



**SPECIAL AND REGULAR MEETING MINUTES**

**Date:** 10/10/2023  
**Time:** Special City Council Meeting 5:00 p.m.  
Regular City Council Meeting 6:00 p.m.  
**Locations:** Teleconference and  
City Council Chambers  
751 Laurel St., Menlo Park, CA 94025

**Special Session**

**A. Call To Order**

Mayor Wolosin called the meeting to order at 5:10 p.m.

**B. Roll Call**

**Present:** Combs, Doerr, Nash, Taylor, Wolosin  
**Absent:** None  
**Staff:** City Manager Justin I. C. Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira F. Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

**C. Report from Closed Session**

No reportable actions.

**D. Agenda Review**

The City Council pulled item J6. for comment.  
The City Council adjourned to the closed session.

**E. Closed Session**

- E1. Conference with legal counsel – anticipated litigation  
(Paragraph (2) of subdivision (d) of Gov. Code § 54956.9)  
Significant exposure to litigation: Two cases
- E2. Closed session conference with labor negotiators pursuant to Government Code §54957.6  
regarding labor negotiations with unrepresented management  
  
City Manager Justin I.C. Murphy, Legal Counsel Charles Sakai
- E3. Public employee performance evaluation  
Government Code §54957  
Title: City Manager
- E4. Public employee performance evaluation

Government Code §54957  
Title: City Attorney

## **Regular Session**

### **F. Call To Order**

Mayor Wolosin re-called the meeting to order at 6:47 p.m.

### **G. Report from Closed Session**

No reportable actions.

### **H. Public Comment**

- Peter Diepenbrock with donated time from Nate Gardner, Liling Lampell, Doug Strauss, Rei Brocket, and Amy Woo spoke in support of pickle ball courts and requested additional pickle ball courts at Nealon Park be agendized at a future City Council meeting.
- Jim Schott with donated time from JD Diepenbrock, Alyssa Blan, Lavender Huang, Billy Chow, Ameer Yan, and Sanrda Sweet provided a survey of Nealon Courts usage and a proposal for a pickle ball court at Nealon Park Court 4 (Attachment).
- Cat Westover spoke in support of pickle ball and the community it builds.
- Thi Thumasathi spoke in support of pickle ball.
- Greg Goodwin spoke in support of retaining the Onetta Harris Community Center name for the new community center.
- Ken Harris spoke in support of retaining the Onetta Harris Community Center name for the new community center.
- Katrina Ryan spoke in support of pickle ball and the community it builds.
- Ryan Essenburg spoke in support of further discussion on tennis and pickle ball courts.
- Timothy Shiu spoke in support of new pick ball courts opposed to converting/sharing tennis courts.
- Keith spoke in support of fairness of court usage for both tennis and pickle ball.
- David Yoshida spoke in support of pickle ball.
- Vern spoke in support of a dedicated site for pickle ball courts.
- Rhonda Edgerton-Harris spoke in support of retaining the Onetta Harris Community Center name for the new community center.
- Olga A spoke in support of pickle ball courts at Nealon Park.
- Brian Kissel spoke in support of pickle ball courts at Nealon Park.

### **I. Presentations and Proclamations**

I1. Proclamation: Latino Heritage Month (Attachment)

Mayor Wolosin read the proclamation (Attachment).

I2. Proclamation: National Domestic Violence Awareness Month (Attachment)

Mayor Wolosin read the proclamation (Attachment).

Speak Up liaison Alyssa Wieting accepted the proclamation.

13. Proclamation: Cybersecurity Awareness Month (Attachment)

Mayor Wolosin read the proclamation (Attachment).

The Menlo Park IT staff accepted the proclamation.

14. Presentation: San Francisquito Creek Joint Powers Authority update

San Francisquito Creek Joint Powers Authority Executive Director Margaret Bruce made the presentation (Attachment).

The City Council discussed the changing conditions related to water within the State.

The City Council received clarification on public engagement and outreach.

**J. Consent Calendar**

J1. Accept the City Council meeting minutes for September 12, 2023 (Attachment)

J2. Approve advisory body annual work plan for the Parks and Recreation Commission (Staff Report #23-224-CC)

J3. Adopt a resolution to uphold an appeal of Complete Streets Commission Resolution No. 2022-4 authorizing the installation of no parking zones adjacent to the 660 Roble Ave. driveway (Staff Report #23-225-CC)

J4. Authorize the city manager to execute an amendment to the services agreement with the City of Redwood City for the annual maintenance of the Atherton Channel (Staff Report #23-226-CC)

J5. Receive and file the annual inflation protection adjustment of \$0.50 per hour for an approved local minimum wage effective Jan. 1, 2024, of \$16.70 per hour (Staff Report #23-227-CC)

J6. Authorize the city manager to execute an amendment to the professional software subscription services agreement with Accela, Inc. for continued access to the Civic Platform land management system in an amount not to exceed \$1,496,598 over a period of five years (Staff Report #23-231-CC)

The City Council directed staff to provide an annual or bi-annual report providing the public's usage of Accela.

J7. Approve the resolution to authorize the city manager to execute all documents necessary to complete the acquisition of 975 Florence Ln., Unit 8, Menlo Park, CA 94025 and approve the appropriation of below market rate housing funds not to exceed \$408,949 to purchase and retain the property in the below market rate housing program (Staff Report #23-233-CC)

**ACTION:** Motion and second (Doerr/ Taylor), to approve the consent calendar, passed unanimously.

## **K. Regular Business**

- K1. Review and authorize staff to submit the revised Housing Element for the 2023 to 2031 planning period to the California Department of Housing and Community Development (Staff Report #23-228-CC)

Principal Planner Tom Smith made the presentation (Attachment).

- Karen Grove spoke on inconsistencies on zoning capacity limitations based on the number of sites reviewed in the subsequent environmental impact report (SEIR), in support of building affordable housing on the housing opportunity sites, and triggers for changes as part of the mid-cycle review.
- Pam Jones spoke in support of identifying areas outside District 1 to fulfill Regional Housing Needs Allocation (RHNA) numbers, with the potential highest yield on city-owned parking lots.
- Adina Levin spoke in support of HLC's letter for a compliant Housing Element, SB 423 which would extend SB 35 provisions, and the need for additional zoning changes to make affordable housing happen.
- Housing Leadership Council of San Mateo County representative Jeremy Levine spoke in support of affordable housing and tenant protections, provided clarification on what HCD is looking for in the Housing Element and a realistic approach at rezoning, and the need to potentially remove constraints as part of a mid-cycle review.
- Adriana Walker spoke in support of deeply affordable housing across all the City Council districts especially on city-owned land.

The City Council received clarification on number of parcels in the EIR analysis, difference between realistic capacity and zoning capacity, zoning referenced in the Housing Element compared to the direction received on the zoning ordinance amendments, and other jurisdictions going above and beyond the HCD requirements.

The City Council discussed zoning of parcels that were removed previously as opportunity sites, mid-cycle review process, programs and strategies to reach RHNA numbers and upzoning of parcels with a focus on affordable housing.

The City Council took a recess at 9:15 p.m.

The City Council reconvened at 9:25 p.m.

The City Council discussed down zoning or rezoning in District 1 within or outside of the Housing Element process, market rate housing needs in the Downtown and appropriate density, Housing Element programs that address BMR units and anti-displacement strategies, and amending the BMR inclusionary housing regulations.

The City Council directed staff to 1) articulate total rezone capacities in the El Camino Real/Downtown Specific Plan Area, 2) enhance the mid-cycle review program, including evaluation of potential constraints, 3) include additional specifics for an anti-displacement strategy such as rental assistance and funding sources (program H2.E), 4) explore lowering Area Median Income (AMI) to determine rent as part of the BMR program (program H4.A), including potential rent subsidies and 5) incorporate the \$4.5 million electrification grant and draw a link to lower income

households.

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

- K2. Consider and adopt a resolution for a closure of a portion of Ryans Lane between Crane Street and Escondido Lane for outdoor dining opportunities (Staff Report #23-230-CC)

Planning Manager Kyle Perata made the presentation (Attachment).

The City Council received clarification on striping for the pathway and removal of barrier and providing access responsibility.

The City Council directed staff to add the dry cleaners business to future engagement on lane closures.

**ACTION:** Motion and second (Wolosin/ Combs), to adopt a resolution approving a street closure of a portion of Ryans Lane between Crane Street and Escondido Lane to vehicles to allow for outdoor dining during construction of the future restaurant at 772-780 Santa Cruz Ave., until March 31, 2024, passed unanimously.

## **L. Study Session**

- L1. Provide direction to staff on expending state award of \$2.25 million for communitywide electrification project (Staff Report #23-234-CC)

Sustainability Manager Rebecca Lucky made the presentation (Attachment).

- Pam Jones spoke on concerns related to outreach in Belle Haven, home upgrade program qualification requirements for seniors and families, Advanced Metering Infrastructure (AMI) levels, and in support of a strong anti-displacement policy.
- Adina Levin spoke in support of tenant protections to avoid displacement when requiring building electrification.

The City Council received clarification on renters' protection, language inclusion for funds focusing in the Belle Haven neighborhood, income eligibility requirements, marketing and public engagement responsibility and age eligibility.

The City Council discussed including an age requirement without income verification reimbursement for homeowners.

The City Council directed to reserve funds for community based organization to perform community outreach, no income requirements for ages 65 and over, expend funds with Peninsula Clean Energy (PCE) to prioritize income levels and pausing workforce development.

## **M. Informational Items**

- M1. City Council agenda topics: October – Nov. 7, 2023 (Staff Report #23-232-CC)

M2. Transmittal of city attorney billing (Staff Report #23-229-CC)

**N. City Manager Report's**

City Manager Justin Murphy reported out on emergency and storm preparedness.

**O. City Councilmember Reports**

None.

**P. Adjournment**

Mayor Wolosin adjourned the meeting at 12:17 a.m.

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

These minutes were approved at the City Council meeting of November 14, 2023.

# Survey of Nealon Courts

## Survey Results:

- 31 days of hourly records
- Table: 100%=Empty Court
- 3,700 player-hours of data
- 90% of time a tennis court is empty
- 2.5x more PB player-hours than tennis/week
- 85% of time a court is empty in peak tennis hours

TENNIS (1,2,3,4)	Mon	Tue	Wed	Thu	Fri	Sat	Sun
8-9AM	100%	100%	100%	100%	100%	100%	100%
9-10AM	100%	100%	100%	100%	100%	100%	100%
10-11AM	100%	100%	67%	100%	100%	67%	100%
11-12PM	100%	50%	67%	100%	100%	60%	100%
12-1PM	100%	100%	0%	100%	100%	75%	100%
1-2PM	100%	100%	100%	100%	100%	100%	100%
2-3PM	100%	100%	100%	100%	100%	100%	100%
3-4PM	100%	100%	100%	100%	100%	100%	100%
4-5PM	100%	100%	100%	100%	100%	100%	100%
5-6PM	100%	100%	100%	50%	100%	100%	100%
6-7PM		50%	100%	100%	100%	100%	100%
7-8PM	0%	100%	50%	50%	67%	100%	100%
8-9PM	100%	100%	100%	100%	100%	100%	100%
9-10PM	100%	100%	100%	100%	100%	100%	100%

% empty per day: 92% 93% 85% 93% 98% 93% 100%

# Proposal for Nealon Court 4

## Equitable Court Use:

### Short-Term:

- Dedicated v. Shared Time
- Implement within 30-60 days
- Restripe Nealon #4 for 2 PB courts [USTA]

### Mid-Term:

- City: conduct survey, use of ALL MP courts
- City: measure noise level (add sound blankets?)



# Proclamation

## Recognizing October as Latino Heritage Month

**WHEREAS**, Governor Gavin Newsom has issued a proclamation recognizing Latino Heritage Month in the State of California; and

**WHEREAS**, during Latino Heritage Month, we honor and celebrate the immeasurable contributions and unique stories of Latinos, California's largest ethnic group; and

**WHEREAS**, Californians know that our strength and prosperity lie in our state's diversity, including the 15.6 million Latino Californians with roots that can be traced across the Americas, indigenous communities of Latin America and Africa, and beyond; and

**WHEREAS**, generations of Latinos throughout history have helped build our state and local community as we know it, standing against inequalities and injustices and shaping the social, political and economic landscapes of the state of California; and

**WHEREAS**, we recognize that Latino communities have always been and will always be deeply rooted in California's history, identity, and success, contributing to local vibrancy and growth every day as teachers and business owners, scientists and soldiers, farmworkers and first responders, artists and activists, colleagues, neighbors, and friends; and

**WHEREAS**, we also recognize the persistent disparities and disproportionate challenges that Latino communities face, and support the statewide expansion of access to health coverage, and the advancement of major investments in educational equity and affordable housing among other targeted investments and efforts; and

**WHEREAS**, this month and every month let us honor and celebrate the rich history, culture, tradition, and innumerable contributions Latinos make to our society and community;

**NOW THEREFORE, BE IT RESOLVED** that I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council and the City, do hereby proclaim October 2023, as Latino Heritage Month.



Jen Wolosin, Mayor  
October 10, 2023



# Proclamation

## Recognizing October as National Domestic Violence Awareness Month

**WHEREAS**, domestic violence touches all communities, affecting tens of millions of people of all genders, sexual orientations, ages, racial, ethnic, cultural, social, religious, and economic groups in the United States and here in California; and

**WHEREAS**, 1 in 4 women and 1 in 7 men will experience severe abuse at the hands of an intimate partner during their lifetime, and over 15.5 million children are exposed to domestic violence every year, figures which indicate that every single person in our country, state, and city knows someone who has been impacted by this public health crisis; and

**WHEREAS**, marginalized groups, including undocumented individuals, transgender individuals, and people living with disabilities have increased vulnerability to domestic violence; and

**WHEREAS**, domestic violence and intimate partner violence can have life-long consequences emotionally, mentally, socially, spiritually and physically; and

**WHEREAS**, although progress has been made toward preventing and ending domestic violence and providing support to survivors and their families, important work remains to be done; and

**WHEREAS**, domestic violence programs in California provide essential, lifesaving services for survivors, their children, and communities; and

**WHEREAS**, there is a need to provide education, awareness and understanding of domestic violence and its causes; and

**WHEREAS**, all communities deserve access to culturally responsive prevention programs and initiatives to improve overall community health and safety by challenging the societal norms that perpetuate violence; and

**WHEREAS**, every October, Domestic Violence Awareness Month, first observed in 1987, provides the opportunity to learn to recognize signs of domestic violence, promote awareness, develop skills that allow us to support survivors of domestic violence, and honor those who have lost their lives to domestic violence;

**NOW, THEREFORE LET IT BE RESOLVED**, that I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council, hereby recognize and acknowledge October 2023 as National Domestic Violence Awareness Month.



Jen Wolosin, Mayor  
October 10, 2023



# Proclamation

## Recognizing October as Cybersecurity Awareness Month

**WHEREAS**, the City of Menlo Park recognizes that it plays a vital role in identifying, protecting its residents from, and responding to cybersecurity threats that may have significant impact to our individual and collective safety and privacy; and

**WHEREAS**, critical infrastructure (i.e., financial services, educational institutions, energy, telecommunications, transportation, utilities, health care, and emergency response systems) is increasingly reliant on the support of information systems and technology; and

**WHEREAS**, cybersecurity education and awareness are crucial for everyone, including large corporations, small businesses, financial institutions, schools, government agencies, non-profit organizations, the home user, and anyone who connects to the internet, be it with a computer, mobile phone, or other internet-connected device; and

**WHEREAS**, monitoring your accounts, being conscientious of what you share online, keeping computer software up to date, creating unique passwords and changing them regularly, installing antivirus programs and firewalls, and using mobile devices and other internet-connected devices safely, are ways people and organizations can protect themselves from phishing, viruses, ransomware, other types of malware, financial loss, and loss of sensitive data; and

**WHEREAS**, maintaining the security of cyberspace is a shared responsibility in which each of us has a critical role to play, and awareness of essential cyber hygiene will improve the security of the City of Menlo Park's information, infrastructure, and economy; and

**WHEREAS**, the Federal Government of the United States of America, the U.S. Department of Homeland Security's Cybersecurity and Infrastructure Security Agency ([cisa.gov](https://www.cisa.gov)), the Multi-State Information Sharing and Analysis Center ([cisecurity.org/ms-isac](https://www.cisecurity.org/ms-isac)), the National Association of State Chief Information Officers ([nascio.org](https://www.nascio.org)), and the National Cyber Security Alliance ([staysafeonline.org](https://www.staysafeonline.org)) recognize October as Cybersecurity Awareness Month; and that in recognition of this, the twentieth year of Cybersecurity Awareness Month, all are encouraged to reduce online risks by visiting these websites, using the resources and learning about cybersecurity so they can put that knowledge into practice in their homes, schools, workplaces, and businesses;

**NOW, THEREFORE, BE IT RESOLVED** that I, Jen Wolosin, Mayor of the City of Menlo Park, on behalf of the City Council and the City, do hereby designate October 2023 as Cybersecurity Awareness Month.

  
Jen Wolosin, Mayor  
October 10, 2023





## San Francisco Creek JPA Reach 2 Project and SAFER Bay Project Updates

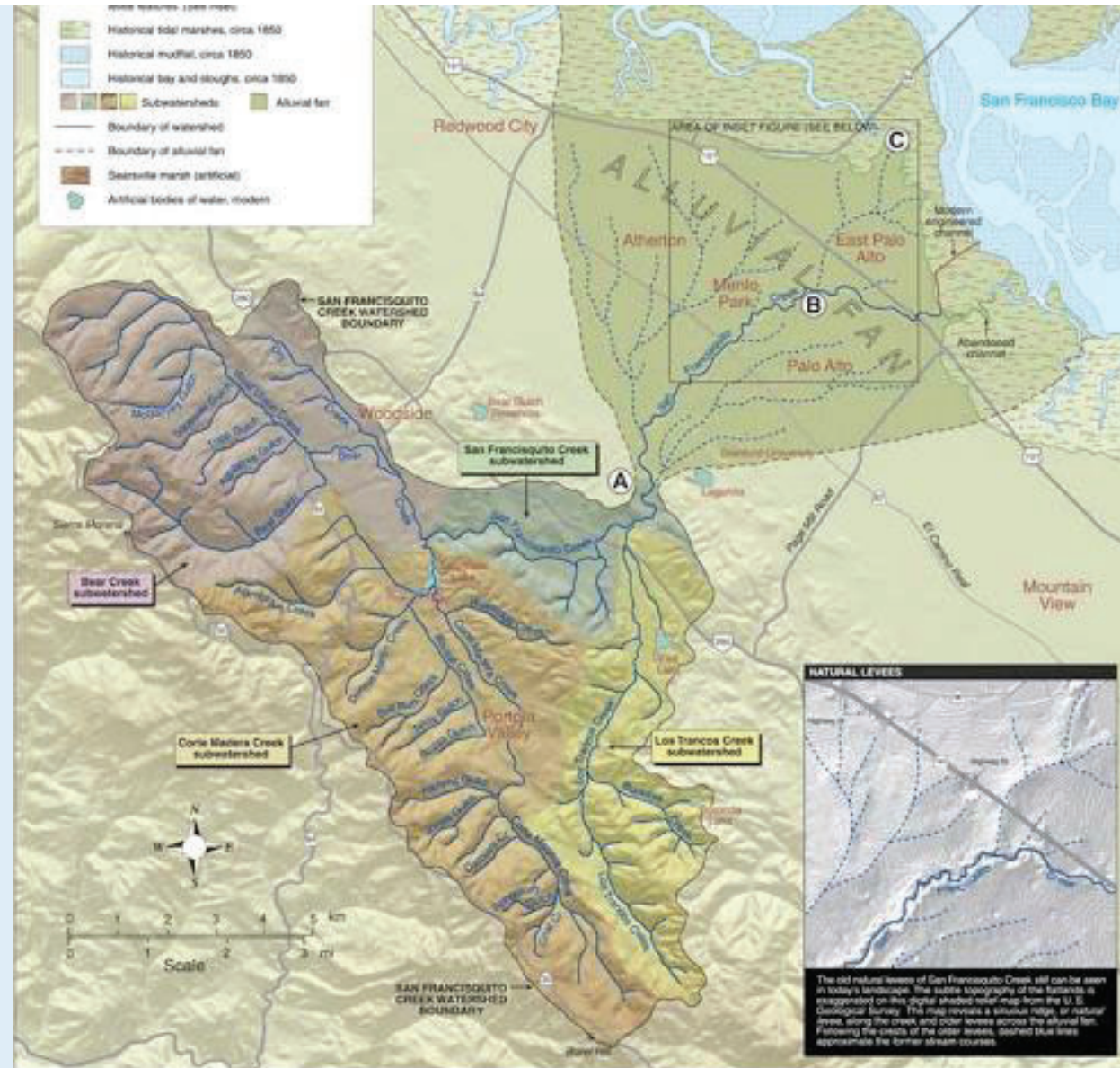
The SFCJPA – Made up of 5 gov't entities

Why we exist – To reduce flood risks

What we do – Plan, find \$ for, and build stuff

# We Live in a Watershed

- ~ 45 square miles
- Supports diverse habitats and species
- Many tributaries in the SC Mountains
- A large alluvial fan across the valley floor
- We live on the ancestral homeland of the Ohlone peoples





FEMA 100 Year Flood Plain

# Reach 1 or Downstream Project

Broke ground in 2016 – Completed in 2019

1 ½ Miles of widened channel, new floodwalls and levees, expanded trail

Over 9000 cfs capacity – planned for 100yr storm, plus 3 ½ feet of sea level rise, plus freeboard

Marsh restoration between the levees and beyond Friendship Bridge

Protects East Palo Alto and eastern Palo Alto directly. Protects Menlo Park and Palo Alto indirectly.



Photo credit: Santa Clara Valley Water District, 2019

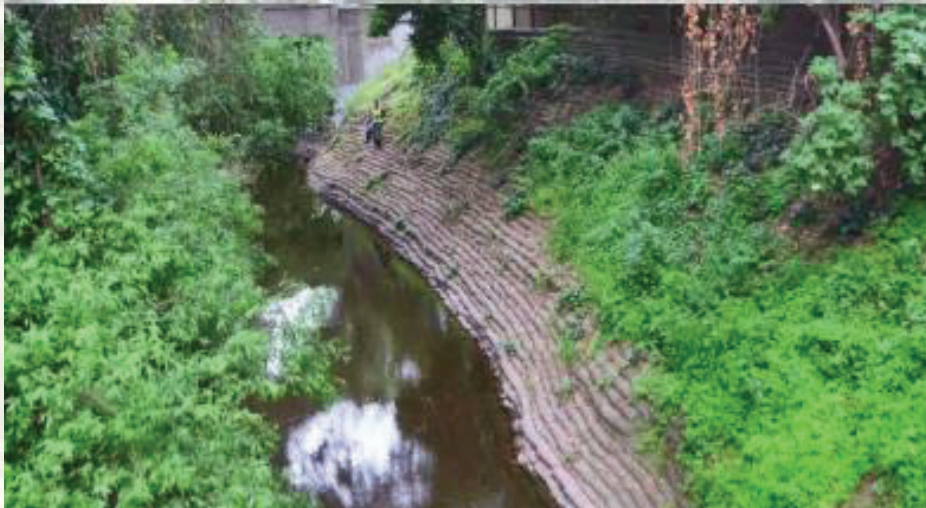
## **Reach 2 Project follows Reach 1 and has four components**

1. Newell Road Bridge replacement – Palo Alto leading
2. Channel Widening – USACE CAP205 Project with Valley Water support
3. Top-of-Bank – SFCJPA and Valley Water leading
4. Pope-Chaucer Bridge replacement – SFCJPA and Valley Water leading



## Schedule and Next Steps

- Replacement of the Newell Road Bridge is planned for summer 2024
- Channel Widening and Top-of-Bank work is planned for summer 2025
- Replacement of the Pope-Chaucer Bridge is planned for summer 2026\*



# Lessons from the New Year's Eve storm

## Hydraulic Model vs. Observed Creek Behavior

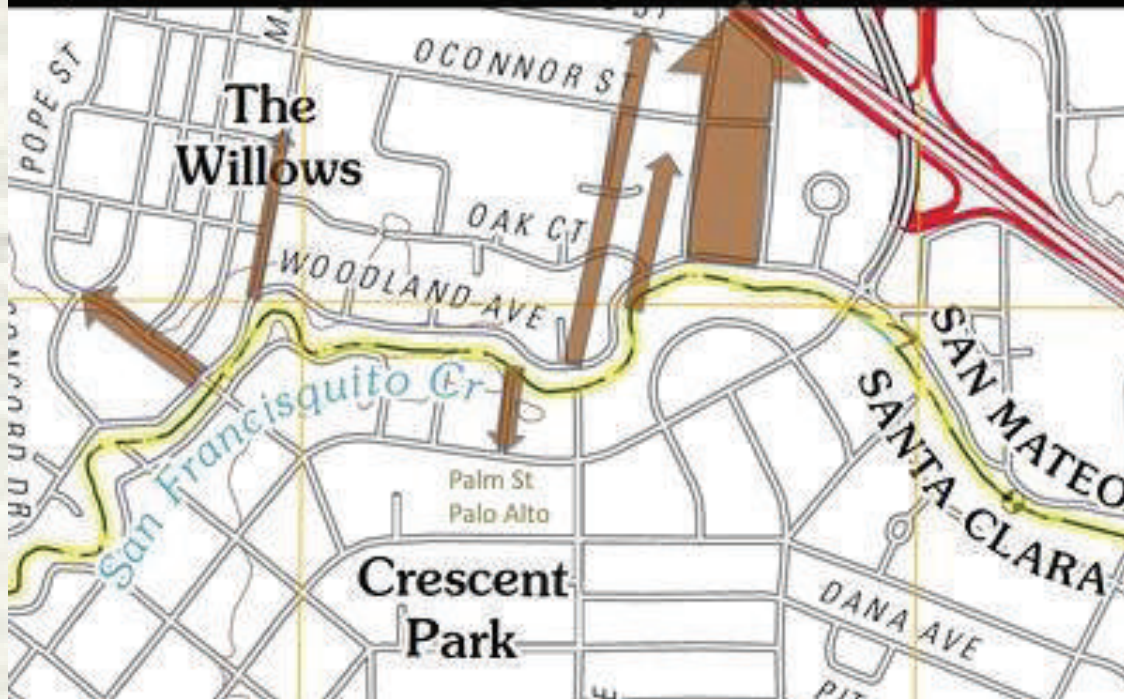
- Actual flood breakout locations were different than predicted in the hydraulic model used for designs

## Changes in creek behavior require validating our model and our project designs

- A LiDAR survey of parts of the creek channel has been done and data is being reviewed
- Schaaf & Wheeler have been retained to do an independent evaluation of the model

# Citizen Observation of Creek Breakout Locations

**2022 Observed Overtopping Woodland Ave, San Mateo County**  
Minor flows at Pope St, Menalto Ave, Oat Ct & Emma Ct, Menlo Park  
Major flow between Euclid Ave and Manhattan Ave, East Palo Alto



The New Year's Storm resulted in break outs and flooding.

This is a diagram of locations and relative amounts of creek flooding observed by a Menlo Park resident, Jim Wiley.

This is not an official record and does not reflect flooding details on the Palo Alto side.

# Over-arching Reach 2 Project Objectives

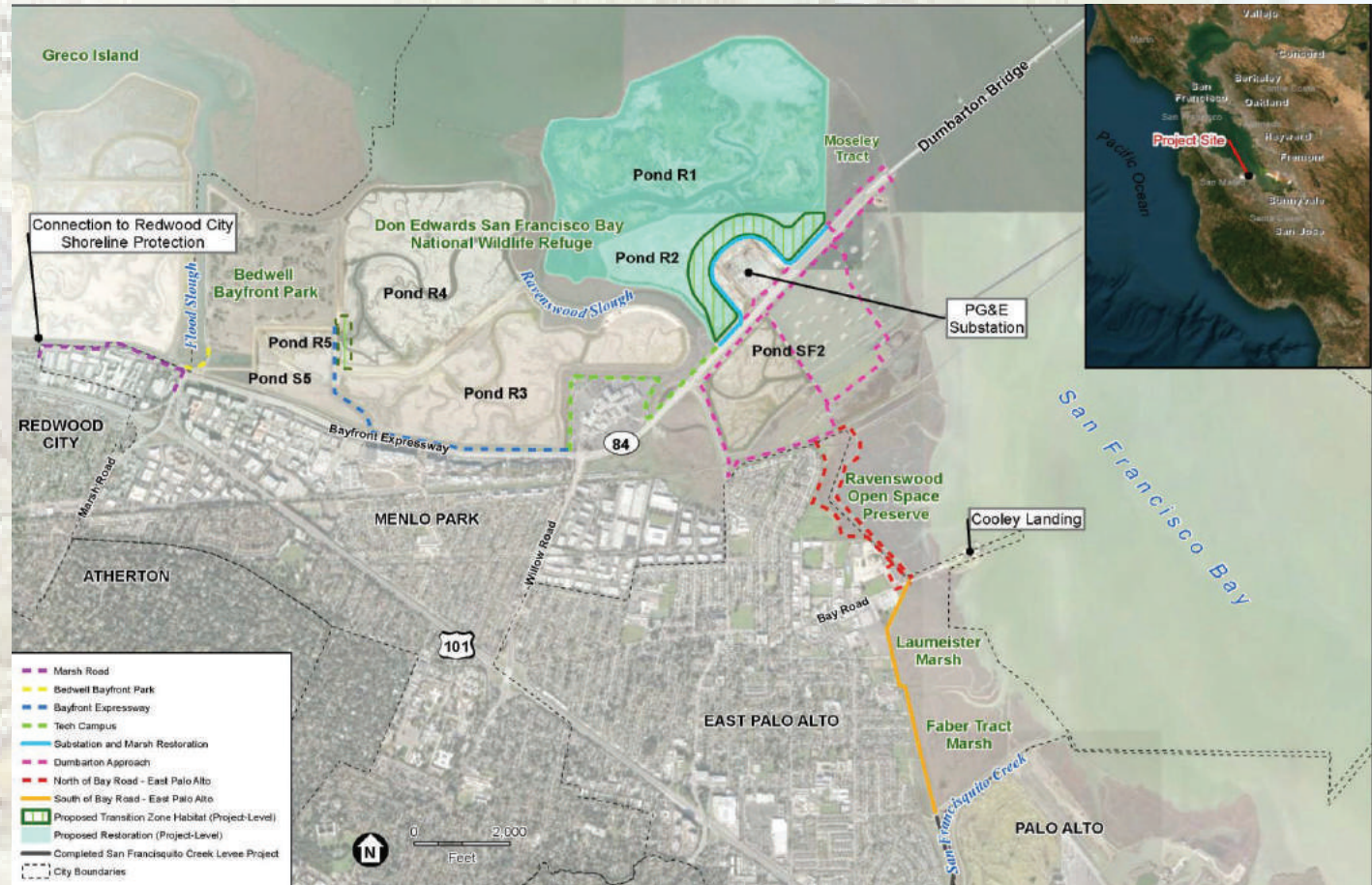
- Contain storm flow “of record” (the “flood of '98”)
- **No transfer of risk**
- Design a project that regulatory agencies will permit
- New insights from our hydraulic analysis may change some project details



Photo credit: P. Burt, 31 Dec. 2022. Upstream face of Pope-Chaucer bridge

# SAFER Bay Project Update

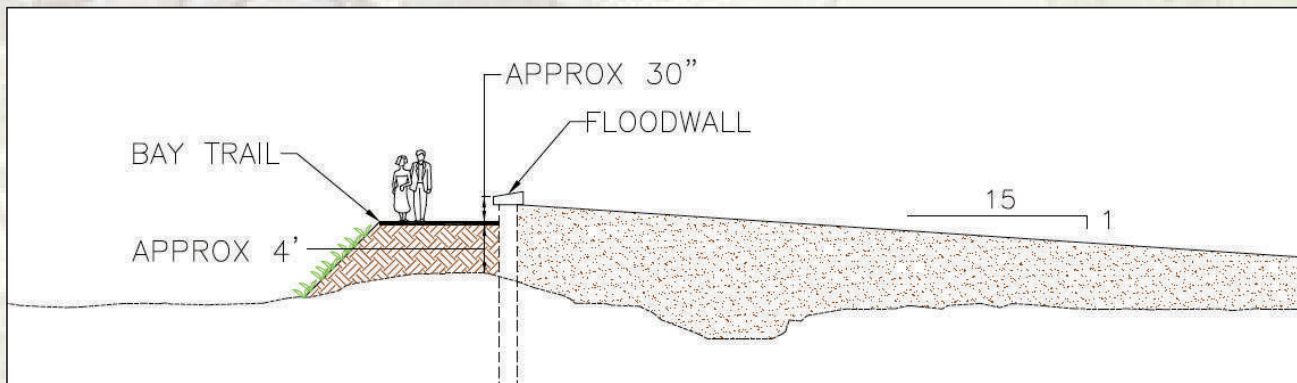
**Strategy to  
Advance  
Flood protection,  
Ecosystems, and  
Recreation along  
San Francisco  
Bay**



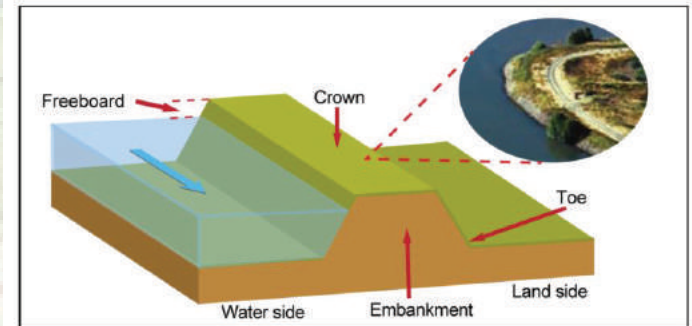
## SAFER Bay Project Schedule

- March 2023 – December 2024
  - Evaluations to support EIR existing conditions
  - 10% to 30% flood protection design (all reaches)
  - Proposed mitigation approach
- May 2025
  - Public Draft Project Description
- November 2023- May 2024
  - 30% flood protection/restoration design (project-specific reaches)
- October 2025
  - Draft EIR released

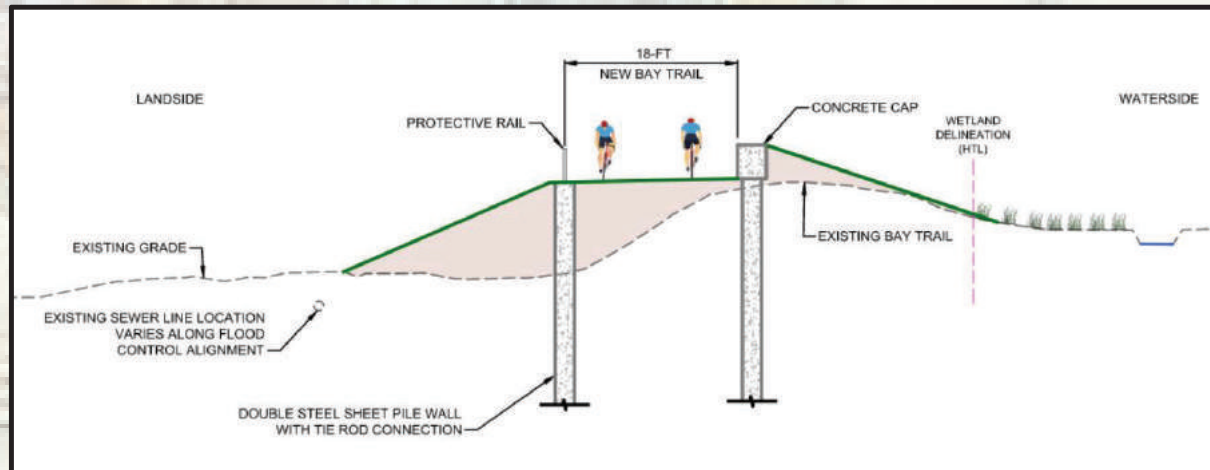
# Conceptual Flood Protection Features



Earthen levee



Sources (left to right): California Department of Water Resources and U.S. Army Corps of Engineers.



# Project Information Links

Reach 2 project information can be found on the SFCJPA's website at:  
<https://www.sfcjpa.org/reach-2-upstream-project>

Information about Palo Alto's Newell Road Bridge project can be found on the City's website at: <https://www.cityofpaloalto.org/newell>

SAFER Bay project information can be found on the SFCJPA website at: <https://www.sfcjpa.org/safer-bay-project>





A photograph of a construction site showing workers on a wooden frame structure. The workers are wearing safety gear, including hard hats and high-visibility vests. The background is a clear blue sky. A semi-transparent blue banner is overlaid on the bottom half of the image, containing the title text.

# HOUSING ELEMENT UPDATE

2023 to 2031 (6<sup>th</sup> Cycle) Housing Element Revisions  
October 10, 2023



## BACKGROUND

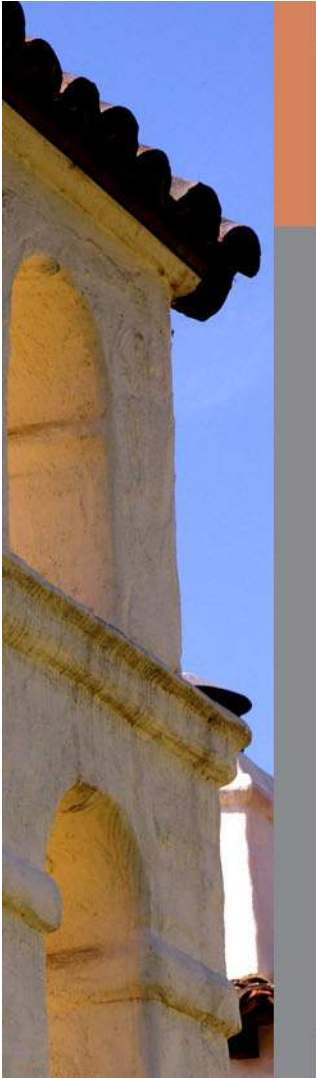
- Housing Element Update project began in 2021
  - Extensive process of public engagement
  - Developed to meet housing need of 2,946 units through 2031
  - Policies and programs for City’s housing-related actions
- Council adopted Housing Element on Jan. 31 and staff submitted for review Feb. 8
- HCD sent letters on April 7 and August 29 in response to revisions made to the Housing Element
- Staff met with HCD on Sept. 12 to discuss potential responses



## HCD COMMENTS ON ADOPTED HOUSING ELEMENT



- Adopted Housing Element addresses many statutory requirements
- Majority of comments were in the following topic areas:
  - Analysis and actions to promote affirmatively furthering fair housing (AFFH)
  - Housing sites inventory and realistic capacity
  - Analysis of governmental constraints that affect housing production



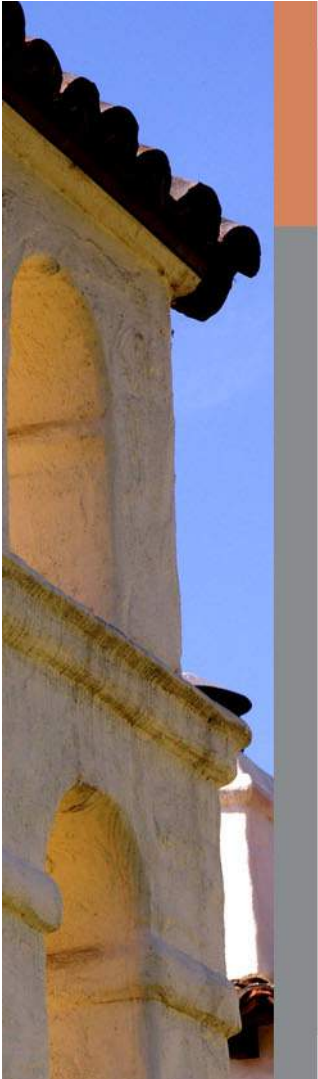
## CHANGES TO HOUSING ELEMENT

- Staff report Attachment D provides summary of changes made in response to HCD comments
- HCD's 10 comments are proposed to be addressed as follows:
  1. Greater specificity for geographic focus (e.g., Belle Haven) and clearer linkages between Housing Element programs and actions to support AFFH; more numeric metrics (Program H5.J)
  2. Parking requirements reduced in Emergency Shelters for Homeless Overlay (Program H3.G)
  3. Revised electronic sites inventory will be submitted to HCD
  4. Mid-cycle review expanded to address progress on pipeline projects, nonvacant sites, AHO, and governmental constraints (Program H1.H)



## CHANGES TO HOUSING ELEMENT

- HCD's 10 comments are proposed to be addressed as follows (continued):
  5. A shortfall of units under existing zoning has been more clearly described by income, acreage, density; zoning programs to address the shortfall are noted (Program H4.K)
  6. Status of federal and school sites updated; City assistance and actions to help produce housing on federally-owned and school sites in the site inventory described (Program H4.U)
  7. Lot coverage in R-3 and R-4 zones identified as a development constraint; building coverage for R-3 and R-4 zones to be increased above 50 percent (Program H4.J)
  8. City's compliance with state density bonus law (SDBL) described; zoning ordinance to be modified to state that it would not interfere with SDBL application (Program H4.D)



## CHANGES TO HOUSING ELEMENT

- HCD's 10 comments are proposed to be addressed as follows (continued):
  9. AHO program more thoroughly described; site capacity calculations in Housing Element would be modified
  10. Program H4.M updated to reduce parking requirements for smaller units in multifamily zoning districts



## REVISED REALISTIC CAPACITY APPROACH



- Site inventory generally uses 55 du/ac density to calculate unit capacity of the 68 opportunity sites
- Recommended changes:
  - Use 30 du/ac density for sites outside of Specific Plan area to reflect achievable density without any density bonuses
  - Maintain 55 du/ac for Specific Plan sites to reflect achievable densities without any density bonuses
- Would continue to exceed RHNA across all income categories
- Zoning implementation is a separate process, and would not be affected by modifying site capacity calculations
  - All sites within certain zoning districts could achieve densities of up to 100 du/ac or greater based on zoning changes alone and/or with density bonuses





## HOUSING ELEMENT NEXT STEPS

- Project team will prepare any final changes based on feedback from Council and/or HCD staff following informal review
- Final document will be posted for 7-day public review period
- 60-day HCD review period anticipated to end Dec. 2023
- If HCD provides conditional certification after review, Housing and Planning Commissions would make recommendations and City Council would consider re-adoption in Jan. 2024



## UPCOMING MILESTONES

- Oct. 23, 2023: Planning Commission hearing on recommendations for Housing Element-related zoning changes
- Nov./Early Dec. 2023: Tentative City Council hearing on zoning changes



## REMAIN ENGAGED IN THE PROCESS

- Staff will continue to provide updates on the various elements of the Housing Element Update project on the City's webpage
- Final Housing Element draft will be posted on City website for 7-day public review
- [menlopark.gov/HousingElement](https://menlopark.gov/HousingElement)



A horizontal orange bar spans across the middle of the page. The text "THANK YOU" is centered within this bar in a white, bold, sans-serif font. The background of the page is a light blue-grey color with a vertical strip of green and yellow foliage on the left side.



# PROPOSED RYANS LANE SHORT-TERM STREET CLOSURE

October 10, 2023 City Council Meeting

Staff Presentation



## OVERVIEW

- Outdoor dining “streetary” program
- Recently amended Circulation Element and El Camino Real Downtown Specific Plan allow City Council to consider street closures
  - Main Street and Local Access “Alley” classifications
  - Amendments adopted on August 15
- Santa Cruz Avenue street closure
  - Approved August 29
  - 600 block closed to eastbound vehicle traffic



## RYANS LANE STREET CLOSURE

- Short-term street closure would:
  - Close a portion of street between Crane Street and Escondido Lane
  - Designate an outdoor dining area
  - Include a 5-foot wide pathway, striped by the City, adjacent to the 772-780 Santa Cruz Ave. building
- Short term closure would expire March 31, 2024
  - City Manager may extend closure temporarily based on status of Clark’s construction
- Potential future long-term street closure
  - Staff to continue to work with neighboring restaurants and businesses to identify a potential long-term closure



# RYANS LANE STREET CLOSURE







## RECOMMENDED ACTIONS

- Adopt a resolution approving:
  - Short-term street closure of a portion of Ryans Lane (between Crane Street and Escondido Lane) to vehicles to allow for continued outdoor dining opportunities
- Draft resolution included in Attachment A



**THANK YOU**





**DIRECTION ON EXPENDING STATE AWARD FOR  
COMMUNITYWIDE ELECTRIFICATION PROJECT**

**Rebecca Lucky, Sustainability Manager**





## RECOMMENDATION

- Provide direction on expending \$2.25 million awarded by the California Energy Commission (CEC)
- Consider partnering with Peninsula Clean Energy (PCE) to allocate \$2.15 million to its Home Upgrade Program for electrification projects in the Belle Haven neighborhood
- Consider allocating \$100,000 for building electrification workforce development



## BACKGROUND

- Supports meeting Climate Action Plan (CAP) strategy No.1 to electrify existing buildings by 2030
- Aligns with previous City Council direction in 2021 to identify partners for funding and financing programs for existing building electrification, including a specific low-income turnkey program
- State funds for a turnkey program were requested by Menlo Spark through Senator Josh Becker office
- State appropriated \$4.5 million to the City of Menlo Park



## BACKGROUND CONTINUED

- The first half of the funds (\$2.25 million) received last month
- Remaining funds will be disbursed once the City submits a progress report
- The full \$4.5 million must be expended by June 30, 2026



## ENVIRONMENTAL QUALITY COMMISSION ADVICE



- Partner with PCE to be the program implementer/administrator
  - Provide no cost home electrification for low income residents in District 1 (Belle Haven neighborhood)
  - Target single-family homeowners; and
  - Require at least two appliances per home transitioned to electric (at minimum include replacing gas-fired water heating and gas-fired space heating/cooling)
- Support homeowners with a roadmap to electrification
- Establish a goal to achieve a high volume of homes
- Enable a quick start program to get heating and cooling for high-need residents
- Provide seed funding for existing building electrification workforce development
- Provide portable resilience package (e.g., solar and battery) for power outages in District 1, residents with medical needs, and the elderly



## PCE PARTNERSHIP

- PCE currently implements a Home Upgrade program
  - Available to low-income single-family homeowners in PCE’s territory
  - Provides one electrification measure at no cost
  - Provides minor home repairs at no cost
- Program will be expanded next year to include whole home electrification
- The program is anticipated to electrify 40 homes in Menlo Park





## MENLO PARK HOME UPGRADE PROGRAM

- Providing \$2.15 million to PCE's Home Upgrade program would electrify 40 to 60 homes more homes in Menlo Park (targeting the Belle Haven neighborhood)
- PCE is considering tracking funding sources to differentiate funds used under PCE's program and Menlo Park's specific program



## ELIGIBLE ELECTRIFICATION MEASURES

- Heat pump space heating and cooling
- Heat pump water heater
- Induction cooktop/stove
- Electric dryer
- Electrical remediation including new circuits, rewiring and panel upgrades, if needed.
- Minor energy efficiency and weatherization, if needed, such as air sealing
- Resiliency measures for high-need customers, such as portable batteries
- One hundred and twenty (120) or 240-volt electric vehicle (EV) outlet



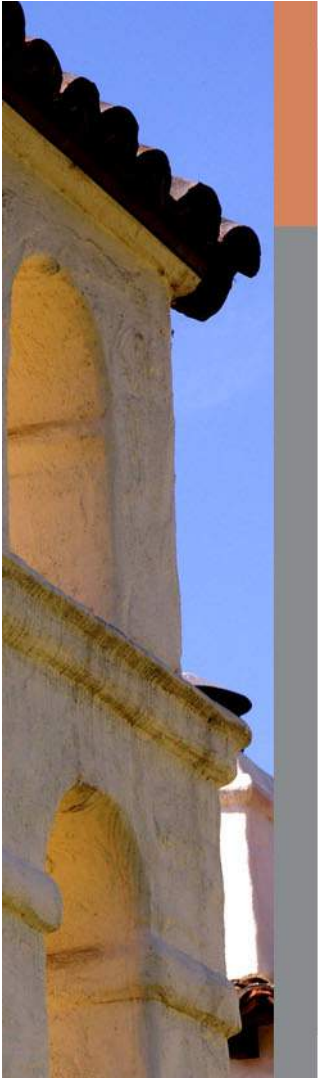
## CONSIDER PROGRAM ENHANCEMENTS

- Short time frame and small geographic area creates challenge to needed participation level. Consider two enhancements:
  1. Increase income eligibility from 80% average median income (AMI) to 120% AMI (like the City's below market rate housing program)
    - Census data shows a significant amount of single-family homes may not qualify for the program using 80% AMI
  2. Include renter-occupied single family homes if property owners meet certain income qualifications and ensure upgrades do not cause displacement
    - 200% AMI for single/couple; 150% AMI for each individual among multiple owners



## WORKFORCE DEVELOPMENT GRANT

- Developing a specialized workforce has been identified as another part of the roadmap to successfully electrify existing buildings
- The City Council could consider administering a grant program that would fund workforce development of up to \$100,000



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