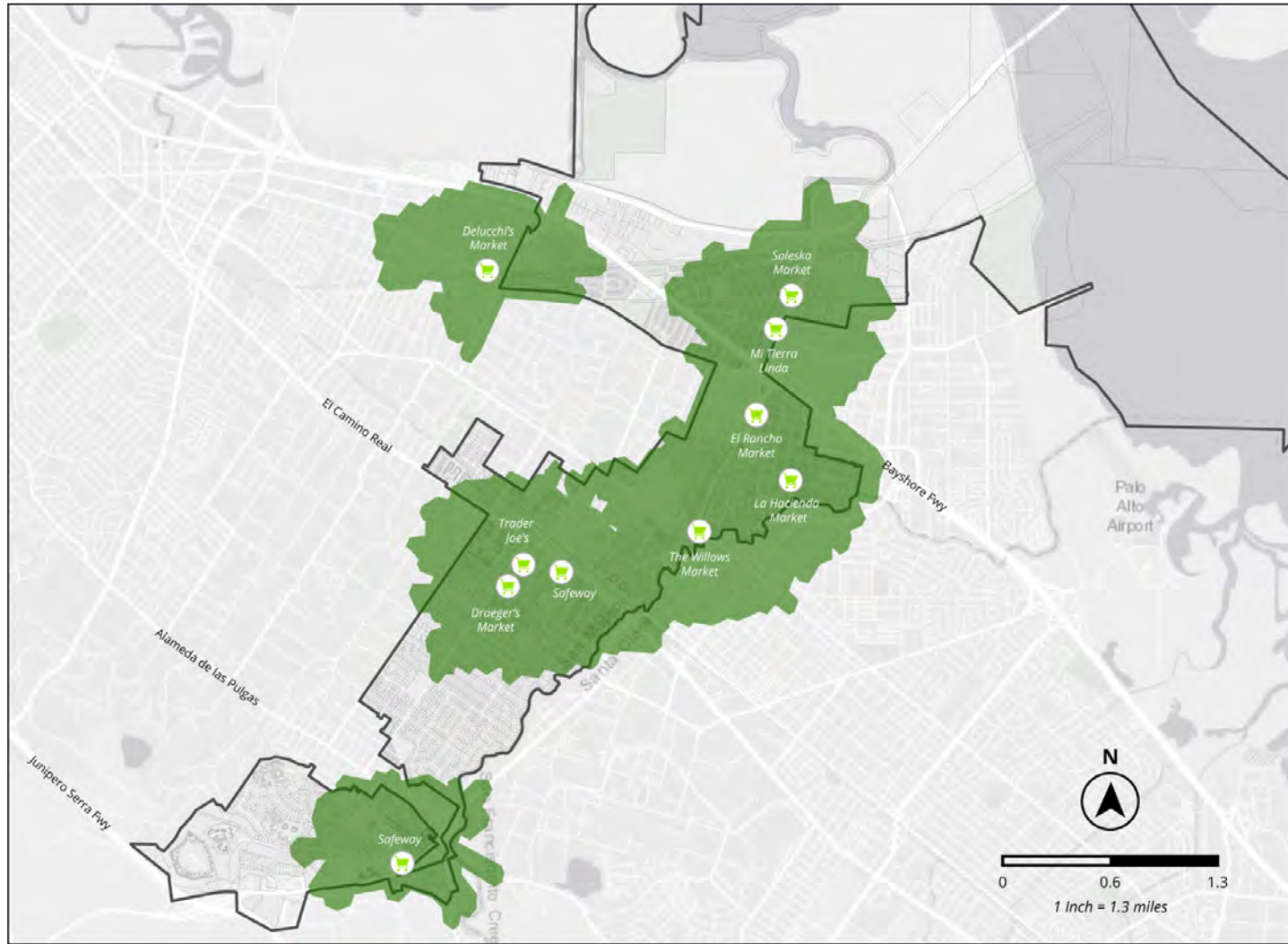






# FAIR HOUSING: SEGREGATION



# FAIR HOUSING: FOOD ACCESS



 City Boundary  
 Parcels

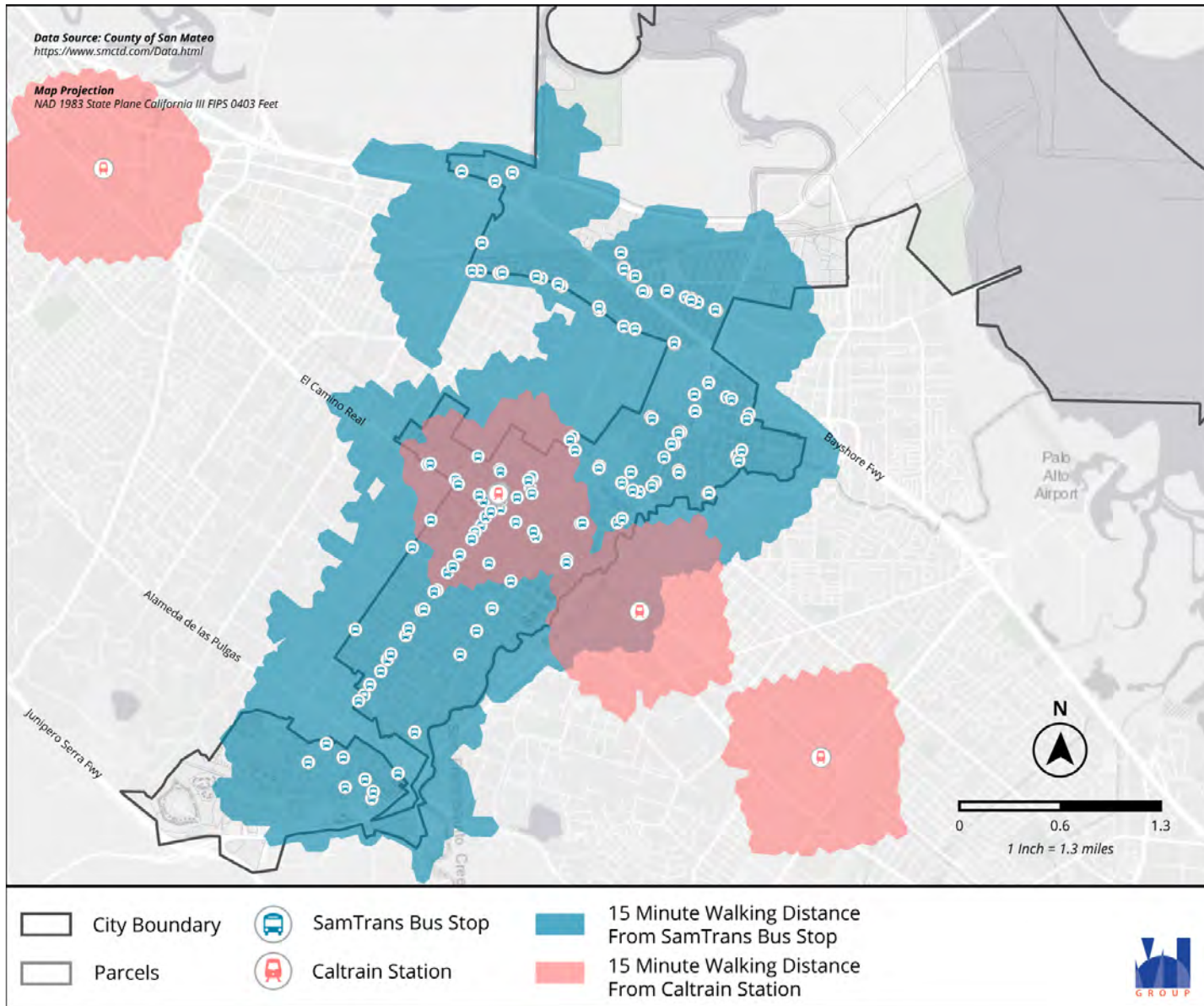
 Grocery Store  
 15 Minute Walking Distance  
From Grocery Stores or Markets

Data Source: M-Group

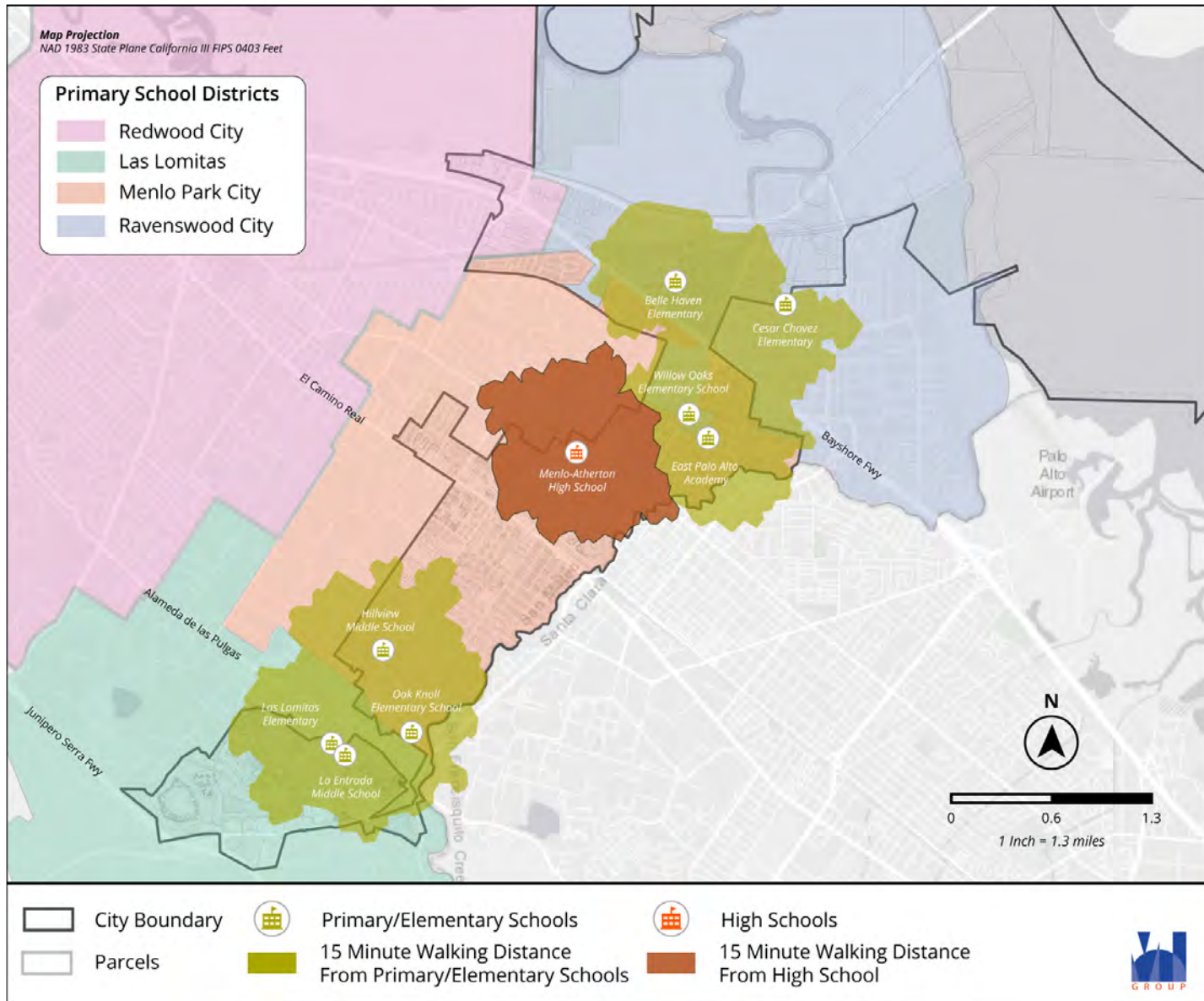
Map Projection  
NAD 1983 State Plane California III FIPS 0403 Feet



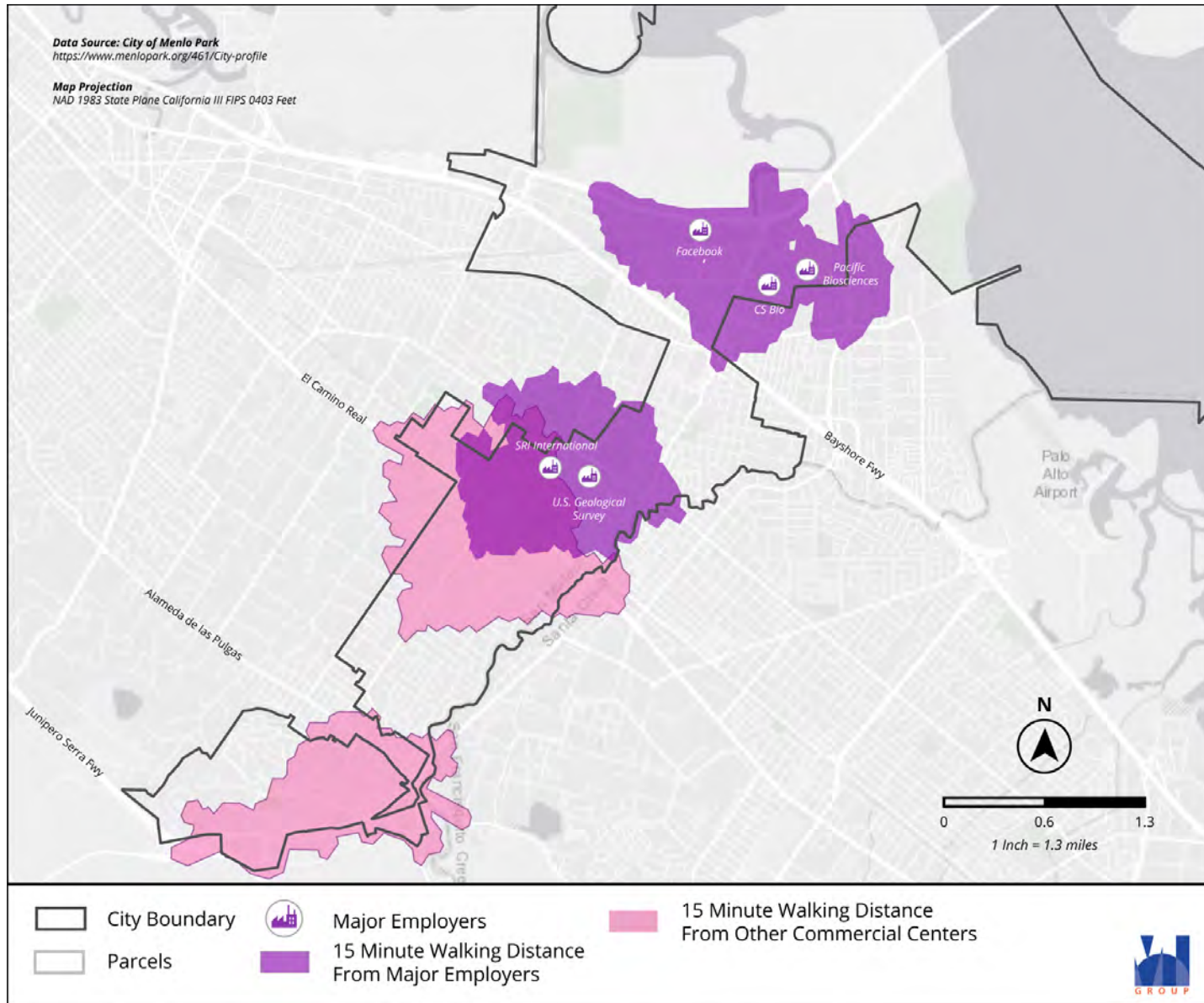
# FAIR HOUSING: TRANSIT ACCESS



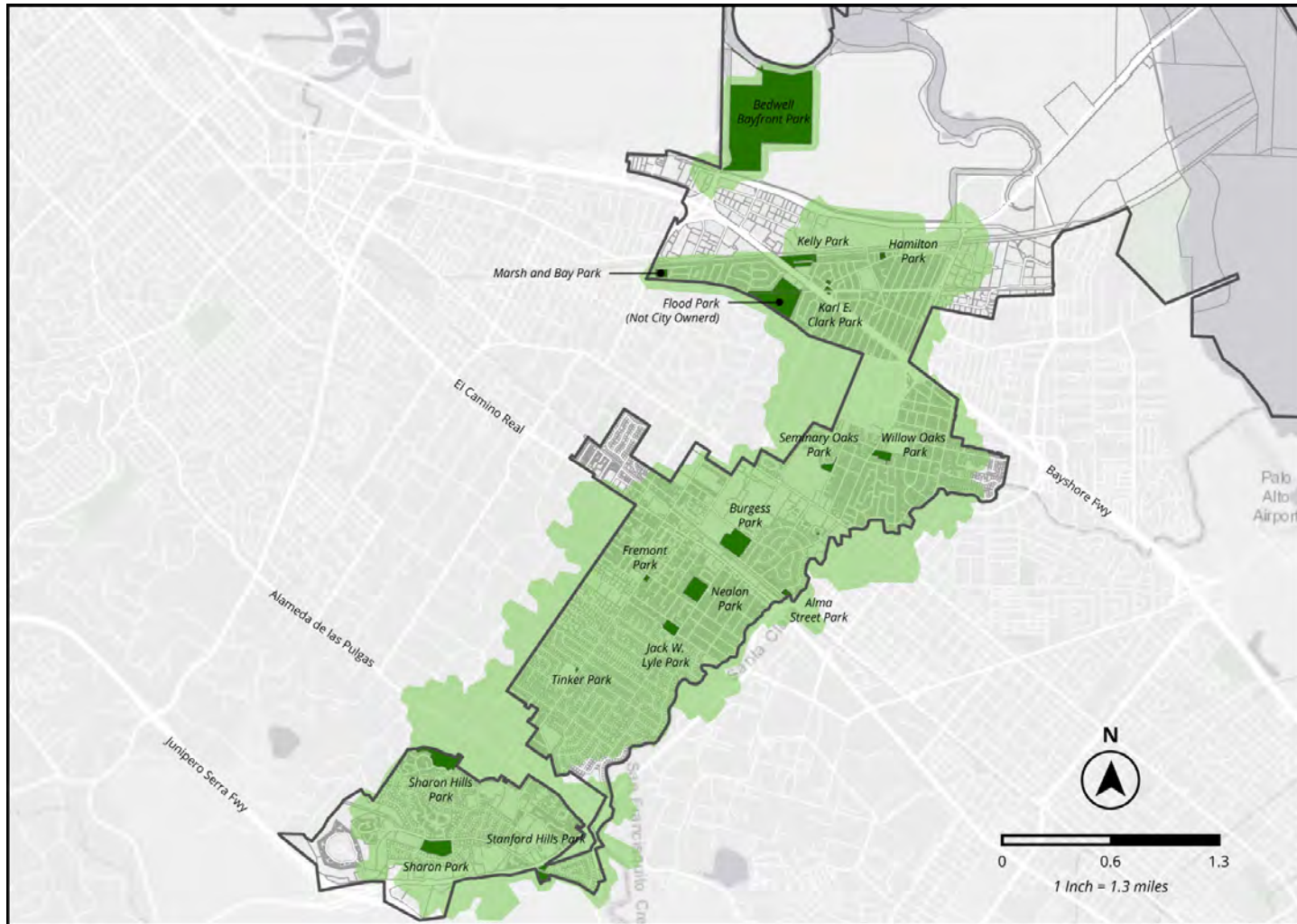
# FAIR HOUSING: SCHOOL ACCESS



# FAIR HOUSING: EMPLOYMENT



# FAIR HOUSING: OPEN SPACE ACCESS



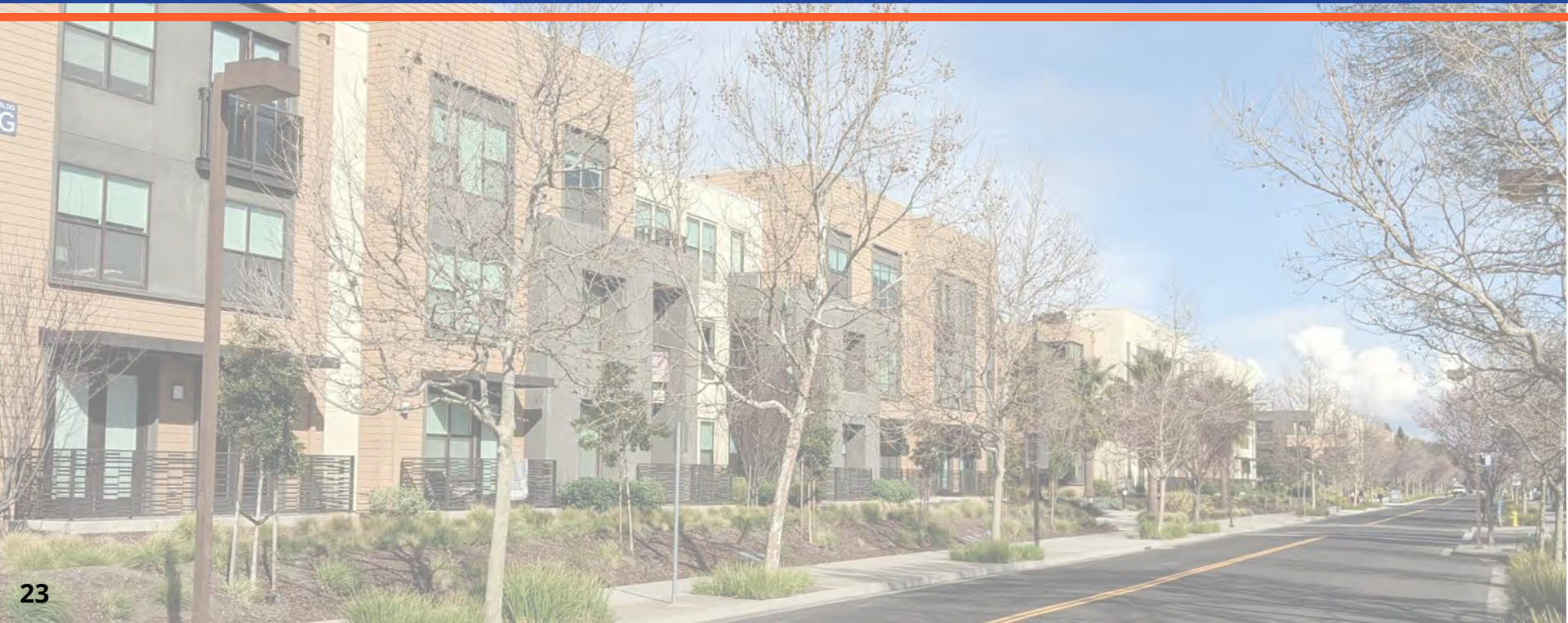
- City Boundary
- Parks
- 15 Minute Walking Distance From Parks
- Parcels

Data Source: City of Menlo Park  
<https://data.menlopark.org/>

Map Projection  
NAD 1983 State Plane California III FIPS 0403 Feet



# LAND USE STRATEGIES



# POTENTIAL HOUSING SOLUTIONS





# POTENTIAL LAND USE STRATEGIES

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- **5<sup>th</sup> Cycle Reuse Sites**
  - Using reuse sites not developed as housing from the 5<sup>th</sup> cycle
  - 30 DU/Acre Minimum Density & by-right entitlements
- **Pipeline Projects**
  - Includes approved projects or under construction as of June 30, 2022 **not** identified in the 5<sup>th</sup> cycle
  - Does not include pending/approved projects identified in the 5<sup>th</sup> cycle
  - Includes Bayfront projects and other approved projects

# POTENTIAL LAND USE STRATEGIES

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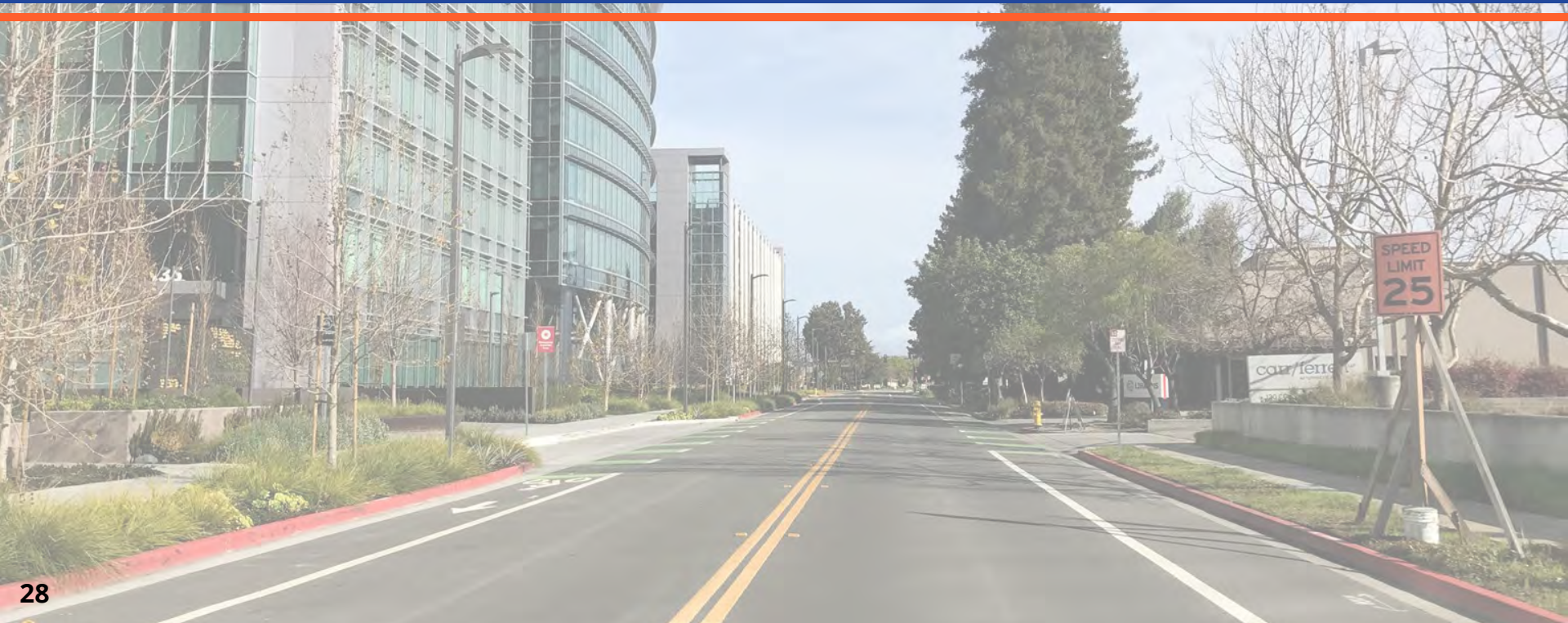
- **El Camino Real/Downtown**
  - Increasing housing density on El Camino Real and in Downtown
- **Publicly-Owned Land**
  - Developing public parking lots in Downtown for affordable housing
  - Other City owned land
- **Commercial Sites**
  - Using vacant and non-vacant commercial sites by converting to housing or mixed-use buildings

# POTENTIAL LAND USE STRATEGIES

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- **Religious Facilities**
  - Using parking lots of religious facilities for housing
- **Accessory Dwelling Units (ADUs)**
  - Provide ADU incentives
- **Single Family Areas**
  - All single family areas can be subdivided and have up to 3 additional units if the property meets a minimum size under SB 9
  - No additional strategies suggested for increasing density in these areas

# AREA STRATEGIES



# DEVELOPMENT AREAS



# NET NEW HOUSING NEEDED



# PROJECTS IN THE PIPELINE

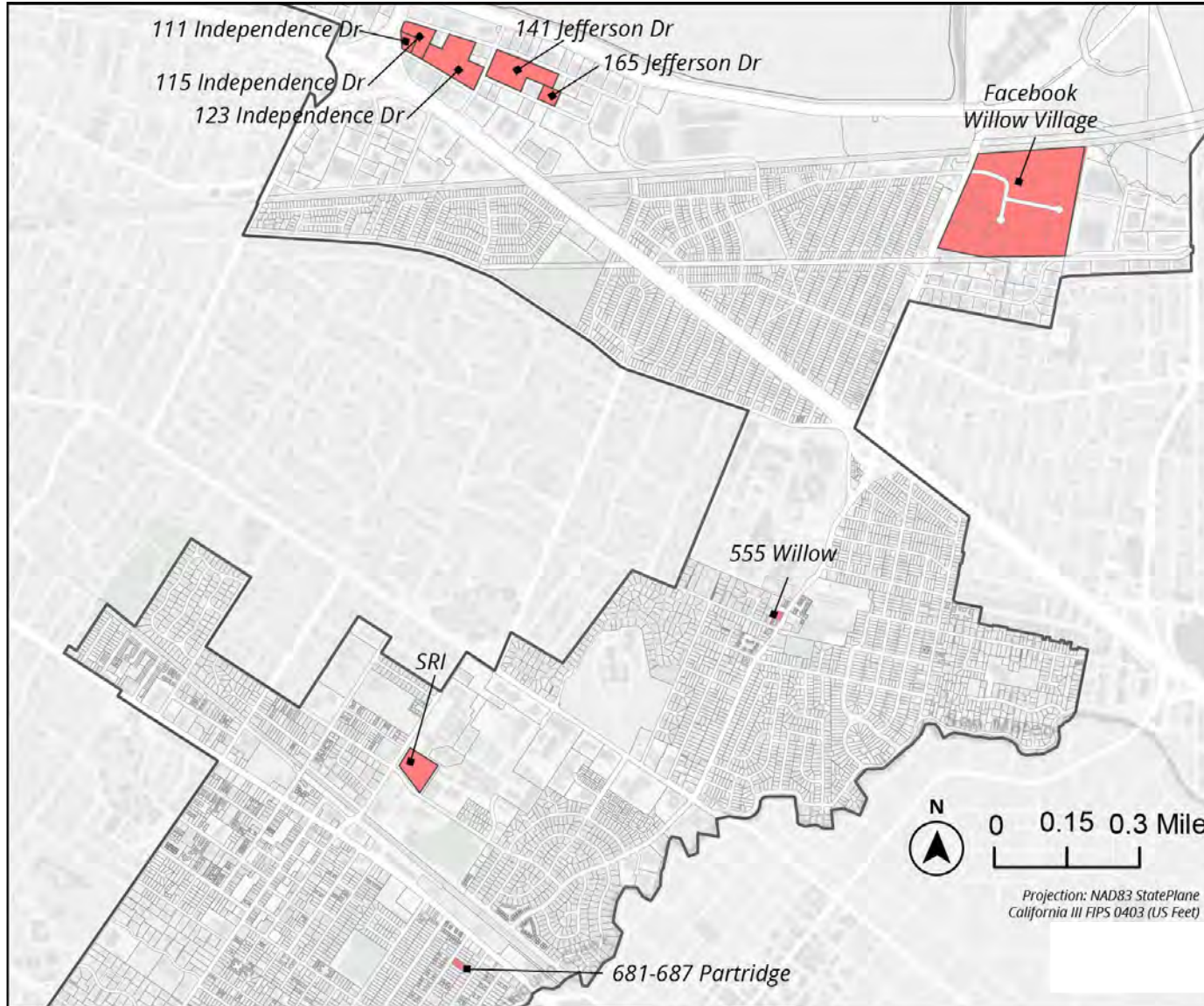
Status	Development Project	Risk Level				Total Units
		Very Low (0 - 50%)	Low (51 - 80%)	Moderate (81 - 120%)	Above Moderate (above 120%)	
Approved	111 Independence	4	9	5	87	105
Approved	115 Independence (Menlo Portal)	3	14	31	287	335
Approved	141 Jefferson (Menlo Uptown)	7	23	43	410	483
Pending	123 Independence	0	65	0	367	432
Pending	165 Jefferson (Menlo Flats)	0	21	0	137	158
Pending	Facebook Willow Village	120	38	150	1,421	1,729
Pending	333 Ravenswood (SRI)	0	60	0	340	400
Approved	661-687 Partridge	0	0	1	1	2
Pending	555 Willow	0	0	0	3	3
<b>Total RHNA Credit</b>		<b>134</b>	<b>230</b>	<b>230</b>	<b>3,053</b>	<b>3,647</b>



594 affordable units

Data from the City of Menlo Park 10/22/2021

# MAJOR PIPELINE PROJECTS





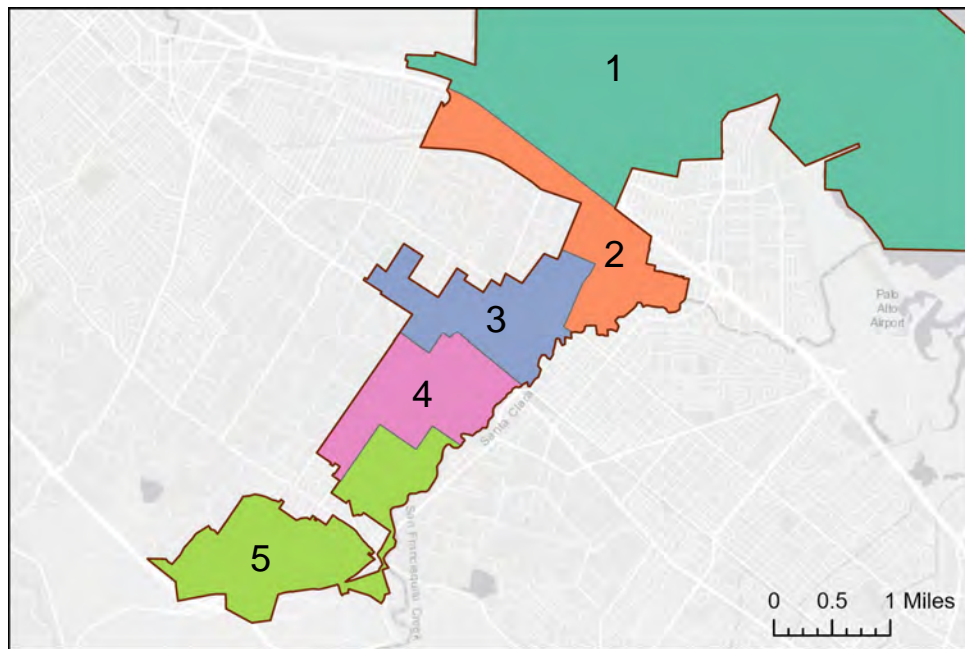
# NEW HOUSING NEEDED

	Very Low	Low	Moderate	Above Moderate	Total Units
	(0 – 50%) AMI	(51 - 80%) AMI	(81 - 120%) AMI	(above 120%) AMI	
<b>6<sup>th</sup> Cycle RHNA</b>	<b>740</b>	<b>426</b>	<b>496</b>	<b>1,284</b>	<b>2,946</b>
<b>30% Buffer</b>	<b>222</b>	<b>128</b>	<b>149</b>	<b>385</b>	<b>884</b>
<b>6<sup>th</sup> Cycle RHNA with 30% Buffer</b>	<b>962</b>	<b>554</b>	<b>645</b>	<b>1,669</b>	<b>3,830</b>
<b>Pipeline Projects</b>	<b>134</b>	<b>230</b>	<b>230</b>	<b>3,053</b>	<b>3,647</b>
<b>ADUs</b>	<b>26</b>	<b>25</b>	<b>26</b>	<b>8</b>	<b>85</b>
<b>RHNA Credit</b>	<b>160</b>	<b>255</b>	<b>256</b>	<b>3,061</b>	<b>3,732</b>
<b>Total Net New Units Needed</b>	<b>802</b>	<b>299</b>	<b>389</b>	<b>0</b>	<b>1,490</b>

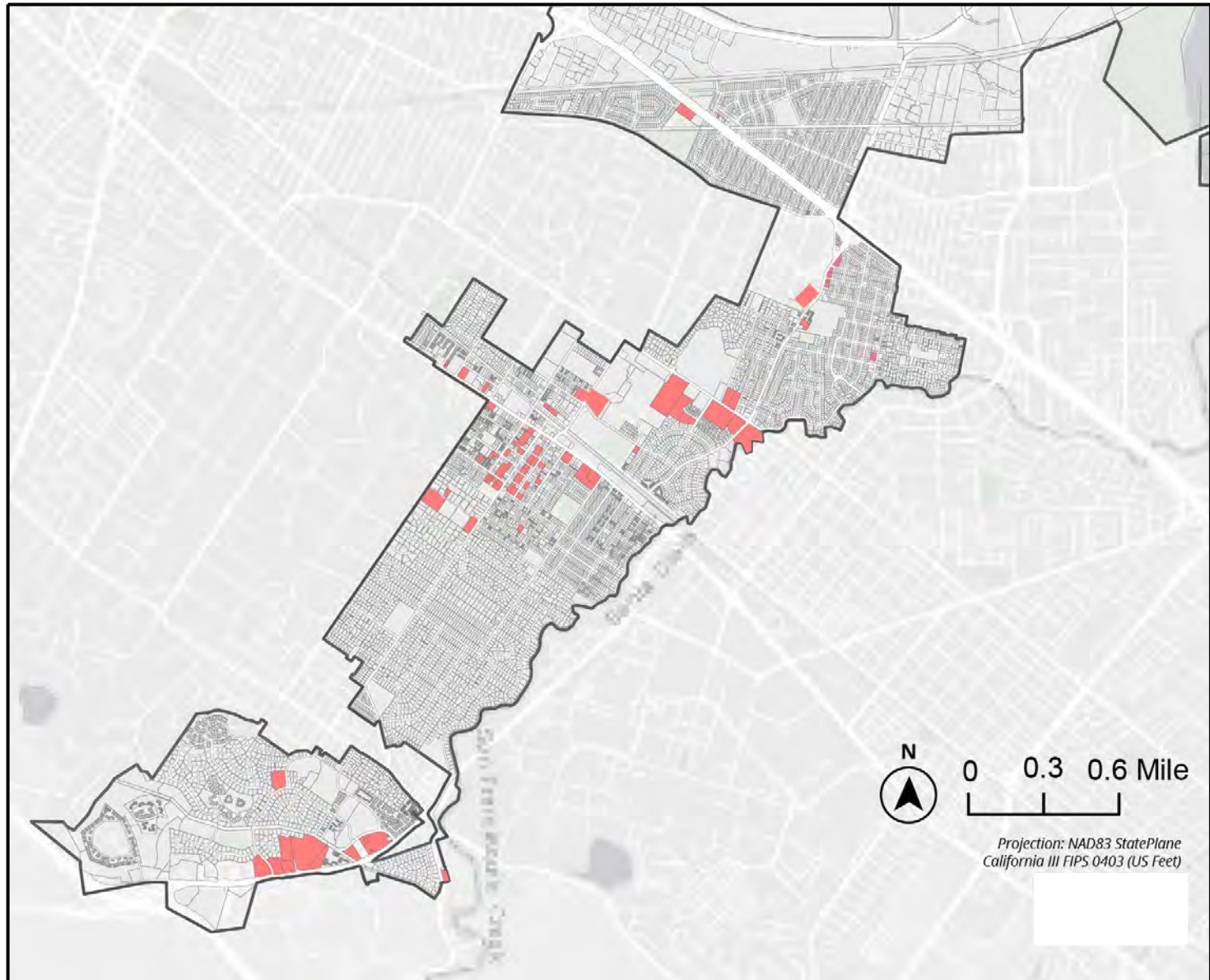
AMI = Area Median Income

# NEW HOUSING NEEDED

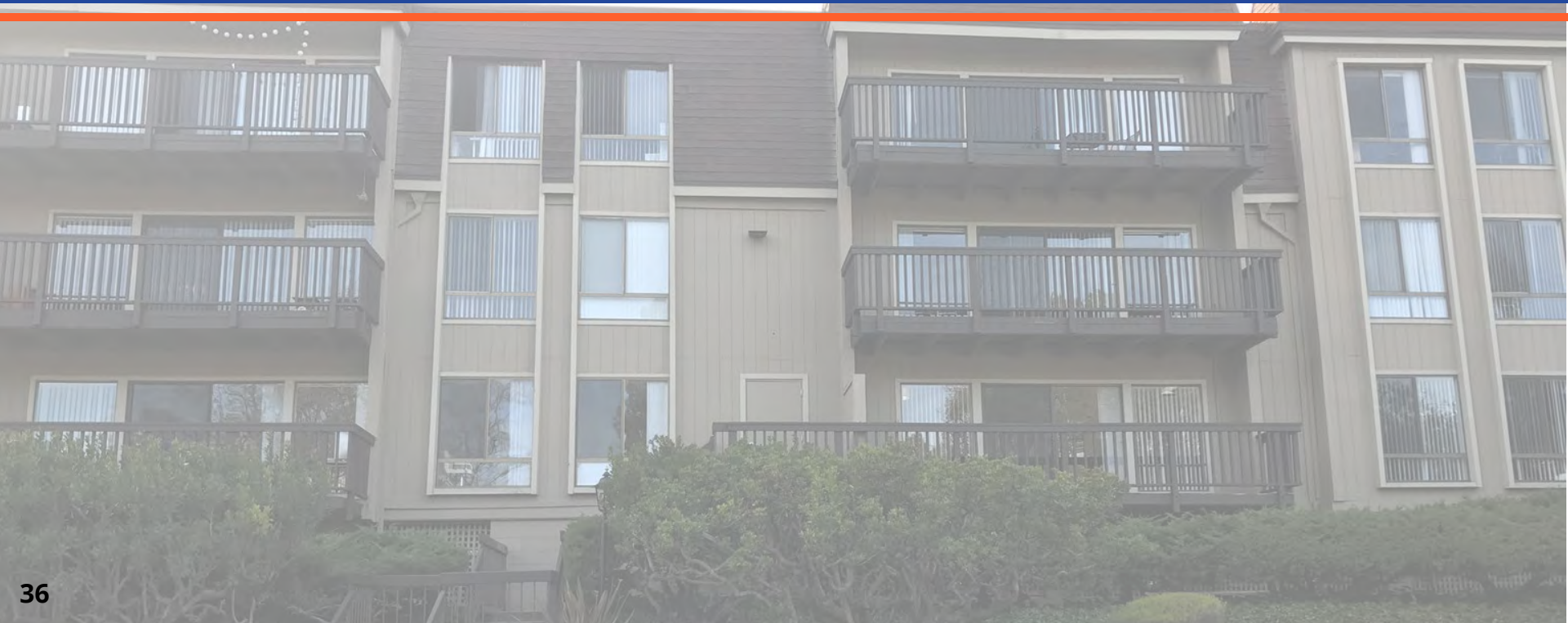
- **Large amount of new housing planned in the Bayfront**
- **Housing Equity requires the remainder (net new RHNA) to be planned for the other areas of the city. Focus on high opportunity areas.**
- **A focus on affordability will require robust policies and programs to support higher levels of affordable housing production**



# POTENTIAL SITES



# LAND USE OPTIONS

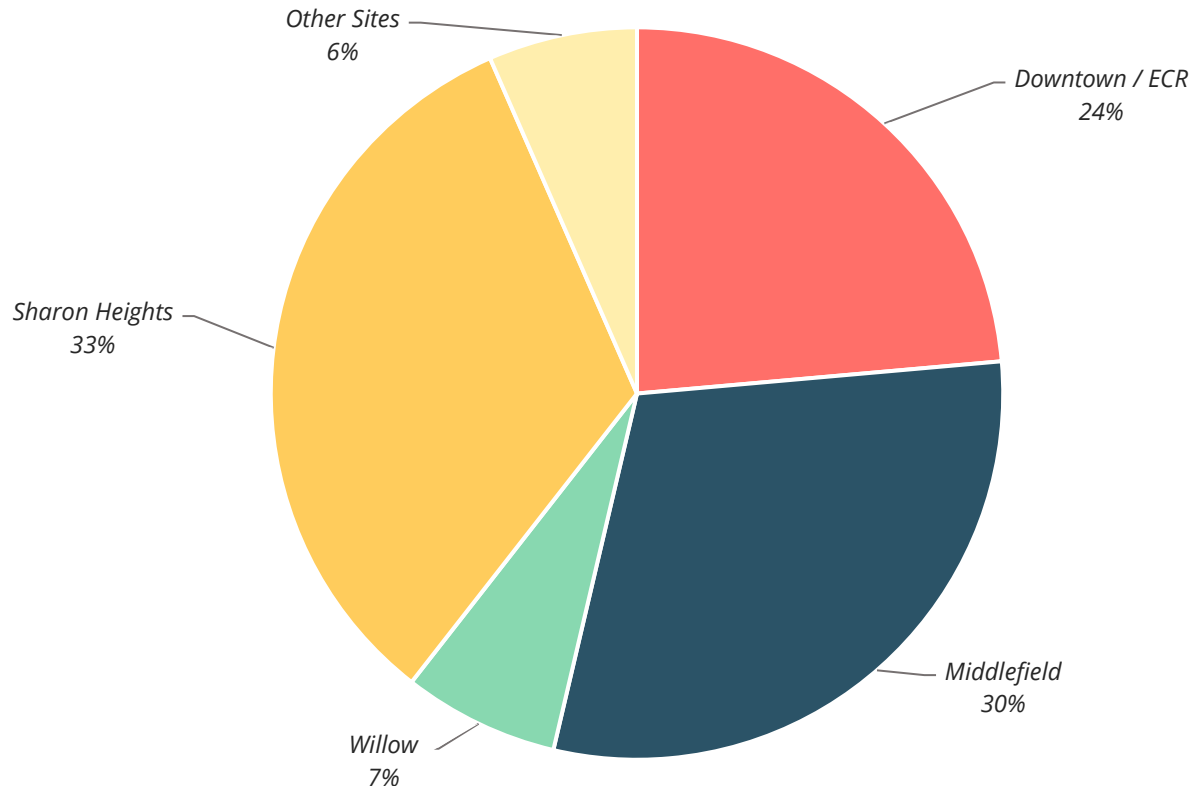


# LAND USE OPTIONS

## OPTION A – MODERATE UPZONING THROUGHOUT THE CITY

- Distributes development throughout the city in four geographic areas

Distribution of potential new housing units

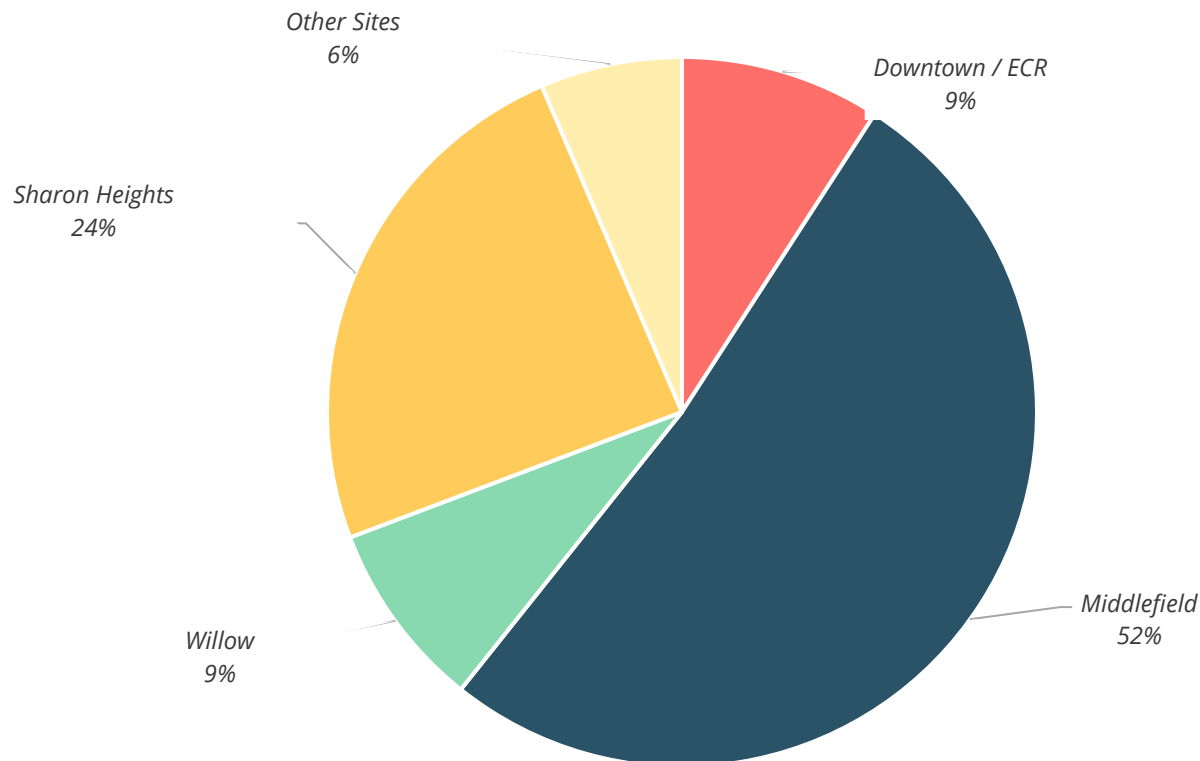


# LAND USE OPTIONS

## OPTION B – MIXED USE DEVELOPMENT FOCUSED ON MIDDLEFIELD/WILLOW

- Focuses development on the commercial sites land use strategy (adds residential use along Middlefield Road)

Distribution of potential new housing units

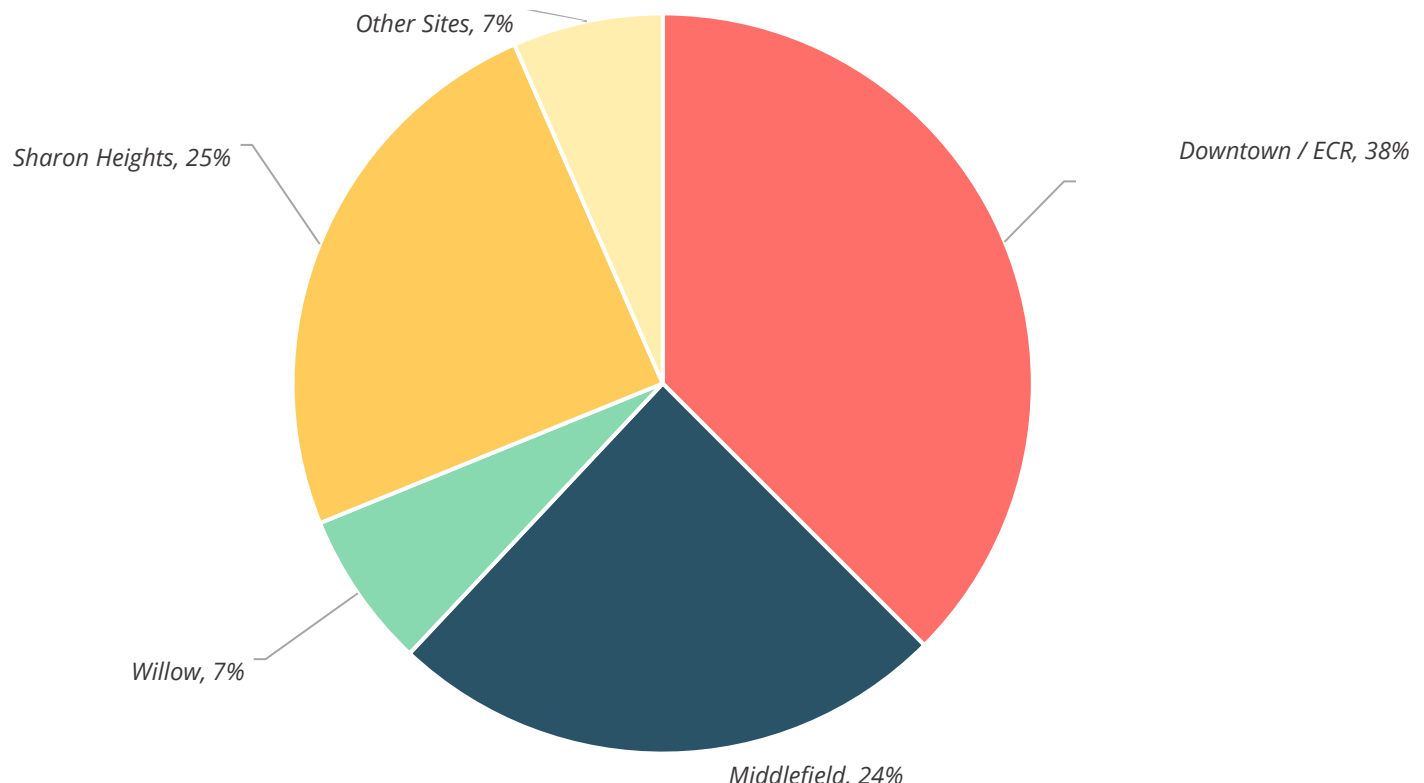


# LAND USE OPTIONS

## OPTION C - MIXED USE DEVELOPMENT FOCUSED ON DOWNTOWN/EL CAMINO REAL

- Greater density in the Downtown and along the El Camino Real corridor

Distribution of potential new housing units

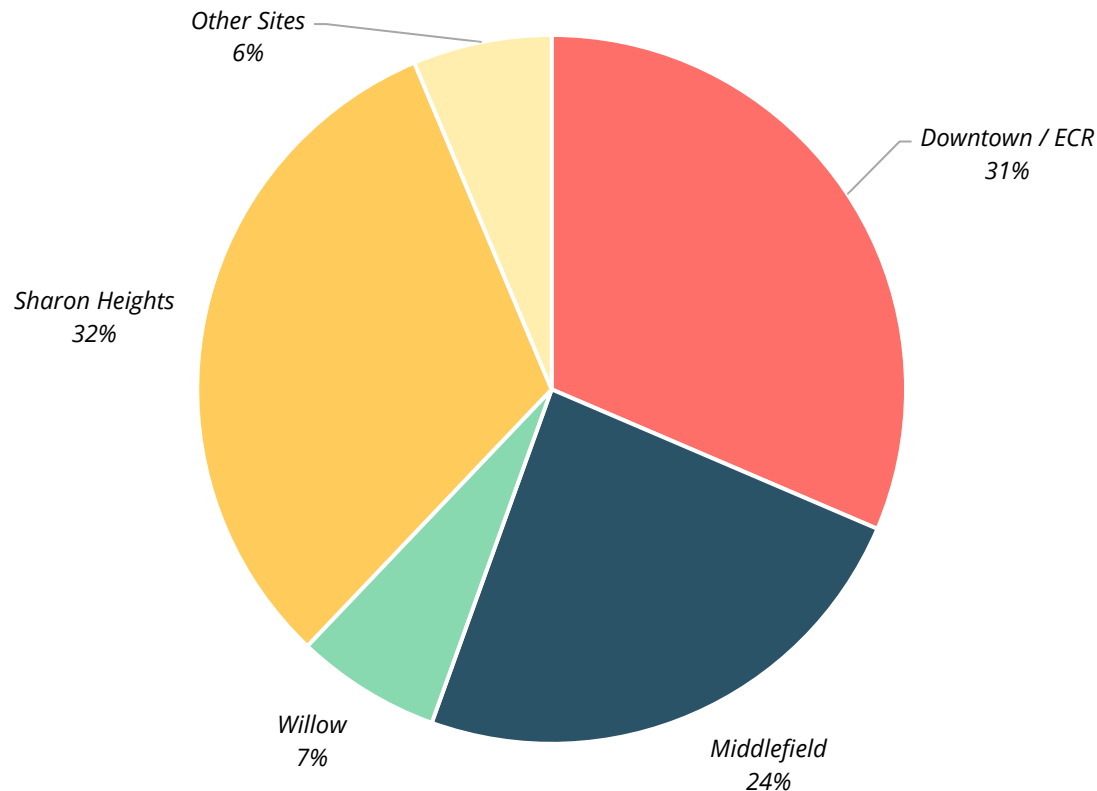


# LAND USE OPTIONS

## OPTION D - MIXED USE DEVELOPMENT FOCUSED ON DOWNTOWN/EL CAMINO REAL & SHARON HEIGHTS

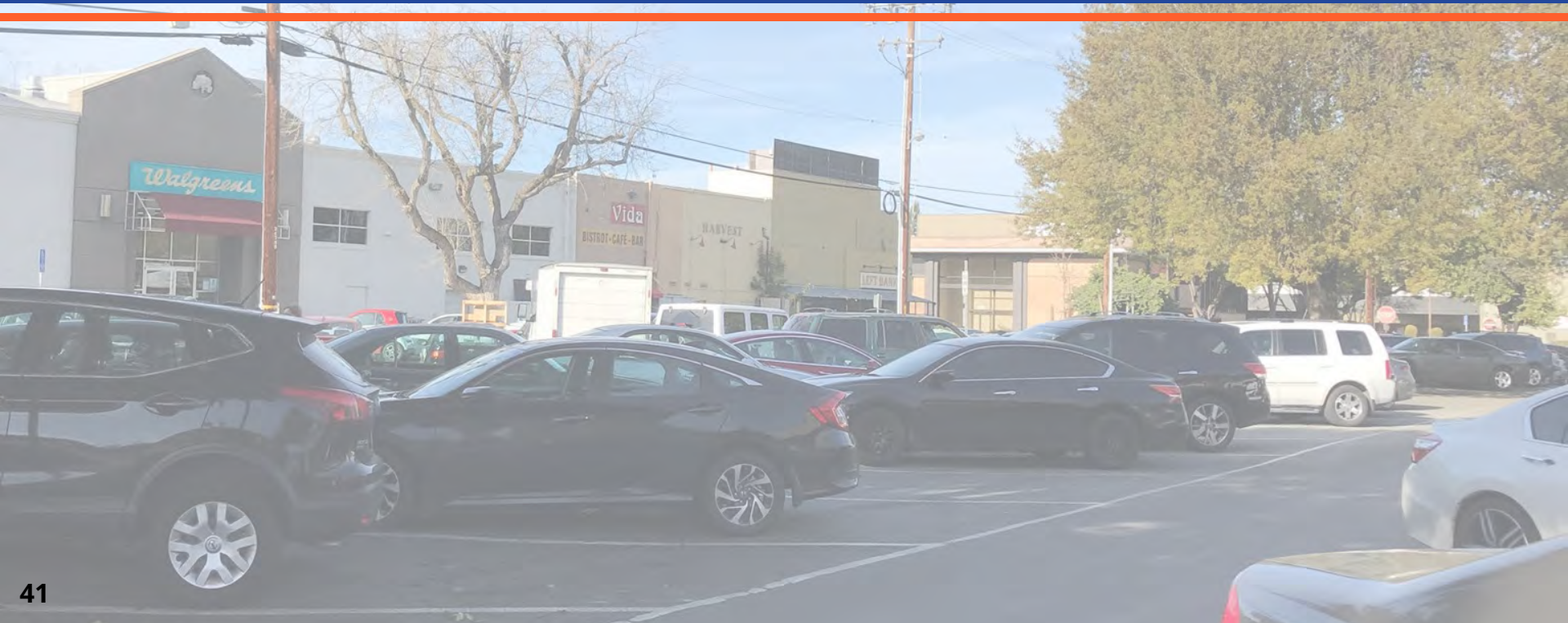
- Greater density in the Downtown and along the El Camino Real corridor & Sharon Heights

Distribution of potential new housing units





# COMMISSION RECOMMENDATIONS



# PLANNING & HOUSING COMMISSION MEETING

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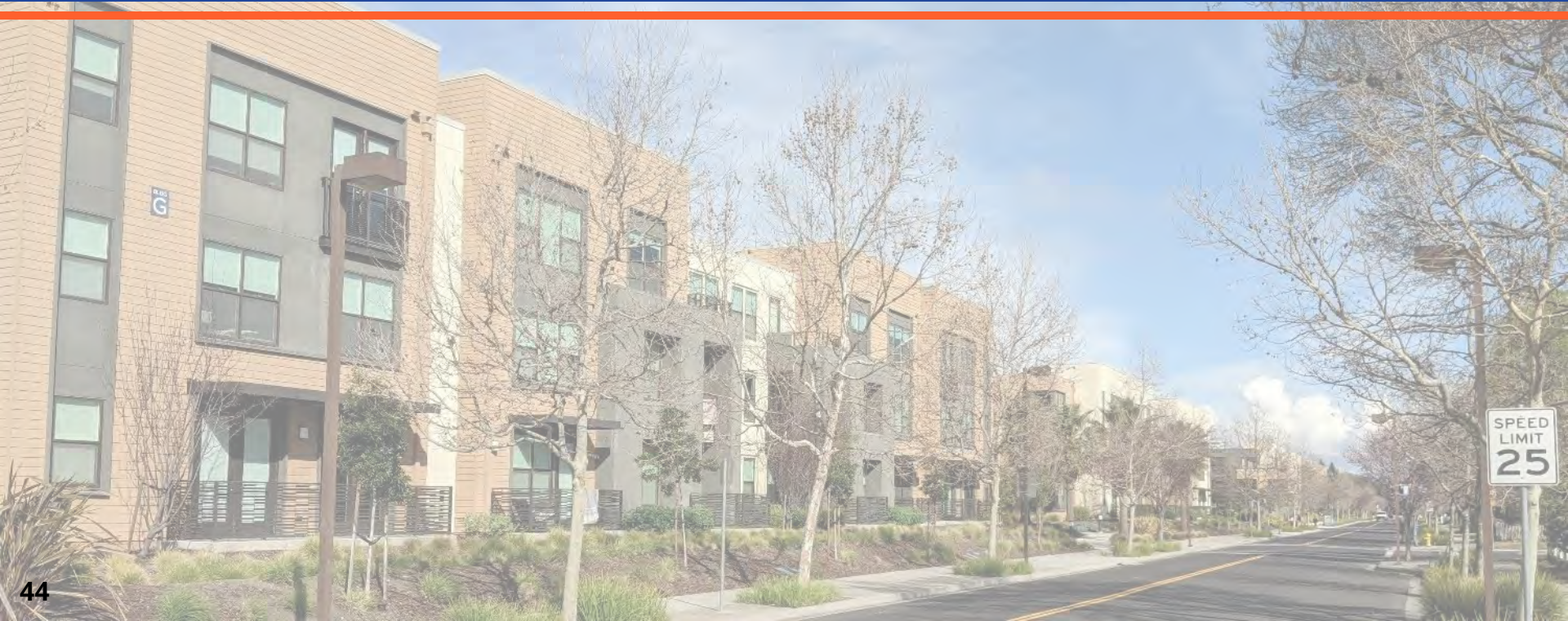
- **Interest in expanding the City's Affordable Housing Overlay**
- **Concerns relative to impacts on city schools, traffic, open spaces, amenities, and other public infrastructure**
- **Interest in incentives for affordable housing development**
  - **Lower parking requirements**
  - **Increasing density**
  - **Clear guidelines for City housing funds**

# RECOMMENDATIONS BY THE COMMISSIONS

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- **Planning Commission Recommendation**
  - The Commission made several motions, but none could gain a majority vote
  - Majority support for providing housing
  
- **Housing Commission Recommendation**
  - ***Option C – Downtown Focus***, including the following:
    - Higher unit yields in the Sharon Heights neighborhood
    - Further exploration of using City owned parcels that are not dedicated to green space
    - Pursue a competitive development process for the downtown parking lots

# OPTIONS FOR THE CITY COUNCIL



# NEW HOUSING BY AREA

Net New Units by Development Area							
Option	Summary	Downtown/ El Camino Real	Middlefield	Willow	Sharon Heights	Other Sites	Total
A	Moderate Upzoning Throughout the City	422	538	123	588	118	1,789
B	Mixed Use Development Focused on Middlefield/Willow	166	938	155	442	118	1,819
C	Mixed Use Development Focused in Downtown/El Camino Real	674	440	123	442	118	1,797
D	Option C + Option A for Sharon Heights	586	448	123	588	118	1,863

# NEW HOUSING BY COUNCIL DISTRICT

Net New Units by Council District							
Option	Summary	1	2	3	4	5	Total
A	Moderate Upzoning Throughout the City	8	194	673	313	600	1,789
B	Mixed Use Development Focused on Middlefield/Willow	8	226	999	133	453	1,819
C	Mixed Use Development Focused in Downtown/El Camino Real	8	195	542	599	453	1,797
D	Option C + Option A for Sharon Heights	8	195	660	411	589	1,863

# NEW HOUSING BY SCHOOL DISTRICT

Net New Units by School District						
Option	Summary	Las Lomas SD	Ravenswood City SD	Redwood City SD	Menlo Park City SD	Total
A	Moderate Upzoning Throughout the City	600	102	0	1,086	1,789
B	Mixed Use Development Focused on Middlefield/Willow	453	127	0	1,238	1,819
C	Mixed Use Development Focused in Downtown/El Camino Real	459	102	0	1,236	1,797
D	Option C + Option A for Sharon Heights	589	96	0	1,178	1,863

# COUNCIL DIRECTION





# CITY COUNCIL DIRECTION

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**Does the City Council direct the project team to pursue any of the four housing strategies?**

- **Option A – Moderate Upzoning Throughout City**
- **Option B – Mixed Use Development Focused Middlefield/Willow**
- **Option C – Mixed Use Development Focused Downtown/ECR**
- **Option D – Mixed Use Development Focused on Downtown/ECR & Sharon Heights**

# ADDITIONAL CITY COUNCIL DIRECTION REQUESTED

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- Evaluate net new housing of at least 2,200 units to provide flexibility.
- Consider density ranges above 30 units per acre in specific areas.
- Evaluate a density bonus program of up to 100% for 100% affordable projects.
- Explore building height increases as well as parking and other development standard modifications that would be required to achieve housing goals.
- Pursue an SB 10 implementing program concurrent with the Housing Element.

# NEXT STEPS



# 2021

*Join us and give  
feedback!*

## Upcoming Events

**Public Release of Notice of Preparation (NOP)**

November 8, 2021 | *Tentative*

**Planning Commission Scoping Session**

November 15, 2021 | *Tentative*

# Thank

# you!



Questions



Comments

***Thank you for your time and commitment to the City of Menlo Park!***

[menlopark.org/housingelement](https://menlopark.org/housingelement)