



REGULAR MEETING MINUTES

Date: 3/14/2023
Time: 6:00 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Regular Session

A. Call To Order

Mayor Wolosin called the meeting to order at 6:05 p.m.

B. Roll Call

Present: Combs, Doerr, Nash, Taylor (remote – AB 2449 Just Cause and exited the meeting 12:06 a.m.), Wolosin

Absent: None

Staff: City Manager Justin I. C. Murphy, City Attorney Nira F. Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

C. Agenda Review

The City Council pulled items G3. and G8.

D. Report from Closed Session

No reportable actions.

E. Public Comment

- Adina Levin spoke in support of public transportation and on concerns of transportation impacting housing goals.
- Andrew Barnes spoke in support of bifurcating zoning and housing element adoptions and the need for public outreach on future zoning changes.
- Katie Behroozi spoke in support of the City Council considering financial compensation for Planning Commissioners.

City Manager Justin Murphy provided an update on the storms.

- Fiani Johnson requested information on storm assistance for residents without internet access.

F. Presentations and Proclamations

F1. Proclamation: Women's History Month

Mayor Wolosin read the proclamation (Attachment).

G. Consent Calendar

- G1. Accept the City Council meeting minutes for February 14, 23, and 28, 2023 (Attachment)
- G2. Adopt a resolution initiating the Menlo Park landscape assessment district proceedings for fiscal year 2023-24 (Staff Report #23-052-CC)
- G3. Consider and adopt a resolution accepting the 2022 Housing Element annual progress report and annual housing successor report (Staff Report #23-053-CC)

The City Council discussed Regional Housing Needs Allocation (RHNA) 5th Cycle progress and requested information on the vacancy rate for rental units in Menlo Park.

- G4. Authorize the city manager to execute a third amendment to the professional services agreement with the M-Group for the Housing Element Update project (Staff Report #23-056-CC)
- G5. Receive and file the Annual Comprehensive Financial Report for the fiscal year ended June 30, 2022 (Staff Report #23-061-CC)
- G6. Authorize the Mayor to sign a letter of support on behalf of the City Council to State officials requesting their assistance regarding the property tax in-lieu of vehicle license fee shortfall backfill (Staff Report #23-062-CC)
- G7. Authorize the city manager to execute an agreement with Nelson\Nygaard Consulting Associates to conduct a comprehensive shuttle study (Staff Report #23-063-CC)

The City Council discussed including information on the inconsistency of shuttle service (e.g., abrupt cancellation of service/trips).

- G8. Adopt a resolution to update City Council Procedure CC-86-0001, "Naming and/or changing the name of facilities" (Staff Report #23-065-CC)
 - Constance French spoke in support of retaining the name "Onetta Harris" for the Menlo Park Community Campus (MPCC) currently under construction.
 - Gail Wilkerson spoke in support of retaining the name "Onetta Harris" for the MPCC currently under construction and the renaming of Terminal Avenue to Onetta Harris Way.
 - Greg Goodwin spoke in support of retaining the name "Onetta Harris" for the MPCC currently under construction.
 - Yahsmeen Abdusami Oakley spoke in support of retaining the name "Onetta Harris" for the MPCC currently under construction.
 - Marilyn DeRouen spoke in support of retaining the name "Onetta Harris" for the MPCC currently under construction.
 - Fiani Johnson spoke in support of retaining the name "Onetta Harris" for the MPCC currently under construction and possibly renaming of Terminal Avenue to Onetta Harris Way.
 - Malcolm Harris spoke in support of retaining the name "Onetta Harris" for the MPCC currently under construction.
 - Emmanuel Smith spoke in support of retaining the name "Onetta Harris" for the MPCC currently under construction.
 - Ken Harris spoke in support of retaining the name "Onetta Harris" for the MPCC under construction.

- Larry Moody spoke in support of retaining the name “Onetta Harris” for the MPCC currently under construction.

The City Council discussed the naming policy, timeline of programming and the naming of the MPCC, and procedure nos. 1 and 3 in the policy.

The City Council directed prioritizing the MPPC programming before the naming of the facility and directed staff to reschedule the facility naming process to summer/fall 2023, after the programming work has been mostly completed.

ACTION: Motion and second (Nash/ Taylor), to adopt a resolution updating City Council Procedure CC-86-0001, “Naming and/or changing the name of facilities” including the updates to item no. 3 in the policy, passed 4-0 (Doerr abstaining) (Attachment).

ACTION: Motion and second (Nash/ Doerr), to approved the consent calendar with the exception of G8., passed unanimously.

H. Public Hearing

H1. Consider the Planning Commission’s recommendation to approve the vesting tentative map extension and adopt a resolution to approve a two-year extension of a vesting tentative map to merge the existing SP-ECR/D (El Camino Real/Downtown Specific Plan) lots, abandon a portion of Alto Lane, and create a two-lot subdivision for condominium purposes, with 12 residential units, one restaurant space and up to three retail spaces on one lot in the SP-ECR/D zoning district, at 201 El Camino Real, and two townhouses on the second lot in the R-3 (Apartment) zoning district, at 612 Cambridge Avenue (Staff Report #23-054-CC)

Associate Planner Matthew Pruter made a presentation (Attachment).

Mayor Wolosin opened the public hearing.

- Erin Cooke spoke in opposition of a two-year extension of the vesting tentative map.
- Andy Russell spoke in opposition of a two-year extension of the vesting tentative map and in support of expediting the project.
- Nabil Saad spoke in opposition of a two-year extension of the vesting tentative map.
- Amanda Kelso spoke on concerns of the upkeep of the property and speeding up the development.

Mayor Wolosin closed the public hearing.

Property owner Nariman Teymourian made a presentation.

The City Council took a recess at 8:06 p.m.

The City Council reconvened at 8:17 p.m.

The City Council received clarification on impacts to the project from continuing item to a future meeting.

The City Council directed the applicant/property owner to install a fence and any other measures to

secure the property, meet with nearby residents to discuss their concerns, and address property health and safety issues.

ACTION: Motion and second (Nash/ Combs), to continue this item to the April 25 City Council meeting, passed unanimously.

H2. Introduce and waive the reading of an ordinance to amend Title 15 and Title 16 of the Menlo Park Municipal Code to comply with Senate Bill 9 for urban lot splits and two-unit developments (Staff Report #23-055-CC)

Associate Planner Chris Turner made the presentation (Attachment).

Mayor Wolosin opened the public hearing.

- Andrew Barnes requested clarification on the current zoning ordinance and State law and impacts to the Planning Commission and offered suggestions to the proposed ordinance.
- Karen Grove spoke in support of removal of the minimum parking requirements, split owners after splitting a property, in opposition of residency requirements after lot split, and requested clarification on rental requirements before a lot split.
- Erin Cooke spoke in support of Senate Bill (SB) 9 and removing the minimum parking requirements.
- Adina Levin spoke in support of more affordable housing, increased diversity, housing design standards, and being less restrictive where available, and expressed concerns related to affordability with smaller units.

Mayor Wolosin closed the public hearing.

The City Council received clarification on SB 9 impacts on substandard lots and discretionary approval, basic requirements for parking, daylight plane restrictions, defaulting to State requirements, existing zoning and SB 9 conflicts, and broadening the ordinance to individual zoning districts.

The City Council received clarification on State law requirements on residency requirements after a lot split and enforcement of rental units.

The City Council discussed a rental registry, updating the use permit process, not requiring parking, public outreach and engagement, setbacks and impacts to buildable space, objective design standards, reducing Planning Commission review of design on substandard lots, and impacts to the City without a SB 9 ordinance.

The City Council directed staff to report to City Council (twice a year or annually) with SB 9 projects and their parking requirements and adding SB 9 to City's Digest email to subscribers.

ACTION: Motion and second (Doerr/ Nash), to introduce and waive the first reading of an ordinance amending Titles 15 and 16 of the Menlo Park Municipal Code to make City regulations consistent with applicable California law regarding urban lot splits and two-unit developments on single-family-zoned parcels and including a reduction of the parking spot requirement from one (1) to half (0.5) parking spots per unit and rounding up as needed (e.g., two units is one parking, three units is two parking, four units is two parking), passed unanimously.

I. Regular Business

The City Council took a recess at 10:18 p.m.

The City Council reconvened at 10:27 p.m.

11. Receive an overview of comments on the notice of preparation and confirm the scope and content of the environmental impact report to be prepared for the proposed Parkline master plan development, and authorize the city manager to enter into an environmental leadership act processing agreement (SB 7) with Lane Partners, LLC (Staff Report #23-057-CC)

Acting Principal Planner Corinna Sandmeier made a presentation (Attachment).

Applicants Mark Murray and David Parekh made a presentation (Attachment).

ACTION: By acclamation, the City Council continued the meeting beyond 11 p.m.

- Bryan Shields spoke in support of the project and jobs generated and hiring union labor.
- Michael Arruza spoke in support of the environmental impact report (EIR) and agreement.
- Karen Grove spoke in support of the EIR and agreement.
- Sue Connelly spoke on concerns related to the height of proposed residential units, parking, and traffic flow.
- Rob Wellington spoke on the importance of retaining commercial space near Downtown and in support of revitalizing Downtown.
- Will spoke in support of mitigating traffic flow of the project.
- Connor F spoke in support of commercial real estate users resulting from this project.
- Adina Levin spoke in support of EIR, agreement, and project.
- Peter Edmonds requested clarification on removal of the security fence and public access.
- Jenny Michel provided suggestions to build to the District 1 scale (i.e., as many housing units as Willow Village), requiring prevailing minimum wage, use of labor with benefits, and minimizing wage theft.

The City Council received clarification on the number of recommended housing units and building stories, public amenities, Senate Bill (SB) 7 provisions and timeframes, impacts to staff for administrative record preparation for the environmental leadership development project (ELDP), achieving affordable housing via land dedication and inclusionary housing, water storage, and project returning to city council or planning commission

The City Council discussed the Ravenswood Avenue realignment integration with the EIR, open space programming (e.g., sport field, dog park, bike learning track/garden), the jobs/housing imbalance, security of the SRI open campus, hazmat regulations, and options for “woody” or “outdoorsy” feel.

The City Council directed not including the Ravenswood Avenue realignment in the EIR, support for the 800 unit EIR variant, options and tradeoffs for housing affordability versus number of units, and City staff preparation of the ELDP administrative record.

ACTION: Motion and second (Combs/ Doerr), to accept the proposed scope and content of the EIR to allow the City to move forward with the preparation of the EIR for the Parkline master plan development and authorize the city manager to enter into an environmental leadership act processing agreement with Lane

Partners, LLC, passed unanimously.

- I2. Amend the fiscal year 2022-23 budget and salary schedule (Staff Report #23-066-CC)

The City Council continued this item to the March 28 City Council meeting.

- I3. Appropriate funds related to and supporting the Menlo Park Community Campus project (Staff Report #23-067-CC)

Deputy City Manager Nikki Nagaya introduced the item.

The City Council received clarification on City's current fiscal contribution to the project.

ACTION: Motion and second (Nash/ Doerr), to appropriate \$2.225 million in recreation in-lieu fee funds towards the Menlo Park Community Campus project, 4-0 (Taylor absent).

J. Informational Items

- J1. City Council agenda topics: March 28 – April 4, 2023 (Staff Report #23-068-CC)

- Sue Connelly requested that future agendas be reordered so public comment can be heard earlier in the meeting.

- J2. Transmittal of city attorney billing (Staff Report #23-058-CC)

- J3. Belle Haven School field redesign update – Ravenswood City School District (Staff Report #23-059-CC)

- J4. Transmittal of background information on the City's 2023-2027 capital improvement plan (Staff Report #23-060-CC)

- J5. City Councilmembers various standing and ad hoc subcommittees, and potential disbanding of inactive ad-hoc subcommittees (Staff Report #23-064-CC)

K. City Manager's Report

City Manager Justin Murphy reported out on the power outages from the storms.

L. City Councilmember Reports

City Councilmember Nash requested more information during outages from PG&E.

City Councilmember Combs discussed providing advisory body members with swag and re-initiating the commissioner appreciation event.

M. Adjournment

Mayor Wolosin adjourned the meeting at 12:19 a.m.

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

These minutes were approved at the City Council meeting of March 28, 2023.

Proclamation

WOMEN'S HISTORY MONTH MARCH 2023

WHEREAS, every March, Women's History Month provides an opportunity to honor the generations of trailblazing women and girls who have built our Nation, shaped our progress, and strengthened our character as a people; and

WHEREAS, throughout history, despite hardship, exclusion, and discrimination, women have strived and sacrificed for equity and equality in communities across the country, fighting for and securing equal rights and opportunity throughout our country's history as advocates for reproductive rights, abolitionists, civil rights leaders, suffragists, and labor activists; and

WHEREAS, these women have opened the doors of opportunity for subsequent generations of dreamers and doers, community leaders, educators, first responders, service members, doctors, scientists, child care providers, innovators, entrepreneurs, and essential workers in every industry, representing the very best of America; and

WHEREAS, despite significant progress, women and girls continue to face systemic barriers to full and equal participation in our economy and society, including disparities in economic security, health care, and caregiving responsibilities, especially for those who perform critical work, including those who care for our children and our families, who are too often overlooked, underpaid, and undervalued; and

WHEREAS, the full participation of women is a foundational tenet of democracy and the strength of our community rests on whether we make it possible for every citizen to contribute to our growth and prosperity; and

WHEREAS, as a community, we must join our voices with the chorus of history and push forward with unyielding faith to forge a more equal society for all our daughters and granddaughters – one where a woman's potential is limited only by the size of her dreams and the power of her imagination; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate March 2023 as Women's History Month in Menlo Park.




Jen Wolosin, Mayor
March 14, 2023

NAMING AND/OR CHANGING THE NAME OF FACILITIES

CURRENT

3. At the direction of the City Council, the Parks and Recreation Commission, after considering inputs from the community, may recommend to the City Council names and/or dedications for parks, playgrounds, athletic fields, park paths, tennis courts, public gardens, recreation buildings and related facilities. For all other City facilities, City Council will consider inputs from the community and identify names and/or dedications in a manner consistent with the purpose and intent of this procedure.

PROPOSED

3. The City Council is the final decision-making body for the selection of names and dedications for City facilities. The City Council may direct an appropriate City Commission to consider inputs from the community and recommend names or dedications to the City Council -- for example, it may select the Parks and Recreation Commission to do so for public parks, playgrounds, athletic fields, paths, tennis or pickleball courts, gardens, recreation buildings and related facilities.



201 EL CAMINO REAL AND 612 CAMBRIDGE AVENUE PROJECT

March 14, 2023 Staff Presentation





PROPOSED PROJECT





PROJECT TIMELINE

- Original project approval on October 27, 2020
- Application to extend two-year vesting tentative map deadline submitted prior to October 27, 2022 deadline
- Vesting tentative map request recommended for approval by Planning Commission on December 5, 2022
- Vesting tentative map request to receive City Council action today, March 14, 2023
 - There are no map changes proposed to the map approved on 10/27/2020, but the drawings are available in the staff report.



THANK YOU



SB 9 ORDINANCE

Planning Division



AGENDA

- General Information and State-Mandated Standards
- Recommended SB9 Ordinance
- Example Developments





GENERAL SB 9 INFORMATION





INTENT OF SB 9

- Help alleviate the statewide housing crisis.
- Provide another strategy for producing housing units.
- Provide additional ownership opportunities in single-family neighborhoods.



SB 9 APPLICABILITY

- Went into effect on January 1, 2022
- Applicable to all single-family-zoned properties, with limited exceptions. Exceptions include:
 - Coastal zone
 - Prime farmland
 - Wetlands
 - Very high fire severity zones
 - Hazardous waste sites
 - Delineated earthquake fault zone
 - Special flood zones, unless local development standards meet FEMA regulations for flood plain management
 - Regulatory floodways
 - Lands identified for conservation under local conservation plan
 - Habitat for protected species
 - Lands under conservation easement
 - Historic properties
 - Properties deed restricted to below market rate



SB 9 BASIC REQUIREMENTS

- Ministerial approval of subdivision of single-family lots (Urban Lot Split).
- Ministerial approval of up to two units per single-family lot.
- Establishes minimum lot size of 1,200 square feet.
 - Maximum 60/40 distribution of lot area
- Limits required parking to up to one space per unit, with certain exemptions from parking requirements
 - Within half-mile of high-quality transit corridor or major transit stop
 - There is a car share vehicle within one block
- Owner must live in one of the units as their primary dwelling for minimum of three years if subdividing property.



RECOMMENDED ORDINANCE STANDARDS





FLOOR AREA LIMIT AND BUILDING COVERAGE



- FAL would be minimum of 1,600 square feet
- Establish .56 FAR on lots less than 5,000 square feet (minimum 1,600 sf FAL)
 - Historically recommend to Planning Commission as maximum FAL on lots less than 5,000 sf
- One-story Building Coverage = FAL + 200 square feet
- Two-story Building Coverage = 1,000 sf or 30%, whichever is greater



MAXIMUM UNIT SIZE

- Recommended to promote smaller, presumably more affordable units

- Lots with FAL less than 2,000 sf
 - Max FAL – 800 sf

- Lots with FAL 2,000 sf or greater
 - 60% of maximum FAL



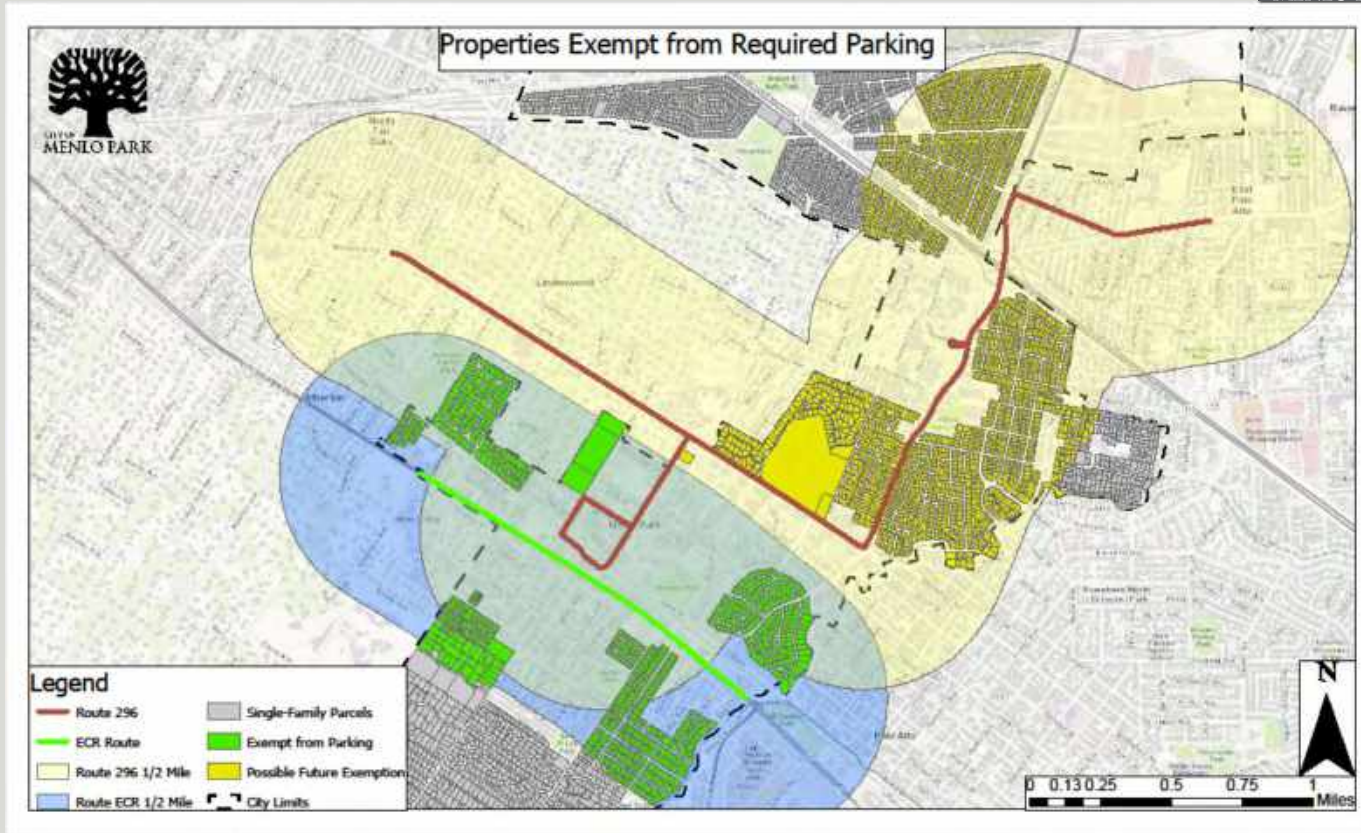
SETBACKS AND STEPBACKS

- Four-foot side and rear setback (required by state law)
- Front per underlying zoning
 - 20 feet in most cases
 - Front of a new panhandle lot subject to a four-foot setback
- Structures may have a zero lot line along new property lines.
- Second stories required to step back to minimum side and rear setbacks of the underlying zoning district.
 - Added to maintain familiar level of privacy in single-family districts
- Corner lots split along the street side:
 - 12-foot front setback
 - 4 foot side and rear setbacks on first floor
 - 10-foot rear second-story stepback



PARKING AND FRONTAGE

- One uncovered space per unit
- Parking may be in the front and side setbacks:
 - Maximum one required space allowed within front setback
- May be in tandem with other required parking
- Maximum 40% of front yard area allowed to be paved for parking and driveways
 - Maximum linear width of 20 feet of paving regardless of lot width
 - Minimum 50% front yard landscaping with allowance for paved walkways





BUILDING MASSING

- Maximum 28 feet height
 - Consistent with existing height limit (in most cases)
- Daylight plane – up 14 feet, in at a 45 degree angle
 - Would provide adequate light to neighboring properties
- May have the effect of shifting second floors towards the center of the lot



PRIVACY AND ARCHITECTURAL DESIGN

- True or simulated true divided light grids (if grids proposed)
- Smooth stucco
- Minimum second-story sill height – 3 feet
- Obscure glass or 5-foot sill heights at stair landings



CONDOMINIUM SUBDIVISION

- Response to Planning Commission recommendation
- Subdivision ordinance would allow administrative (staff level) review of condominium maps
 - Units would be able to be sold separately
 - Typically needs to be reviewed by planning commission as a minor subdivision
 - Examples – R-2 and R-3 developments along Partridge Ave. or Cambridge Ave.
 - Further streamlining of ownership opportunities

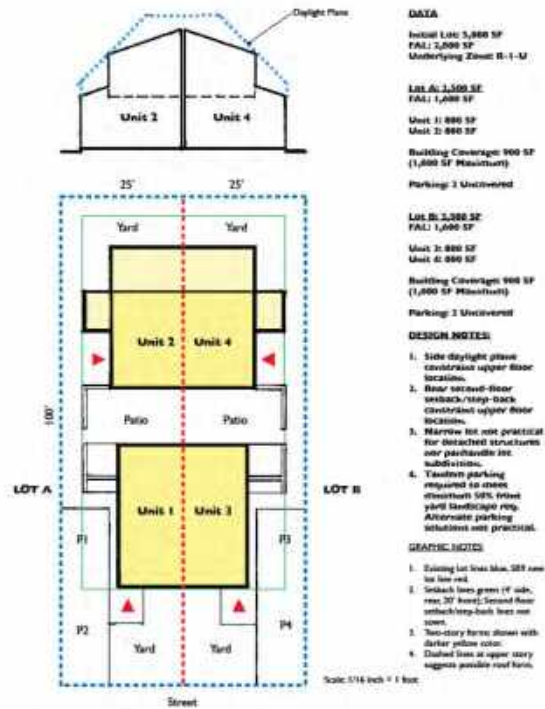


EXAMPLE DEVELOPMENTS





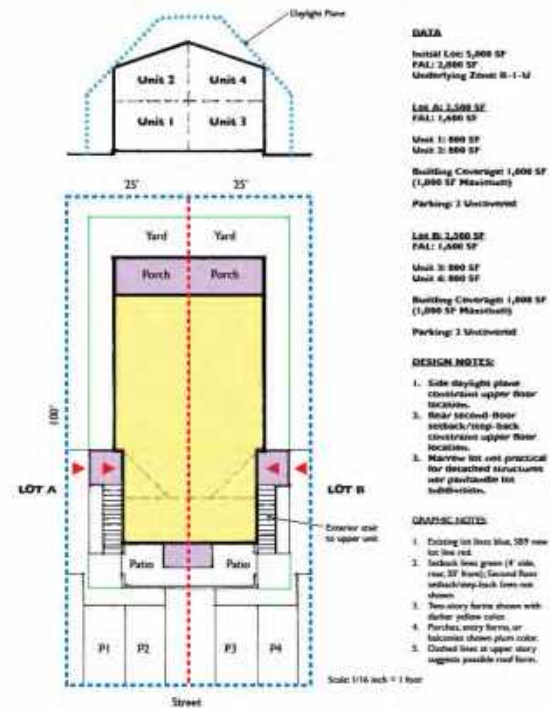
Menlo Park SB-9 — Site Development Examples



EXAMPLE 1A (Revised) — 50 x 100 Interior Lot
 Side-by-Side Lot Split with Connected Structures (2-Story Units)

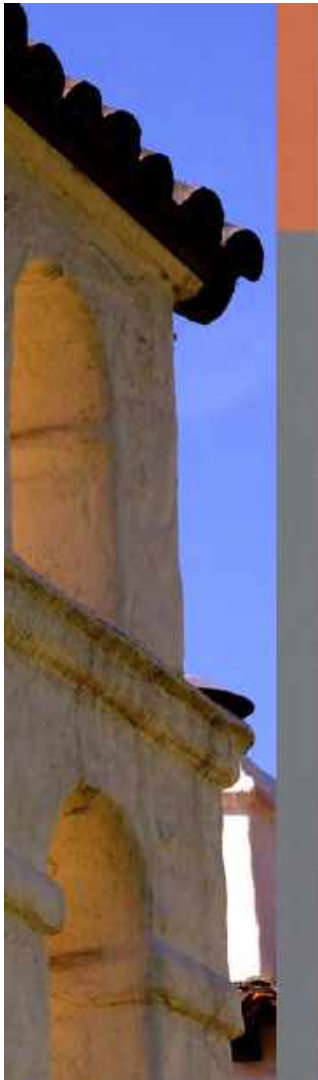
JAMES ARAMONSON, ARCHITECTURE + CONSULTING October 24, 2022

Menlo Park SB-9 — Site Development Examples

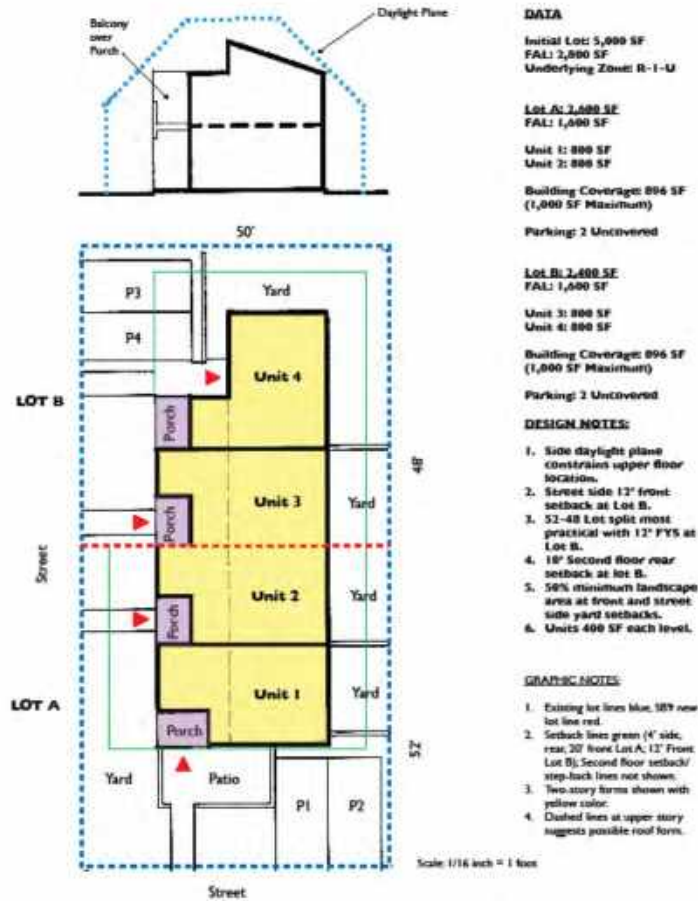


EXAMPLE 1B — 50 x 100 Lot
 Side-by-Side Lot Split with Connected Structures (Upper/Lower Flats)

JAMES ARAMONSON, ARCHITECTURE + CONSULTING July 11, 2022



Menlo Park SB-9 — Site Development Examples



**EXAMPLE 1D — 50 x 100 Corner Lot (Lot B 12' Front Yard Setback)
 Side-by-Side Lot Split with Connected Structures (Townhomes)**

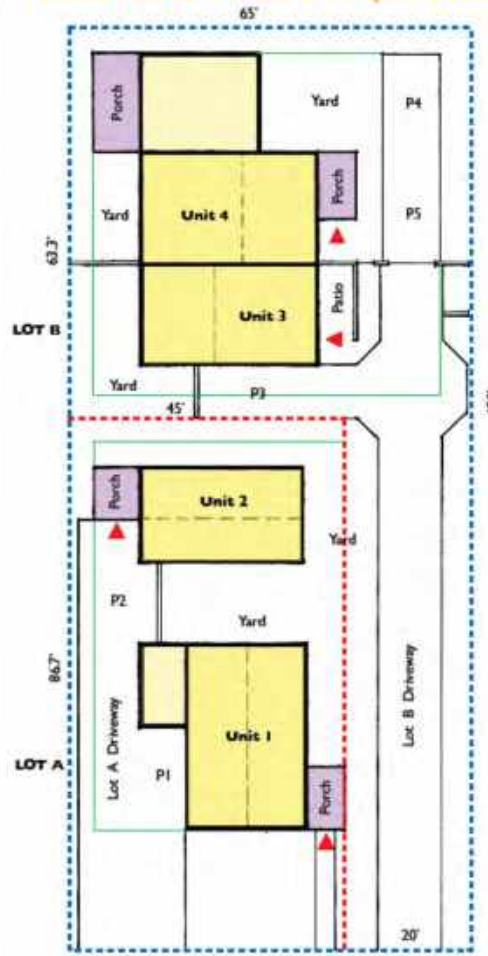
Arnold Malmgren, Architecture + Consulting

December 20, 2022





Menlo Park SB-9 — Site Development Examples



EXAMPLE 2A (Revised) — 65 x 150 Lot
Panhandle Lot Split with Separate Driveways
 Arnold Mammarella, Architecture + Consulting

DATA

Initial Lot: 9,750 SF
 FAL: 3,487 SF
 Underlying Zoning: R-1-U

Lot A: 2,998 SF (40%)
 FAL: 7,184 SF

Unit 1: 1,310 SF (60%)
 Unit 2: 874 SF (40%)

Building Coverage: 1,277 SF
 (1,365 SF Maximum)

Parking: 2 UnCovered

Lot B: 5,858 SF (61.1% Net)
 FAL: 3,365 SF

Unit 3: 922 SF (40%)
 Unit 4: 1,383 SF (60%)

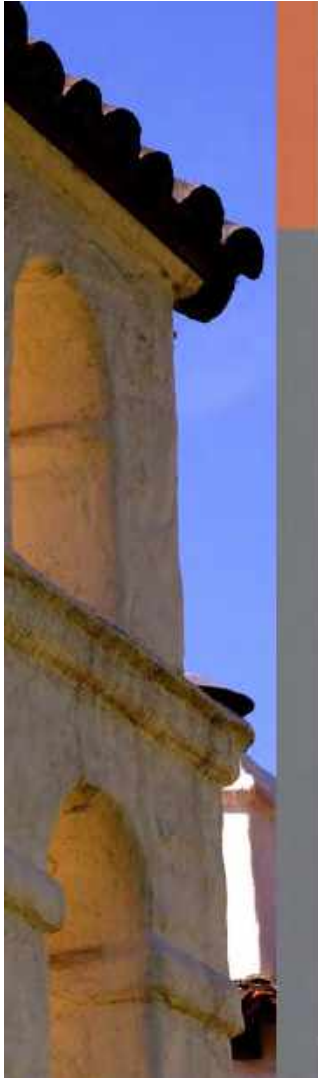
Building Coverage: 1,509 SF
 (2,048 SF Maximum)

Parking: 3 UnCovered

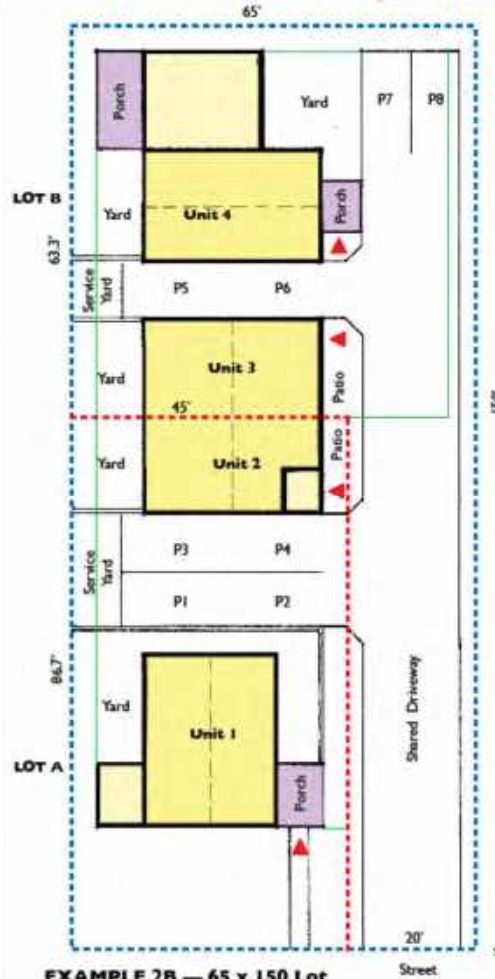
- DESIGN NOTES:**
1. Side daylight plane constrains upper floor location.
 2. Rear second-floor setback/step-back constrains upper floor location.
 3. 40/40 lot split used to maximize efficiency.
 4. FAL on each split lot 60% maximum allowed for primary house.
 5. 50% lanai/cage at front yard setback area.
 6. Increasing panhandle width from 15' to 20' reduces Lot B's FAL by 296 square feet (note: net FAL 202 SF more than pro lot-split + 898 SF ADU) and constrains layout options.

- GRAPHIC NOTES:**
1. Existing lot lines blue, SB9 new lot lines red.
 2. Setback lines green (4' side, rear, 20' front; 0' setback at panhandle); Second floor setback/step-back lines not shown.
 3. Two-story forms shown with darker yellow color.
 4. Porches and breezeway shown plum color.
 5. Dashed line at upper story suggests possible roof form.
- Scale: 1/16 inch = 1 foot





Menlo Park SB-9 — Site Development Examples



DATA

Initial Lot: 9,750 SF
 FAL: 3,487 SF
 Underlying Zoning: R-1-U

Lot A: 3,900 SF (40%)
 FAL: 2,184 SF

Unit 1: 1,310 SF (60%)
 Unit 2: 874 SF (40%)

Building Coverage: 1,239 SF
 (1,365 SF Maximum)

Parking: 4 Uncovered

Lot B: 5,850 SF (4,116 Net)
 FAL: 2,305 SF

Unit 3: 922 SF (40%)
 Unit 4: 1,383 SF (60%)

Building Coverage: 1,488 SF
 (2,048 SF Maximum)

Parking: 4 Uncovered

DESIGN NOTES:

1. Side daylight plane constrains upper floor location.
2. Rear second-floor setback/step-back constrains upper floor location on Lot B.
3. 60/60 lot split used to maximize efficiency.
4. FAL on each split lot 60% maximum allowed for primary house.
5. Increasing panhandle width from 15' to 20' reduces Lot B's FAL by 296 square feet (note: net FAL 202 SF more than pre lot-split + 000 SF ADJ).
6. Shared driveway facilitates parking and front yard landscape.

GRAPHIC NOTES:

1. Existing lot lines blue, SB9 new lot lines red.
2. Setback lines green (4' side, rear, 20' front; 0' at panhandle, connected structures); Second floor setback/step-back lines not shown.
3. Two-story forms shown with darker yellow color.
4. Porches and breezeway shown plum color.
5. Dashed line at upper story suggests possible roof form.

Scale: 1/16 inch = 1 foot

EXAMPLE 2B — 65 x 150 Lot
Panhandle Lot Split with Connected Structures and Shared Driveway

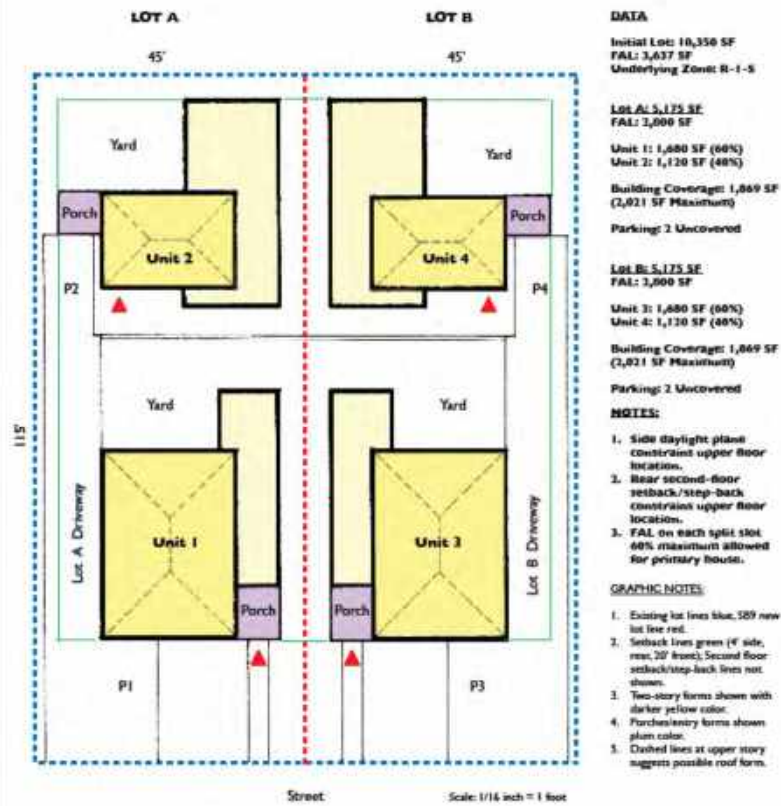
Arnold Mammarella, Architecture + Consulting

October 14, 2022





Menlo Park SB-9 — Site Development Examples



DATA

Initial Lot: 10,350 SF
 FAL: 3,637 SF
 Underlying Zoning: R-1-S

Lot A: 5,175 SF
 FAL: 3,000 SF

Unit 1: 1,600 SF (60%)
 Unit 2: 1,120 SF (40%)

Building Coverage: 1,669 SF
 (2,021 SF Maximum)

Parking: 2 Uncovered

Lot B: 5,175 SF
 FAL: 3,000 SF

Unit 3: 1,600 SF (60%)
 Unit 4: 1,120 SF (40%)

Building Coverage: 1,669 SF
 (2,021 SF Maximum)

Parking: 2 Uncovered

NOTES:

1. Side daylight plant constraint upper floor location.
2. Rear second-floor setback/step-back constraint upper floor location.
3. FAL on each split lot 60% maximum allowed for primary house.

GRAPHIC NOTES:

1. Existing lot lines blue, SB9 new lot line red.
2. Setback lines green (4' side, rear, 20' front); Second floor setback/step-back lines not shown.
3. Two-story forms shown with darker yellow color.
4. Porches/entry forms shown plum color.
5. Dashed lines at upper story suggests possible roof form.

EXAMPLE 3A — 90 x 115 Lot
Side-by-Side Lot Split with Detached 2-Story Units

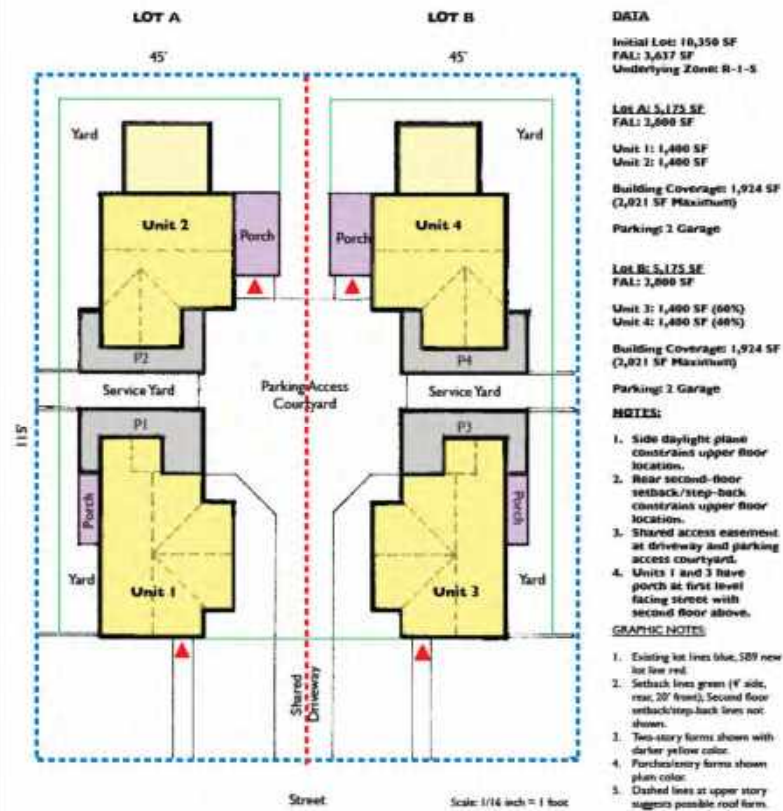
Arnold Mendonella, Architects + Consulting

July 11, 2022





Menlo Park SB-9 — Site Development Examples



EXAMPLE 3B — 90 x 115 Lot
 Side-by-Side Lot Split Detached 'Bungalow Court' 2-Story Units

Arnest Adamson, Architecture + Consulting

July 11, 2022





TEXT EDITS

- Section 16.77.030 E.3
 - The Two-Unit Housing Development would be located within a historic district, is ~~not~~ included on the State Historic Resources Inventory, or is ~~not~~ within a site that is legally designated or listed as a city or county landmark or historic property or district.

- Section 16.77.040 B
 - Second floor yards (step back):
All second floor yards shall be equal to the applicable yards of the underlying zoning district, with the exception of required yards for new interior lot lines where the second floor yard shall be a minimum of four feet (4'). No second floor yard shall be required for ~~connected structures~~ zero lot line developments at newly-created interior lot lines.



PARKLINE

Notice of Preparation Comment Review and Senate Bill 7 Agreement
March 14, 2023



MEETING PURPOSE

- Review the following:
 - Comments received on the scope and content of the EIR
 - Transcript from the Planning Commission scoping hearing
 - Matrix summarizing the comments and providing a brief discussion

- Staff recommends that City Council:
 - Provide any additional input on the scope and content of the EIR
 - Accept the proposed scope and content of the EIR
 - Authorize the City Manager to enter into an environmental leadership act processing agreement (SB 7 agreement) with the project applicant



SITE PLAN





VARIANTS TO BE STUDIED IN EIR

- **Emergency Reservoir Variant:**
 - would include an approx. 2 million gallon below grade concrete water reservoir and associated facilities
 - area would be leased by the City
 - likely located on the northeastern portion of the project site
- **Increased Residential Variant**
 - would include up to 800 multi-family residential units, inclusive of the 100% affordable housing or special needs project
 - 250 more dwelling units than under the proposed project
 - additional residential dwelling units would be located along Laurel Street
 - proposed building height along Laurel Street would increase and additional subterranean parking may be required



SB 7

- Applicant intends to seek certification of the proposed project under SB 7 as an environmental leadership development project (ELDP)
- SB 7 authorizes the Governor to certify projects that meet specified requirements as an ELDP
- Certification provides the project streamlining benefits related to any subsequent CEQA litigation
- Would not limit the City Council's future discretion on the requested project entitlements or the determination on whether to certify the EIR



SB 7

- Among other requirements, applicant must:
 - Show that the project would achieve "net zero" greenhouse gases emissions
 - Certify that provisions related to payment of prevailing wages and a skilled workforce would be complied with
 - Agree to pay the costs of the City to prepare the record of proceedings for the project concurrent with the review and consideration of the project
 - Agree to pay for trial and appeal court costs



NOP COMMENTS RECEIVED

- **Transportation:**
 - Safety and congestion
 - Realignment of Ravenswood
- **Air Quality**
 - Impacts from project, including potential impacts to sensitive receptors
- **Public Services**
 - Capacity concerns for public service providers
 - Burgess Park, including the pool, and the main library
 - Potential impact to schools



ALTERNATIVES

- Potential impacts must first be identified through the initial analysis within the draft EIR
- Once potential impacts are identified, City staff will work with ICF to develop alternatives
- City will take into consideration alternatives identified through the scoping process



THANK YOU



PARKLINE

SRI International Achievements

PAST ACHIEVEMENTS:



1968 DEVELOPED THE FIRST COMPUTER MOUSE



1995 PIONEERED MINIMALLY INVASIVE SURGICAL ROBOTICS TECHNOLOGY



2007 - DEVELOPED SIRI
- DEVELOPED IRIS RECOGNITION FOR BIOMETRIC IDENTIFICATION



2018 HELPED DEVELOP NASA PARKER SOLAR PROBE TO STUDY THE SUN

75+
YEARS IN
MENLO PARK

19
LOCATIONS IN THE
U.S. + JAPAN

1,000+
R&D PROJECTS
PER YEAR

4,600+
TOTAL
PATENTS

50+
SPIN-OFF
COMPANIES

CURRENT AND FUTURE IMPACT:




FIGHTING CANCER
WITH THE LATEST
BREAKTHROUGHS
IN BIOSCIENCE AND
TECHNOLOGY



MAKING THE INTERNET SAFE
BY THINKING AHEAD TO
PREDICT AND ADDRESS
FUTURE THREATS



IMPACTFUL EDUCATION
DEVELOPING AND USING
EVIDENCE TO REDUCE
BARRIERS, OPTIMIZE
OUTCOMES, AND ENSURE
EDUCATIONAL EQUITY



CLIMATE SUSTAINABILITY
BY NOVEL ENERGY
CONVERSION AND
CARBON CAPTURE

Lane's Assignment from SRI

- Update research and development campus with modern sustainable facilities to further SRI's mission.
- Consolidate SRI campus and provide for expansion ability in new facilities that will attract the best and the brightest.
- Plan for continuous operations of SRI during construction.

2013 Plan



- Modernized campus to meet SRI's needs
- Replace existing office and increases usability and occupancy
- No residential uses
- No public amenities
- Secured campus
- Substantial surface parking
- Retain cogeneration plant and substation

Parkline's Guiding Principles

Open up campus
to the Community

New Housing
District with
emphasis on
Affordable Housing

Improve
Bike/Pedestrian
Transit

Sustainability –
Carbon Reduction

Preservation of
Heritage Trees

Respect
neighborhood
edges and site
context

Parkline Proposed Zoning

- There is no base zoning that allows residential uses on SRI. We are proposing new zoning and looked to the closest comparison which is the Downtown Plan that ends one block from the project site.
- Downtown Plan was developed by community.
- Initial residential density proposed was 400 units (40 du/acre) based on Downtown zoning and community outreach efforts.
- After more outreach and input from City Council in mid-2022, resubmitted to increase residential to 550 units at approximately **30% affordability** - 450 market rate/inclusionary units + land dedication for up to 100 affordable units. (55 du/acre)

SRI Capacity and Parkline Proposal

- SRI campus could hold more than 3 million square feet of Commercial space at Downtown Plan densities (1.125 FAR).
- Parkline seeks to replace existing 1.1M square feet of Commercial space on a 1:1 basis (.6 FAR).
- Parkline proposes a new 10+ acre residential district with up to 550 units (at the upper end of what Downtown Plan zoning allows near transit).
- Affordability levels far exceed standards and reach 28-30% with a land dedication in partnership with a non-profit housing provider.

Community Outreach Summary

8 Community Meetings since 2021



545 Survey Responses

Important plan adjustments based on community feedback:

- Reduced housing density directly adjacent to existing family homes to townhomes
- Located the higher density housing at the project's northwest corner, with closest access to the nearby CalTrain station.
- Planned bike paths to connect with surrounding trail networks and offer access through the community
- Arranged site layout to preserve heritage trees and prioritize open green space.

Parkline Plan – submitted Fall 2022



- Approximately 10+ acres dedicated to housing closest to Caltrain
- Nearly 25 acres of public open space and amenities
- R&D space replaces existing use on a 1 for 1 basis
- Land dedication for 100% affordable parcel to achieve 28-30% of all units as affordable
- Opens campus to community
- Preserves hundreds of heritage trees throughout site
- Contributes to bike and pedestrian safety of City at critical juncture with miles of paths and connections

Parkline Housing

- Community feedback session showed support for 40 units per acre – Summer 2021
- Initial proposal 400 units – Fall 2021
- Council directed to study 600 units maximum – June 2022
- Increased base housing program to 550 units (450 plus land dedication for a 100% affordable stand-alone housing project) – October 2022
- Planning Commission direction to study at least 700 units – December 2022
- Agreed to study a project variant of up to 800 units – February 2023
- 800 units is maximum site capacity in the residential zone

Request for Council direction

- Continue to Advance Technical Studies and EIR preparation
 - Confirm 800 unit EIR variant
 - Confirm Ravenswood Realignment is not part of EIR Scope
- Perspective on prioritizing Housing Affordability vs. Number of Units
- Comment on programming of open space

THANK YOU

PARKLINE