



SPECIAL AND REGULAR MEETING MINUTES

Date: 5/9/2023
Time: 5:00 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Special Meeting

A. Call To Order

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

B. Roll Call

Present: Combs (arrived at 5:15 p.m.), Doerr, Nash, Taylor, 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. Closed Session

C1. Closed session conference with labor negotiators pursuant to Government Code §54957.6 regarding labor negotiations with the Service Employees International Union Local 521 (SEIU), American Federation of State, County, and Municipal Employees Local 829 (AFSCME), and Confidential employees

Agency designated representatives: City Manager Justin I.C. Murphy, Administrative Services Director Brittany Mello, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Special Counsel Charles Sakai

C2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Paragraph (1) of subdivision (d) of §54956.9
Name of case: David Fogel et al. v. City of Menlo Park, Case No. 21-CIV-06674

Regular Meeting

D. Call To Order

Mayor Wolosin recalled the meeting to order at 6:06 p.m.

E. Agenda Review

None.

F. Report from Closed Sessions

No reportable action.

G. Public Comment

- Roland Lebrun spoke in support of wayside horns at train tracks (Attachment).
- Rick DeGolia spoke in support of the quiet zone.
- Renee Barnstone spoke in support of quiet zone.

H. Presentations and Proclamations

Mayor Wolosin reordered the agenda section H. Presentations and Proclamations.

H2. Proclamation: Recognizing Public Works Week (Attachment)

Mayor Wolosin read the proclamation (Attachment).

Administrative Assistant Maddie Godinez accepted the proclamation.

- Pam Jones spoke in support of the city's public works department.
- Kathleen Daly spoke in support of the city's public works department.
- Katie Behroozi spoke in support of the city's public works department.

H4. Proclamation: Recognizing May 2023 as Bike Month (Attachment)

Mayor Wolosin read the proclamation (Attachment).

Complete Streets Commission Chair Sally Cole and Vice Chair Jacqui Cebrian accepted the proclamation.

- Katie Behroozi spoke in support of Bike to Work Month.

H3. Proclamation: May 2023 Mental Health Month (Attachment)

Mayor Wolosin read the proclamation (Attachment).

Kristie Lui (She/Her/Hers) Co-Chair, San Mateo County May Mental Health Month Planning Committee and San Mateo County Behavioral Health and Recovery Services Office of Diversity and Equity accepted the proclamation.

- John Butler spoke in support of mental health services.
- Kathleen Daly spoke in support of mental health services.
- Katie Behroozi spoke in support of mental health services.

H5. Proclamation: Jewish American Heritage Month (Attachment)

Mayor Wolosin introduced the proclamation (Attachment).

H6. Proclamation: Asian American Pacific Islander Heritage Month (Attachment)

Mayor Wolosin introduced the proclamation (Attachment).

H1. Presentation: UC Berkeley students regarding affordable housing opportunities on the City-owned parking plazas in downtown

University of California, Berkeley (UCB) students made the presentation (Attachment).

- Adina Levin spoke in support of affordable housing in the downtown parking lots.
- Simon Henson requested information on opportunities to enact the UCB visions and adding the presentations to the website.
- Jenny Michel spoke in support of the presented concepts and expressed concerns on density and omission of the Safeway parking lot in the scope.
- Karen Grove spoke in support of the ideas and concepts presented by the students.
- Sally expressed concerns about the potential reduction of parking in the downtown and block housing designs.

The City Council discussed the need for additional and affordable housing and parking in downtown.

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

The City Council reconvened at 8:12 p.m.

I. Consent Calendar

I1. Accept the City Council meeting minutes for April 4 and 18, 2023 (Attachment)

I2. Confirm Complete Streets Commission recommendation to make the Ravenswood Avenue bike lane pilot permanent (Staff Report #23-107-CC)

The City Council received clarification on the requested action.

The City Council requested that pilot projects be agendaized as regular items.

- Jacqui Cebrian spoke in support of the permanent bike lane.
- Sally Cole spoke in support of the permanent bike lane.

ACTION: Motion and second (Wolosin/ Nash), confirm the recommendation from the Complete Streets Commission (CSC) to make the Ravenswood bike lane pilot permanent as part of the resurfacing of Ravenswood Avenue, which began at the end of April 2023 and will be complete by June 2023, passed 4-1 (Combs dissenting).

I3. Authorize the Mayor to execute the second amended and restated joint powers agreement with the San Francisco Creek Joint Powers Authority (Staff Report #23-108-CC)

I4. Authorize the Mayor to sign a letter on behalf of the City Council to PG&E regarding recent extended power outages (Staff Report #23-109-CC)

The City Council directed amendments to the letter, which included PG&E approval of claims associated with long-term power outages and reimbursement of costs for the city's hotel stay program.

- I5. Receive annual City Council priority and goal setting workshop final report (Staff Report #23-110-CC)
- I6. Receive and file the investment portfolio as of March 31, 2023 (Staff Report #23-114-CC)
- I7. Adopt a resolution to authorize the city manager to execute a community funding agreement with Habitat for Humanity Greater San Francisco (Habitat) in the amount of \$1.2 million for the preservation of existing housing in Belle Haven through their Homeownership Preservation Program (Staff Report #23-117-CC)

ACTION: Motion and second (Doerr/ Taylor), to approve the consent calendar with edits to item I4. and with the exception of I2., passed unanimously.

J. Regular Business

- J1. Provide direction on the five-year capital improvement plan (Staff Report #23-115-CC)

Assistant Public Works Director Tanisha Werner made the presentation (Attachment).

- David Wuertele spoke in support of a quiet zone.
- Aubrey Williams spoke in opposition of a quiet zone.
- Adam Tobin spoke in support of a quiet zone.
- Linda Lee spoke in support of a quiet zone.
- Rishiraj Pravahan spoke in support of blocking the track from vehicles and pedestrians and in support of a quiet zone.
- Alex Johnson spoke in support of a quiet zone.
- Sloane Citron spoke in support of a quiet zone.
- JoAnne Goldberg spoke in support of a quiet zone.
- Vince Bressler spoke in support of a quiet zone.
- Adina Levin spoke in support of improving safety of streets especially Willow Road north of US Highway 101 and the El Camino Real corridor.
- Jeff Schmidt spoke on the urban canopy differences between Districts 2, 3, 4, 5 and District 1 and in support of increased budget for the urban forest master plan.
- Carrie spoke in support of a quiet zone.
- Jeff Jacques spoke in support of a quiet zone.
- Kyle Snyder spoke in support of a quiet zone.
- Ming T spoke in support of a quiet zone.
- Mark Cohen spoke in support of a quiet zone.
- Pam Jones requested clarification of funding for a quiet zoning.
- Ann Koehler spoke in support of a quiet zone.
- Melissa Mills spoke in support of a quiet zone.

The City Council received clarification on:

- Quiet zone designs related to funding and costs and funding sources
- Staff recommendations for quiet zones

- Funding sources for quiet zones and impacts to other capital improvement projects (CIP)
- Current impact fees ability to contribute to quiet zones
- Police radio funding
- El Camino Real crossing improvements current tier and progress
- Allocating transient occupancy tax (TOT) use for quiet zone funding
- Building exterior improvements
- Grant opportunities
- Climate Action Plan (CAP) communitywide implementation costs and funding
- Sea Level Rise Resiliency plan and possible future BRIC grant funding
- Parking plaza renovations
- Downtown parking permit revenue
- Willow Road/US Highway 101 interchange landscaping timeline

The City Council discussed smart irrigation infrastructure, electric vehicle chargers at city hall, urban forest master plan, funding sources for projects, Willow Road/US Highway 101 interchange and drafting a letter to Caltrain about the impacts and screening, adding park improvements above the maintenance baseline, and utilizing more consultants to augment staff capacity.

The City Council directed staff to provide the most recent inventory of street trees in the Belle Haven neighborhood, locate funding for quiet zones at two crossings, pursue full screening at the Willow Road/U.S. Highway 101 interchange, bring a study session item on the El Camino Real bike lane safety, and allow the installation of the restroom proposed at Willow Oaks park be considered separately from the other park improvements proposed.

The City Council requested the following item tiers to be updated (Nos. referenced from Attachment B of staff report):

- No. 29 Willow Oaks park to tier 1
- No. 16 Sea Level Rise Resiliency plan to tier 1
- No. 19 Urban forest master plan to tier 1
- No. 32 San Francisquito Creek upstream of 101 flood protection to tier 1
- No. 33 Stormwater Master Plan to tier 1
- No. 59 Willow/101 interchange improvements to tier 1
- No. 37 Downtown parking lot study to tier 1
- No. 18 Burgess campus microgrid and electrification to tier 1
- No. 13 Building exterior improvements to tier 2 or 3
- No. 54 Caltrain grade separation to tier 3
- No. 40 Plaza 7 renovations to on hold
- No. 41 Plaza 8 renovations to on hold
- No. 50 El Camino Real crossing improvements to tier 1 or 2

The City Council directed:

- CAP leaf blower equipment replacement as an operating budget item opposed to a capital request
- Return with updated tiers for CIP items listed above to balance the additional tier 1 requests
- Reviewing tier levels of No. 12 Belle Haven Child Development Center zero net energy retrofit and No. 13 Building exterior improvements to ensure completion.
- Reviewing tier for No. 20 Aquatic center maintenance to ensure preventative repairs are made

The City Council expressed support for seeking quiet zone funding for two crossings (Ravenswood and Oak Grove Avenue) and exploring the use of TOT and transportation impact fees (TIF) fees, if

applicable.

The City Council discussed tennis and pickleball court maintenance, utilizing the downtown public amenity fund and seeking additional funding for the quiet zone, replacement and usage of city electric leaf blowers, and exploring assessment districts if a viable option.

ACTION: By acclamation, the City Council extended the meeting past 11 p.m.

K. Informational Items

K1. City Council agenda topics: May 23 – June 13 (Staff Report #23-116-CC)

K2. Transmittal of city attorney billing (Staff Report #23-111-CC)

K3. Update on pilot quick build intersection improvements at Menlo Avenue and University Drive (Staff Report #23-112-CC)

The City Council received clarification on how bicyclists navigate the intersection.

K4. Update on the Willow Road-U.S. 101 Interchange landscaping (Staff Report #23-113-CC)

- Pam Jones commented on the environmental justice issue arising from the impacts to air and noise quality from the lack of landscaping and screening.

L. City Manager Report's

None.

M. City Councilmember Reports

City Councilmember Nash reported out on the Peninsula Clean Energy meeting and the Finance and Audit Committee vacancies.

Vice Mayor Taylor reported out on the C/CAG meeting (Attachment).

City Councilmember Doerr commented on the lessons learned from the storm events and their office hours at Woodside Bakery and Cafe.

Mayor Wolosin reported out on their virtual office hours and quarterly in-person opportunity.

City Councilmember Combs reported out on their weekly office hours Cafe Zoe.

N. Closed Session

N1. Closed session conference with labor negotiators pursuant to Government Code §54957.6 regarding labor negotiations with the Service Employees International Union Local 521 (SEIU), American Federation of State, County, and Municipal Employees Local 829 (AFSCME), and Confidential employees

Agency designated representatives: City Manager Justin I.C. Murphy, Administrative Services

Director Brittany Mello, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Special Counsel Charles Sakai

- Matt Pruter spoke on labor negotiations.
- Fahteen Kahn spoke on concerns related to labor negotiations.
- Sokny Sy spoke in support of labor negotiations and concerns on cost of living and current pay scale.
- Jom Sicat spoke in support of labor negotiations and concerns on retaining the level of service at current wages and staffing levels.

N2. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Paragraph (1) of subdivision (d) of §54956.9)

Name of case: David Fogel et al. v. City of Menlo Park, Case No. 21-CIV-06674

O. Adjournment

Mayor Wolosin adjourned to the closed session at 11:16 p.m.

Mayor Wolosin adjourned the meeting at 12:30 p.m.

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

These minutes were approved at the City Council meeting of June 27, 2023.

Menlo Park Quieter Zones

A fiscally responsible approach to an interim solution

“How to avoid the risk of designing something that could be obsolete by the time it is implemented”

The detection loop solution proposed by the consultants is already obsolete

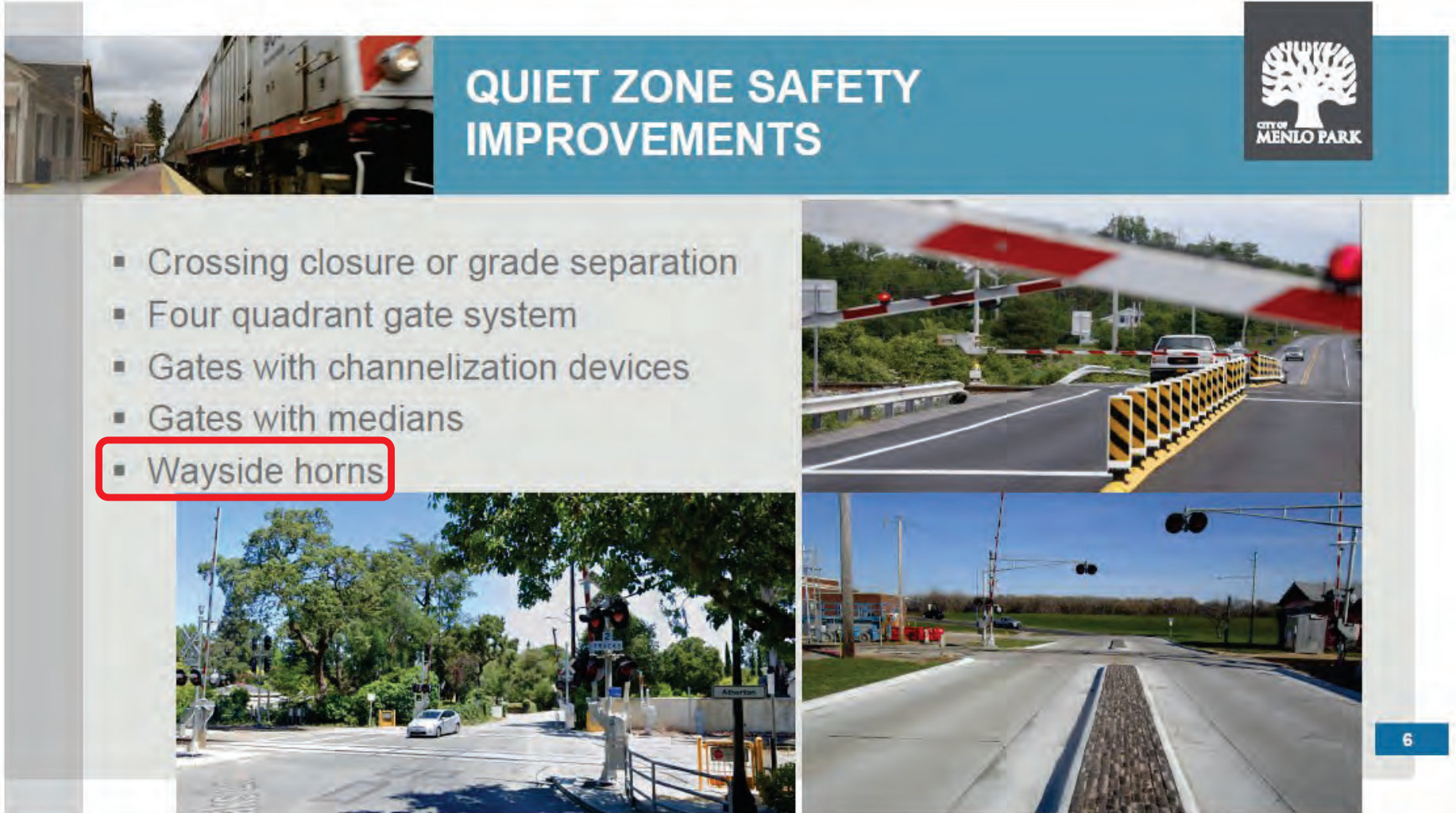
- Induction loops cannot detect
 - Pedestrians
 - Bicycles
 - Skateboards
 - Wheelchairs
 - Strollers
 - Cars that made a right turn on the tracks (**the induction loop assumes that the car has cleared the crossing!!!**)
- Induction loop performance can be impacted by extreme weather conditions
- Induction loop installation is classified as “intrusive”

https://en.wikipedia.org/wiki/Induction_loop#Vehicle_detection

Radar detection systems overcome induction loop shortcomings







How to deliver a “less loud zone for hundreds of thousands, not millions”



QUIET ZONE SAFETY IMPROVEMENTS

- Crossing closure or grade separation
- Four quadrant gate system
- Gates with channelization devices
- Gates with medians
- Wayside horns



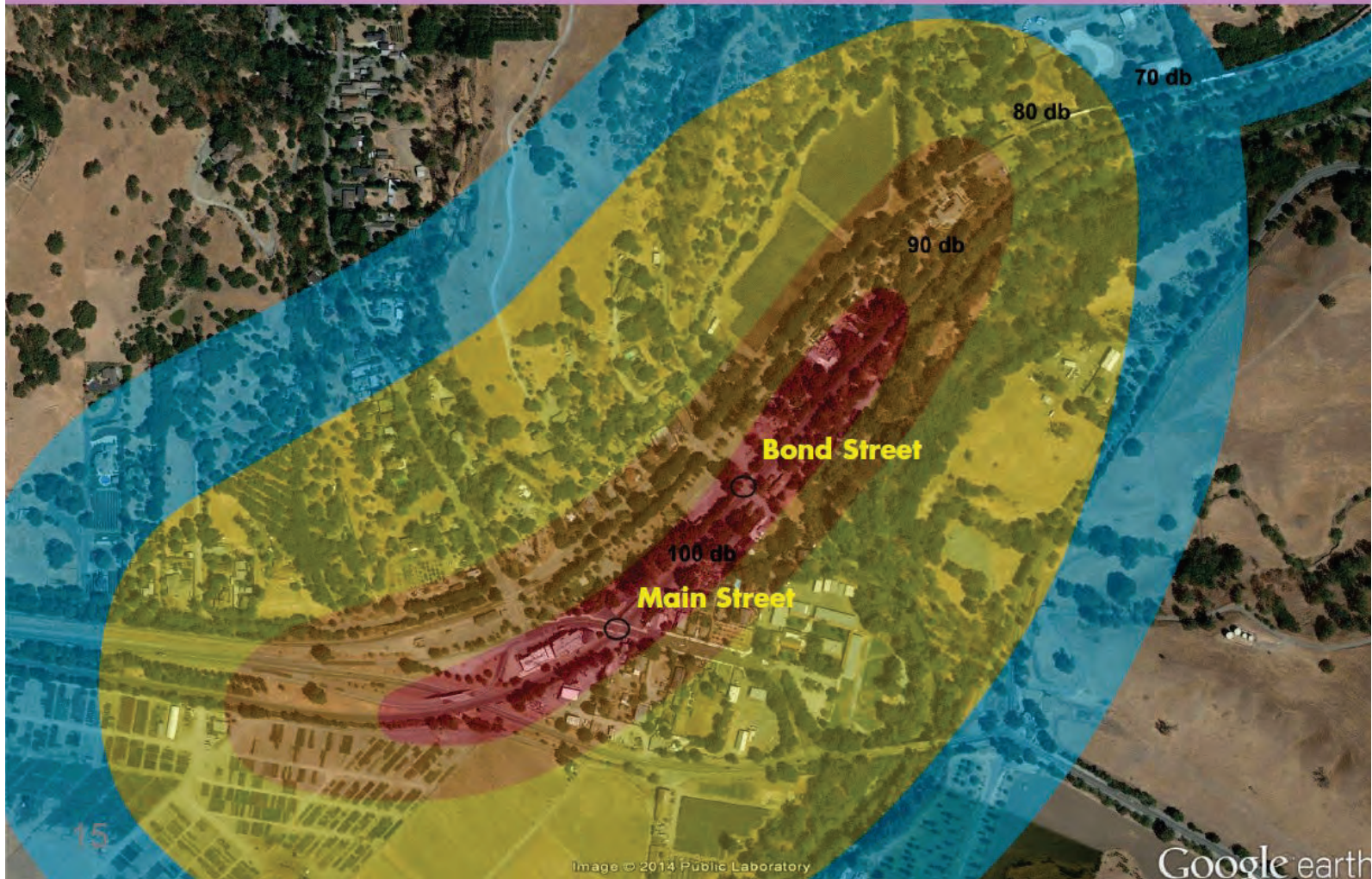


Wayside Horns



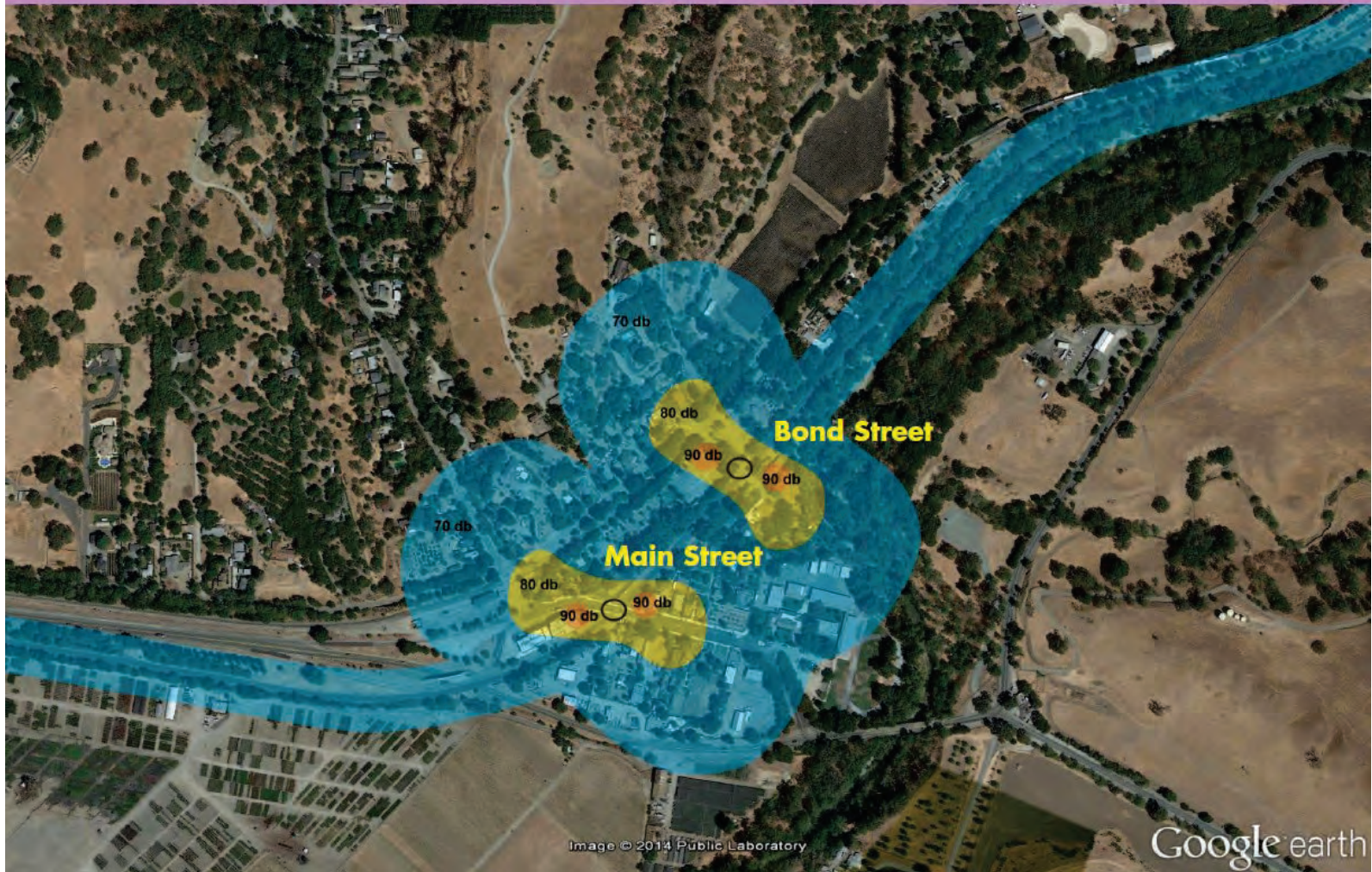


Sunol Area Noise Impacts – dBA Contours with Train-mounted Horn





Sunol Area Noise Impacts – dBA Contours with Wayside Horn



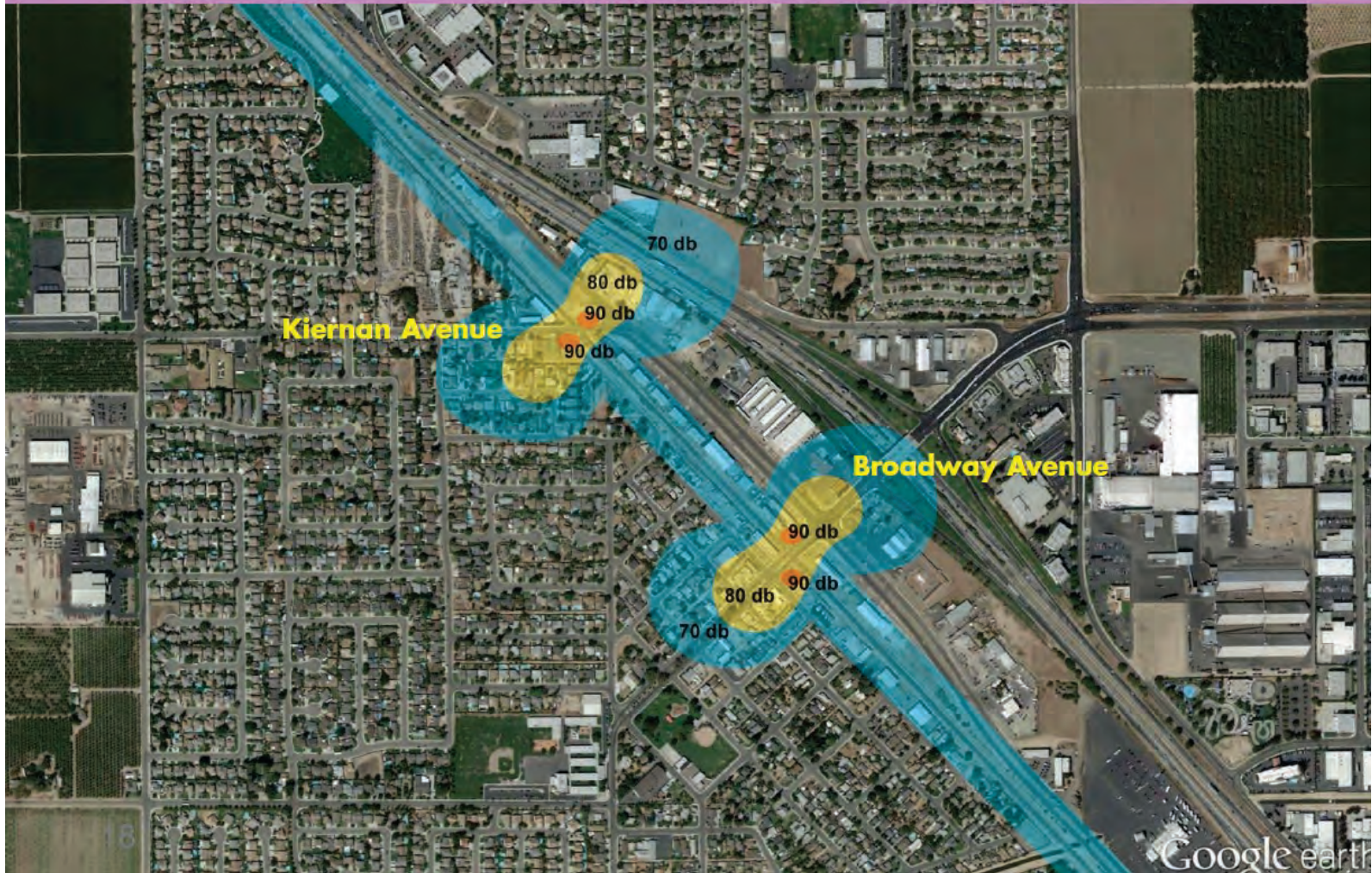


Salida Noise Impacts – dBA Contours with Train-mounted Horn



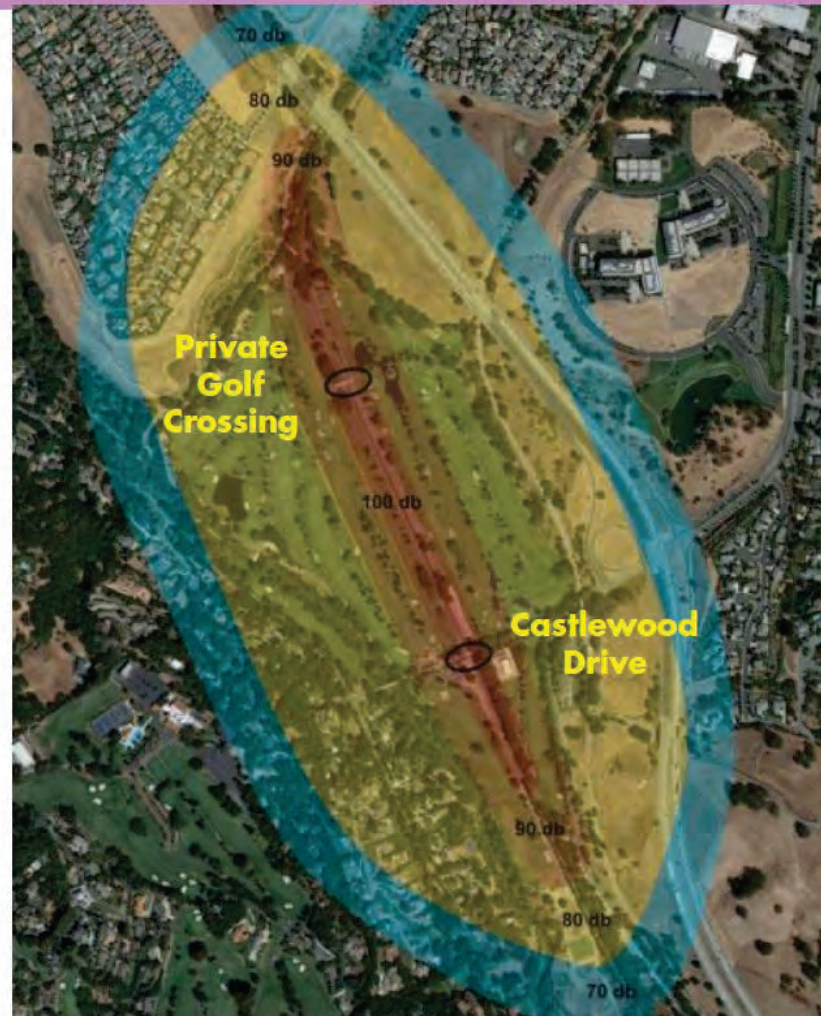


Salida Noise Impacts – dBA Contours with Wayside Horn





Castlewood Area Noise Impacts – dBA Contours with Train-mounted Horn





Castlewood Area Noise Impacts – dBA Contours with Wayside Horn



The ultimate solution (no Burlingame Berlin Wall!!!)



Proclamation

RECOGNIZING MAY 21-27, 2023 AS PUBLIC WORKS WEEK

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and the well-being of the people of the City of Menlo Park; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector; and

WHEREAS, public works professionals are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Menlo Park to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS the year 2023 marks the 63rd annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association; and

NOW, THEREFORE BE IT PROCLAIMED I, Jen Wolosin, Mayor, do hereby designate the week May 21 - 27, 2023 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.



Jen Wolosin, Mayor
May 9, 2023



Proclamation

RECOGNIZING MAY 2023 AS BIKE MONTH

WHEREAS, National Bike Month was established in 1956 to recognize the month of May as an annual recognition of bicycling as a convenient, fun, popular, and healthy form of transportation in the United States; and

WHEREAS, the City of Menlo Park acknowledges that whether traveling to work, school, or simply running errands, bicycling is an integral commute mode in the multimodal transportation network which alleviates traffic congestion, reduces air pollution, and decreases fuel consumption; and

WHEREAS, bike-to-work, bike-to-school and bike-to-whenever days have proven effective in promoting adults and children to bicycle and educating residents about the environmental importance and many benefits of biking to work, school or wherever regularly; and

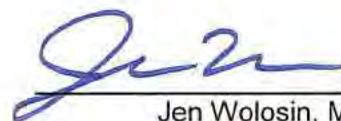
WHEREAS, the City of Menlo Park encourages both its residents and visitors to bike in order to improve air quality, reap the health benefits of cycling and to reduce overall traffic congestion; and

WHEREAS, the City of Menlo Park Safe Routes to School program encourages children to bicycle and walk to school to develop life-long skills and independence; and

WHEREAS, the City of Menlo Park has repeatedly demonstrated its commitment to Vision Zero and Complete Streets by actively working to build out its biking infrastructure to enable safer travel by people of all ages and abilities; and

WHEREAS, the Bay Area will participate in the 12th Annual National Bike-to-School Day on Wednesday, May 3, 2023 and the 29th Annual Bike-to-Work/Wherever Day event on Thursday, May 18, 2023 partnering with local bicycle coalitions, public school districts, private schools, and non-profit agencies in promoting a month-long message that bicycling is a fun, healthy, and environmentally viable form of transportation; and

NOW, THEREFORE, BE IT PROCLAIMED, I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim the month of May 2023 as Bike Month in the City of Menlo Park.



Jen Wolosin, Mayor
May 9, 2023



Proclamation

MENTAL HEALTH AWARENESS MONTH MAY 2023

WHEREAS, mental health conditions are among the most common health conditions and more than half the world's population will live with a mental health condition in their lifetime; and

WHEREAS, in 2021, the U.S. Surgeon General issued a health advisory on the youth mental health crisis that has been further exposed by the COVID-19 pandemic; and

WHEREAS, one out of every 24 Californians with a serious mental health condition have difficulty functioning in everyday life and if left untreated, have life expectancies 25 years shorter than the general population; and

WHEREAS, every day, millions of people face stigma related to mental health and substance use conditions and may feel isolated and alone, going years before receiving any help, and communities of color with mental health conditions are less likely to receive mental health services compared to their white counterparts; and

WHEREAS, mental health and substance use conditions are treatable health conditions, and people who have mental health and substance use conditions can recover and lead full and meaningful lives; and

WHEREAS, this year's May Mental Health Month theme, #Share4MH, encourages everyone to take actionable steps towards addressing mental health and substance use conditions by sharing self-care and mental wellness practices and unpacking harmful stigma around mental health; and

WHEREAS, in 2022, Menlo Park joined the San Mateo County Mayors Mental Health Initiative where mayors across the 20 cities in San Mateo County have come together with the mission of promoting awareness of and access to mental health resources in their communities; and

WHEREAS, the Menlo Park's City Council wishes to increase the public's knowledge of signs and symptoms of mental health and substance use conditions, professional and self-help resources and self-care practices; and

NOW, THEREFORE, BE IT PROCLAIMED, I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council and City, hereby recognize May 2023 as Mental Health Awareness Month, to enhance public awareness of mental health to help end the stigma and direct members of the community to resources and support for mental health and substance use conditions.




Jen Wolosin, Mayor
May 9, 2023

Proclamation

JEWISH AMERICAN HERITAGE MONTH

WHEREAS, President George W. Bush issued the first Presidential Proclamation in 2006 designating May as Jewish American Heritage Month and every United States president since that time has issued similar proclamations annually; and

WHEREAS, for centuries, Jewish refugees fleeing oppression and discrimination abroad have fought for religious freedom, defining bedrock principles upon which America was built; and

WHEREAS, Union soldiers celebrated Passover in the midst of the Civil War, Jewish suffragists fought to expand freedom and justice, and Jewish faith leaders linked arms with giants of the Civil Rights Movement to demand equal rights for all; and

WHEREAS, Jewish Americans enrich every part of American life as educators and entrepreneurs, athletes and artists, scientists and entertainers, public officials and activists, labor and community leaders, diplomats and military service members, public health heroes, and more; and

WHEREAS, there is also a history of racism, bigotry, and other forms of injustice towards Jewish Americans, including attacks on synagogues, bricks thrown through windows of Jewish businesses, swastikas defacing cars and cemeteries, Jewish students harassed on college campuses, and antisemitic conspiracy theories are rampant online; and

WHEREAS, our communities strive to heal these wounds and overcome these challenges, acknowledging and celebrating the crucial contributions that Jewish Americans have made to our collective struggle for a more just and fair society; and

WHEREAS, the City of Menlo Park recognizes both the continuity of the Jewish people and the intergenerational responsibility we have to heal the community for our children; and

WHEREAS, during Jewish American Heritage Month, we honor Jewish Americans who, inspired by Jewish values and American ideals, have engaged in the ongoing work of forming a more perfect union; and

NOW, THEREFORE, BE IT PROCLAIMED, I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council and City, hereby recognize May 2023 as Jewish American Heritage Month in celebration of the enduring heritage of Jewish Americans, whose values, culture, and contributions have helped to shape our character as a Nation.




Jen Wolosin, Mayor
May 9, 2023

Proclamation

AAPI HERITAGE MONTH MAY 2023

WHEREAS, California is home to more than 6 million individuals of Asian or Pacific Islander descent, and Asian Americans and Pacific Islanders (AAPI) hold the fastest population growth rate among all racial and ethnic groups in our country; and

WHEREAS, the AAPI community has a long and rich history in California, migrating during the Gold Rush Era and planting their roots in the San Francisco Bay Area ever since, brave immigrants who, motivated by the promise of possibilities, picked up their lives and found new homes here; and

WHEREAS, a number of policies – including the 1882 Chinese Exclusion Act, the internment of Japanese Americans, and the “alien ineligible for citizenship” status imposed on Asian immigrants into the 1950s and 1960s – have been systemic and wrongful violations of their rights; and

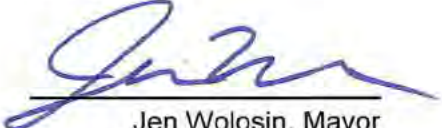
WHEREAS, the perseverance, hope, and hard work of the APPI community as artists and activists, educators and elected officials, service men and women and business owners, and more has enriched our communities and helped to drive our communities forward; and

WHEREAS, despite the immeasurable ways Asian American and Pacific Islanders enrich this country, we continue to see persistent racism, harassment, and hate crimes that have left too many families afraid to leave their homes and too many loved ones traumatized; and

WHEREAS, in the aftermath of the devastating murder of eight victims in Atlanta, six of whom were women of Asian descent, and the shootings in Monterey Park and Half Moon Bay, we have grieved with our AAPI friends and neighbors and witnessed their resilience, heroism, and courage; and

WHEREAS, it is imperative that we confront past and present racism and fight for the safety and inclusion of our APPI friends and neighbors and acknowledge that AAPI communities are an invaluable part of the rich fabric of our communities at large; and

NOW, THEREFORE, BE IT PROCLAIMED, I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council and City, hereby recognize May 2023 as Asian American and Pacific Islander Heritage Month in celebration of the diversity of cultures, breadth of achievement, and remarkable contributions of the AAPI community.



Jen Wolosin, Mayor
May 9, 2023



THE NEW MEDIUM AT MENLO

MENLO PARK DOWNTOWN MASTERPLAN
BY PAAD



PAAD

WHO WE ARE

Planner KATE HAM
Architect JONO COLES
Architect SOPHIE SCHNIETZ
Developer REENA ZHANG



DEVELOPMENT MISSION

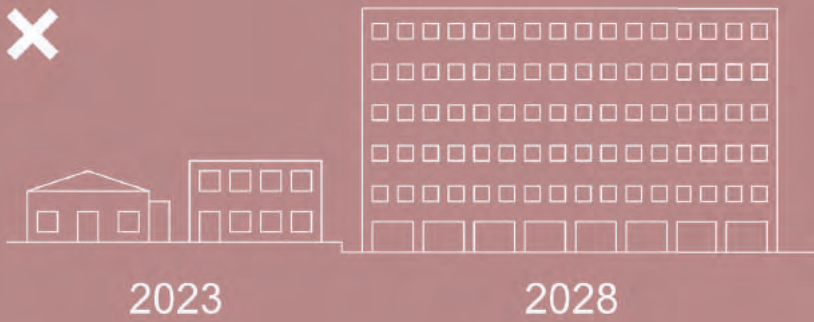
Cultivate a vibrant downtown that features...

a mixed-income, multi-generational community,

high density yet medium-rise affordable housing, and

activated outdoor spaces that integrate our development into Menlo Park's existing streetscape.





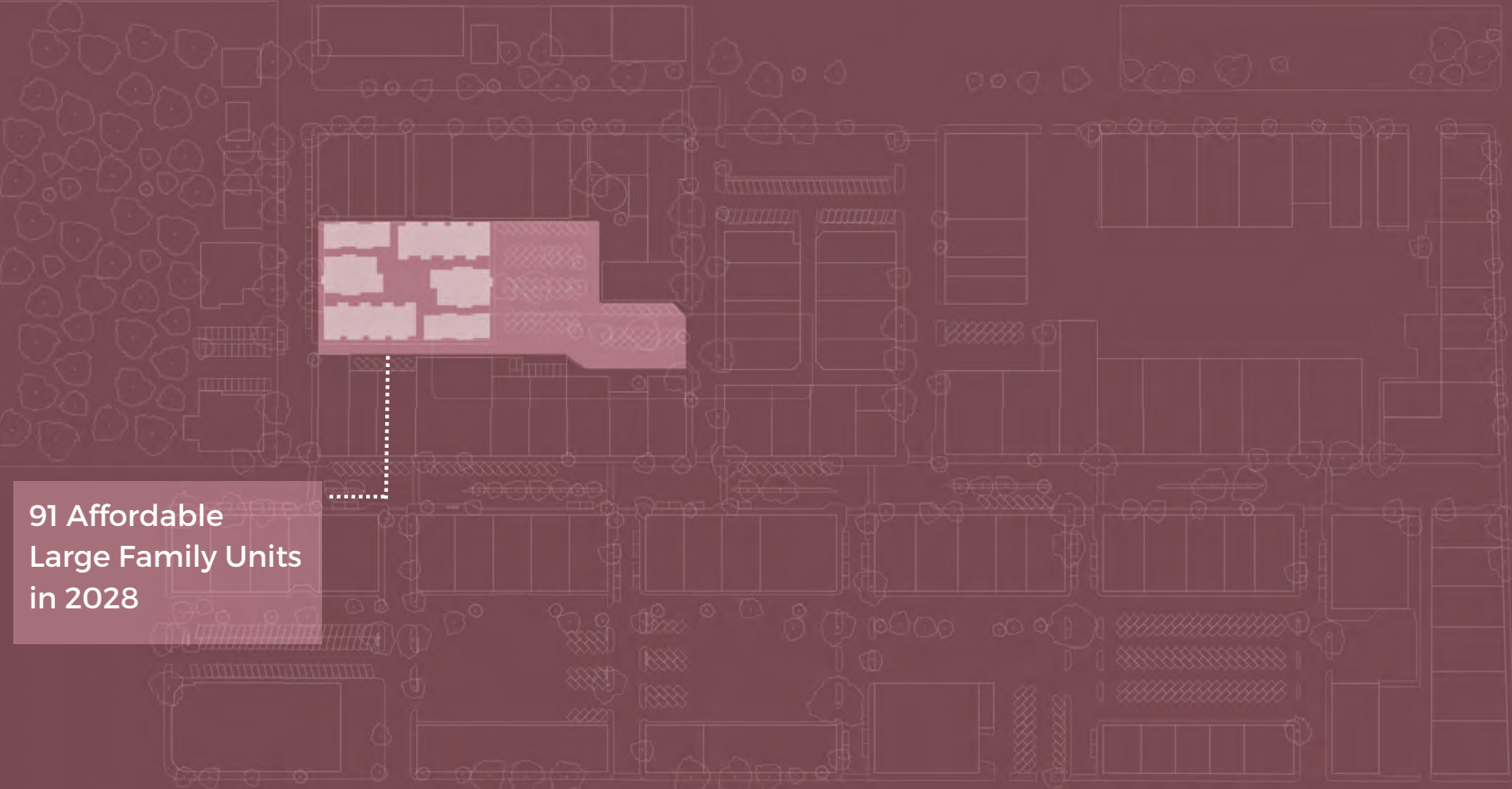
THE NEW MEDIUM DESIGN PHILOSOPHY

High Density Housing

Cost Effective Building Strategies

Integrated Outdoor Space

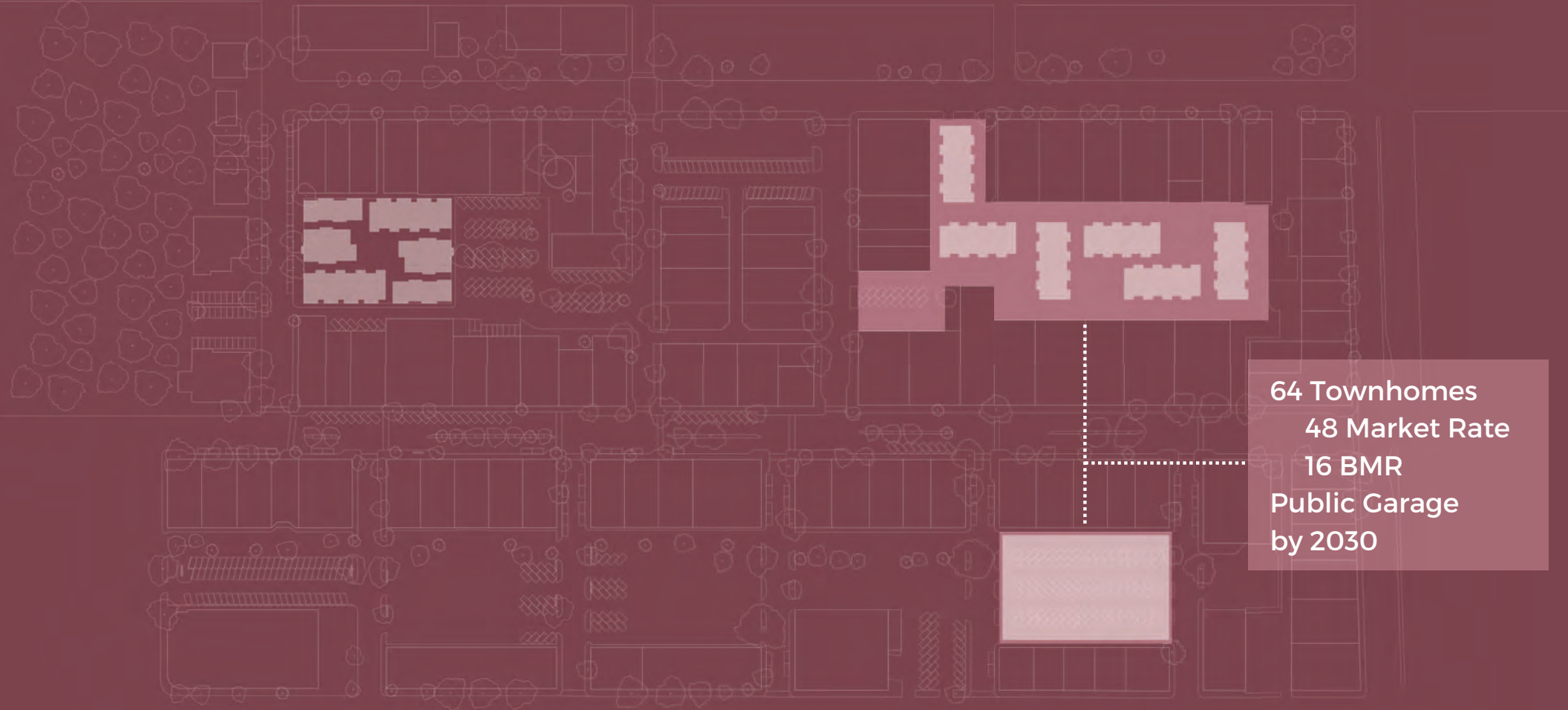
MASTER PLAN



91 Affordable
Large Family Units
in 2028

PHASE I

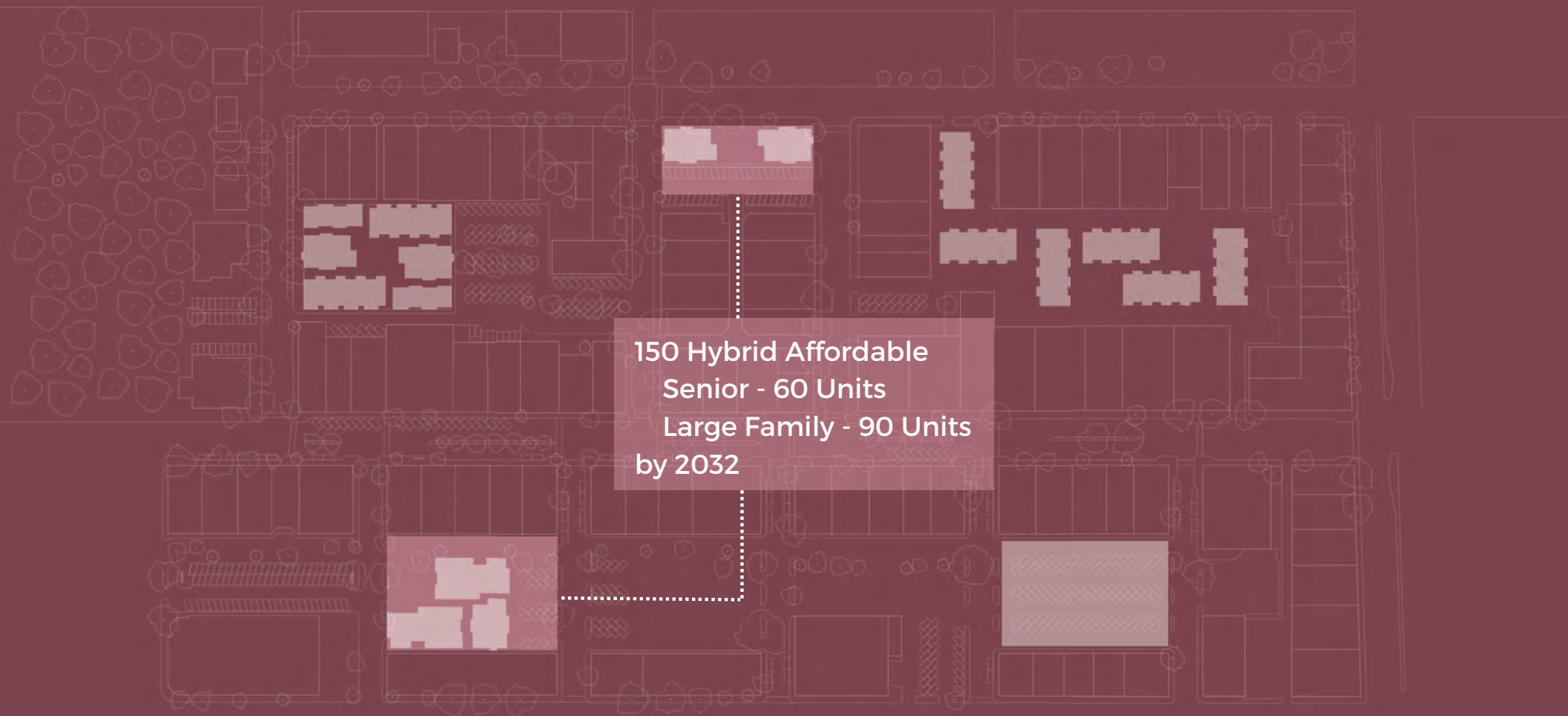
MASTER PLAN



64 Townhomes
48 Market Rate
16 BMR
Public Garage
by 2030

PHASE II

MASTER PLAN



150 Hybrid Affordable
Senior - 60 Units
Large Family - 90 Units
by 2032

PHASE III

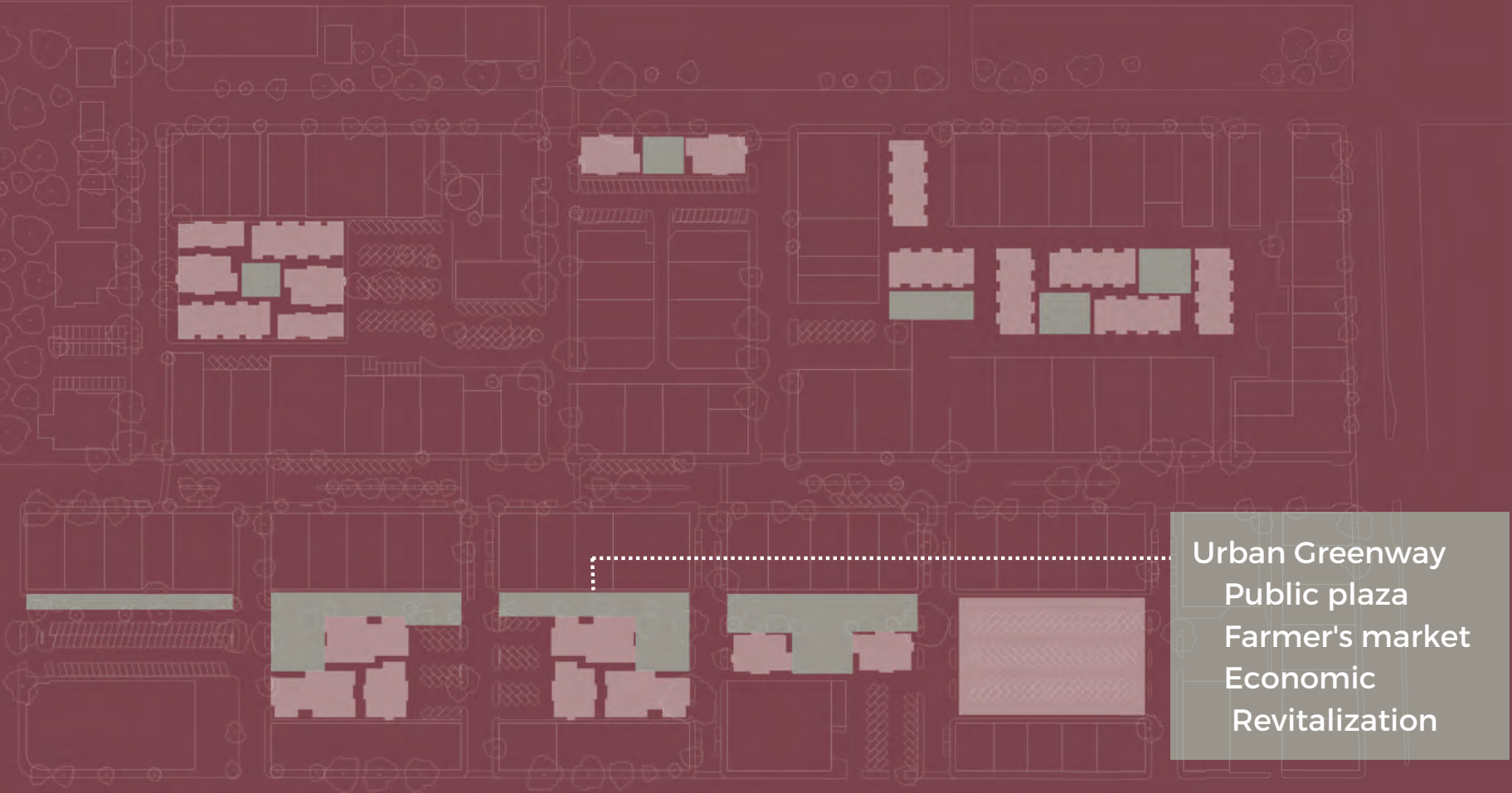
MASTER PLAN



Hybrid Affordable
9% Deal - 60 Units
4% Deal - 90 Units
by 2034

PHASE IV

MASTER PLAN



PHASE III & IV

MASTER PLAN OVERVIEW

453

Total Housing Units

400

Affordable Housing Units

49% AMI

Average Income AMI

150 DUA

Rental Apartments

608

Public Parking Spots

0.7 : 1

Replacement Public
Parking

RESIDENTS

- Large Families
- Seniors
- Veterans
- Special Needs
- Moderate-Income Families



COMMUNITY BENEFITS

Early Child Care Center

Senior Community Center

Urban Greenway

Public Plaza

Public Art

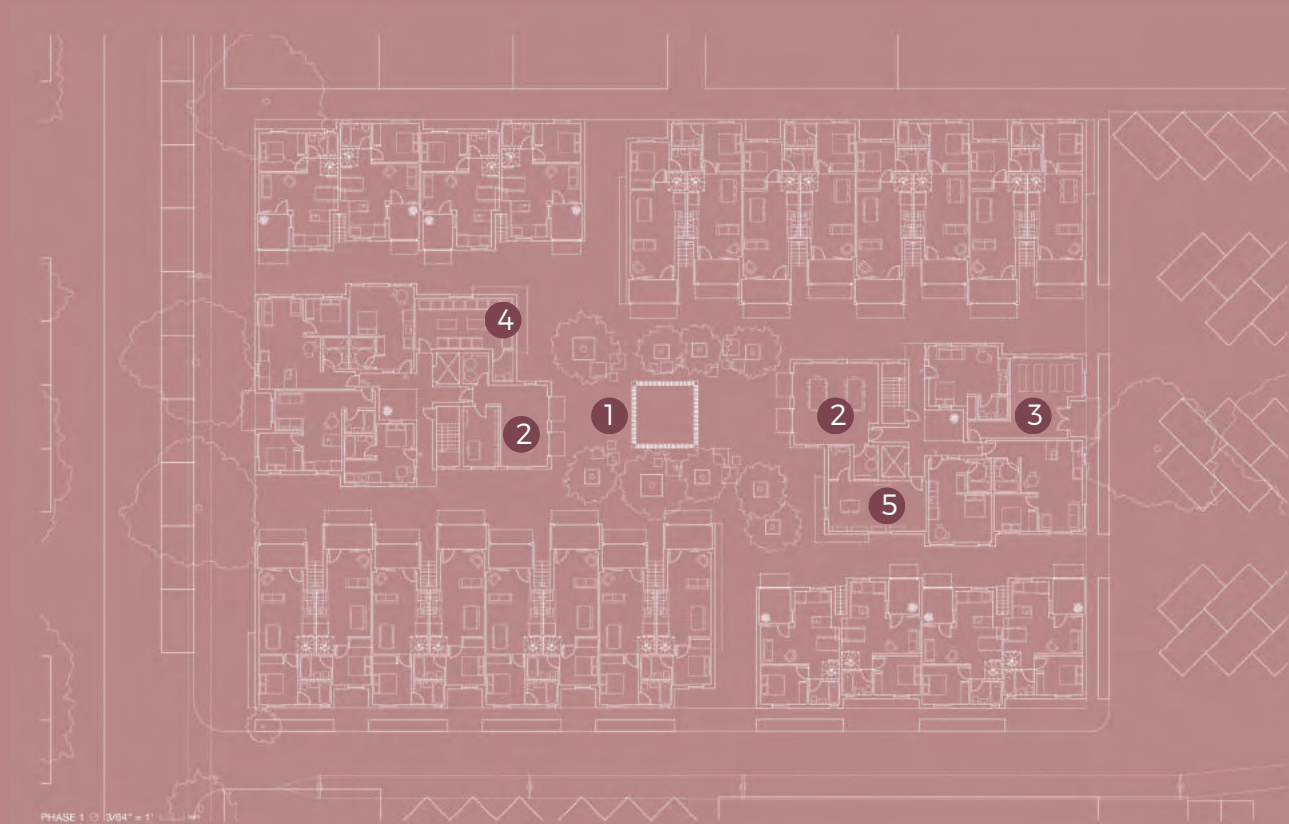
Public Parking Garage



PHASE I: LARGE FAMILY

- 91 units, 30%-60% AMI
- Studios, 1Bed, 2 Bed, 3 Bed
- 92% Efficiency
- 89 parking spots

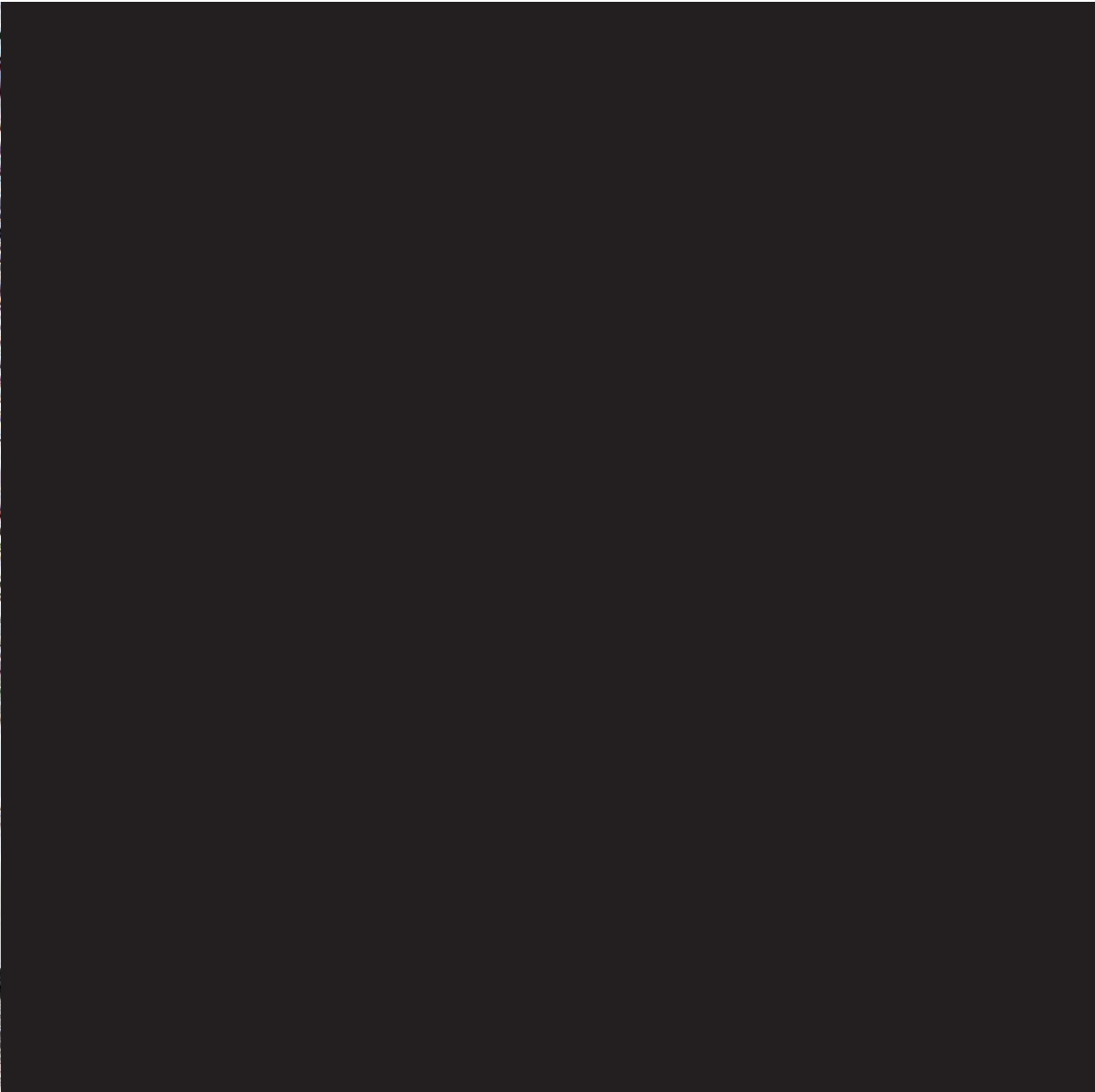
1. Courtyard & Fountain
2. Community Room
3. Mail Room
4. Laundry
5. Resident Services

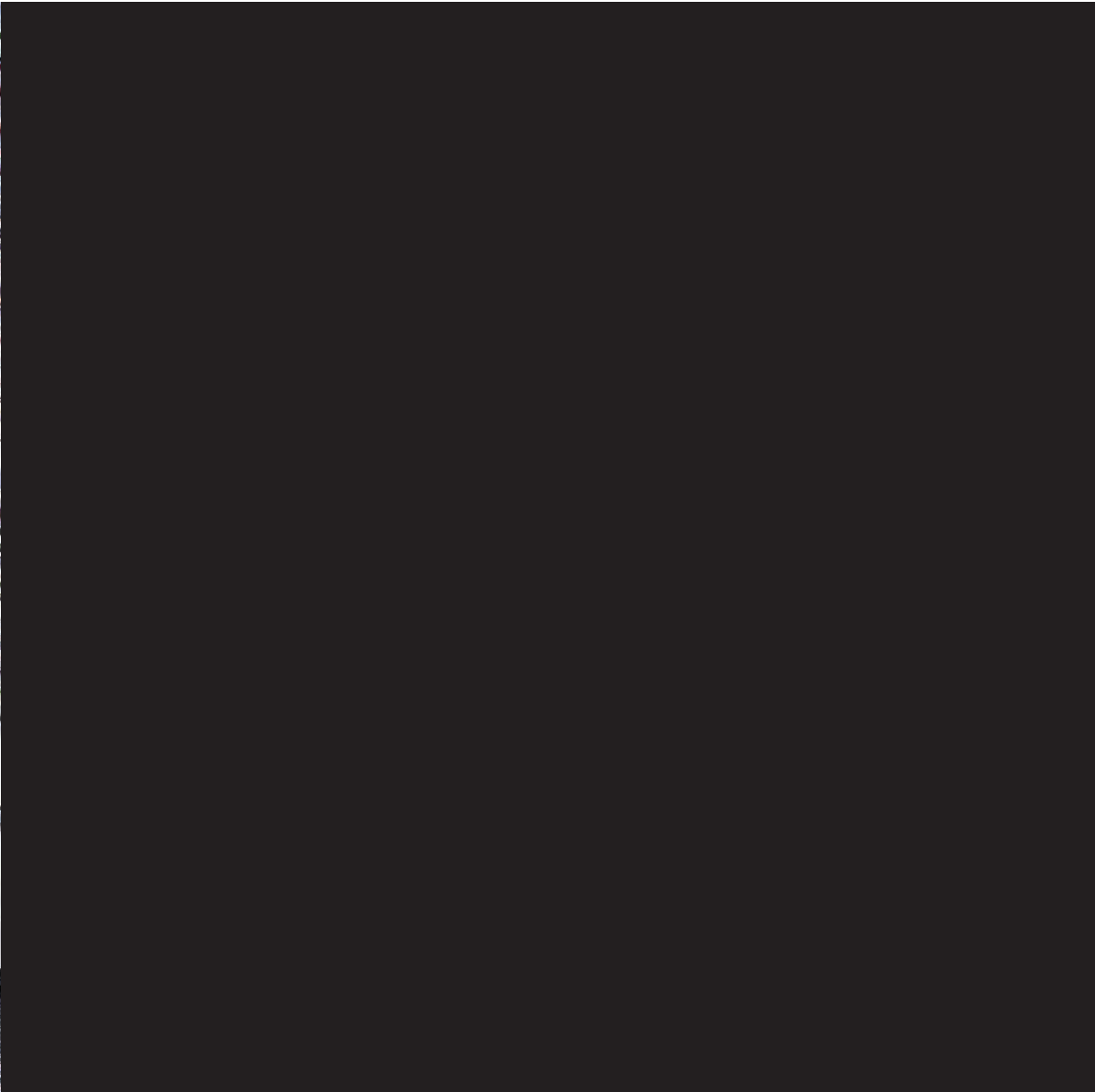




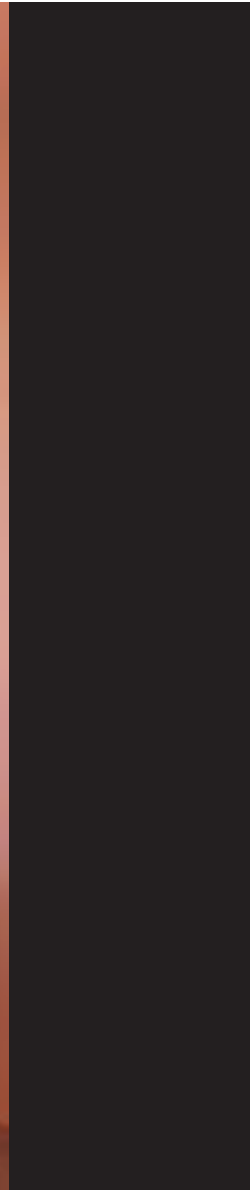












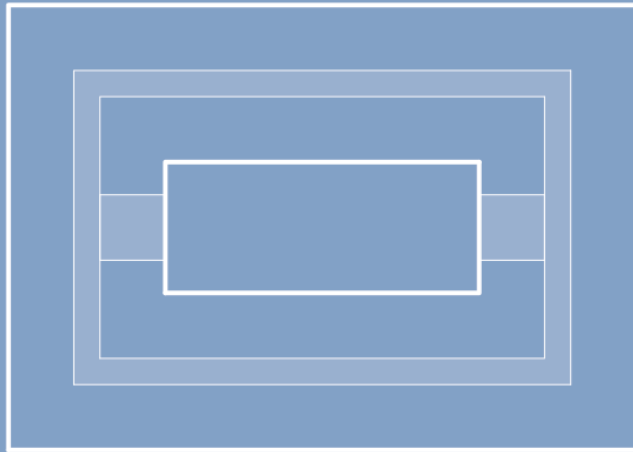








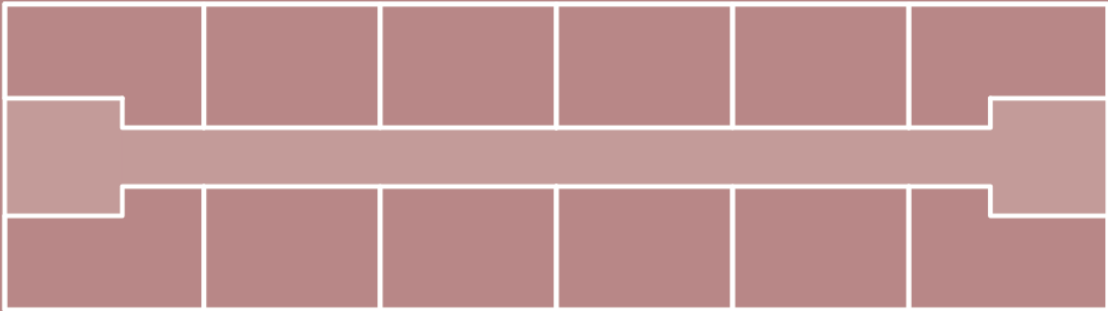




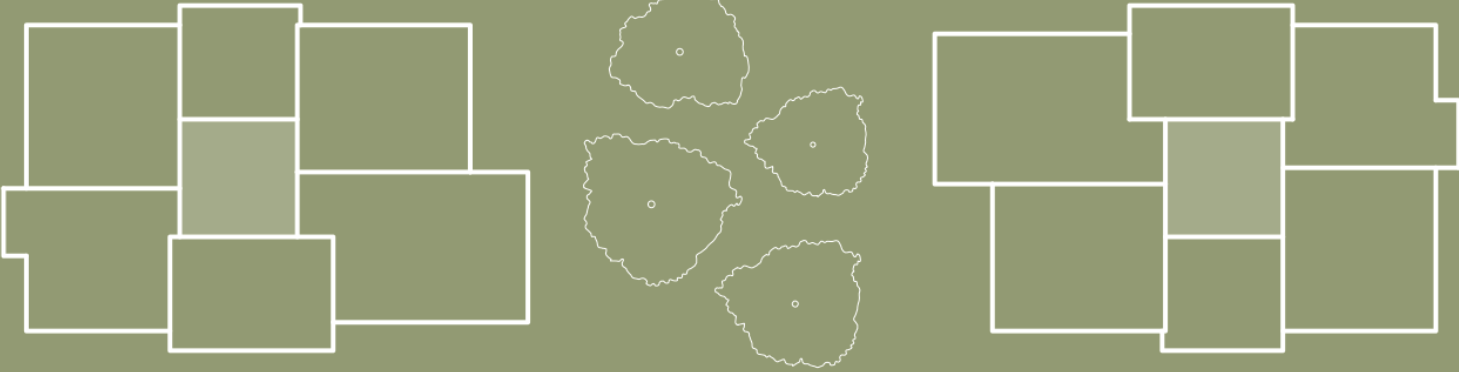
91 Units
90,000sqft
\$63M Hard Cost



91 Units
74,000sqft
\$52M Hard Cost

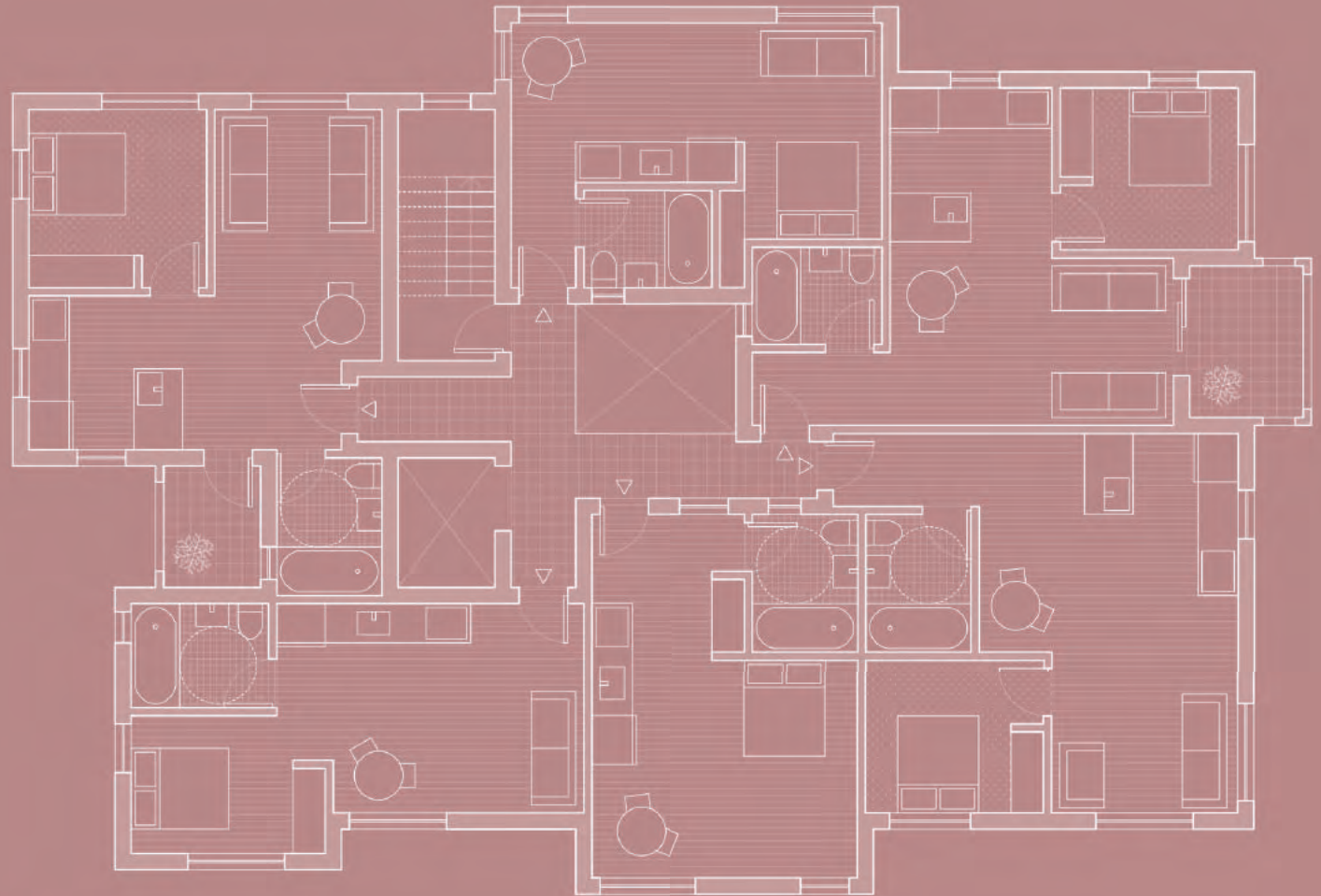


75% Efficiency




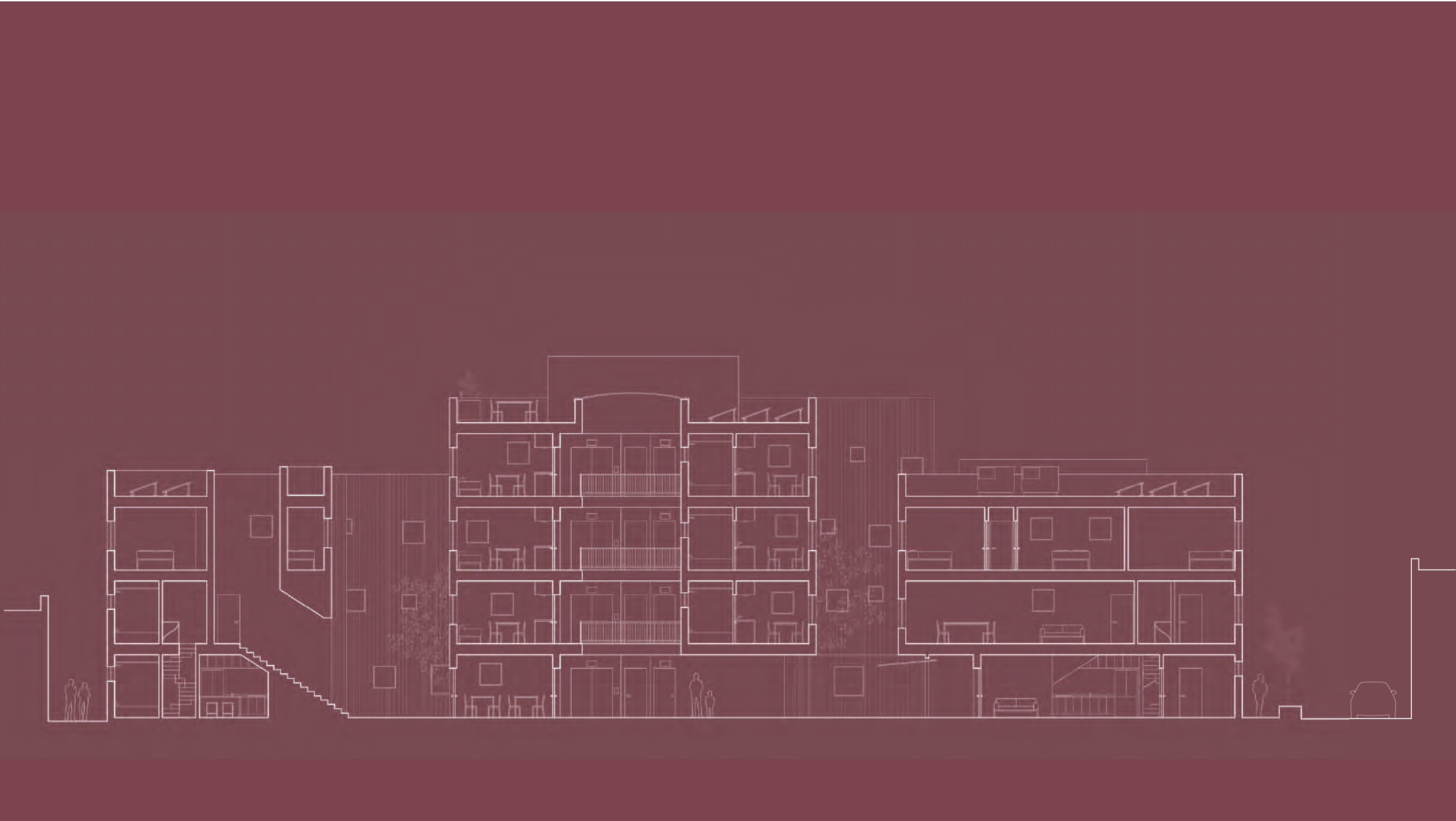
92% Efficiency

CA AB835



- 1 Means of egress for R-2
- Primary Author: Alex Lee
- Verdict Jan. 1, 2025

1, 2, 3F © 1/8" = 1'  (NPT)



FINANCIAL SNAPSHOT

Master Plan			
\$492 MM			
Phase I	Phase II	Phase III	Phase IV
\$84 MM	\$102 MM	\$144 MM	\$162 MM
\$790 K / Door			

PHASE I

Cap Funding Highlight

- AHSC as back-up
- Solar Tax Credit - 45L

Resident Amenities

- Family Friendly Amenities
- Resident Service
- Case Manager



PHASE II

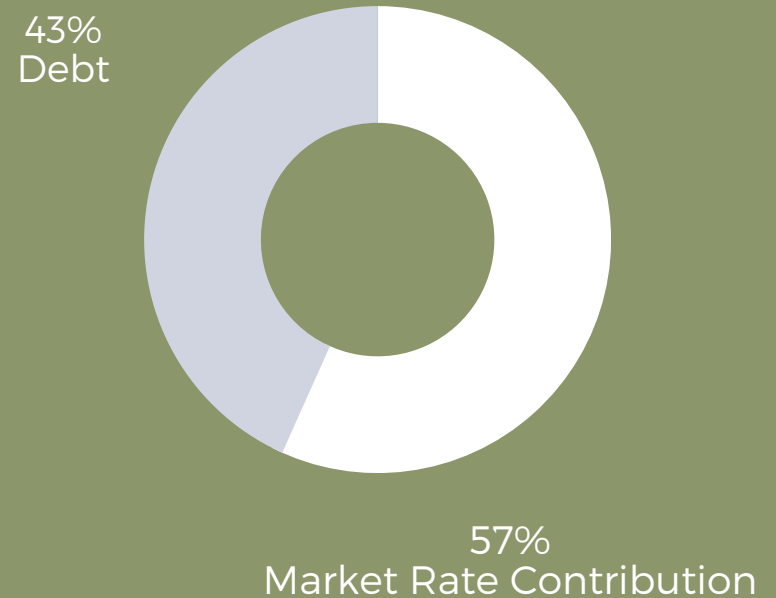
Townhomes

- 48 townhome for Sale
- 16 BMR townhome for Sale

Parking Garage

- 5-Story Public Parking Garage
- Fully-subsidized by townhomes development and debt leveraged from parking fees

Public Garage Funding Mix



PHASE III & IV

Funding Highlight

- Hybrid Deal Structure
- Shorten Development Timeline

Resident Amenities

- Senior Community Center
- Veteran Services
- Early Child Care Center
- Case Managers
- Shuttle to Menlo Park Community Campus

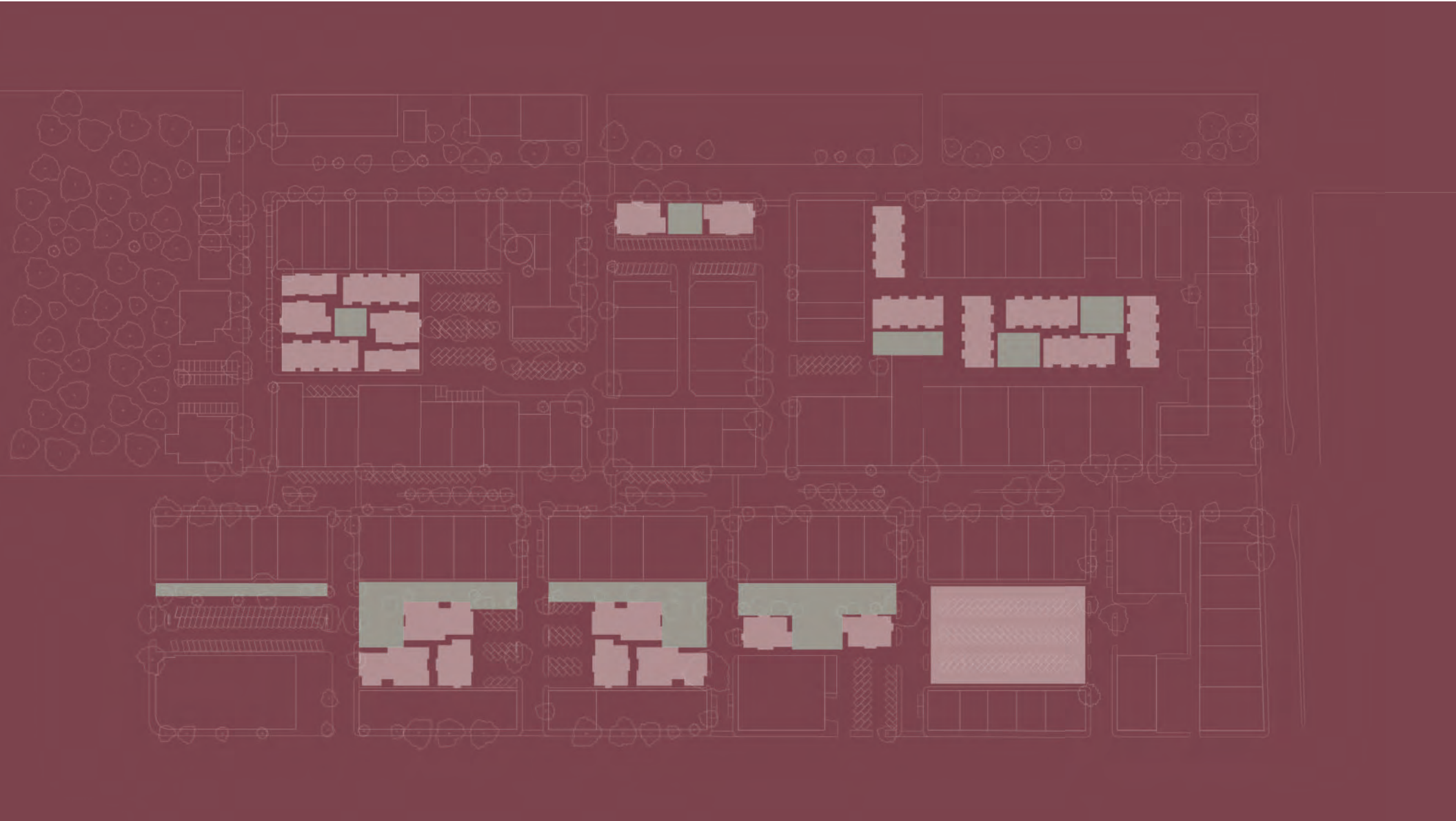


RECAP

WHAT MAKES THE NEW MEDIUM AT MENLO EXCEPTIONAL?

- Mixed-income
- Multi-generational
- Medium-rise, high density
- Efficiently Built
- Quality Living Space







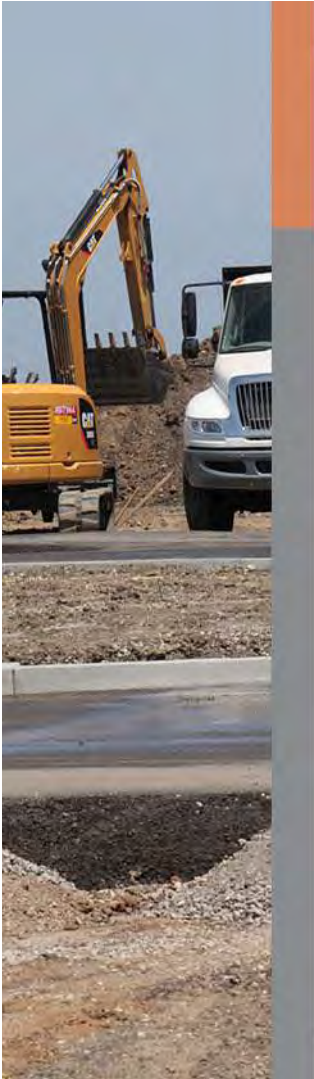
CAPITAL IMPROVEMENT PLAN

May 9, 2023



AGENDA

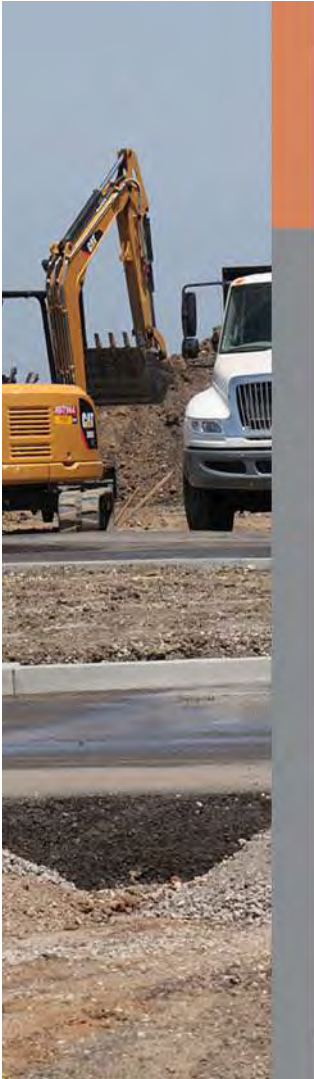
- CIP overview
- Key projects
- New project requests
- Next steps
- Time for questions



CIP OVERVIEW

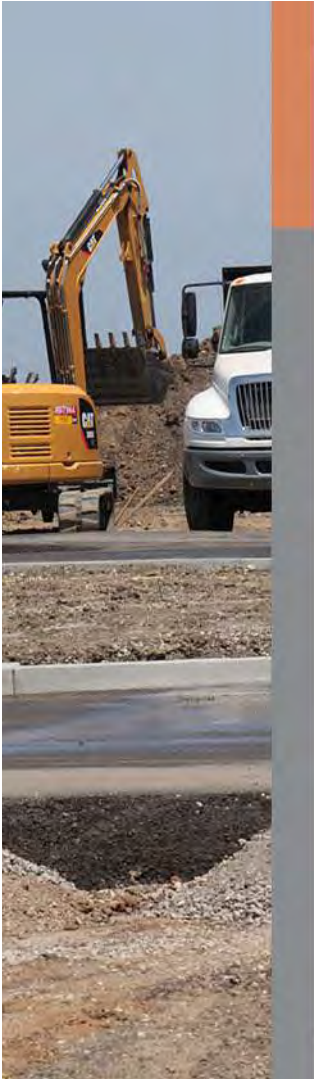
- 80 funded projects
- 7 categories
 - Buildings & Systems
 - Environment
 - Parks & Recreation
 - Stormwater
 - Streets & Sidewalks
 - Traffic & Transportation
 - Water system

- Programmatic categories: Parks (minor), Sports field renovations, Traffic signal modifications, etc.



FUNDING THE CIP

- General fund: annual transfer of approximately \$3M
- Other sources:
 - Grants
 - Dedicated sources: water, transportation impact, stormwater, solid waste
 - Development agreement community benefits (e.g. downtown amenities fund)
- Prior fiscal years' surplus revenues at the end of the year used to pre-fund CIP projects for the following year:
 - Chrysler Pump Station



PRIORITIZING THE CIP

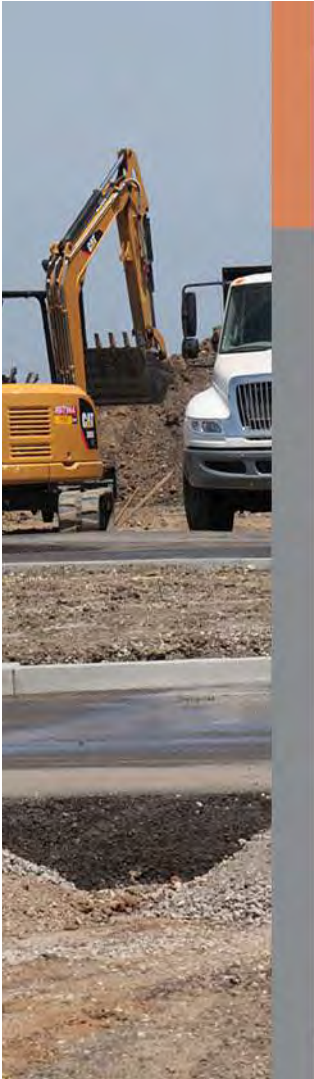
- Process to prioritize
 - Council goals
 - Tier designations
 - Master plan project/priority designations





CAPITAL IMPROVEMENT PROGRAM

- 80 total projects
 - 26 projects with \$13M in additional funding proposed
 - \$5M in general capital funding (\$3M annual transfer and \$2M use of carryover and fund balance)
 - 8 new projects
- Unfunded needs
 - Alpine Rd trail under Junipero Serra Boulevard
 - San Francisquito Creek embankment at Alma Street



KEY PROJECT UPDATES

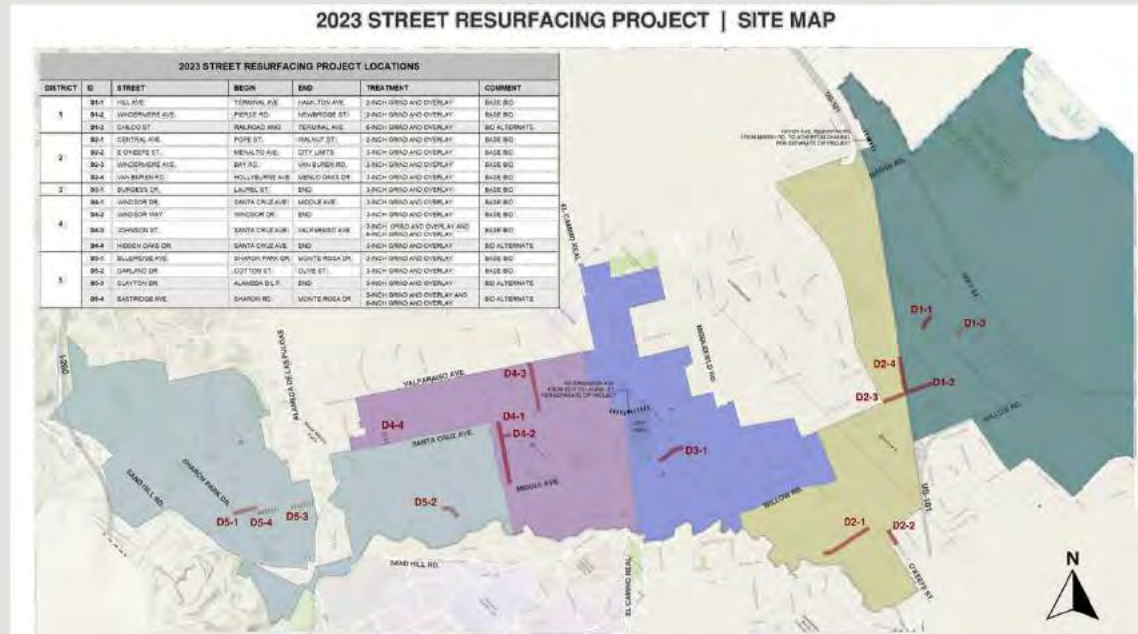
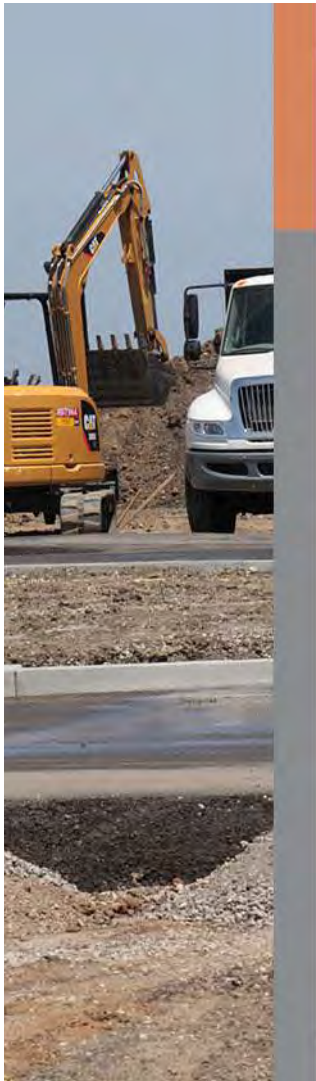
- Street resurfacing project
- Chrysler storm water pump station
- Willow Oaks/Burgess parks





KEY PROJECT UPDATE STREET RESURFACING PROJECT

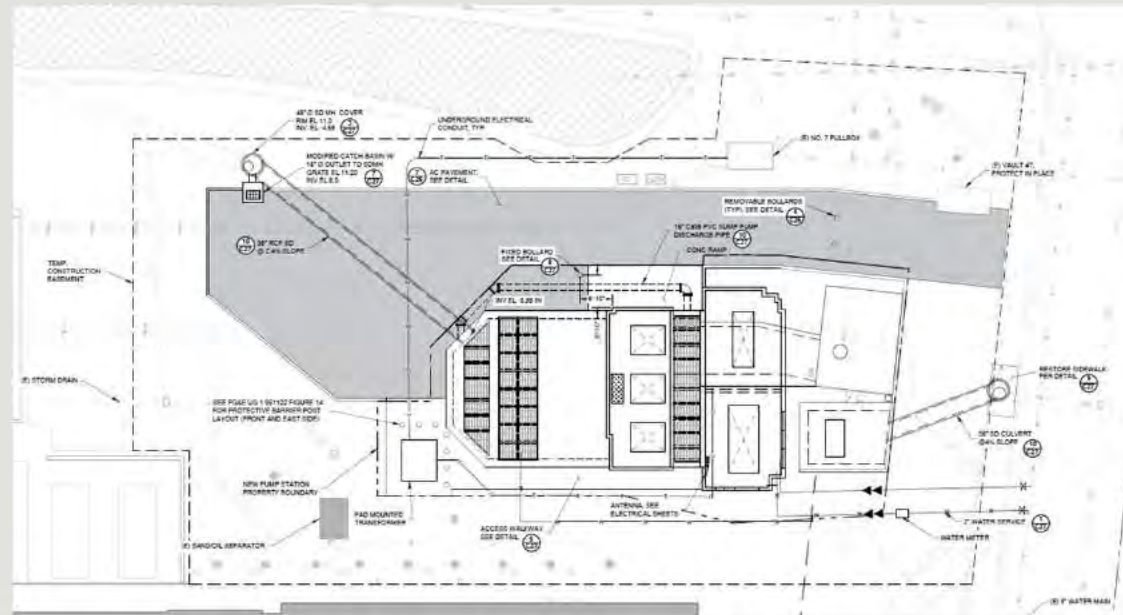
- 2.3 miles
- Overlay
- 16 streets





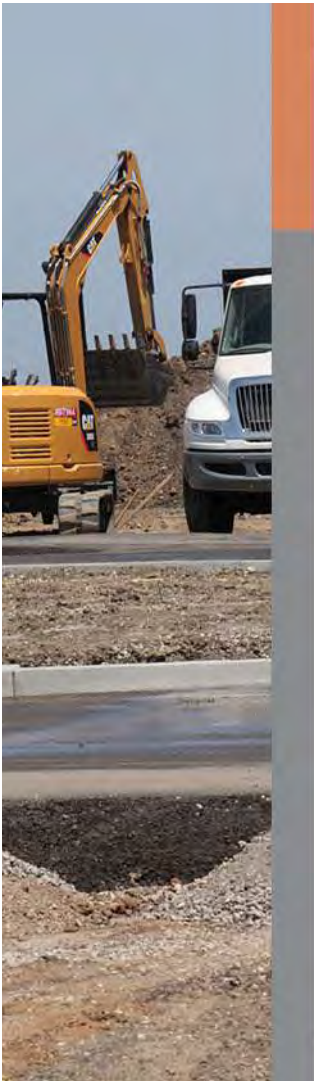
KEY PROJECT UPDATE: CHRYSLER PUMP STATION

- 450 working days
- New storm water pump station facility





PROJECT UPDATE WILLOW OAKS PARK/BURGESS PARK



Willow Oaks Park

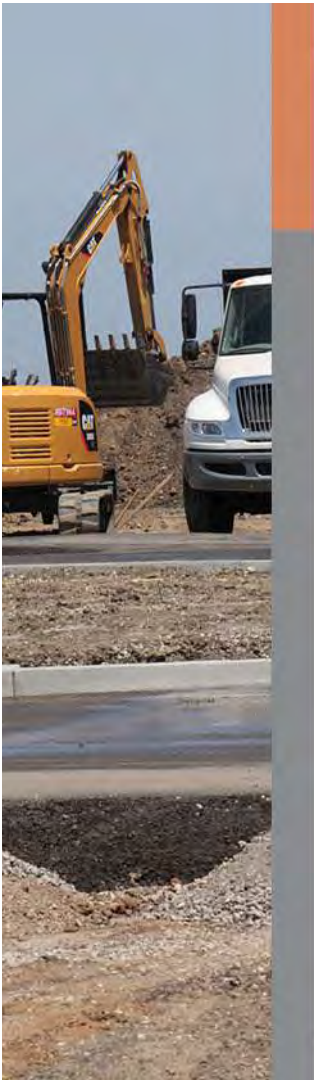


Burgess Park



KEY HIGHLIGHTS FOR NEW PROJECTS: ELECTRIC VEHICLE CHARGERS

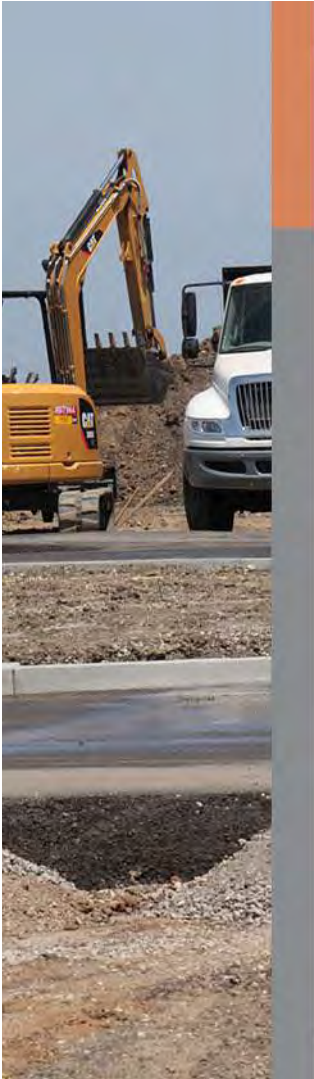
- Immediate need for EV chargers at City facilities
- Need to support 2030 CAP goal of electrifying the fleet
- \$973,189 new funding





KEY HIGHLIGHTS FOR NEW PROJECTS: BUILDING EXTERIOR IMPROVEMENTS

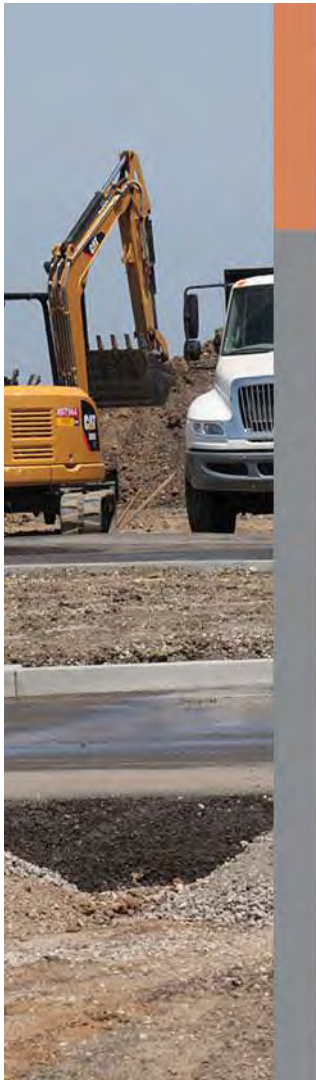
- Roof replacements to ready facility for solar
- Future funds can be used for building painting and window, door, and siding replacement
- \$700,000 new funding





CALTRAIN QUIET ZONE

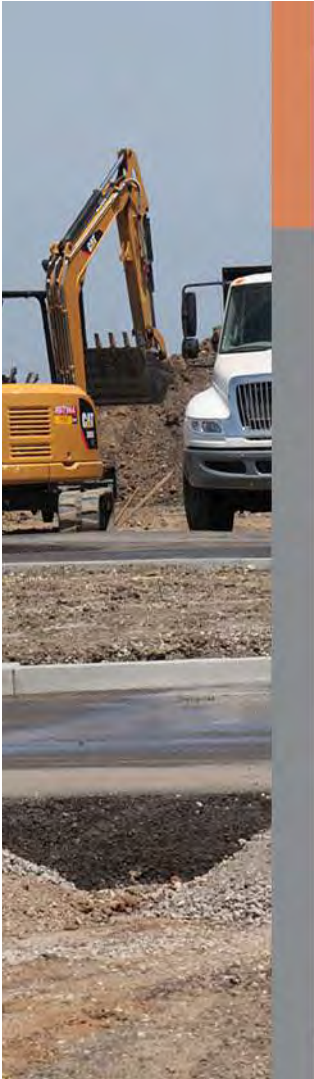
- Design of grade crossing improvements
 - Encinal
 - Glenwood
 - Oak Grove
 - Ravenswood
- \$550,000 new funding
- \$300,000 carryover funding
- Downtown amenity fund





NEXT STEPS

- May 9: Council Direction
- Staff to prepare draft 2023-2028 CIP
- June 1: Budget workshop
- June 5: Planning Commission for conformance with the general plan
- June: City Council public hearing and adoption of 23-24 budget and 5-year CIP



DIRECTION REQUESTED

- Confirm or modify criteria used to identify and prioritize projects
- Is the tier designation representative of Council's goals?
- Does the tier designation adequately represent priority levels for the community?
- Provide feedback on the new project requests



THANK YOU



A large, solid orange rectangular box is positioned horizontally across the middle of the page. Inside this box, the word "QUESTIONS?" is written in a large, white, bold, sans-serif font. The background of the slide is a light blue-grey color with a vertical strip of green and yellow foliage on the left side.

Image Source: <http://astanehelaw.com/2020/09/02/san-mateo-county-passes-emergency-ordinance-establishing-paid-sick-leave-for-the-coronavirus-covid-19-pandemic/>

Equity Assessment and Framework Development Project

C/CAG Board Meeting – March 9, 2023





Overview

Project Updates

Equity Focus Area Mapping

Existing Conditions Analysis

Discussion and Feedback

Progress and Timeline

Phase I: Fall 2022	Phase II: Winter 2022/2023	Phase III: Spring 2023	Phase IV: Late Spring-Early Summer 2023
<ul style="list-style-type: none"> • Equity definitions • Historical perspective • Connections between C/CAG’s program areas and equity 	<ul style="list-style-type: none"> • Equity metrics & EFA mapping • Identification of equity impacts, issues, and needs connected to C/CAG’s work 	<ul style="list-style-type: none"> • Peer review of equity practices • Existing C/CAG equity integrations • Focused delineation of C/CAG’s role in equity 	<ul style="list-style-type: none"> • Final Reports, Policies, Statements, and Framework



Rooted and uprooted in North Fair Oaks, May 16, 2022, Don Shoecraft
 Source: <https://climaterwc.com/2022/05/16/rooted-and-uprooted-in-north-fair-oaks/>

Phase II Progress: Defining & Mapping EFA's & Assessing Existing Conditions



Reviewed C/CAG's existing Equity Priority Community/demographic indicators, maps, & tools



Identified C/CAG interest in consistency across agencies, as well as specificity to C/CAG's programs



Developed initial & updated indicators for geographic assessment & existing conditions analysis



Mapping strategy & draft and updated maps



Produced draft and updated existing conditions (disparity) analysis

MTC Equity Priority Communities Map
Source: https://mtc.ca.gov/sites/default/files/Equity_Priority_Communities.pdf

Reimagine SamTrans
Source: <https://www.samtrans.com/about-samtrans/reimagine-samtrans>

Mapping & Existing Conditions Input

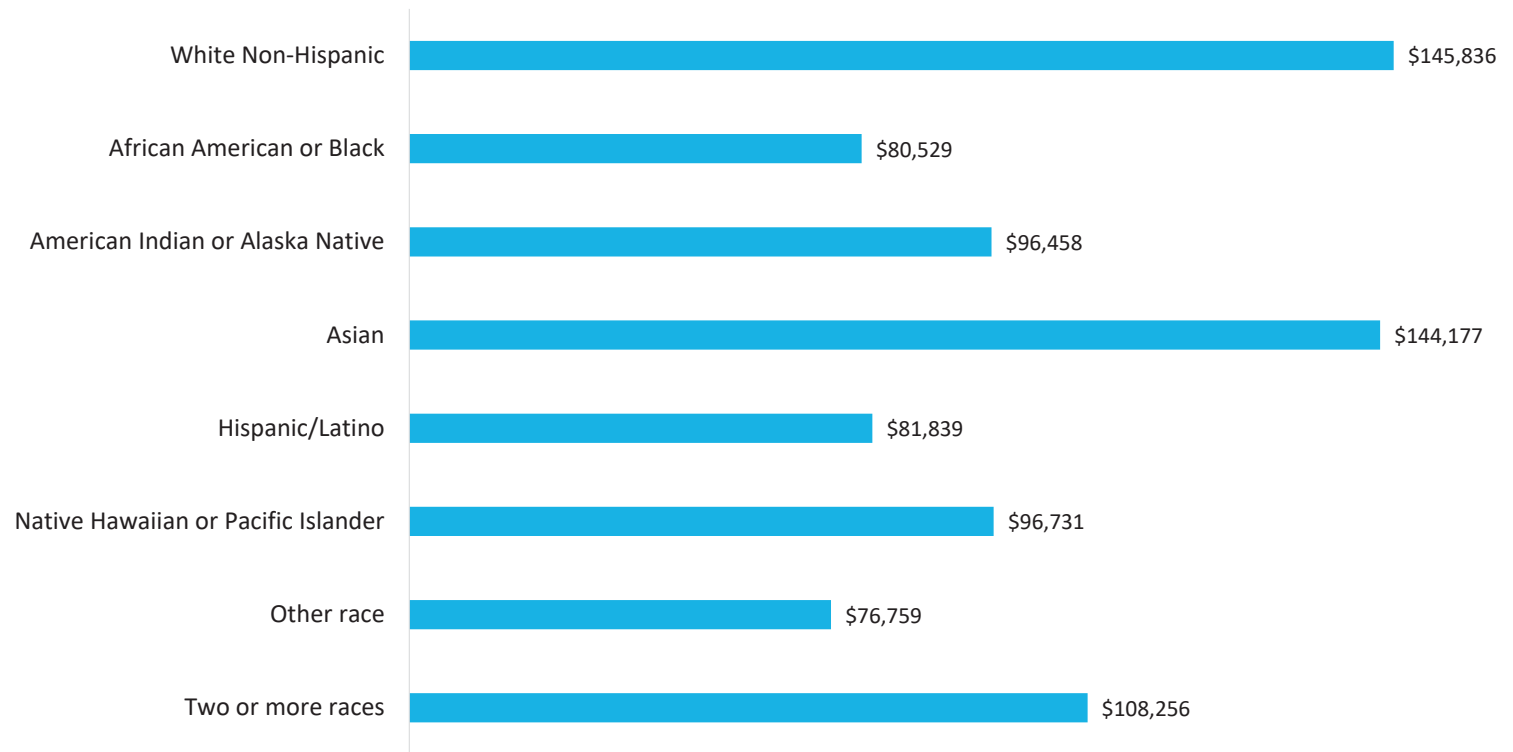
- Make applicable to C/CAG's diverse program areas
- Establish a process and timeline for updating C/CAG's Equity Focus Areas (EFA's) on a recurring basis with the latest data and potentially with new indicators of interest.
- Additional demographic indicators considered:
 - Undocumented people
 - Linguistic isolation
 - Unbanked
 - Unhoused
 - Overcrowding
 - Low-income seniors
 - Single parent households



"A view from the St. Francis neighborhood in Daly City. (Sebastian Miño-Bucheli/KQED)"
Source: <https://www.kqed.org/news/11883382/in-daly-city-the-bayanihan-spirit-is-alive-and-well>

Existing Conditions Analysis

Median Household Income by Race/Ethnicity San Mateo County 2016-2020 American Community Survey



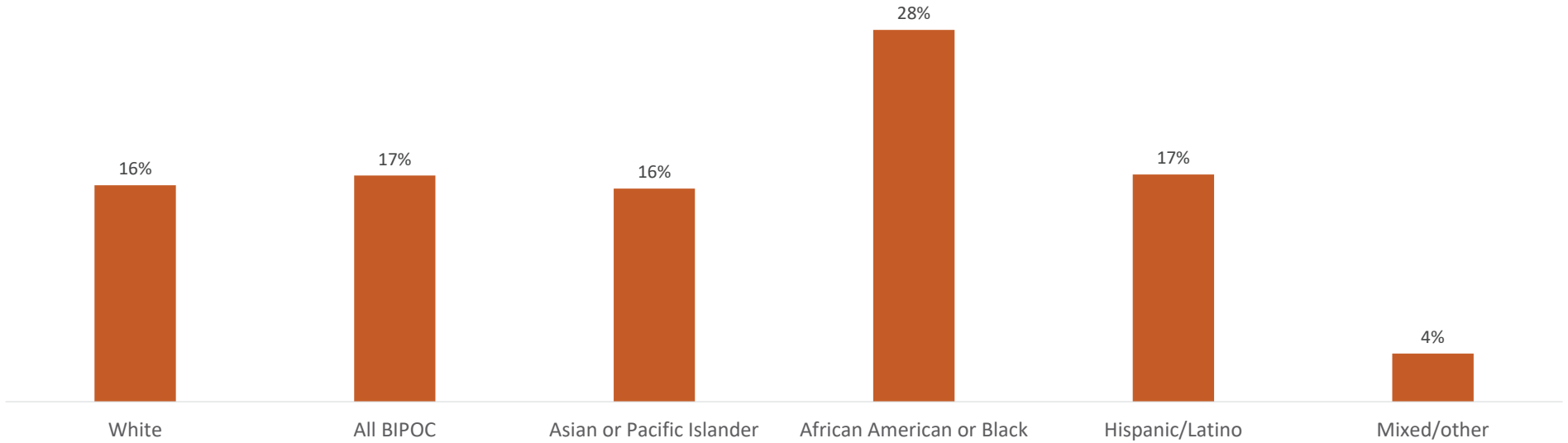
Means of transportation to work by **race/ethnicity** in San Mateo County 2016-2020 American Community Survey

	Drive alone	Carpool	Public Transit	Walk	Bike or other	Work from home
White Non-Hispanic	69%	6%	7%	2%	4%	13%
African American or Black	61%	11%	12%	5%	4%	7%
American Indian or Alaska Native	60%	21%	6%	2%	7%	5%
Asian	60%	12%	14%	2%	2%	10%
Hispanic/Latino	65%	14%	10%	4%	3%	5%
Native Hawaiian or Pacific Islander	72%	12%	6%	3%	3%	5%
Other race	65%	13%	11%	4%	3%	4%
Two or more races	64%	8%	10%	3%	4%	11%

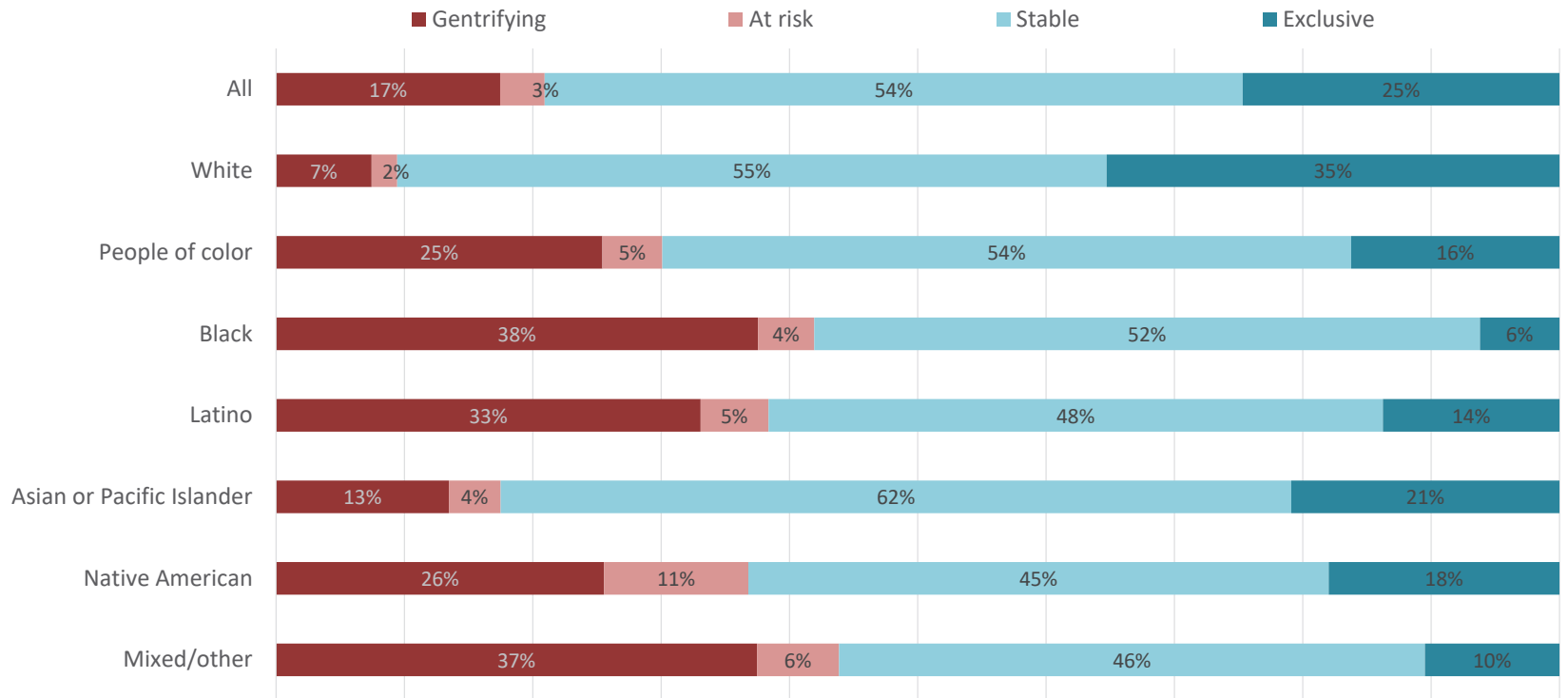
Means of transportation to work by **household income** in San Mateo County 2016-2020 American Community Survey

	Drive alone	Carpool	Public Transit	Walk	Bike or other	Work from home
Under \$25K	59%	13%	11%	5%	4%	8%
\$25K-\$50K	65%	13%	10%	3%	3%	6%
\$50K-\$75K	69%	9%	9%	2%	3%	7%
Over \$75K	67%	7%	10%	1%	3%	12%

Percentage increase in average commute times by race/ethnicity, 2010-2019
San Mateo County
National Equity Atlas

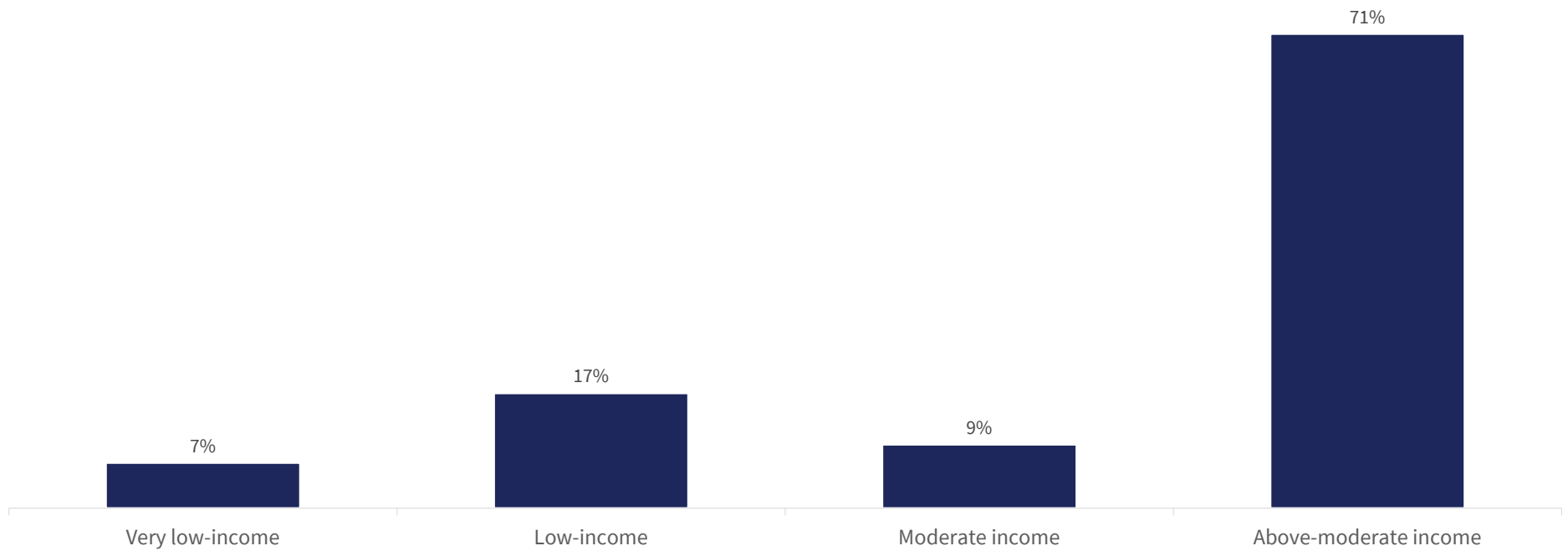


Gentrification Risk by Race (pct. of households) San Mateo County



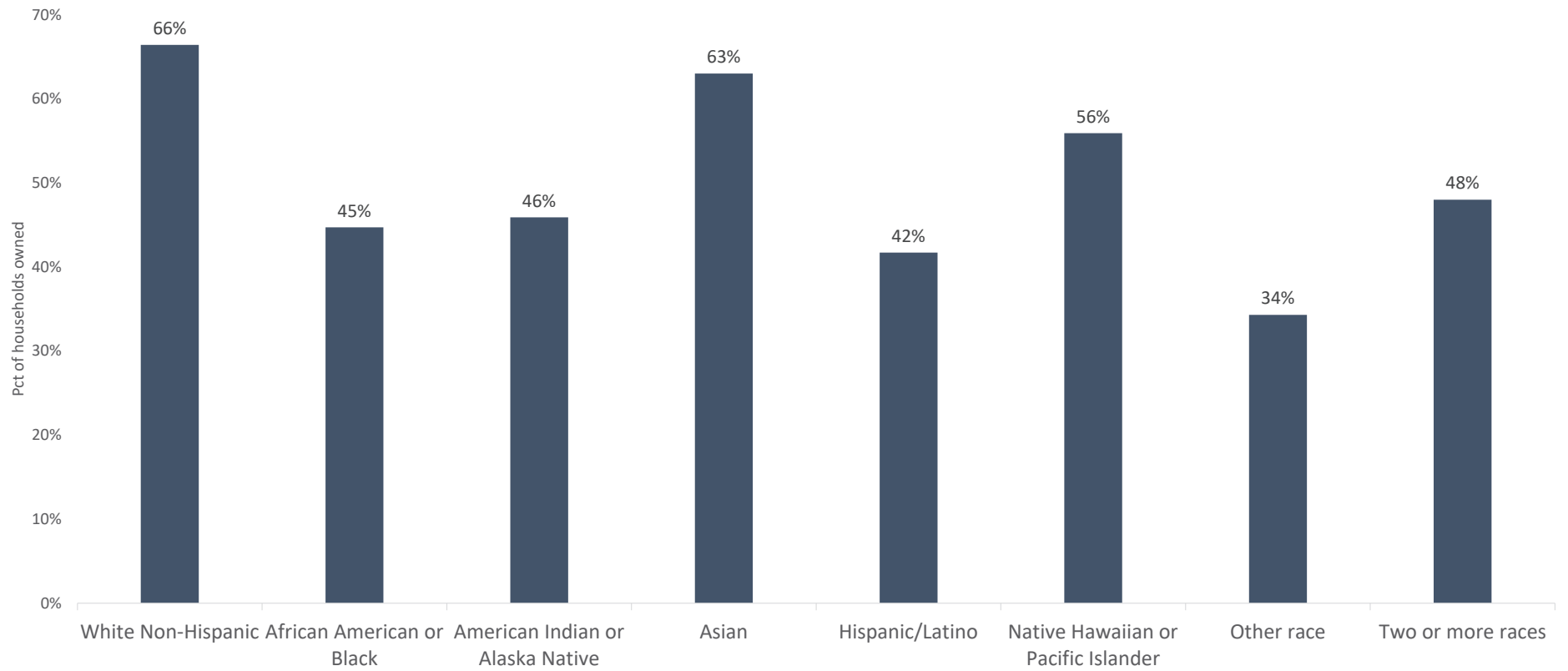
Source: UC Berkeley Urban Displacement Project; American Community Survey | Bay Area Equity Atlas

Affordable Housing Production in San Mateo County, 2015-2017 (Units created as a share of units needed during 2015-2023 cycle)



Source: Bay Area Equity Atlas | Bay Area Regional Housing Needs Allocation

Home Ownership by Race/Ethnicity San Mateo County 2016-2020 American Community Survey




Equity Indicator Mapping

✓ = Indicator included in corresponding agency's map

	C/CAG CBPP Equity Focus Areas*	SamTrans Equity Priority Areas	MTC Equity Priority Communities	CalEnviro-Screen	USDOT
Zero Vehicle Households	✓	✓	✓		
Low-income Population	✓	✓	✓	✓	✓
People of Color	✓	✓	✓		
Housing cost burdened	✓		✓	✓	
Transportation cost burdened	✓				
Unemployment				✓	
Limited English proficiency			✓	✓	✓
Low education levels				✓	✓
Poor health outcomes				✓	✓
Environmental disparities				✓	✓
Climate change resilience disadvantage					✓
Lack of local jobs					✓
High inequality					✓
Seniors			✓		
People with disabilities			✓		✓
Single parent households			✓		

*Comprehensive Bicycle and Pedestrian Plan

C/CAG Comprehensive Bicycle and Pedestrian Plan (CBPP) Equity Focus Areas

 Equity Focus Area

 Freeway

 Arterial street


Indicators


- Low-income households
- People of color
- Zero-vehicle households
- Transportation and housing cost-burdened households


Source: 2014-2018 American Community Survey



SamTrans Equity Priority Areas

 Equity Priority Area

 Freeway


 Arterial street


Indicators


- Low-income households
- People of color
- Zero-vehicle households



MTC Equity Priority Communities

 Equity Priority Community

 Freeway


 Arterial street


Indicators


- Low-income households
- People of color
- Zero-vehicle households
- Limited English Proficiency
- Single Parent Families
- People with a Disability
- Rent-burdened Households




C/CAG CBPP Equity Focus Areas & Limited English Proficiency

 Equity Focus Area

 High % limited English proficient households (above 23%)

 Freeway

 Arterial street


Equity Focus Area Indicators


- Low-income households
- People of color
- Zero-vehicle households
- Transportation and housing cost-burdened households


Sources: 2014-2018 American Community Survey, 2017-2021 American Community Survey




C/CAG CBPP Equity Focus Areas & Single Parent Households

 Equity Focus Area

 High % Single Parent Households (above 11%)

 Freeway

 Arterial street


Equity Focus Area Indicators


- Low-income households
- People of color
- Zero-vehicle households
- Transportation and housing cost-burdened households


Sources: 2014-2018 American Community Survey, 2017-2021 American Community Survey




C/CAG CBPP Equity Focus Areas & Seniors in Low-income Areas

 Equity Focus Area

 High % Seniors in low-income tracts (above 19%)

 Freeway

 Arterial street

Equity Focus Area Indicators

- Low-income households
- People of color
- Zero-vehicle households
- Transportation and housing cost-burdened households

Sources: 2014-2018 American Community Survey, 2017-2021 American Community Survey



C/CAG CBPP Equity Focus Areas & Gentrification Risk

Equity Focus Area

Gentrification & displacement risk tract

Freeway

Arterial street

Equity Focus Area Indicators

- Low-income households
- People of color
- Zero-vehicle households
- Transportation and housing cost-burdened households

Sources: 2014-2018 American Community Survey, Urban Displacement Project California Estimated Displacement Risk Model (2015-2019)



C/CAG CBPP Equity Focus Areas & Climate/Environment

Equity Focus Area

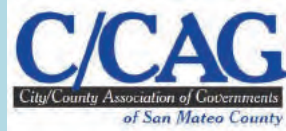
CalEnviroScreen Top 25% tract

— Freeway
 — Arterial street

Equity Focus Area Indicators

- Low-income households
- People of color
- Zero-vehicle households
- Transportation and housing cost-burdened households

Sources: 2014-2018 American Community Survey, CalEnviroScreen 4.0



C/CAG CBPP Equity Focus Areas & Climate/Environment

 Equity Focus Area

 Climate & EJ Community

 Freeway

 Arterial street

Equity Focus Area Indicators

- Low-income households
- People of color
- Zero-vehicle households
- Transportation and housing cost-burdened households

Sources: 2014-2018 American Community Survey, White House Council on Environmental Quality Climate & Economic Justice Screening Tool



Draft Recommendations

1. Create new baseline, non-program specific Equity Focus Areas using these demographic indicators:
 - People of color
 - Low-income population
 - Limited English proficient population
 - Single parent households
 - Seniors
2. Adapt to program areas by adding relevant indicators on top of baseline (i.e. transportation, housing, climate)
 - Work with SamTrans to align on Transportation Equity Focus Areas
3. Create a dashboard to track conditions over time

moving to Discussion and Feedback ...

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Chris Lepe

Mariposa Planning Solutions - Chris@mariposaplan.com

Kim Springer

C/CAG - kspringer@smcgov.org

