



**SPECIAL AND REGULAR MEETING MINUTES**

**Date:** 7/26/2022  
**Time:** 5:00 p.m.  
**Location:** Zoom

**Special Session**

**A. Call To Order**

Mayor Nash called the meeting to order at 5:01 p.m.

**B. Roll Call**

**Present:** Combs, Mueller (arrived at 7:36 p.m. and exited at 10:45 p.m.), Nash, Taylor, Wolosin (exited at 10:59 p.m.)  
**Absent:** None  
**Staff:** Acting City Manager Dave Norris, City Attorney Nira F. Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

**C. Agenda Review**

Staff requested to provide an update on item I1.

**ACTION:** Motion and second (Nash/ Taylor), to reorder the agenda in order to hear items J1. and J2. related to the ballot measure, once the full City Council is present, passed 4-0 (Mueller absent).

**Closed Session**

**D. Closed Session**

D1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION  
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9 of the Government Code: (one potential case)

Mayor Nash adjourned to the closed session at 5:05 p.m.

**Regular Session**

Mayor Nash reconvened the regular meeting at 6:19 p.m.

**E. Report from Closed Session**

No reportable actions.

**F. Presentations and Proclamations**

F1. Proclamation: July as Parks and Recreation Month (Attachment)

Mayor Nash read the proclamation (Attachment).

Library and Community Services Director Sean Reinhart accepted the proclamation.

**F2. Recognition: RethinkWaste Trash-to-Art Contest (Attachment)**

Mayor Nash introduced Laurel School Fourth Grade Teacher, Ms. Whiteley.

Laurel School Fourth Grade Teacher, Ms. Whiteley and Fourth grade students' Louis Smith and Lila Murphy made the presentation (Attachment).

**G. Public Comment**

- Lindsay Raike requested the City Council adopt a resolution supporting the reopening of the Mack E. Mickelson therapeutic pool.
- Elizabeth McCarthy requested clarification on the noise ordinance and ramifications for businesses who violate enforcement.
- Carolyn Ordonez spoke in opposition of the increased traffic due to the Haven House connection, which could result from the proposed apartment complex.
- Ole Agesen spoke in support of leadership in climate change.
- Wendy Shindler spoke in opposition of side-by-side developments on Bay Road.

**H. Advisory Body Member Reports**

**H1. Receive and file Environmental Quality Commission progress report (Staff Report #22-147-CC)**

Sustainability Manager Rebecca Lucky introduced the item.

Environmental Quality Commission (EQC) Chair Tom Kabat made the presentation (Attachment).

- Crystal Hernandez spoke in support of REACH goals.
- Zachary Meyer spoke in support of increasing the pace of the climate action plan (CAP) initiatives and eliminating fossil fuel.
- Saman de Silva spoke in support of increasing the pace of REACH codes.
- Robert Gould spoke in support of rapid building electrification and addressing the climate crisis.
- Nicole Kemeny spoke in support for the EQC CAP goals.
- Alex Wogonfeld spoke in support of a more rapid response to the climate crisis.

The City Council discussed benefits of converting to electric buildings, increasing public outreach and education, and impacts to residents both current and future.

**I. Consent Calendar**

**I1. Accept the City Council meeting minutes for June 28 and July 12, 2022 (Attachment)**

Assistant to the City Manager/City Clerk Judi Herren provided an update.

**I2. Adopt a resolution to continue conducting the City's Council and advisory body meetings remotely due to health and safety concerns for the public and to authorize the use of hybrid meetings**

(Staff Report #22-140-CC)

- I3. Authorize the city manager to enter into master professional agreements with Cotton, Shires and Associates, Inc. and Ninyo & Moore Consulting Geotechnical and Civil Engineer (Staff Report #22-139-CC)
- I4. Adopt a resolution approving an exception to the 180-day waiting period to hire a CalPERS retired annuitant in accordance with Government Code Sections 7522.56 and 21224 (Staff Report #22-141-CC)
- I5. Authorize the city manager to enter into agreements with Aqua-Metric Sales Company and Sensus USA Inc. for the automated water meter infrastructure project (Staff Report #22-143-CC)
- I6. Adopt a resolution to reduce the posted speed limit in school zones consistent with the California Vehicle Code (Staff Report #22-146-CC)

**ACTION:** Motion and second (Taylor/ Wolosin), to approve the consent calendar with updates to item I1., passed 4-0 (Mueller absent).

The City Council reordered agenda.

#### **J. Public Hearing**

- J3. Consider and adopt a resolution approving a revision to a previously approved vesting tentative map to change the expiration date of the map associated with the mixed-use development project located at 706-716 Santa Cruz Avenue (Staff Report #22-149-CC)

Associate Planner Fahteen Khan made the presentation (Attachment).

Applicant Phil Hyndman made a presentation.

Mayor Nash opened the public hearing.

- Paul Collacchi requested clarification on the vesting map and application.

Mayor Nash closed the public hearing.

The City Council received clarification on below market rate (BMR) requirements, the vesting map, and permitting and public review copy.

**ACTION:** Motion and second (Wolosin/ Nash), to adopt a resolution to approve a two-year extension of a vesting tentative map associated with a major subdivision not to exceed four residential condominium units and one commercial area, with rights reserved for up to ten commercial condominium units, passed unanimously.

The City Council took a recess at 7:50 p.m.

The City Council reconvened at 8:01 p.m.

- J1. Receive the Elections Code Section 9212 report regarding the proposed initiative measure entitled

“A Citizen-Sponsored Initiative Measure to Amend the Land Use Element of the General Plan to Prohibit the City Council of the City of Menlo Park from Re-Designating or Re-Zoning Certain Properties Designated and Zoned for Single Family Detached Homes” (Staff Report #22-148-CC)

Assistant Community Development Director Deanna Chow introduced the item.

M-Group representative Geoff Bradley and BAE Urban Economics representative Stephanie Hagar made the presentation (Attachment).

Mayor Nash opened the public hearing.

- Rini Sen Gupta spoke in support of the re-zoning ballot measure.
- Steve Wong spoke in support of the re-zoning ballot measure.
- Sarah Tappin spoke in support of teacher housing and in opposition of the re-zoning ballot measure.
- Alex Torres spoke in opposition of the re-zoning ballot measure.
- Jaggi Ayyangar spoke in support of thoughtful housing considerations and of re-zoning.
- Rob Silano spoke in support of placing the measure on the ballot and expressed concerns on the effects of traffic to safety services.
- Katheen Daly spoke in support of teacher housing and in opposition of the re-zoning ballot measure.
- Nicole Kemeny spoke in opposition of the re-zoning ballot measure.
- Karen Grove spoke in opposition of the re-zoning ballot measure and the impacts to racial and educational inequities.
- Evelyn Stivers spoke in opposition of the re-zoning ballot measure and in support of affordable housing.
- Buck Bard spoke on concerns related to the reports focus on the Flood School Site and not focusing on Menlo Park as a whole.
- Nicole Chessari spoke in opposition of high density housing in a neighborhood, in support of re-zoning, and commented on report findings.
- Kelly White spoke in support of the ballot measure and re-zoning.
- Ronen Vengosh spoke in opposition of the ballot measure.
- Keith Diggs spoke in support of accepting the report and in opposition of the re-zoning ballot measure.
- Ruth Schechter spoke in support of the ballot measure and re-zoning.
- Jennifer Schindler spoke in opposition of the ballot measure and re-zoning.
- Jennifer Michel spoke in support of the report.
- Dave Housler spoke in support of the re-zoning ballot measure.
- Wayne Muesse spoke in support of the re-zoning ballot measure.
- Sandeep Gupta spoke in support of the re-zoning ballot measure.
- Michael Levinson spoke in opposition of the re-zoning ballot measure.
- Ann Diederich spoke in opposition of the re-zoning ballot measure.
- Bernard Rehdesi spoke in support of the re-zoning ballot measure and dedicated teacher housing.
- Adina Levin spoke in opposition of the re-zoning ballot measure.
- Katie Behroozi spoke in opposition of the re-zoning ballot measure.

- Paul Collacchi spoke in support of additional housing and of the re-zoning ballot measure.
- Catherine Dumont spoke in opposition of the re-zoning ballot measure.

Mayor Nash closed the public hearing.

The City Council discussed the report.

- J2. Determination of action, pursuant to Elections Code Section 9215, regarding the proposed initiative measure entitled “A Citizen-Sponsored Initiative Measure to Amend the Land Use Element of the General Plan to Prohibit the City Council of the City of Menlo Park from Re-Designating or Re-Zoning Certain Properties Designated and Zoned for Single Family Detached Homes” (Staff Report #22-142-CC)

City Attorney Nira Doherty made the presentation.

Mayor Nash opened the public hearing.

- Gina Sudaria spoke in opposition of the re-zoning ballot measure.
- Lesley Feldman spoke in opposition of the re-zoning ballot measure.
- Pam Jones spoke in opposition of the re-zoning ballot measure.
- Karen Grove spoke in opposition of the re-zoning ballot measure and in support of the ballot measure argument deadline update.
- Adina Levin spoke in support of the ballot measure argument deadline update.
- Jennifer Michel spoke in opposition of the re-zoning ballot measure.
- James Pistorino requested clarification on Ravenswood School district funding compared to other school districts.
- Bernard Rehdesi spoke in support of the re-zoning ballot measure.

Mayor Nash closed the public hearing.

The City Council received clarification on the proposed deadline date of August 14 for receipt of ballot arguments.

The City Council discussed the relationship between the initiative and the ballot measure, the history of ConnectMenlo, and up-zoning in single family neighborhoods.

The City Council directed the deadline date of August 14 for receipt of ballot arguments.

**ACTION:** Motion and second (Nash/ Combs), to adopt a resolution of the City Council of the City of Menlo Park ordering the submission to the qualified electors of the City of Menlo Park a Citizen-Sponsored Initiative Measure to amend the land use element of the General Plan to prohibit the City Council of the City of Menlo Park from re-designating or re-zoning certain properties designated and zoned for single family detached homes, at the consolidated general election on Tuesday, November 8, 2022; establishing the schedule for submission of ballot arguments; and authorize and request the County of San Mateo conduct the election, with the following changes to the second to last recital on the resolution to read, “Whereas the City Council and City of Menlo Park resolves to submit the initiative to the voters of the general election to be held on November 8, 2022”, Section 6 of the resolution will be revised to read in full as follows “Submission of valid arguments, the City Council hereby adopts provisions for the filing valid arguments and rebuttal arguments for the initiative set forth in California Elections Code Section 9282. All arguments for

and against the measure shall be filed with the city clerk no later than August 14, 2022 at 5 p.m. All other timelines set forth in the County of San Mateo's election calendar for the November 8, 2022 general election shall apply. Such timelines, including the 10 calendar day examination or review period shall begin on August 9, 2022 at 5 p.m. and August 29, 2022 at 5 p.m. Rebuttal arguments for measures where primary argument was filed, both in favor and against are due August 29, 2022 to 5 p.m. All arguments for and against the measure shall provide copies of the documentation set forth in the Elections Code Section 9287(b), shall be signed with printed names and signatures of the authors submitting it or submitted on behalf of an organization, the name of the organization and the printed name and signature have at least one of its principal office officers who is the author of the argument", passed unanimously.

## **K. Regular Business**

- K1. Authorize the city manager to execute an amendment to the professional services agreement with Team Sheeper, Inc. for continued operation of Burgess Pool through August 31, 2023 (Staff Report #22-144-CC)

City Councilmember Mueller was recused from the item and exited the meeting.

Library and Community Services Director Sean Reinhart made the presentation.

- Paul Collacchi spoke in opposition of a privatized public pool.
- Solo Aquatics Coach Tom McRae spoke in support of extending Tim Sheeper's Inc. agreement and of a future request for proposal.

The City Council received clarification on the agreement.

**ACTION:** Motion and second (Combs/ Nash), to authorize city manager to execute an amendment to the professional services agreement between the City of Menlo Park and Team Sheeper, Inc. for continued operation of Burgess Pool, as follows:

1. Section 3 of the Agreement dated March 27, 2018, is repealed in its entirety and replaced with the following language: The term of this Agreement shall terminate August 31, 2023; and
  2. Except to the extent expressly modified by this Third Amendment, the terms of the Agreement, as amended by the first amendment and second amendment, shall remain effective without impairment or modification; and
  3. This Third Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one amendment,
- passed 4-0 (Mueller recused).

The City Council continued K2. to a future meeting.

- K2. Waive the first reading and introduce an ordinance adding Chapter 8.70 creating a process for obtaining film permits (Staff Report #22-145-CC)

## **L. Informational Items**

- L1. City Council agenda topics: August 2022 (Staff Report #22-150-CC)

## **City Manager Reports**

Acting City Manager Dave Norris reported out on the August 2 National Night Out and police

department Tesla vehicles scheduled to go live next month.

**N. City Councilmember Reports**

None.

**Closed Session**

**O. Closed Session**

O1. Closed Session Pursuant to Government Code Section 54956.95:

(1) LIABILITY CLAIM

Claimant: Richard Struckman

Agency claimed against: City of Menlo Park

(2) LIABILITY CLAIM

Claimant: Richard Struckman

Agency claimed against: City of Menlo Park

Mayor Nash adjourned to the closed session at 11:02 p.m.

**Q. Adjournment**

Mayor Nash adjourned the meeting at 11:21 p.m.

Judi A. Herren, Assistant to the City Manager/City Clerk

These minutes were approved at the City Council meeting of September 13, 2022.

## PARKS AND RECREATION MONTH JULY 2022

WHEREAS, parks and recreation are an integral part of communities throughout this country, including the City of Menlo Park; and

WHEREAS, parks and recreation promote health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promote time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and

WHEREAS, parks and recreation encourage physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, park and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increase a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation are fundamental to the environmental well-being of our community; and

WHEREAS, parks and recreation are essential and adaptable infrastructure that help our communities be resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the City of Menlo Park recognizes the benefits derived from parks and recreation resources

**NOW, THEREFORE, BE IT PROCLAIMED** I, Betsy Nash, Mayor of the City of Menlo Park, hereby proclaim that July is recognized as Park and Recreation Month in the City of Menlo Park.

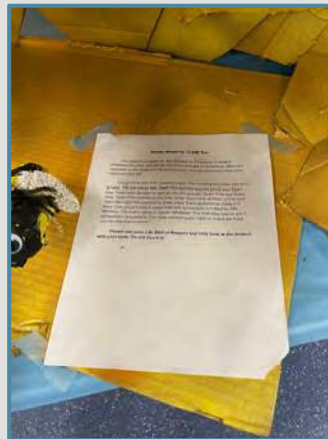
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*Betsy Nash*  
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Betsy Nash, Mayor  
July 26, 2022





# RETHINKWASTE TRASH-TO-ART CONTEST 1<sup>ST</sup> PLACE: MS. WHITELEY'S 4<sup>TH</sup> GRADE CLASS, LAUREL SCHOOL

“HONEY WORLD”






# Environmental Quality Commission

Quarterly Update July 2022 from EQC Chair Tom Kabat

# AGENDA



Review EQC Activities  
Community Concerns  
Looking Forward



# Environmental quality Commission Mission

Advise City Council on matters involving environmental protection, improvement and sustainability

## Commissioners:

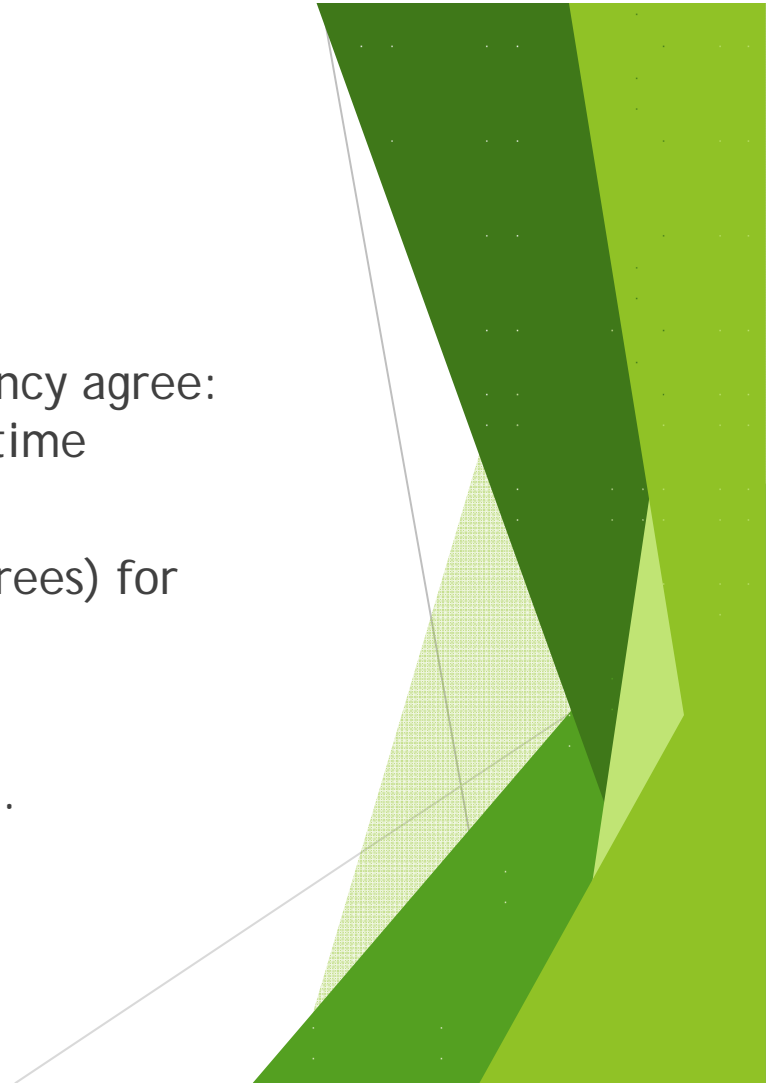
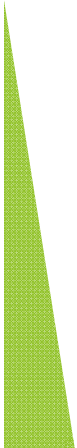
Angela Evans  
Leah Elkins  
Tom Kabat  
Janelle London  
Nancy Larocca Hedley (new)  
Jeffery Lin (new)  
Jeff Schmidt (new)

## Thanks and farewell to:

Deborah Martin  
James Payne  
Josie Gaillard  
Ryann Price

## Climate Science update

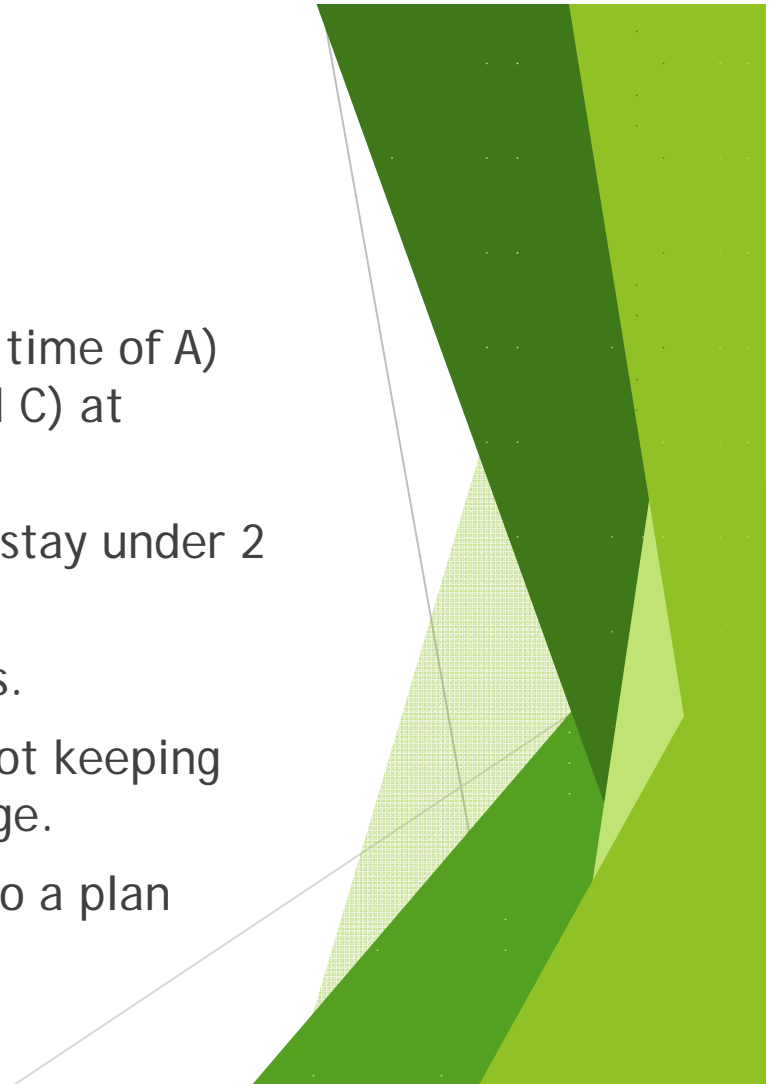
- ▶ IPCC Scientists, and International Energy Agency agree: Current fossil fueled machinery's normal lifetime emissions push 2 degree C limit.
- ▶ There is no more climate space (below 2 degrees) for newly installed fossil fueled equipment.
- ▶ We have used up all the waiting time
- ▶ Now we are now deep into in the action time.



## Implications for cities

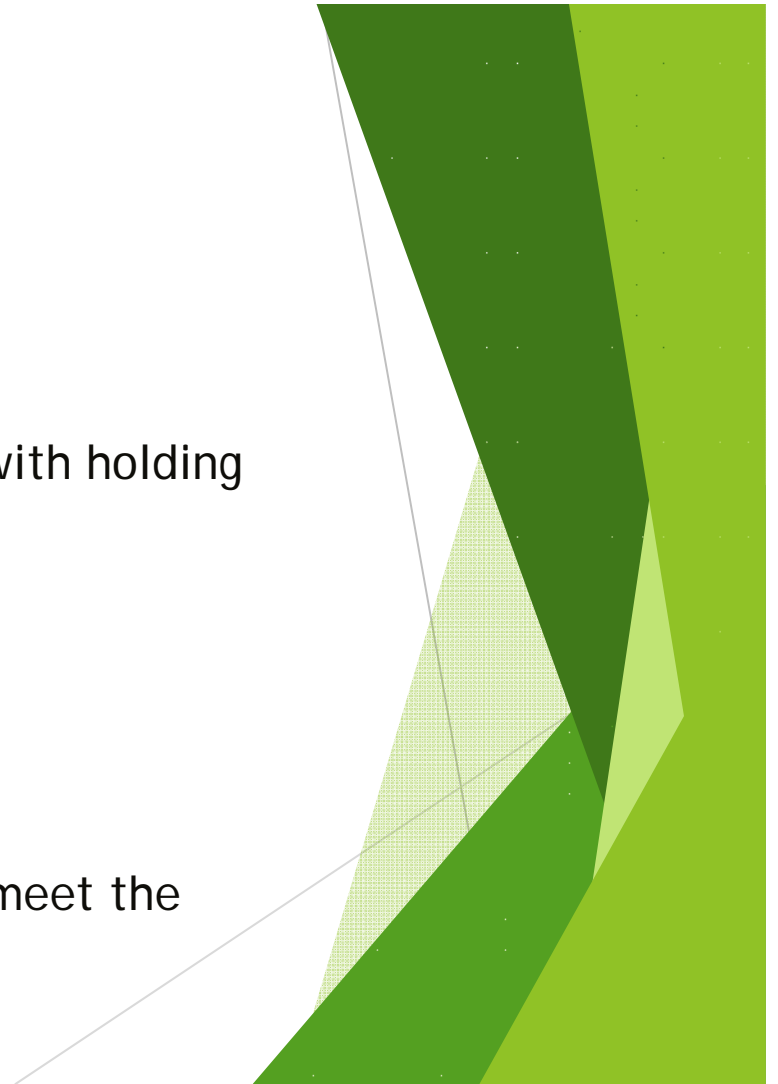
- ▶ Society must pivot to electric alternatives at time of A) new construction, B) at time of additions and C) at replacement to hold at 2 degrees.
- ▶ We would need to replace before burnout to stay under 2 degrees.
- ▶ We also need other viable intervention points.
- ▶ Almost all CAPs and equivalent policies are not keeping up with the evolving science of climate change.

Examples are sequencing added steps into a plan ahead of taking action with any segment.



## Menlo Park

- ▶ Menlo Park's CAP closed the ambition gap
  - ▶ (The goal is science based, in proportion with holding to 1.5 degree rise)
- ▶ Menlo Park still has
  - ▶ an action gap and
  - ▶ an achievement gap
  - ▶ (gaps in the policy actions and community achievements needed to stay on track to meet the science-based targets.





# Review EQC Activities



## Review of EQC Activities

- ▶ Climate Action Goal Set
  - ▶ Net zero by 2030 (90% emission reduction, 10% sequestration )
- ▶ Climate Action Plan
  - ▶ First year FY 2020-2021 activities are ongoing, but more are needed.
  - ▶ City Council recommended public outreach ahead of additional actions on existing buildings. (CAP 1)
  - ▶ EQC members have been doing some outreach (electrification workshops, Earth Day events, etc.)

## Climate Action Plan overview

CAP Action	Description	Lead (Division and position)
No. 1 - Convert 95% of existing buildings to all-electric by 2030	Draft reach codes and provide incentives	Sustainability- Sustainability Manager Building Division- Assistant Community Development Director
No. 2 - Increasing EV sales to 100% by 2025 and decreasing gasoline sales 10% each year	Defer implementation to the Beyond Gas Initiative (BGI)	BGI under Joint Venture Silicon Valley
No. 3 - Expand access to EV charging for MF and commercial	Promote state and regional charging incentives	Sustainability - Sustainability Manager
No. 4 - Reduce vehicle miles traveled (VMT) by 25% or amount set by CSC	Manage SB2 Housing Grant, complete TMA feasibility study and implement VMT guidelines	Planning and Transportation Divisions
No. 5 - Eliminate the use of fossil fuels from municipal operations	Electrify City facilities, convert fleet, reduce employee commute emissions	Sustainability - Management Analyst II
No. 6 - Develop a climate adaption plan for sea level rise and flooding protection	Continue work with regional partners and City SAFER Bay grant application	Two proposed FY22-23 FTEs Sustainability (long-range planning and outreach) and Engineering for SLR protection (design)

## Review of EQC Activities (Continued)

- ▶ Commissioner Evans assisting developing with city's low income housing electrification project
- ▶ Commissioner London assisting with Beyond Gasoline Initiative
- ▶ California and other states are adopting building codes to encourage or require electrification like Menlo Park's 2019 Reach Code, but more local action is needed to demonstrate new and better methods of accelerating progress
- ▶ Commissioner Schmidt assisting with coordination of preliminary discussions about an urban tree canopy master plan

## Partnering with Leaders

- ▶ Recommend that Menlo Park join ICLEI Race to Zero, while maintaining the 2030 carbon neutral goal and further recommend the City Council requests creating a subgroup of cities that have a 2030 carbon neutral goal. (ICLEI has now created the subgroup)

## Building Reach Code Recommendations

Recommend proposed new construction reach codes and existing building electrification measures with additional advice to:

- (1) consider returning to City Council for additional existing building electrification measures after the Bay Area Reach Codes Initiative releases existing building options and the City considers support services packages, such as available financial programs and/or a public private partnership with BlocPower and
- (2) the following specific measures are added to the proposed existing building measures:
  - (a) in-lieu fee added to any exceptions provided for both new and existing buildings,
  - (b) parking lot alterations require electric vehicle (EV) charging,
  - (c) require 100 percent EV charging equipment installed for new construction,
  - (d) streamline permit processes,
  - (e) consider hardship exemptions,
  - (f) alteration or addition larger than 200 square feet require full building electrification,
  - (g) consider a replace-at-end-of-life requirement with implementation occurring at a future date, e.g. 2 years after adoption)
  - (h) consider a long lasting ordinance versus every three-year adoption cycle (e.g. health and safety ordinance)

## Important Action for 2022

- ▶ Adoption of Electrification Reach Codes to pursue CAP Action 1
  - ▶ (Electrification of 95% of buildings by 2030) Including existing
- ▶ New Construction Reach Codes are needed again
  - ▶ Without costly exemptions that create expensive retrofit situations
- ▶ Reach Codes are needed for remodels, additions etc.
- ▶ Reach Codes are needed to prevent costly installation of fossil fired replacement equipment and one-way air conditioners where electric alternatives are affordable.
- ▶ In lieu fees may assist applicants with difficult situations



# Community Concerns

## Public Comments Voiced to EQC

- ▶ Climate change
  - ▶ High level of urgency
  - ▶ Concerns regarding climate equity, climate action equity and affordability
  - ▶ Accelerated progress on CAP is needed to meet science-based goals
- ▶ Inclusion of volunteers outside of commissioners to address climate action in Menlo Park
  - ▶ Desire of citizens to volunteer for assisting the city with climate preservation.
  - ▶ There is a Friends of the Library volunteer group, is it a model for other efforts?
  - ▶ Citizens organized the “We Love Earth Festival” on 4/16/22
- ▶ Concerns regarding gas powered leaf blowers
- ▶ Interest in dine-in establishments using reusable food-ware
- ▶ Heritage Trees and urban canopy





# Looking Forward

## Looking Forward

- ▶ Urgency of Climate Change & Community Engagement
  - ▶ Role of the EQC and commissioners to further education and CAP goals
  - ▶ Update of CAP going beyond the six first year actions of 2020
  - ▶ Consider recommendations regarding CAP items 1, 2, 4, and 6



THANK YOU



# 706 SANTA CRUZ – VESTING TENTATIVE MAP EXTENSION

Fahteen Khan – Community Development









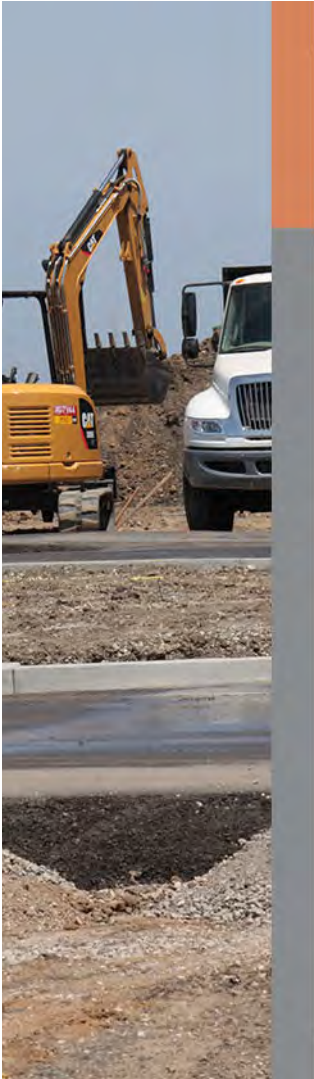
## PROJECT HISTORY

- On January 28, 2020, the City Council approved:
  - Architectural control for a new three-story, mixed-use building
  - Vesting tentative map
  - Removal of one on-street parking space on Chestnut Street
  - A variance to allow skylights to exceed the 38-foot maximum height
  - BMR Housing Agreement
- On June 13, 2022, the Planning Commission took the following actions:
  - Approved a revision to the variance to extend the expiration date by two years
  - Recommended that the City Council approve a two-year extension for the vesting tentative map



## VESTING TENTATIVE MAP

- Associated with a major subdivision not to exceed four residential condominium units and one commercial area, with rights reserved to allow up to 10 commercial condominiums
- Applicant requesting a 2-year extension to secure funding and allow the approved project to be implemented



## RECOMMENDATION

- Recommended Action
  - Adopt a resolution to approve a two-year extension of the vesting tentative map







**THANK YOU**

CITY OF  
MENLO PARK

BALLOT MEASURE  
**IMPACT ANALYSIS**

Pursuant to Election Code 9212  
July 26, 2022

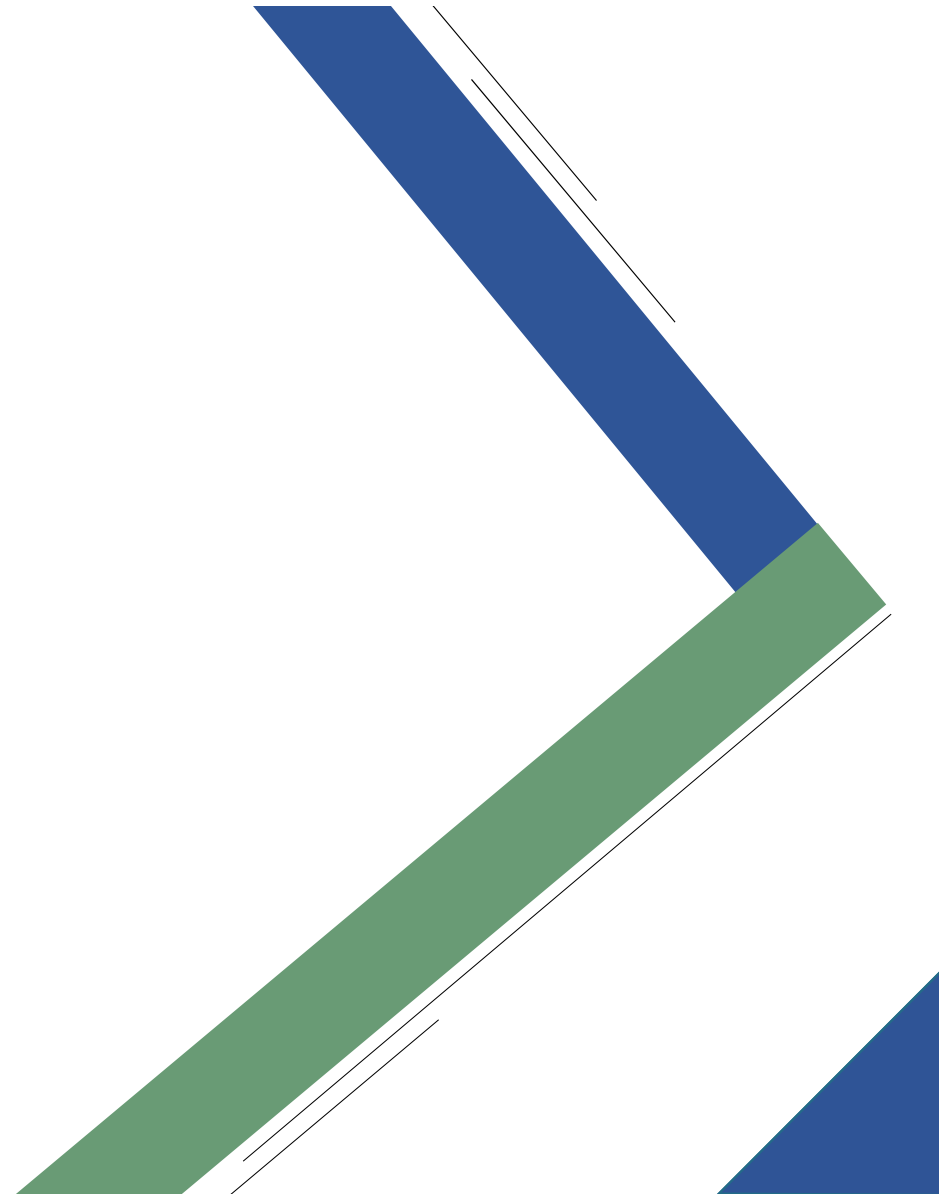
PREPARED BY:

City of Menlo Park

Bay Area Economics (BAE)

Metropolitan Planning Group

Hexagon Transportation Consultants, Inc.



# 1.

## Impact on City's Ability to Comply with State Housing Law

## 1. Impact on City's Ability to Comply with State Housing Law

- **Government Code Section 65008**

- Prohibits jurisdictions from engaging in discriminatory land use & planning activities.
- Cannot deny...enjoyment of residence, landownership, tenancy or any other land use...due to illegal discrimination.

- **Summary**

- Ballot Measure would impede the City's Inclusionary Ordinance.
- The potential for affordable housing is decreased.

## 1. Impact on City's Ability to Comply with State Housing Law

- Impact on Production of Affordable Housing and Affirmatively Further Fair Housing (AFFH).
  - Increases difficulty to both increase the production of affordable housing and to make needed progress on AFFH.
  - This creates a disparate impact on Black, Latinx, Native American & Multiracial households.

# 2.

## Internal Consistency of the City's General and Specific Plans, Housing Element, and Planning and Zoning

## 2. Internal Consistency of the City's General and Specific Plans, Housing Element, and Planning and Zoning

- Overview

- Would affect the internal consistency of the General Plan & the 2015-2023 Housing Element
- Several policies would be inconsistent with the Ballot Measure and would need to be revised or removed.

## 2. Internal Consistency of the City's General and Specific Plans, Housing Element, and Planning and Zoning

- Impacts on the Other Existing Housing Sites in the Draft Housing Element
  - Former Flood School site would be most impacted, resulting in removal from Housing Element
  - Other sites could be impacted if “lost” units from the former Flood School site are re-located to other sites.



# 3.

## Impact on the Availability and Location of Housing, and the Ability of the City to Meet its Regional Housing Needs (RHNA)

### 3. Impact on the Availability and Location of Housing, and the Ability of the City to Meet its Regional Housing Needs (RHNA)

- **Overview**

- 1,540 acres of Low and Very Low-density lands removed from consideration for higher density housing (43.8% of land area).
- Of these lands, there are 53 parcels of 116 acres total that have non-single-family uses.
- Includes a fire station, religious facilities, other under-utilized residential parcels, and vacant land.

### 3. Impact on the Availability and Location of Housing, and the Ability of the City to Meet its Regional Housing Needs (RHNA)

- **Effects on Draft 2023 – 2031 Housing Element**
  - Would result in removal of former Flood School site from sites contributing affordable units.
  - Overall, the Opportunity Sites would most likely still be adequate to gain state approval.
- **Possible Effects on Future Housing Element Planning Efforts**
  - Would incrementally reduce the ability of the city to meet future state housing requirements.

# 4.

## Impacts on Public, Vacant Land, and Other Sites Owned by Nonprofit Institutions

## 4. Impacts on Public, Vacant Land, and Other Sites Owned by Nonprofit Institutions

### • Overview

- Would affect properties that do not currently have single-family homes located on them but have a variety of other uses.
- 53 parcels consisting of 116 acres (ranging from 0.1 to 41 acres)
- Average parcel size of 2.2 acres (*not 4.2 as in Report*)

### • Impact of the Ballot Measure on the Uses of Vacant Parcels of Land

- 7 parcels consisting of 3.7 acres (average size of 0.50 acre)

## 4. Impacts on Public, Vacant Land, and Other Sites Owned by Nonprofit Institutions

- Religious and Other Institutional Facilities
  - Menlo Park Fire Station No.1 (2.0 acres)
  - 14 Religious Facilities consisting of 34.8 acres (average size 2.5 acres)
  - Educational Facility (St. Patrick's Seminary, 41.0 acres)

# 5.

## Impact on Open Space, Existing Business Districts, and Developed Areas Designated for Revitalization

## 5. Impact on Open Space, Existing Business Districts, and Developed Areas Designated for Revitalization

- **Overview**

- The City has no Agricultural Lands so the Ballot Measure Would Have No Impact on This Land Use.
- Could Increase Pressure to use Open Space Lands for Housing to Meet Future State Housing Requirements.



# 6.

## Fiscal Impacts

## 6. Fiscal Impacts

- **Near Term Fiscal Impacts/Impacts Associated with the Flood School Site**
  - Current Fiscal Impacts of the Flood School Site.
  - Potential Fiscal Impacts of the Flood School Site if Developed as Multifamily Housing.
  - Potential Fiscal Impacts of the Ballot Measure Associated with the Former Flood School Site.

## 6. Fiscal Impacts

- **Medium- and Long-Term Fiscal Impacts of the Ballot Measure on All Affected Sites**
  - Potential Fiscal Impacts from Limiting Rezoning of Single-Family Sites to Allow Multifamily Uses.
  - Potential Fiscal Impacts from Limiting Rezoning of Single-Family Sites to Allow Non-Residential Uses.

# 7.

## Impact on Funding for Infrastructure of All Types

## 7. Impact on Funding for Infrastructure of All Types

- Overview
- Transportation
- Parks and Open Space
- Stormwater

## 7. Impact on Funding for Infrastructure of All Types

- Impacts of the Ballot Measure on Public School Facilities
  - Potential Near-Term School Facility Cost Impacts.
  - Potential Near-Term School Facility Funding Impacts.
  - Potential Medium to Long Term Impacts on School Facilities and Costs.

# 8.

## Impact on the Community's Ability to Attract and Retain Business and Employment

## 8. Impact on the Community's Ability to Attract and Retain Business and Employment

- Overview
- Potential Workforce Housing Impacts
- Potential Impacts on the Availability of Sites for Nonresidential Development



# 9.

## Impact on Racial and Economic Equity

## 9. Impact on Racial and Economic Equity

- **Background**

- Overview of historic & present-day exclusionary housing policy framework in U.S, State and Local government levels.
- Impact of the Former Flood School Site on Affirmatively Further Fair Housing.
- Impact of Other Single-Family sites on Affirmatively Furthering Fair Housing.

- **Cost Burdened Households**

- Distinct racial disparity.

## 9. Impact on Racial and Economic Equity

- State of California Housing Oversight
  - Potential for additional State level scrutiny of City related to housing policy and production.

# 10.

## Educational Equity – Impact on Ravenswood City School District (RCSD)

## 10. Educational Equity – Impact on Ravenswood City School District (RCSD)

- Overview of disparities in school districts serving Menlo Park
- Impact on Ravenswood City School District’s Strategic Plan and Budget
  - Measure would make the use of the former Flood School site for teacher & staff housing very difficult.
  - Negative impact on Strategic Plan objectives for retention & attraction of teachers and staff.
  - Negative budget impact on RCSD.
  - Negative impact for back-up plan of District vehicle depot.

# 11.

## Impact on Climate and Traffic Congestion

## 11. Impact on Climate and Traffic Congestion

- Analysis Scope
- Former Flood School Site
  - VMT and LOS effect of the Ballot Measure on RHNA 6<sup>th</sup> Cycle.
- Parcels with Non-Single-Family Uses, and Not in the Draft Housing Element
  - If the City can meet future RHNA requirements without these sites.
  - If the City cannot meet future RHNA requirements without these sites.

## 11. Impact on Climate and Traffic Congestion

- **Transportation Analysis Conclusion**

- Minimal changes to citywide average residential VMT per resident in the near term.
- Minimal effects on traffic congestion in the near term or far term.
- If the Ballot Measure resulted in less citywide residential development in the far term, there would be a negative effect on regional VMT due to resulting longer trip lengths.