



SPECIAL AND REGULAR MEETING MINUTES

Date: 10/24/2023
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 5:02 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. Agenda Review

The City Council pulled item J3. for comment.

The City Council adjourned to closed session.

D. Closed Session

- D1. Conference with real property negotiators pursuant to Government Code §54956.8
Property location: 509 Sandlewood St., Menlo Park, CA
City negotiators: Justin I.C. Murphy, Nira Doherty, Tim Wong
Under negotiation: Price, terms of payment, property negotiations
- D2. Closed session conference with labor negotiators pursuant to Government Code §54957.6 regarding labor negotiations with the American Federation of State, County, and Municipal Employees Local 829 (AFSCME) and Confidential employees

Agency designated representatives: City Manager Justin I.C. Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Special Counsel Charles Sakai
- D3. Conference with legal counsel – existing litigation
Paragraph (1) of subdivision (d) of Section 54956.9)
Name of case: Tobias Kunze and Liliana Kunze Briseno v. City of Menlo Park (Case No. 3-CIV-00590)

Regular Session

E. Call To Order

Mayor Wolosin re-called the meeting to order at 6:57 p.m.

F. 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

G. Report from Closed Session

No reportable actions.

H. Public Comment

- Jenny Michel spoke in support of the suicide prevention month proclamation from September 26.
- Tim Johnston spoke in support of the prohibition or education to student populations related to the use of electric bicycles (e-bikes).
- Soody Tronson spoke on the unrest in Israel.

I. Presentations and Proclamations

I1. Presentation: Environmental Quality Commission update (Attachment)

Environmental Quality Commission (EQC) Chair Nancy Larocca Hedley made the presentation (Attachment).

The City Council discussed the proposed EQC timeline, use of grant funding for electrification, reduction of vehicle miles traveled and connectedness to other commissions and encouraging people to transition to electrification.

J. Consent Calendar

J1. Accept the City Council meeting minutes for September 26, 2023 (Attachment)

J2. Authorize the city manager to execute a fourth amendment to the professional services agreement with the M-Group for the Housing Element Update project and appropriate \$152,746 to support the project (Staff Report #23-236-CC)

J3. Accept the Stormwater Master Plan (Staff Report #23-242-CC)

The City Council discussed funding strategies and grant opportunities.

The City Council received clarification on the dumping rate into the storm drains and climate

modeling for projecting precipitation changes in the plan.

ACTION: Motion and second (Nash/ Wolosin), to approve the consent calendar, passed unanimously.

K. Public Hearing

- K1. Introduce and waive the first reading of an ordinance to add §16.04.296 and amend §§16.04.120, 16.04.313, 16.04.320, 16.04.325, 16.18.030, 16.20.030, 16.60.010, 16.72.010 and 16.80.030 of Title 16 (zoning) of the Menlo Park Municipal Code to allow electrification equipment in existing covered parking spaces (e.g. garages or carports) and to allow exterior enclosures for electrification equipment within the required side and rear setbacks for existing residential dwelling units in all zoning districts (Staff Report #23-237-CC)

Management Analyst II Ori Paz and Planning Manager Kyle Perata made the presentation (Attachment).

The City Council received clarification on the location of the proposed 3' x 3' garage encroachments, number of permit applications received for heat pump water heaters versus gas water heaters, proposed enclosure height and width compared to the typical height of standard water heaters, water heater storage for multi-family developments and limitations to equipment installation in garages under current requirements and the proposed garage encroachment allowances.

Mayor Wolosin opened the public hearing.

- Tom Kabat spoke in support of the ordinance.
- Angela Evans spoke in support of the ordinance.

Mayor Wolosin closed the public hearing.

The City Council discussed creating flexibility for placement location, simplifying the permitting process, the multi-family component, public engagement done in Spanish and English and removing the form requirement.

The City Council received clarification on garage usage surveys, noise ordinance modifications and compliance record and allowances.

ACTION: Motion and second (Doerr/ Taylor), to introduce and waive the first reading of an ordinance to add §16.04.296 and amend §§16.04.120, 16.04.313, 16.04.320, 16.04.325, 16.18.030, 16.20.030, 16.60.010, 16.72.010 and 16.80.030 of Title 16 (zoning) of the Menlo Park Municipal Code to allow electrification equipment in existing covered parking spaces (e.g., garages or carports) and to allow exterior enclosures for electrification equipment within the required side and rear setbacks for existing residential dwelling units in all zoning districts including modifications to section 10 6.B and §16.60 of the ordinance, passed unanimously.

L. Regular Business

- L1. Approve the Menlo Park Community Campus parking management plan and adopt a resolution

authorizing timed parking restrictions (Staff Report #23-235-CC)
(Informe de Personal #23-235-CC)
Senior Transportation Engineer Kevin Chen made the presentation (Attachment).

The City Council received clarification on inclusion of neighborhood comments, parking needs for the Beechwood school, analysis of non-driving uses (e.g., bike parking) and impacts to Menlo Park Community Campus (MPCC) programming.

The City Council discussed maximizing access to MPCC and additional Beechwood school bike parking and different types of bike parking (e.g., cargo and family).

The City Council directed incentivizing alternative modes of transportation outside of automobiles.

ACTION: Motion and second (Taylor/ Nash), to approve the MPCC parking management plan and adopt a resolution authorizing timed parking restrictions at MPCC, passed unanimously.

L2. Adopt a resolution to amend the salary schedule effective Nov. 5, 2023 (Staff Report #23-238-CC)

Human Resources Manager Charla Freckmann introduced the item.

- Lynne Bramlett requested the inclusion of an emergency preparedness position.

The City Council received clarification on the inclusion of an emergency preparedness coordinator and childcare teacher salary.

The City Council discussed the sustainability manager salary and Tier.

The City Council directed staff to return with information on the childcare teacher, City Council and sustainability manager salaries.

ACTION: Motion and second (Taylor/ Doerr), to adopt a resolution to approve the following amendments to the City of Menlo Park salary schedule:

- Add a new classification to the salary schedule - building official
- Update the salary range for public works supervisor – facilities
- Correct an error in the public works director salary range,

passed unanimously.

M. Informational Items

M1. City Council agenda topics: November 2023 (Staff Report #23-239-CC)

M2. Police department quarterly update – Q3 July 2023 – September 2023 (Staff Report #23-240-CC)

The City Council directed future police department quarterly update items be provided in Spanish and increase the detail and location on traffic violations.

M3. Receive an update on the Vision Zero Action Plan (Staff Report #23-241-CC)

N. City Manager Report's

City Manager Justin Murphy reported out on San Francisquito Creek winter preparedness meeting, Halloween-hoopla event and opening of community grant funding application process.

O. City Councilmember Reports

Vice Mayor Taylor reported out on attending the disaster preparedness workshop, block party at Hamilton Park, farmers' market discussion leading to continuation through this calendar year, the City/County Association of Governments of San Mateo County (C/CAG) meeting and an update on the congestion management update and monitoring report (Attachment).

City Councilmember Doerr reported out on the Bay Area Water Supply and Conservation Agency (BAWSCA) meeting.

City Councilmember Nash reported out on the Santa Clara Board of Supervisors meeting on the Stanford University Community Plan.

Mayor Wolosin reported out on the Galway Sister City event.

P. Adjournment

Mayor Wolosin adjourned the meeting at 9:30 p.m.

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

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

ENVIRONMENTAL QUALITY COMMISSION

Semi-annual update October 2023

ENVIRONMENTAL QUALITY COMMISSION (EQC) Chair Nancy Larocca Hedley

AGENDA

- ▶ Context setting
- ▶ Looking back: Review of EQC activities
- ▶ Public comment
- ▶ Looking forward: EQC plans
- ▶ Seeking guidance from City Council
- ▶ Appendix: Additional details

Environmental Quality Commission

Advise City Council on matters involving climate change, environmental protection, and sustainability.

Commissioners:

- Angela Evans
- Nancy Larocca Hedley (Chair)
- Brian Kissel (new)
- Jeffrey Lin
- John McKenna
- Eduardo Pelegri-Llopart (new)
- Jeff Schmidt (Vice Chair)

Roles & Responsibilities

The EQC is committed to helping the City of Menlo Park to be a leading sustainable city that inspires institutions and individuals and that is well positioned to manage present and future environmental impacts, including the grave threat of climate change.

The EQC is charged primarily with advising the City Council on matters involving climate change, environmental protection, and sustainability.

Commission Priorities

- **Climate Action Plan** - Advise and recommend on the implementation of the climate action plan.
- **Climate Resilience and Adaptation** - Ensure that our most vulnerable communities have a voice in policies and programs to protect their communities from environmental impacts.
- **Urban Canopy** - Leverage best practices to advise/recommend on the preservation of heritage trees, city trees and expansion of the urban canopy; and make determinations on appeals of heritage tree removal permits.
- **Green and Sustainable Initiatives** - Support sustainability initiatives, as needs arise, which may include city-led events, habitat protection, healthy ecology, environmental health protection, healthy air, surface water runoff quality, water conservation and waste reduction.

Looking back: Review of EQC activities

CAP Strategy #1 - Building Electrification

February 15, 2023 - Voted to recommend to City Council

- ▶ Eliminate restrictions in the garage for car space for electrification projects, with fallback to 9 feet by 17 feet standard, reduced to 9 feet by 16.5 feet for homes with driveways
- ▶ Allow outdoor enclosure for electrification of any footprint shape provided it does not impose on egress, or exceed 15 square feet in area or exceed the height of the first floor
- ▶ Adjust the Noise Ordinance limitations for electrification equipment to remove 50 decibel (dB) limit at nighttime and set to 60 dB regardless of the time of day
- ▶ Explore providing a financial incentive for quieter equipment
- ▶ Allow heat pump equipment in the front yard in a screened enclosure if side and rear yards are not viable, passed unanimously

May 17, 2023: The Commission discussed and provided feedback to city staff on proposed education and outreach ideas for existing building electrification.



Review of EQC activities

CAP Strategy #1 - Building Electrification

June 21, 2023

Voted to advise the City Council to consider the following in moving forward with the \$4.5 million in state funding from the California Energy Commission for citywide electrification project:

- ▶ Partner with Peninsula Clean Energy to be the program administrator
- ▶ Provide no cost home electrification for low income single-family homeowners in District 1
- ▶ At least two appliances per home transitioned to electric (at minimum include replacing gas-fired water heating and gas-fired space heating), and support homeowners with a roadmap to electrification
- ▶ Establish a goal to achieve a high volume of homes
- ▶ Enable a quick start program to convert gas-fired heating equipment that would also include cooling features to support high-need populations in extreme heat
- ▶ Provide seed funding for existing building electrification workforce development
- ▶ Provide portable resilience package (e.g. solar and battery) for power outages in District 1, medical needs, and elderly



Review of EQC
activities

Other Actions Taken

April 27, 2023: Voted to approve and recommend to City Council the Zero Emission Landscaping Equipment (ZELE) Ordinance rules proposed by staff. Approved by City Council.

April 29, 2023: Community celebration of Arbor Day with tree planting and activities at Karl E. Clark Park.


June 21, 2023: Reviewed and discussed the annual City Arborist report. Voted to make a statement of support for the Urban Forest Master Plan being a tier 1 priority for the fiscal year 2023-2024 capital improvement program (CIP) budget. Approved by City Council.



Review of EQC activities

Public Comment at EQC Meetings (February - August 2023)

- ▶ Urgency expressed about the climate crisis, encouraging Menlo Park to continue to take bold action.
- ▶ Appreciation for engagement and collaboration of Commissioners with local community organizations.
- ▶ Desire for the City to partner with local organizations, including Peninsula Clean Energy (PCE), Menlo Spark, and EVucation to meet our Climate Action Plan goals.
- ▶ Desire to streamline permitting and ensure local rules support building electrification.
- ▶ Appreciation for Menlo Park's trees, our City Arborist and team was expressed, along with ideas for how to make information more accessible to residents about how to care for trees.



Public
comment
themes

Looking forward: EQC Plans

Update the Climate Action Plan (CAP)

- ▶ Discuss Climate Action Plan implementation scope of work for 2025-2030
- ▶ Revise based on latest climate science
- ▶ Last scope of work was approved by the City Council in 2021 with the intent of updating each strategy on a regular basis

Establish a Structured 2023-2024 Calendar

- ▶ Serves as annual fiscal year work plan
- ▶ Provides additional transparency and advance notice to interested parties, and adequate time to prepare for commissioners and staff

Support Three Active Ad-hoc Subcommittees

- ▶ Building Decarbonization, Climate Adaptation, Electric Vehicles (EVs)



**Looking
forward:
Commission
plans**

Highlights of Commission Agenda Plans*

- ▶ August 2023
 - ▶ CAP Strategy #2 (EVs)
 - ▶ CAP Strategy #3 (EV charging)

- ▶ September 2023
 - ▶ CAP Strategy #1 (building electrification)

- ▶ October 2023
 - ▶ CAP Strategy #5 (eliminate fossil fuels from municipal operations)

- ▶ Early December 2023
 - ▶ CAP Strategy #4 (reduce vehicle miles traveled)

- ▶ January 2024
 - ▶ CAP Strategy #6 (climate adaptation, sea level rise, flooding)

*Note: subject to change. Complete and up-to-date calendar will be shared at <https://menlopark.gov/EQC>



Looking
forward:
Commission
plans

- ▶ Do you have any feedback for the EQC and staff regarding the 2023-2024 Commission Calendar? Are there other topics we should be considering?
- ▶ Are you hearing other concerns from the community that we should incorporate into our Climate Action Plan Update?



Seeking
guidance

An abstract graphic design featuring a large, solid green rectangular area on the right side of the page. On the left, several overlapping, semi-transparent green triangles and polygons of various shades (from light lime to dark forest green) are arranged to create a sense of depth and movement. The overall composition is clean and modern.

THANK YOU

An abstract graphic on the right side of the page, consisting of several overlapping, semi-transparent green triangles and polygons of various shades, creating a layered, geometric effect. The colors range from light lime green to dark forest green.

APPENDIX

Public Comment @ EQC Meetings (February 2023-July 2023)

- ▶ Appreciation expressed for members of the EQC in attending the community meeting regarding the environmental justice (EJ) element.
- ▶ Regarding proposed changes to garage/side/rear yard rules to facilitate electrification for existing single-family homes: Community member expressed concerns related to existing requirements, another requested streamlining permitting for electrification.
- ▶ Regarding adopting a collaboration model: Community member expressed support of the Commission and their outreach to the community, another requested accessible outreach materials.
- ▶ Regarding Zero Emission Landscaping Equipment rules: Community member spoke in support of police enforcement of spare the air rules.
- ▶ Regarding the \$4.5MM for MP electrification: Community member spoke on the urgency of the climate crisis and the opportunity to partner with Peninsula Clean Energy in order to take advantage of federal incentives. Another requested that a strong and knowledgeable person engage with residents on the electrification offering.
- ▶ Regarding the Climate Adaptation Subcommittee: Community member encouraged commissioners to attend National Night Out and use it as an opportunity to share who we are and what we do.
- ▶ Regarding Menlo Park's Trees/Arborist Report: Community members expressed support for the city arborist and their team, requested clarification on the tree dashboard and the follow-up process for tree replacements, requested updates to the approved arborist list.



Public Comment Detail

Building Decarbonization Ad Hoc Subcommittee

Scope: Explore Zoning updates, permit streamlining, flexibility/leniency programs for underserved residents during electrification permit inspections, policies to require electrification at replacement in existing buildings, and methods to cost effectively construct all-electric lab buildings and to convert existing lab buildings to all-electric.

Expected duration: Four (4) months with report to the EQC in December 2023

Commissioners: Evans, Kissel, McKenna



Looking
Forward:
Building
Decarbonization
Subcommittee

Climate Adaptation Ad Hoc Subcommittee

Scope: Review current city strategies, policies and programs around climate adaptation and recommend changes and enhancements to current city strategies, policies and programs including specific strategies for different populations.

Duration: Six (6) months with an expected report to the EQC in January 2024

Commissioners: Lin, Pelegri-Llopart, Schmidt



Looking
Forward:
Climate
Adaptation
Subcommittee

Electric Vehicle Ad Hoc Subcommittee

Scope: Support CAP goals 2 & 3 by researching grants (workforce, education, and infrastructure) that could be tracked over the long term, and collecting additional ideas on implementation, and identifying partners to support our EV and EV charging infrastructure goals.

Duration: Five (5) months with an expected report to the EQC in December 2023/January 2024

Commissioners: Kissel, Schmidt

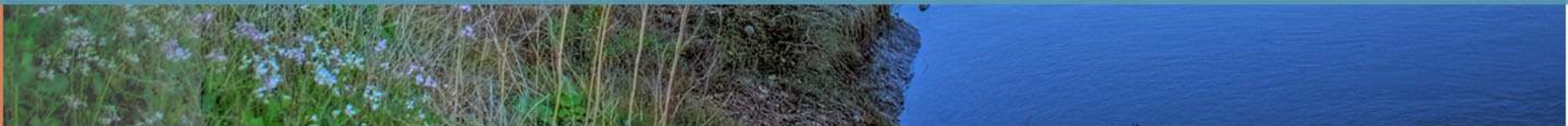


Looking
Forward:
Electric
Vehicle
Subcommittee



ZONING ORDINANCE AMENDMENTS FOR RESIDENTIAL ELECTRIFICATION

October 24, 2023 City Council – Presented by staff





AGENDA

- Background
- Current garage and setback regulations
- Overview of Commission feedback
- Overview of proposed changes
- City Council discussion and action





BACKGROUND



- Climate Action Plan (CAP) adopted in 2020, updated 2021
 - Established priority strategies to reduce community GHG emissions
- CAP Strategy No. 1 – electrify 95 percent of existing buildings
 - Electrification means replacing gas-fired equipment with all-electric equipment
 - Electricity in the City of Menlo Park is carbon free from Peninsula Clean Energy
 - Replacing methane gas-fired (“natural gas”) equipment with electric equipment eliminates emissions and improves air quality
- City efforts to promote voluntary electrification
 - Permit fee waiver
 - Online resources and process information
 - Evaluation of regulatory barriers



BACKGROUND: WHAT IS ELECTRIFICATION

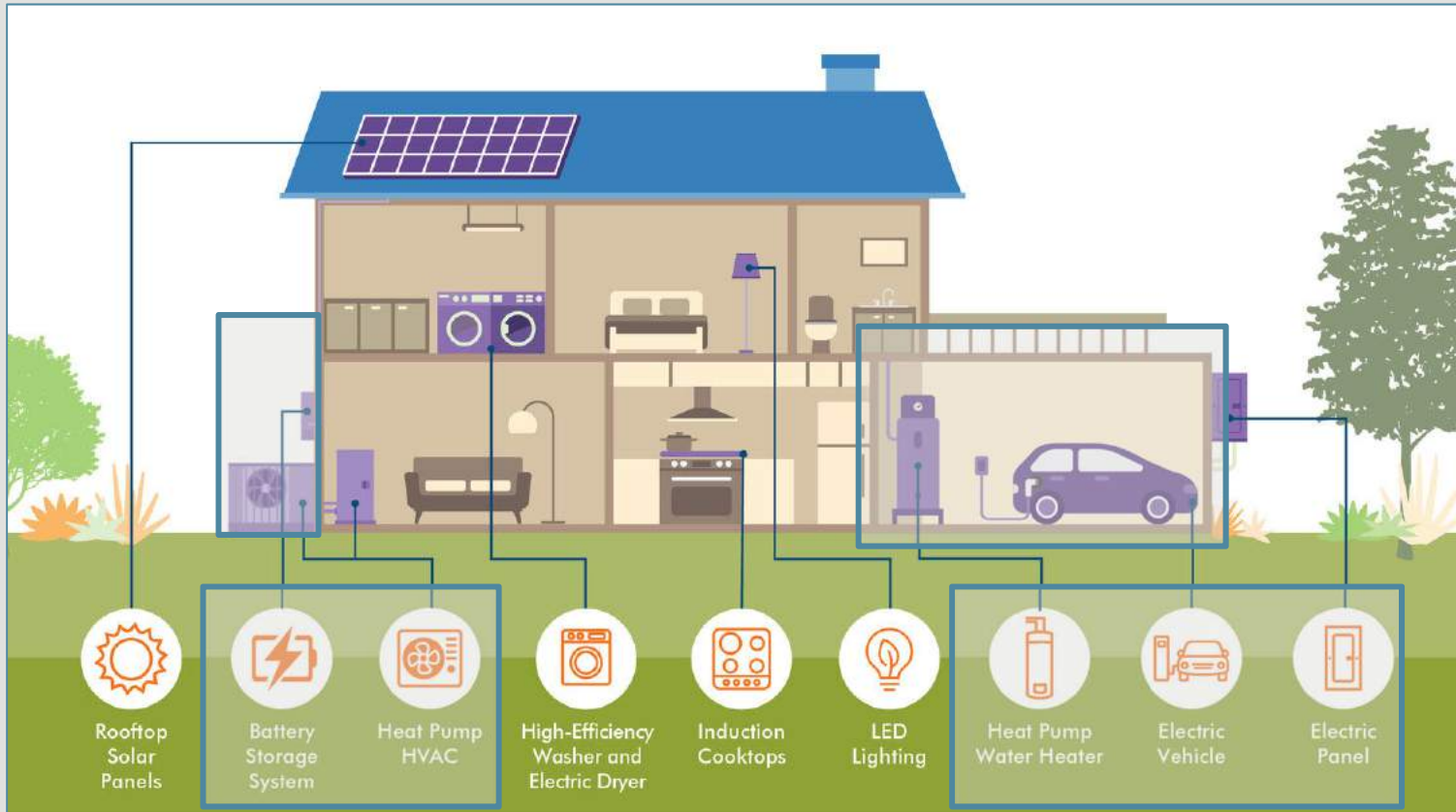


ILLUSTRATION COURTESY OF CITY OF PALO ALTO UTILITIES

Tonight's
Topic
Items



BACKGROUND: HEAT PUMP WATER HEATER SPACE NEEDS

- Heat pump water heaters (HPWHs) replacing gas equipment are often upsized to buffer slower heating time and cannot fit in the same place as the old equipment (e.g. 50 gal HPWH for 30 gal gas WH)
- Garages and protective weatherproof enclosures are suitable HPWH locations, but current garage and side/rear yard regulations may prevent residents from placing equipment in either location



COMMISSION REVIEWS AND FEEDBACK: EQC FEEDBACK



The Environmental Quality Commission (EQC) reviewed an overview of an earlier version of the ordinance on February 15, 2023 and gave the following feedback to Council:

- Eliminate restrictions on where electric equipment can be located in garages, or reduce the required dimensions to 9 feet by 17 feet, and further reduce to 9 feet by 16.5 feet for homes with driveways;
- Allow outdoor enclosure for electrification of any footprint shape provided it does not impose on egress, or exceed 15 square feet in area or exceed the height of the first floor;
- Adjust the Noise Ordinance limitations for electrification equipment to remove 50 decibel (dB) limit at nighttime and set to 60 dB regardless of the time of day;
- Explore providing a financial incentive for quieter equipment; and
- Allow heat pump equipment in the front yard in a screened enclosure if side and rear yards are not viable.



COMMISSION REVIEWS AND FEEDBACK: PC RECOMMENDATION



The Planning Commission reviewed an earlier version of the proposed ordinance on October 2, 2023 and recommended the following:

City Council adopt the resolution as proposed with modifications to:

1. Consider adding flexibility to location of units within the garage to account for existing conditions by removing the references to “back, rear, and contiguous”; and
2. Consider allowing enclosures in front setbacks subject to administrative review by staff



UNCOVERED PORCH AND LANDING SPACE CORRECTION



- Municipal Code Section 16.60.010 Encroachments and Balconies currently allows encroachments for porches, stairways and landing places that are open and uncovered
- The proposed table did not include “open and uncovered”
- The proposed table for 16.60.010 is meant to reflect the current conditions with the additional allowances for electric equipment enclosures
- Staff have prepared a new ordinance Attachment A with a correction to the proposed table to include a requirement that encroachments for porches, stairways and landing places be permitted only if they are open and uncovered



PROPOSED CHANGES SUMMARY



Current regulation	Proposed change	Effect of change
<p>Only cars allowed in the required 10-ft.-by-20-ft. garage clear space</p>	<p>Allow tankless gas and electric WH and EV chargers 48 inches above slab; and electric equipment in garage clear space in up to two 3-ft.-by-3-ft. spaces along wall opposite vehicle entry</p>	<p>Preserves area for parking in garage or driveway, and allows electric equipment (primarily HPWH) in garage</p>
<p>AC/HP equipment allowed within the setbacks</p>	<p>Allow setback encroachments for electric equipment enclosures (primarily for HPWH); and add allowance for AC/HP between dwelling and street if screened</p>	<p>Allows up to 16-sqft. protective enclosures for electric equipment in side or rear setbacks provided 3 ft. egress setback is met</p>

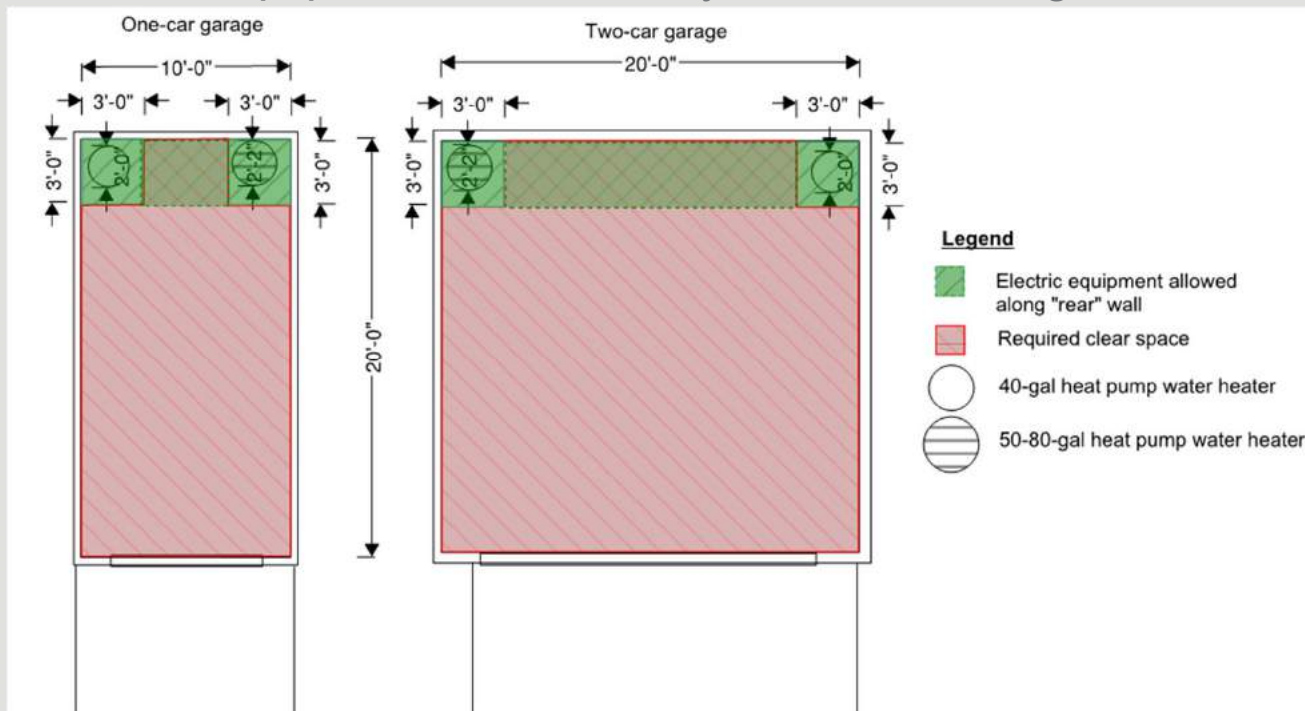
Table 1: Summary of proposed zoning ordinance amendments

Modification number	Zoning Ordinance Section	Proposed modification	Effect of modification
1	16.04.296	Create a definition of electric equipment and enclosures	Defines terms for use in other sections
2	16.04.120	Modify the definition of building coverage to exempt electric equipment enclosures	Simplifies permit review
3	16.04.313	Modify the definition of floor area to exclude electric equipment enclosures	Simplifies permit review
4	16.04.320	Modify the garage definition to indicate that there are allowable encroachments into the clear space	Creates a basis for encroachments in garages
5	16.04.325	Modify the definition of gross floor area to exclude electric equipment enclosures	Simplifies permit review
6	16.18.030 and 16.20.030	Modify the development regulations for the R2 low-density apartment and R3 apartment zoning districts to exclude electric equipment enclosures from landscaping requirements.	Simplifies permit review
7	16.60.010	Convert the allowed encroachments section of the encroachments and balconies chapter to a table for clarity, allow equipment less than four feet in height without an enclosure between the dwelling and the street if screened, and allow a single electrification enclosure per dwelling unit in the side or rear setback, provided: <ol style="list-style-type: none"> a. The enclosure does not exceed sixteen square feet in area; b. The enclosure does not exceed nine feet, six inches in height; c. The encroachment does not exceed four feet into the side or rear setback; and d. The enclosure is no closer than three feet to the side or rear property line 	Simplifies permit review and outlines specific encroachments for electric equipment and electric equipment enclosures
8	16.72.010	Modify the off-street parking section to: <ol style="list-style-type: none"> a. Allow EV chargers and gas and electric tankless water heaters mounted 48 inches above the slab of the garage as permitted encroachments b. Specify that electrification equipment could be located within the clear space in up to two three-foot-by-three-foot areas along the wall opposite vehicle entry in garages for existing dwelling units. c. Require resident to submit form acknowledging voluntary reduction of parking area 	Outlines specific allowances for electric equipment encroachments in garages
9	16.80.030	Add a subsection to the nonconforming structures chapter clarifying dwellings where electric equipment encroaches into the required clear space for garages and/or carports would not be considered nonconforming with respect to minimum required parking	Simplifies permit review ¹⁰



PROPOSED GARAGE CHANGES

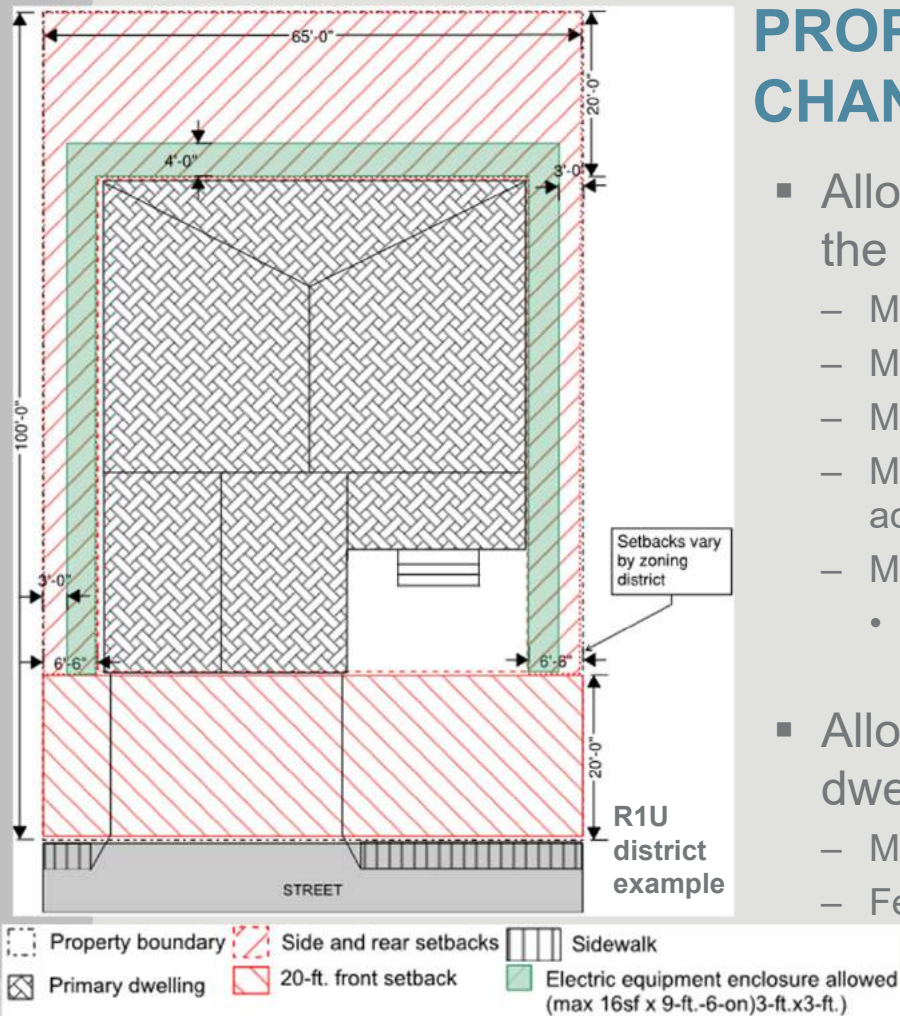
- Allow tankless water heaters and EV chargers 48 inches above slab
- Allow electric equipment in two 3ft.-by-3ft. areas along “rear wall”





PROPOSED SETBACK CHANGES

- Allow electrification equipment enclosures in the required side or rear setbacks
 - Max footprint: 16 square feet
 - Max height: nine feet six inches
 - Max encroachment: four feet
 - Must preserve three feet for required emergency access (egress)
 - Must comply with Noise Ordinance limits
 - (50 dBA at the residential property line during the night, 60 dBA during the day)
- Allow equipment without enclosure between dwelling and street
 - Max height four feet
 - Fence or landscape screening to height of equipment





PROPOSED CHANGES CONT.



- Create a definition of electric equipment and enclosures
- Modify development regulation definitions of floor area, building coverage, landscaping to exclude the enclosures
- Modify off-street parking to allow gas and electric tankless WH and electric equipment in garages
- Modify encroachments to allow electric equipment enclosures in side and rear setbacks
- Update Nonconforming Structures section to clarify these encroachments do not create parking nonconformities



PROCESS AND NEXT STEPS



- ~~Environmental Quality Commission recommendation to the City Council (February 15, 2023)~~
- ~~Planning Commission recommendation to the City Council for action (October 2, 2023)~~
- City Council receives presentation, takes public comment and discusses introduction (this meeting)
- City Council second reading for adoption (November 2023)
 - Ordinance becomes effective 30 days after the second reading (December)
- Staff publish outreach materials and update review process to reflect the change (November/December 2023)



STAFF RECOMMENDATION



Staff recommends that the City Council introduce an ordinance amending the Zoning Ordinance to facilitate electrification of existing buildings by allowing encroachments in garages and electric equipment enclosure encroachments into the required side and rear setbacks

- The draft ordinance is included as Attachment A
- Add section:
 - 16.04.296
- Amend sections:
 - 16.04.120, 16.04.313, 16.04.320, 16.04.325, 16.18.030, 16.20.030, 16.60.010, 16.72.010 and 16.80.030



THANK YOU

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. The image is partially obscured by a blue semi-transparent banner at the bottom and a yellow vertical bar on the left side.

MENLO PARK COMMUNITY CAMPUS - PARKING MANAGEMENT PLAN

City Council Meeting | October 24, 2023



AGENDA

- Background
- Parking analysis
- Recommendation

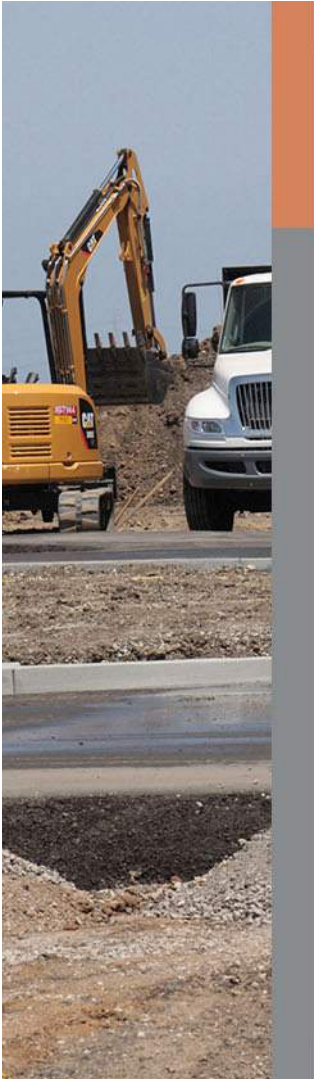


Aerial photo: Oct 2023



BACKGROUND

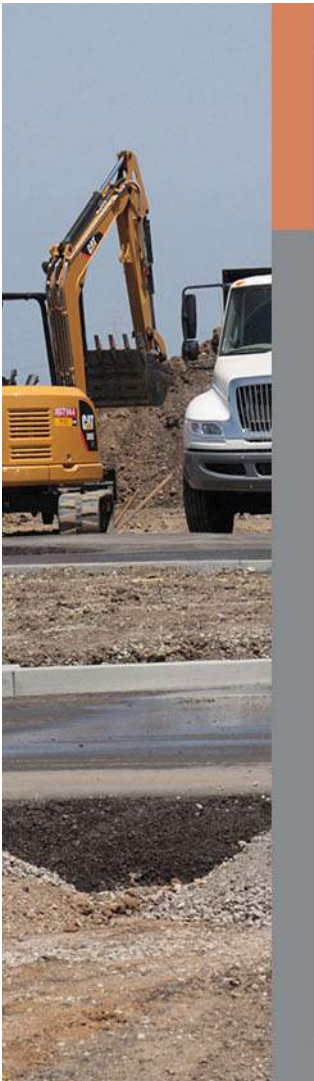
- Dec. 14, 2022 – CSC provided directions for a draft PMP
- May 10, 2023 – CSC recommended draft PMP to City Council
- Oct. 24, 2023 – CC to review and approve PMP





SUMMARY OF PARKING NEEDS

Community area	Existing			Future		
	Peak hour	Demand	Supply	Peak hour	Demand	Supply
MPCC + Beechwood school	3pm	123	87	11am	128	102
Kelly Park	5pm	65	59	5pm	65	59
Entire Site	4pm	135	146	6pm	155	161





RECOMMENDATIONS

Main parking lot

- 76 total spaces
- 19 EV spaces

Beechwood School parking lot

- 25 spaces

BEECHWOOD SCHOOL
PARKING

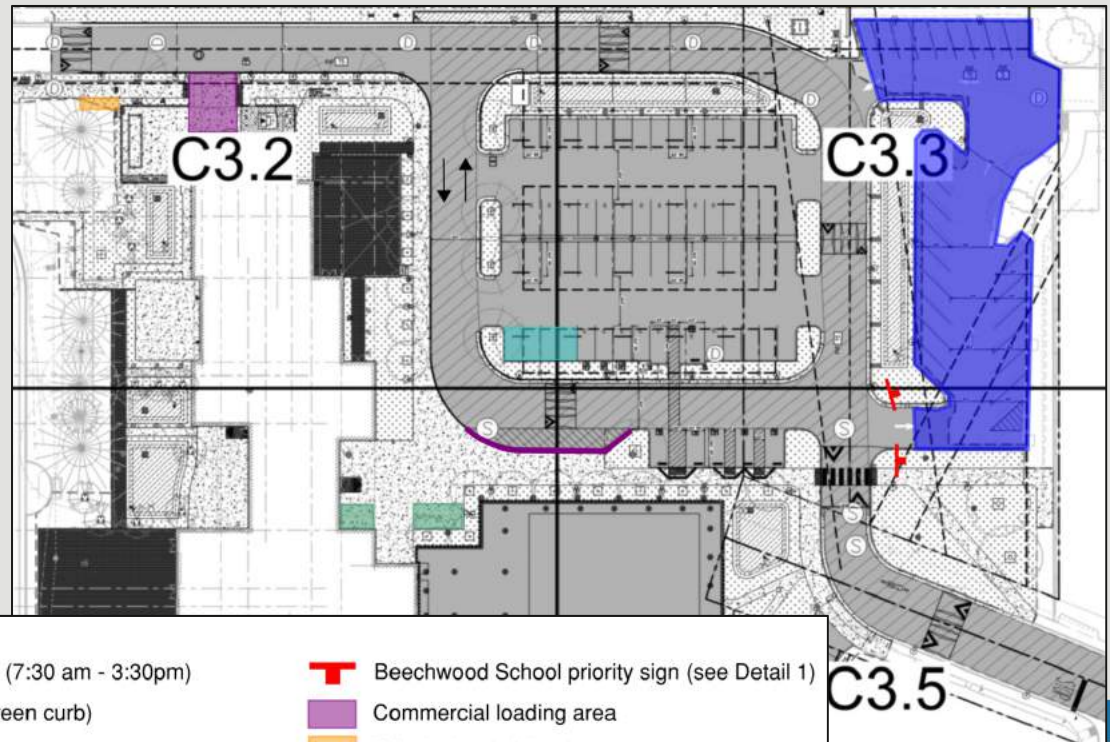
SCHOOL DAYS ONLY
7:30 AM TO 3:30 PM

DETAIL 1

Legends:

- Beechwood School priority spaces (7:30 am - 3:30pm)
- 15-minute parking, 8am to 6pm (green curb)
- Bike racks (10 total)
- Loading zone

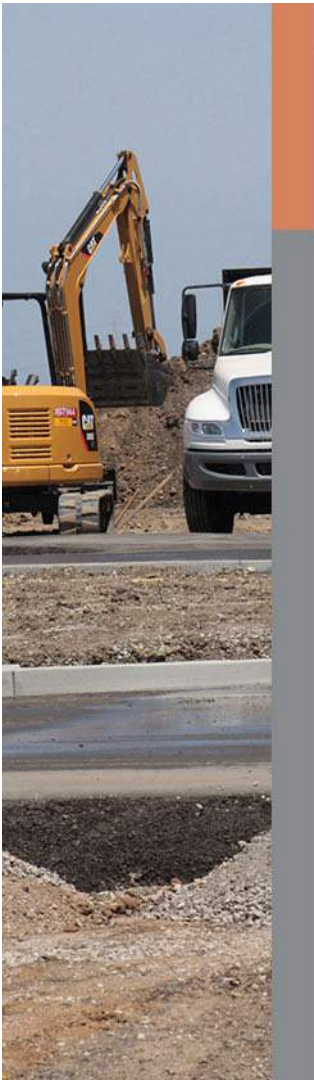
- Beechwood School priority sign (see Detail 1)
- Commercial loading area
- Bike locker (2 bikes)

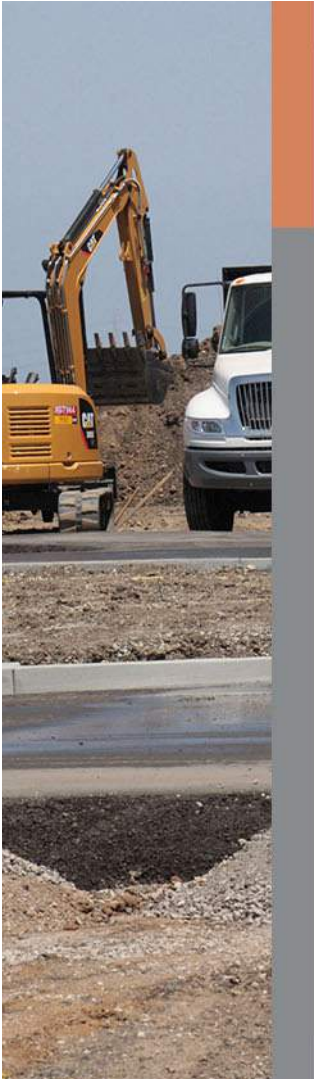




RECOMMENDATION – ADDITIONAL PMP NEEDS

Topic	Commission direction	Final recommendation
Priority parking for seniors	Supported designation	To be evaluated, including consultation with seniors, after programs are operating on site
Additional loading zone	Supported designation	Separate loading zones designated for commercial and passenger use
Bicycle parking	Commission requested review	12 (10 bike racks & 2 bike locker spaces). Further evaluation after programs are operating on site
Wayfinding (off-site)	Commission requested review	Monitor over time
PG&E sub-station driveway	Suggested sight visibility evaluation	Shift Terminal Avenue entrance centerline to provide more sight visibility, monitor after opening





FUTURE ITEM

- Overnight parking
 - Consistency across city owned facilities
 - Potential topics:
 - Daytime operation impact
 - Recreational vehicle use
 - Hours of operation
 - Enforcement of parking limits
 - Eligibility for a permit and potential fee structure



**THANK YOU &
QUESTIONS**





San Mateo US 101 Express Lanes Community Transportation Benefits Program

An informational presentation to the
North Fair Oaks Community Council
January 26, 2023

Christa Cassidy, AICP
Project Manager + Transportation Equity Planner, HNTB
ccassidy@hntb.com

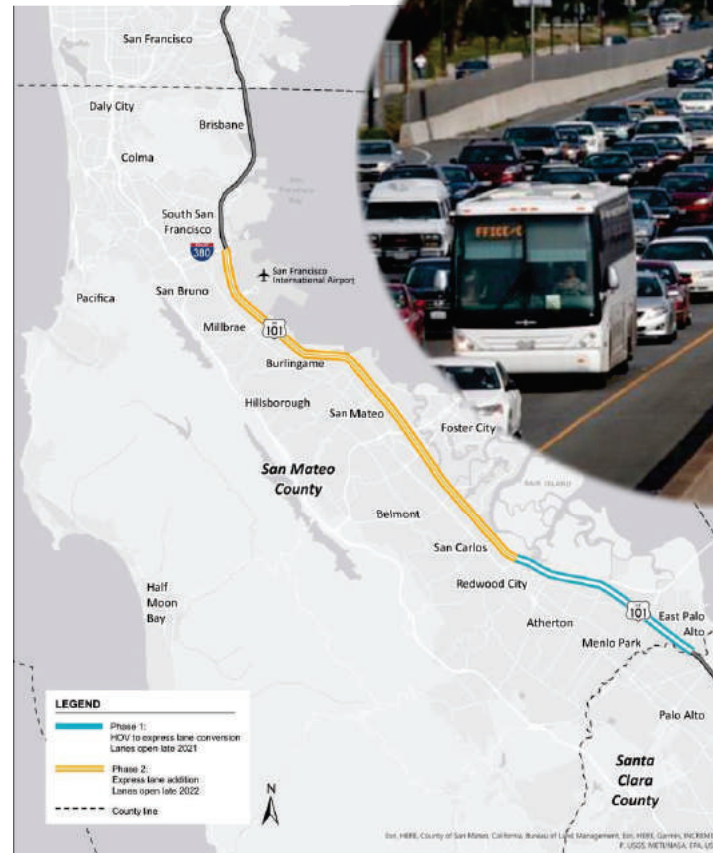
Agenda

- The Project and the Agency
- Studying Equity
- Implementing the Equity Program



US 101 Express Lanes Project

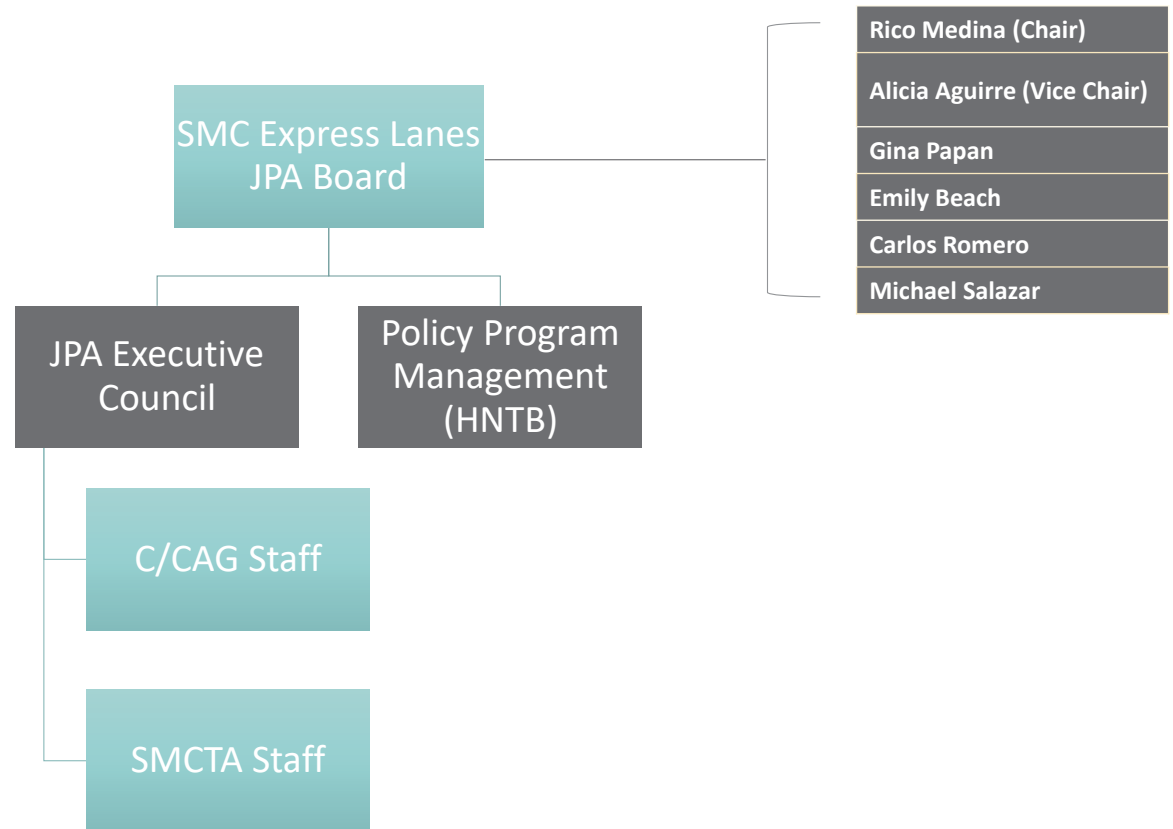
- Multi-year, multi-agency project lead by Caltrans in conjunction C/CAG and SMCTA to **reduce traffic congestion and encourage carpooling and transit use.**
- Creates **22 miles of express lanes** on US 101 from the San Mateo County/Santa Clara County line to I-380 in South San Francisco.
- **Timing-** Opened southern segment (8 miles) in February 2022 and northern segment will open in early 2023.



SMCEL-JPA Organizational Chart

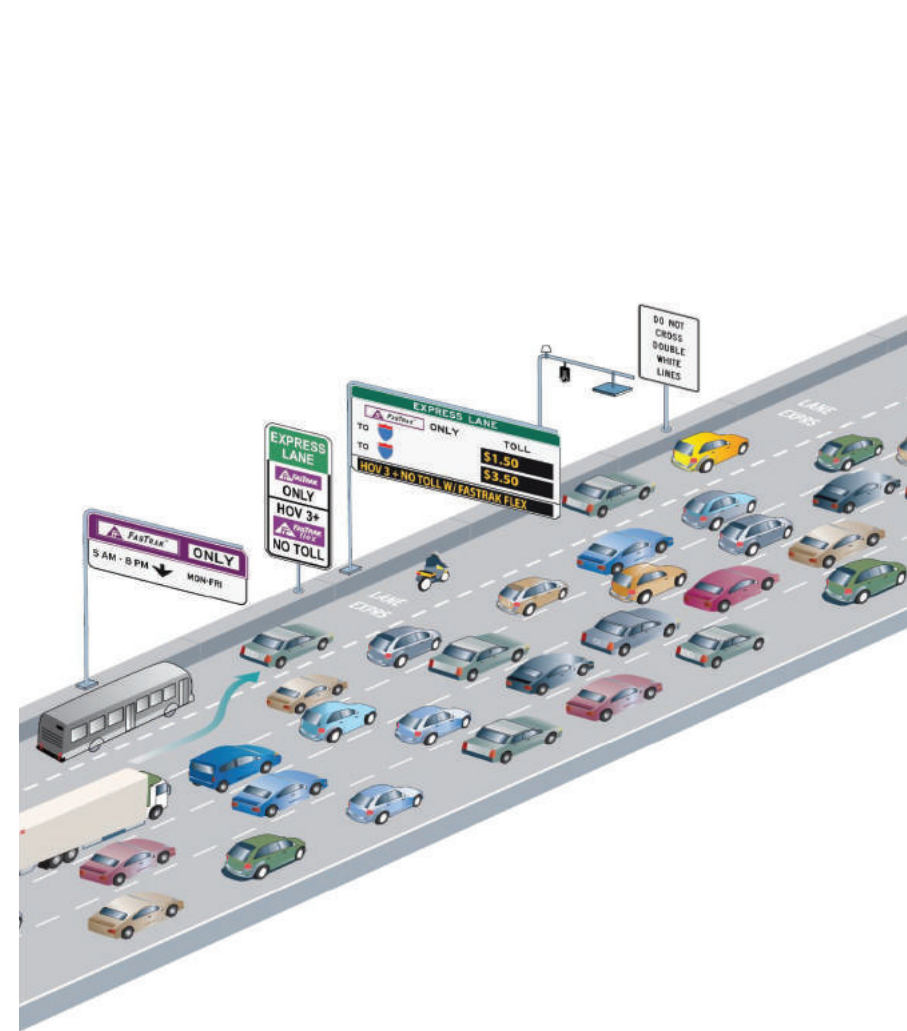
SMCEL-JPA Board of Directors

- 3 Members of the City/County Associations of Governments of San Mateo County Board (C/CAG)
- 3 Members of the San Mateo County Transportation Authority (SMCTA)



What is an Express Lane?

- Buses, vans and HOV 3+ generally use the lane for free; HOV 2 people in a car receive a discount
- Other drivers can choose to pay
- Toll prices are dynamic to keep the lane free flowing
- Toll prices will be displayed on overhead signs



Get FasTrak to Use the Express Lanes



How many people
are in your vehicle?

Set the switch
accordingly



FasTrak Flex



FasTrak CAV
(Clean Air Vehicle)



Standard

1

Full Price

2

50% Discount

3+

Free

1

50% Discount

2

50% Discount

3+

Free

Full Price



Visit <https://511.org/driving/express-lanes> for more information on Express Lanes & FasTrak® 6

Equity Concerns

- Toll equity concerns
- Un-banked/under-banked
- Technological barriers (toll transponder)
- Potential for more benefits to accrue to higher income drivers

Four Major Equity Program Questions

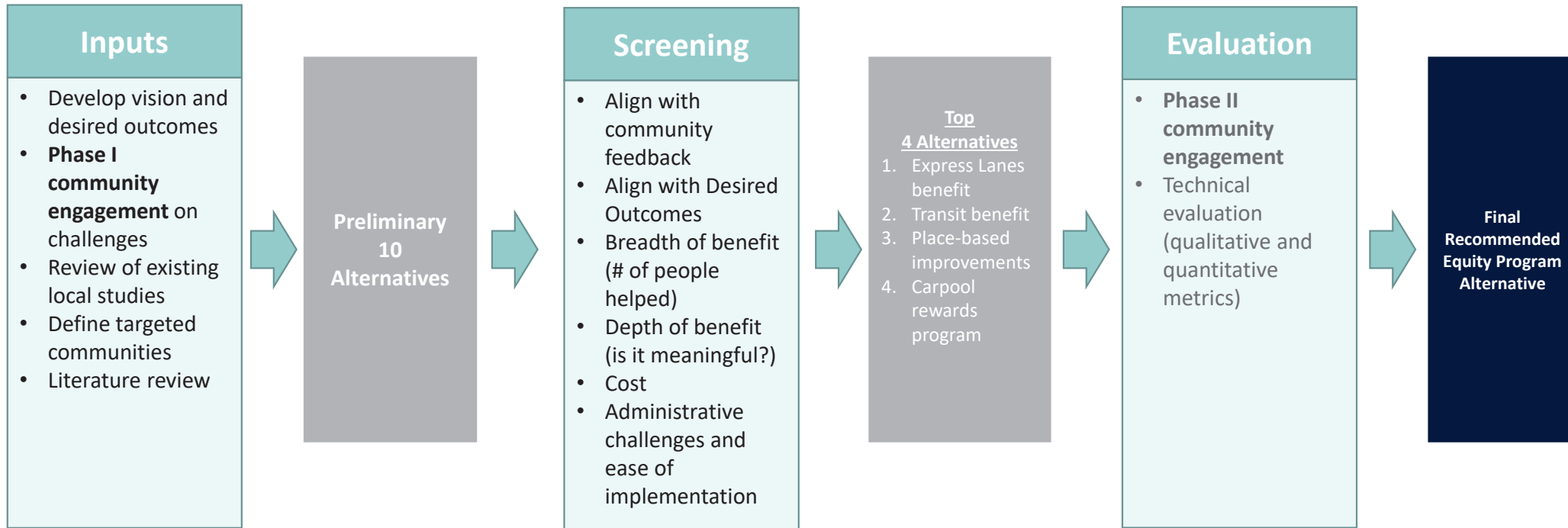
1. How to provide equity?
 - a. Discounted tolls in express lane?
 - b. Equity investments outside of express lane?
2. Who should benefit?
3. How much should they benefit?
4. How to implement program?

Equity Study Overview

Goals:

- Develop a Pilot Equity Program that invests toll revenue in historically underserved communities in San Mateo County
- The Program should be flexible and can evolve over time in response to changing community needs

Equity Study Process



Literature review findings



Congestion pricing can reduce congestion, reduce air pollution, and improve mobility and access for everyone



Congestion pricing can have negative environmental justice impacts if a highway is expanded for a new lane



Congestion pricing schemes are generally more equitable than the status quo of unpriced roads



The evidence does not support claims that traffic will be diverted through nearby communities



Express Lanes generally create fewer equity concerns than other types of congestion pricing schemes



The direct benefits of Express Lanes accrue to higher income groups more than others



Express Lanes are slightly less regressive than other forms of transportation finance



Acceptability after implementation is widespread and all groups make some use of the guaranteed reliable travel times



Revenue redistribution is key to equitable outcomes



Low-income drivers are a small share of peak-period traffic and therefore less likely to pay the highest tolls



It is difficult for Express Lanes to generate enough net revenue to fully fund projects that benefit underserved communities



Our Community Engagement Approach

1. Interview community leaders from across San Mateo County to understand community transportation challenges
2. Implement a Community Partner Program
3. Embark on a community roadshow to present to community groups and have collaborative discussions
4. Hold public meetings
5. Engage an Equity Study Advisory Committee with representatives from local jurisdictions and advocates

Phase I Community Engagement

Purpose	What we heard
<ul style="list-style-type: none">• Identify community challenges• Input on how revenue should be invested	<ul style="list-style-type: none">• Key challenges include unreliable public transportation, high cost of transportation, too much traffic• Toll subsidies or other programs to help low-income drivers use the lanes• More frequent and reliable public transportation• Improved sidewalk and bicycle infrastructure• Discounted or free transit passes

Phase II Community Engagement

Purpose	What we heard
<ul style="list-style-type: none">• Input on four Equity Program alternatives	<ul style="list-style-type: none">• Express Lanes and Transit Benefit Alternatives received the most support.• Many participants also expressed support for a hybrid of these Alternatives• Stressed need for multilingual, culturally sensitive education on how to use Express Lanes and how to access Equity Program• For cash benefits alternatives some people expressed that \$50 is too low to be a meaningful benefit.

Final Equity Program



1. Clipper Card with a value of \$100; or
2. FasTrak[®] Flex toll tag/transponder with value of \$100)



*First year budget: \$1,400,000; \$600,000 annually after that.

Program Eligibility

- Resident of San Mateo County;
- and age 18 or older;
- **Individual Income** at or below 60% of the county AMI - \$83,640 for 2022; or
- Eligible to receive at least one benefit provided through the Core Service Agencies Network

Program Administration Structure



Benefits Distributed: April – December 2023



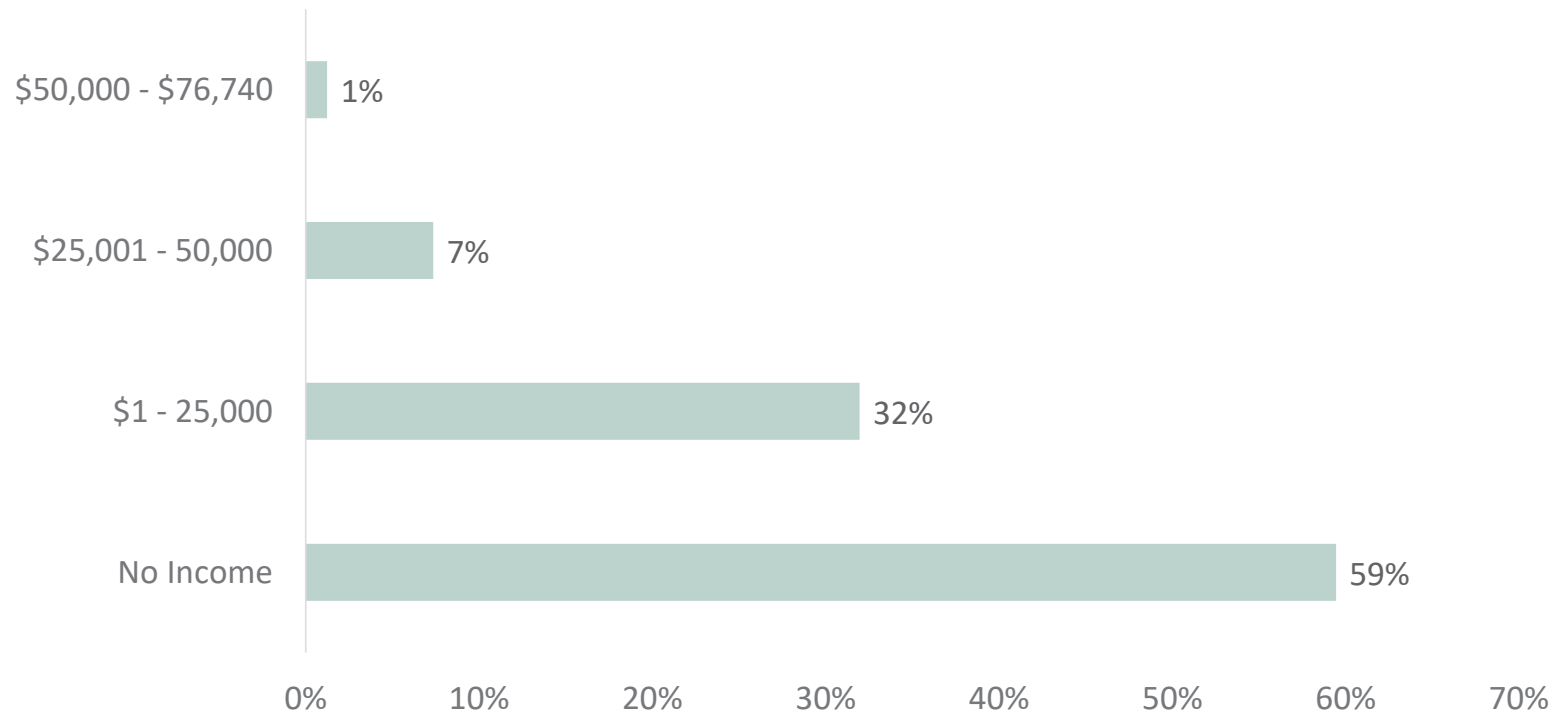
260
(18%)



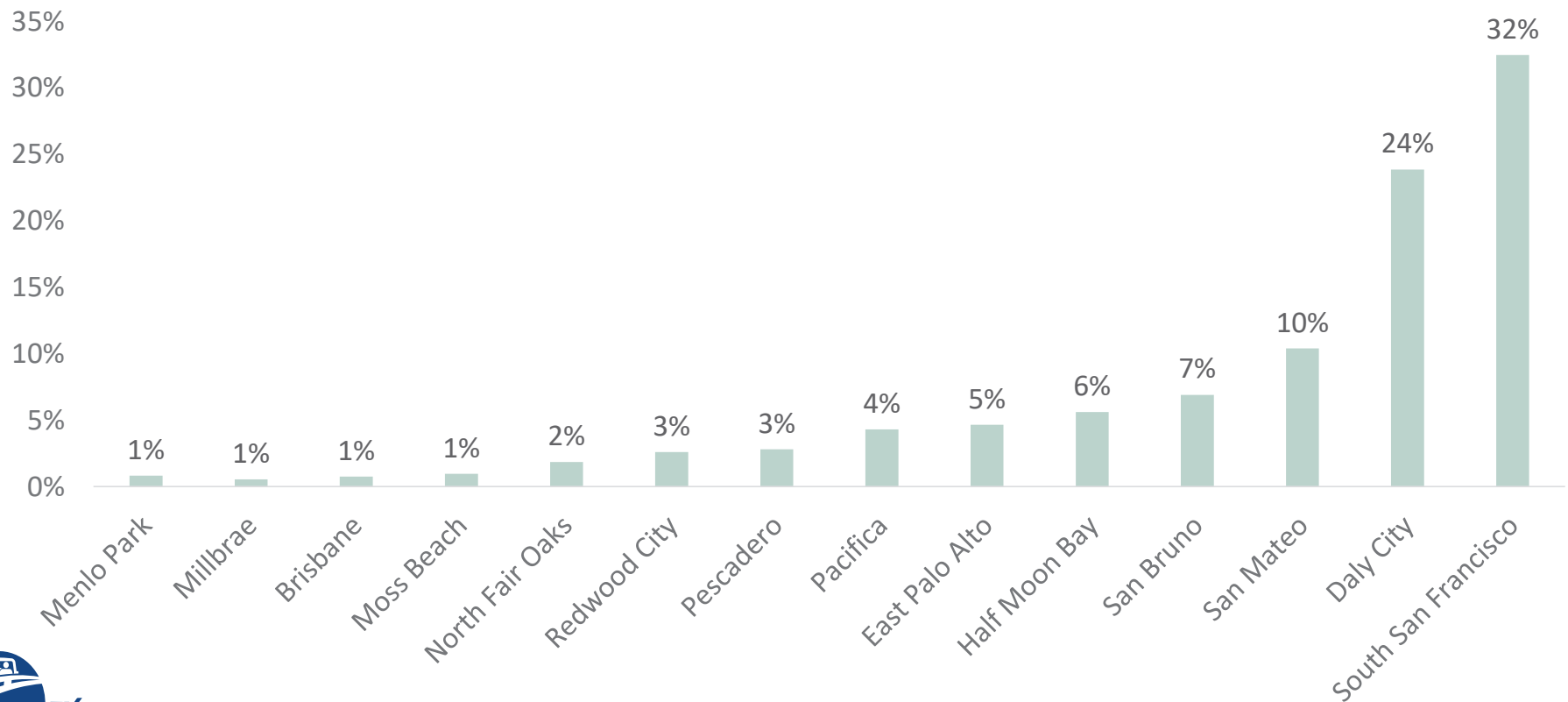
1,207
(82%)



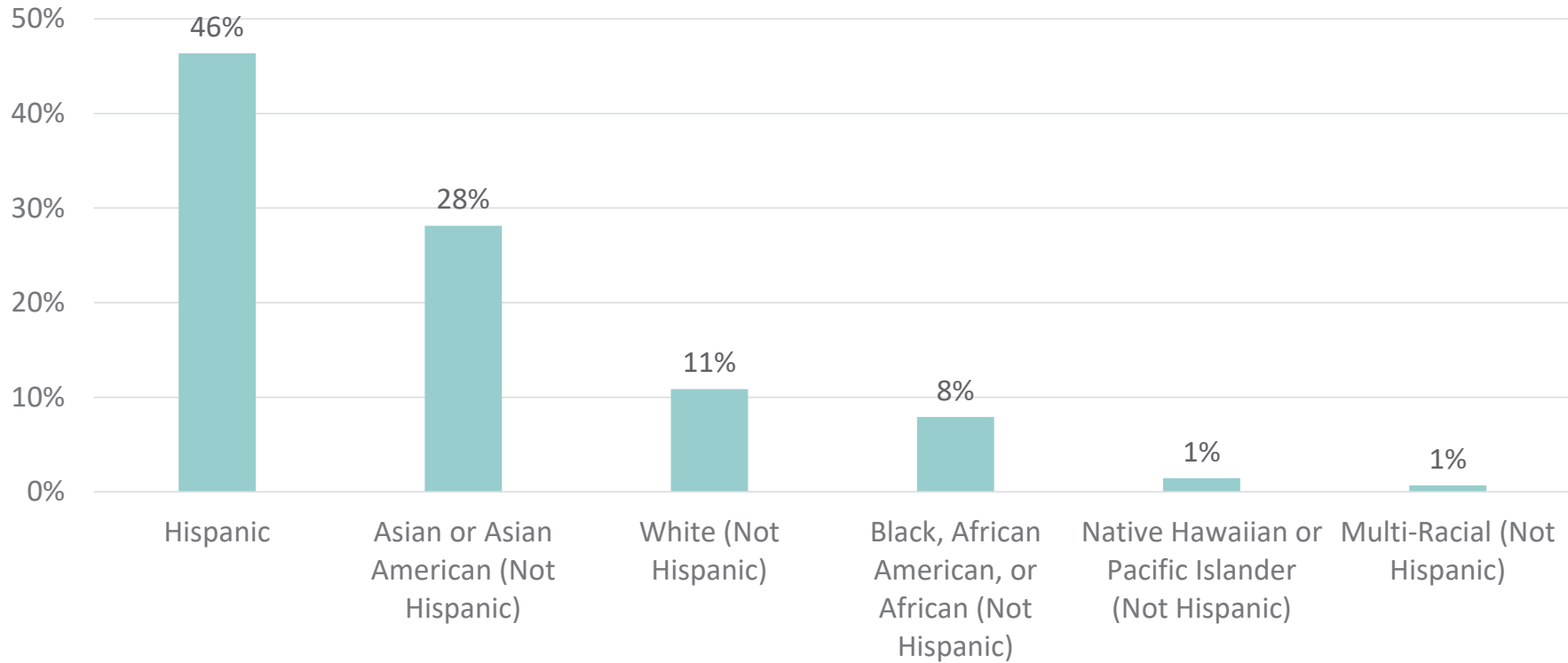
Income Level of Program Participants



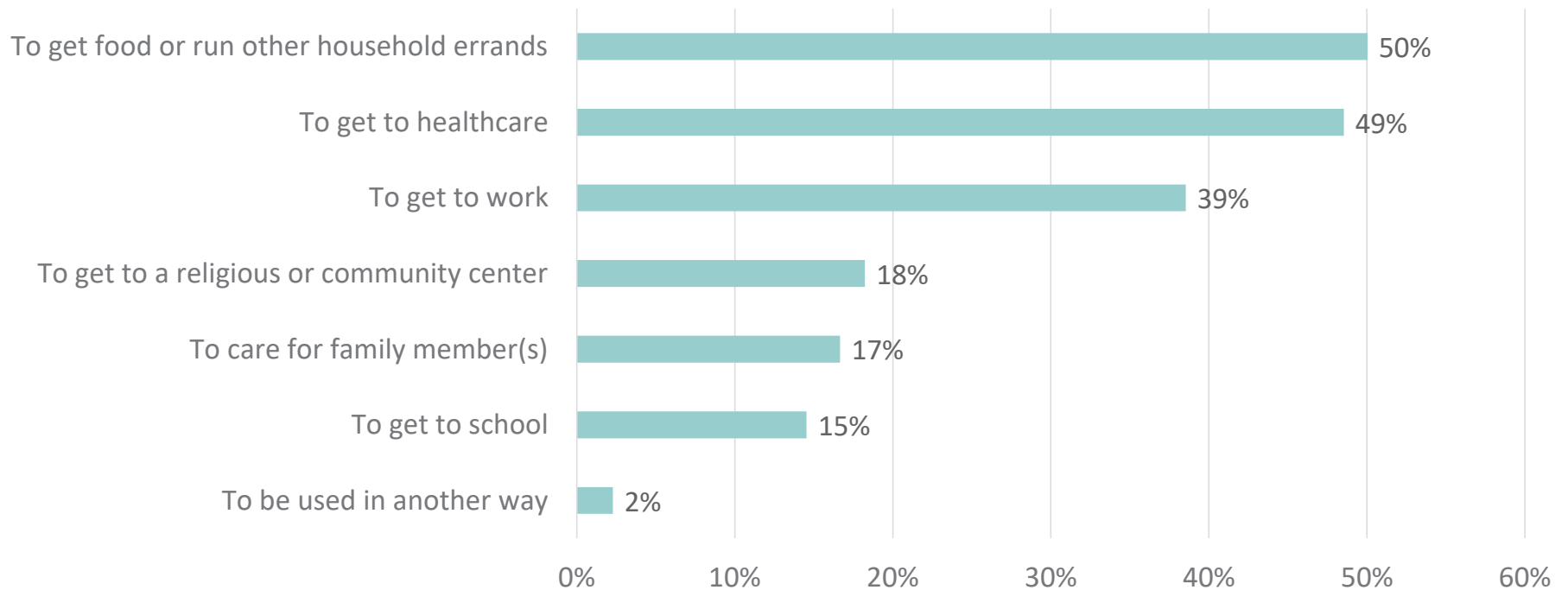
Where Program Participants Live



Program Participants' Race and Ethnicity



How Program Participants Say They Will Use the Benefit





Questions?

www.smcepresslanes.org

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