



REGULAR MEETING MINUTES

Date: 8/27/2024
Time: 6:00 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Regular Session

A. Call To Order

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

B. Roll Call

Present: Combs, Doerr, Nash, Taylor
Absent: Wolosin
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 reordered the agenda moving items G1. before E1.

D. Public Comment

- Greg Conlon spoke on their experience on the Town of Atherton Rail Committee.
- Leah Rogers spoke in support of the West Menlo Triangle annexation.
- Kevin Kranan spoke in support of the approved Housing Element and impacts to currently approved projects.
- Greg Faris with donated time from Andrea Beylen and Robert Faris spoke in support of the West Menlo Triangle annexation (Attachment).
- Jenny Michel spoke on suicide prevention month in September.
- John Butler spoke on suicide prevention month in September (Attachment).
- Henry Riggs spoke on maintenance issues brought to staff in years past (Attachment).
- Menlo Spark Executive Director Brian Schmidt spoke on full electrification for affordable housing in San Mateo County.
- Hauke Schmidt spoke in support of the West Menlo Triangle annexation.
- Regine Schmidt spoke in support of the West Menlo Triangle annexation.
- Ethan Edwards spoke in support of the West Menlo Triangle annexation
- Ron Snow spoke in support of the West Menlo Triangle annexation.
- Ray Mueller spoke in support of the West Menlo Triangle annexation.

The City Council received clarification on the status of the West Menlo Triangle annexation.

The City Council reordered the agenda.

G. Public Hearing

- G1. Consider a City Council call-up of the Planning Commission's approval of a use permit and architectural control permit to demolish an existing service station and construct a new service station, including a convenience store and car wash for Chevron, and a use permit to allow concurrent sale of beer and wine for off-premises consumption (Type 20 Alcoholic Beverage Control License) with motor vehicle fuel and 24-hour operations for the fueling pumps and limited 24-hour operations for the convenience store in the C-2-S (Neighborhood Commercial, Special) zoning district at 1399 Willow Rd. (Staff Report #24-150-CC)

Vice Mayor Combs was recused and exited the meeting.

Call-up requester Mayor Taylor made a presentation.

Senior Planner Chris Turner made a presentation (Attachment).

- Pam Jones spoke on concerns to the Environmental Justice and Safety Elements and pending updates to heritage tree ordinance and impacts of the removal of trees for the project.
- Marlene Santoya spoke on concerns to the neighboring residents from the construction of the project and community engagement and in support of removing the alcohol permit.
- Dennis spoke on concerns to the neighboring residents from the construction of the project and community engagement and suggested alternatives to the Hamilton Avenue reconfiguration.

The City Council received clarification on mitigation measures for impacted residents.

The City Council discussed the engagement with Chevron (applicant) and members of the public, additional opportunities for community engagement and the tree canopy.

ACTION: Motion and second (Nash/ Taylor), to adopt a resolution denying a City Council call-up and modifying the Planning Commission's approval of a use permit and architectural control permit to construct a new service station, including a fueling pump canopy, convenience store, and drive-through carwash and a use permit for 24-hour operation of the fueling station and limited 24-hour operation of the convenience store and to remove the approval of the use permit for the concurrent sale of beer and wine between 6 a.m. and 10 p.m. in the C-2-S (neighborhood commercial district, special) zoning district of a project located at 1399 Willow Rd, 3-0 (Combs recused and Wolosin absent).

The City Council took a recess at 7:32 p.m.

The City Council reconvened at 7:35 p.m.

Vice Mayor Combs rejoined the meeting.

E. Study Session

- E1. Review and provide feedback on the affordable housing on City-Owned Downtown Parking Lots Feasibility Study and guidance on the next steps to implement Housing Element program H4.G (Staff Report #24-151-CC)

Principal Planner Tom Smith made the presentation (Attachment).

- Jenny Michel spoke in support of the Housing Element and affordable housing on City-owned downtown parking lots.
- Cheeky Monkey Owner Anna Chow spoke in support of downtown vibrancy and consideration of businesses and their need for parking and access for deliveries.
- Ruby O. spoke in support of affordable housing in downtown Menlo Park.
- Menlo Together representative Adina Levin spoke in support of affordable housing on City-owned downtown parking lots and studying parking and parking management.
- Ernesto Reyes spoke on concerns to City infrastructure for the needs of additional housing.
- Pam Jones spoke in support of affordable housing on City-owned downtown parking lots and development of parking structures in parallel.
- Jeff Schmidt spoke in support of accelerating the process through a request for qualifications (RFQ).
- Randy Avalos spoke on concerns regarding the sale of public land to private organizations.
- Bruce Naegel spoke on concerns to infrastructure from additional housing and electric vehicle (EV) charging for multifamily.
- Karen Grove spoke in support of affordable housing on City-owned downtown parking lots and clarifying that developers should be encouraged to utilize the City's affordable housing overlay (AHO).

The City Council received clarification on Surplus Land Act exemption types, re-pavement of parking plazas timeline, current area median income (AMI) for San Mateo County, surplus land designation in relation to leasing/selling City-owned land, developer solicitation methods, pocket parks and resident accessibility to greenspace and funding and development phasing options.

The City Council discussed concerns on removal of parking, business community impacts, transfer of public land to private land, AMI limit options and requirements, developers with experience in community outreach (both residents and businesses), smaller scale projects completion timeline and retaining parking near Santa Cruz Avenue for retailers.

The City Council directed a disposition process moving forward with Surplus Land Act "exemption A," interest in maintaining parking for residents, employees and downtown shoppers as part of the request for proposals, highlighting and seeking partner with experience in community outreach and involvement with specialty development on these sites and generating as many affordable units as possible.

The City Council took a recess at 9:12 p.m.

The City Council reconvened at 9:24 p.m.

F. Consent Calendar

- F1. Accept the City Council meeting minutes for August 12 and 13, 2024 (Attachment)
- F2. Adopt a resolution updating the event sponsorship policy (Staff Report #24-142-CC)
- F3. Adopt resolutions authorizing staff to submit applications to the San Mateo County Transportation Authority for Measures A & W Pedestrian and Bicycle Program (Staff Report #24-147-CC)

The City Council discussed seeking funds for city projects.

- F4. Adopt a resolution authorizing staff to submit an application to the San Mateo County Transportation Authority for Measure A Alternative Congestion Relief and Measure W Transportation Demand Management Program Funding (Staff Report #24-144-CC)

ACTION: Motion and second (Doerr/ Combs), to approve the consent calendar, 4-0 (Wolosin absent).

H. Regular Business

- H1. Adopt a resolution to amend the 2030 climate action plan to include an implementation scope of work for 2025-2030 (Staff Report #24-149-CC)

Sustainability Manager Rachael Londer made the presentation (Attachment).

- Menlo Spark Executive Director Brian Schmidt spoke in support of adopting an energy performance standard for new construction.
- Jeff Schmidt spoke in support of the scope of work.
- Susannah Hill spoke in support of the scope of work.
- John McKenna spoke in support of Climate Action Plan (CAP) strategy No. 1 Option 2.
- Bruce Naegel spoke in support of CAP strategy No. 1 Option 2 and frequently measured goals.
- Angela Evans spoke in support of CAP strategy No. 1 Option 2.
- Adina Levin spoke in support of CAP strategy No. 1 Option 2 and the correlation between buildings and traffic and transportation.

The City Council received clarification on 2025 State code effective date and implications to the city, cost analysis, performance model, rewiring homes related to Option 1 for Action 1.1, timeline, sea level rise funding from commercial properties, and an interest in additional bike racks.

The City Council discussed City/County Association of Governments (C/CAG) committee vacancies, the Dumbarton bus express hours, EV city fleets, engaging community on biking with a bike share program, approaches across other cities, pursuing performance energy code and school considerations.

The City Council directed engaging community on biking with a bike share program and exploring bike, car and scooter shares under Strategy 4.10.

ACTION: Motion and second (Doerr/ Nash), to adopt a resolution to amend the 2030 climate action plan to include an implementation scope of work for 2025-2030, and directing staff to pursue Option 1 pre-wiring, review the 2025 State code for potential amendment opportunities, include the bike, car and scooter shares under Strategy 4.10 and safe routes for all, 4-0 (Wolosin absent).

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

- H2. Adopt a resolution to approve the successor agreement between the City of Menlo Park and the Menlo Park Police Officers' Association expiring Aug. 31, 2027 (Staff Report #24-140-CC)

Administrative Services Director Brittany Mello made a presentation.

ACTION: Motion and second (Combs/ Doerr), to adopt resolution to approve the successor agreement between the City of Menlo Park and the Menlo Park Police Officers' Association expiring Aug. 31, 2027, and appropriate the additional funds from unassigned General Fund balance in the fiscal year 2024-25 budget, 4-0 (Wolosin absent).

H3. Adopt a resolution to approve amendments to the Management Compensation Plan document for unrepresented management classifications effective Sept. 8, 2024 (Staff Report #24-145-CC)

Administrative Services Director Brittany Mello made a presentation.

ACTION: Motion and second (Nash/ Combs), to adopt resolution to approve amendments to the Management Compensation Plan document for unrepresented management positions effective Sept. 8, 2024, 4-0 (Wolosin absent).

H4. Adopt a resolution to amend the salary schedule effective Sept. 8, 2024 (Staff Report #24-146-CC)

Administrative Services Director Brittany Mello made a presentation.

The City Council discussed updating child care teacher wages.

ACTION: Motion and second (Nash/ Combs), to adopt a resolution to approve the following amendments to the City of Menlo Park salary schedule effective Sept. 8, 2024:

1. Salary adjustments related to the successor memorandum of understanding (MOU) between the City and the Menlo Park Police Officers' Association;
2. Corresponding salary adjustments to the Menlo Park Police Sergeants' Association to retain a set salary differential with POA as required by the PSA MOU; and
3. Salary adjustments related to the unrepresented management group, 3-1 (Taylor dissenting and Wolosin absent).

I. Informational Items

- I1. City Council agenda topics: September 2024 (Staff Report #24-148-CC)
- I2. Police department quarterly update – Q2 April – June 2024 (Staff Report #24-141-CC) (Informe de Personal #24-141-CC)
- I3. Tesla police patrol vehicle pilot update (Staff Report #24-143-CC)

J. City Manager Report

City Manager Justin Murphy reported on the conclusion of the 2024 summer concert series, Belle Haven Community Campus (BHCC) and Burgess campus pool open house and the opening of fall recreation class registration.

K. City Councilmember Reports

City Councilmember Doerr reported out on meeting with resident Greg Faris related to the Triangle annexation.

City Councilmember Nash reported out on Peninsula Clean Energy (PCE) meeting.

Mayor Taylor commended Environmental Quality Commission (EQC) members and staff work on the CAP and CAP implementation.

L. Adjournment

Mayor Taylor adjourned the meeting at 11:16 p.m.

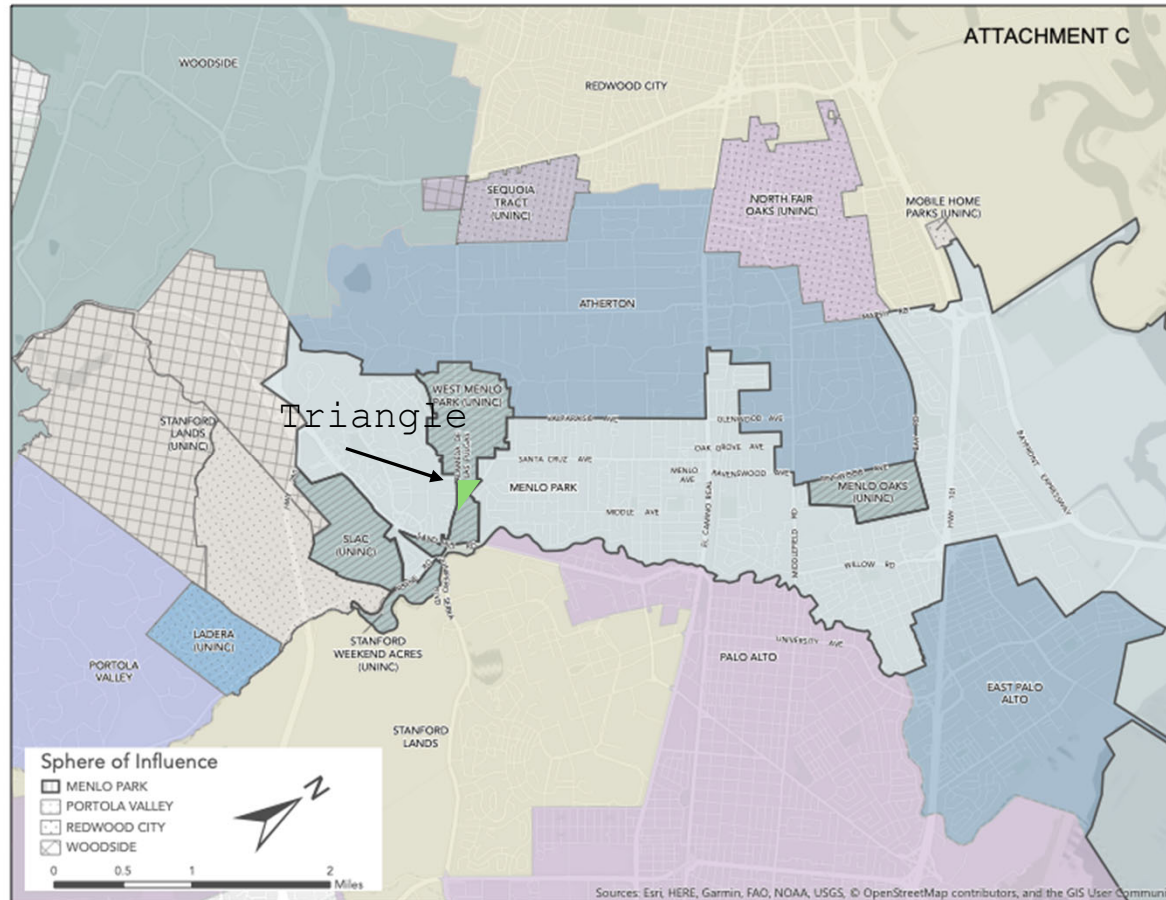
Assistant to the City Manager/ City Clerk Judi Herren

These minutes were approved at the City Council meeting September 24, 2024.

Triangle Annexation

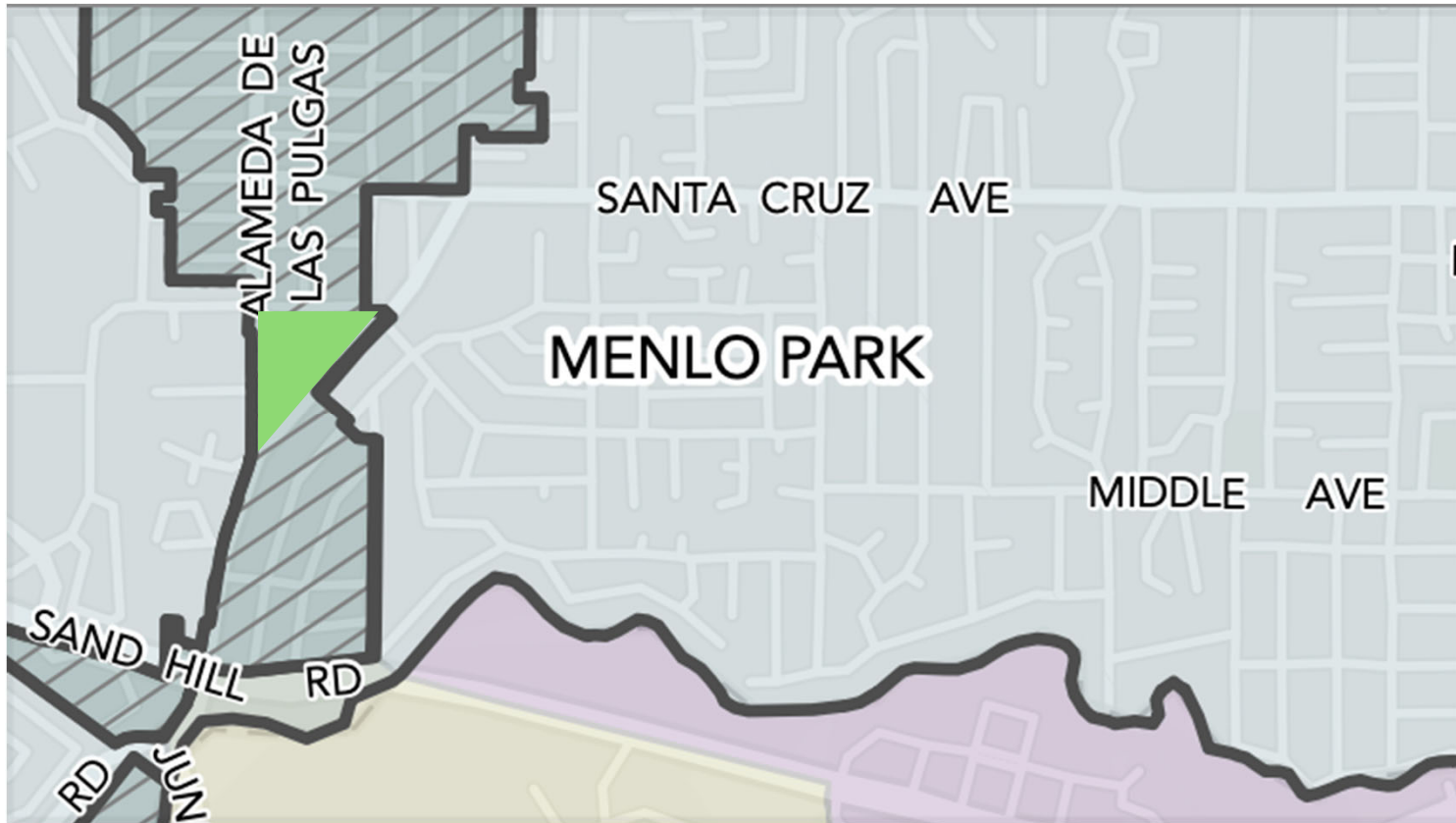
Greg Faris
2042 Santa Cruz Avenue, Menlo Park
August 27, 2024

Where is the Triangle?



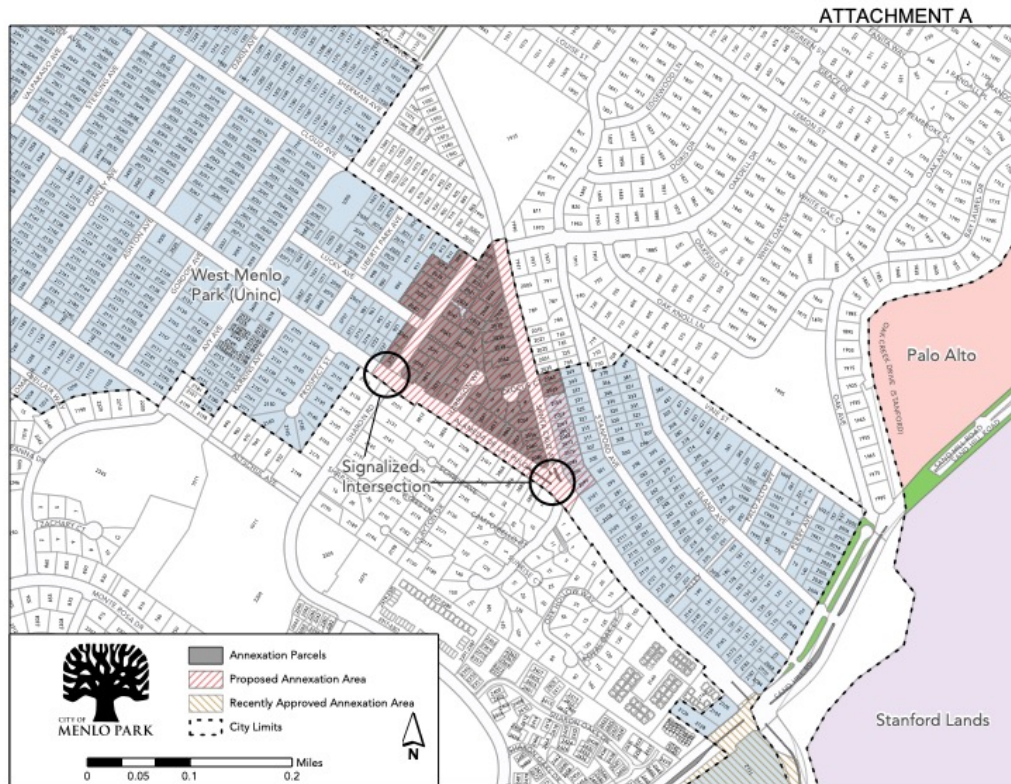
<https://www.menlopark.org/DocumentCenter/View/23339/G2-20191105-West-Menlo-Triangle-Annexation-and-Annexation-Policy-CC>

Where is the Triangle?



<https://www.menlopark.org/DocumentCenter/View/23339/G2-20191105-West-Menlo-Triangle-Annexation-and-Annexation-Policy-CC>

What is to be annexed?



Annexation Timeline

- June 2014 First meetings with City staff about Triangle annexation
- June 2015 Formal application to City for Triangle annexation, neighbors paid \$7,000
- Sept 10, 2015 Formal application to LAFCo, neighbors paid \$3,000
 - <https://www.smcgov.org/lafco/update-lafco-file-no-15-07-proposed-annexation-west-menlo-triangle-city-menlo-park-8-5-2016>
- Oct 10, 2017 First City Council Study Session on Triangle annexation
 - <https://menlopark.org/AgendaCenter/ViewFile/Agenda/10102017-2983>
- Nov 5, 2019 Second City Council Study Session on Triangle annexation
 - <https://menlopark.org/AgendaCenter/ViewFile/Agenda/11052019-3351>
- Aug 27, 2024 City has still not acted on Triangle annexation

Advantages to Annexation

- Safer streets for everyone
- Better tree protection, benefitting everyone
- Local law enforcement, ultimately benefitting everyone
- Triangle residents will be able to run for office and vote in the city we live in, Menlo Park

Disadvantages of Current Situation

- The Triangle is neither in the city, nor, practically, in the county
 - We are surrounded by the city
 - We abut the city on all three sides and all three corners
 - 60% of our border is with the city
- As a result, neither the City nor the County is serving us well
- Menlo Park is losing tax revenue

Nine Years is Too Long

- Fulfilling city services in a timely manner is a fundamental obligation of city government
- Not being Menlo Park residents is not a reason to deny us becoming Menlo Park residents
- The Stanford annexation was approved in three months
 - <https://www.smcgov.org/lafco/item-4-lafco-file-no-17-09-annexation-stanford-lands-city-menlo-parkpdf>
 - <https://www.almanacnews.com/news/2017/09/27/menlo-park-council-votes-to-annex-stanford-land-approve-office-building/>

The City is Losing Revenue

- The City has lost out on approximately \$1,000,000 in tax revenue by not acting on our annexation

Law Enforcement

- The County Sheriff is based two towns away and has repeatedly proven unresponsive
- We want to be served by police right where we live, in Menlo Park

Voting Rights Matter

- We weren't automatically granted voting rights in Menlo Park when we moved into our homes, we actively sought voting rights from Menlo Park
- We cannot currently run for office or vote in the city where we live, Menlo Park

Annexation Steps Are Simple

LAFCo will schedule the application for hearing only after the following actions have been completed:

1. The City must pre-zone the territory establishing the applicable land use. In doing so, the City makes a determination about environmental review.

The area is already residential and should remain so

The city already determined that environmental review is not required

<https://www.menlopark.org/DocumentCenter/View/23339/G2-20191105-West-Menlo-Triangle-Annexation-and-Annexation-Policy-CC>

2. The City and the County must adopt resolutions of property tax exchange, which transfers an agreed-upon property tax from the County to the City to fund the transfer of municipal service responsibility.

This should be straightforward. For Stanford, the negotiated share was 10.5%

<https://www.sandagov.org/lafco-update-lafco-file-no-15-09-proposed-annexation-west-menlo-triangle-votes-to-annex-stanford-land-approve-office-building/>

Road Safety

- Since we applied for annexation, the Triangle has lost out on safety opportunities in six approved and funded projects

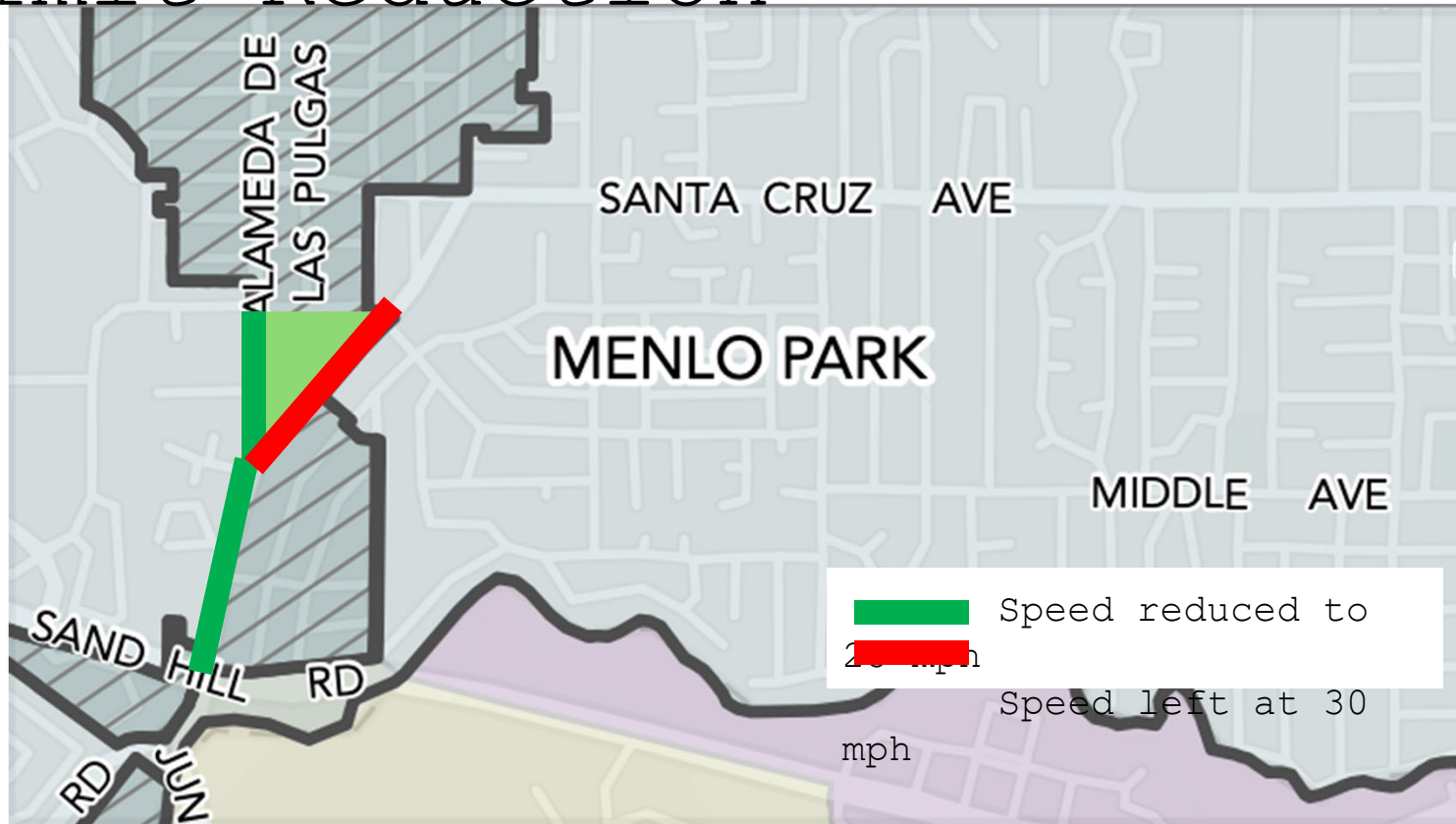
City

- 25 mph speed reduction on Santa Cruz
- Sidewalks to La Entrada on Sharon
- Consideration in Berkeley SafeTREC study

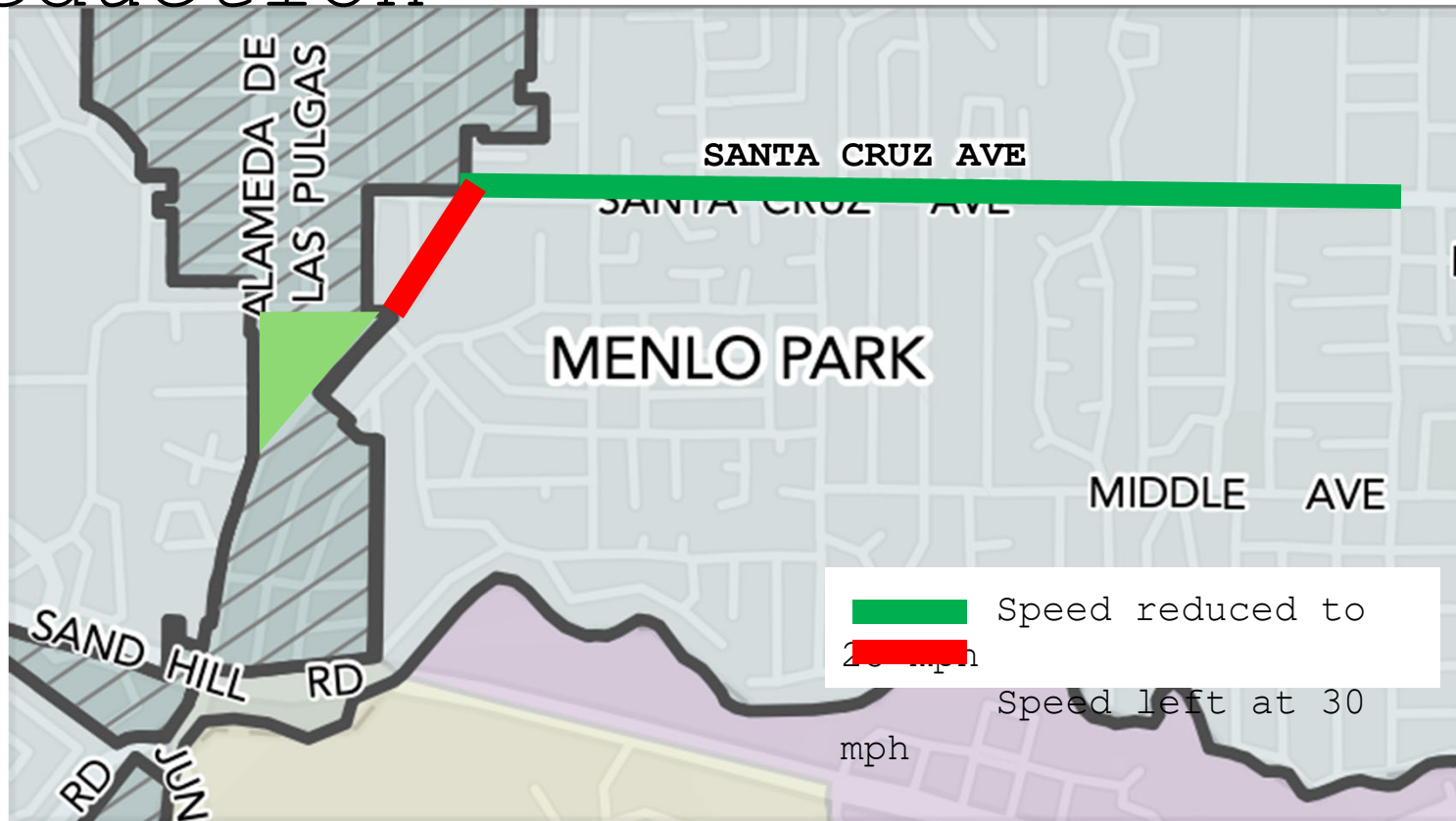
County

- 25 mph speed reduction on Santa Cruz
- Santa Cruz/Alameda road improvements - SCA North of Y
- Bicycle lane on Santa Cruz

County - Santa Cruz Speed Limit Reduction



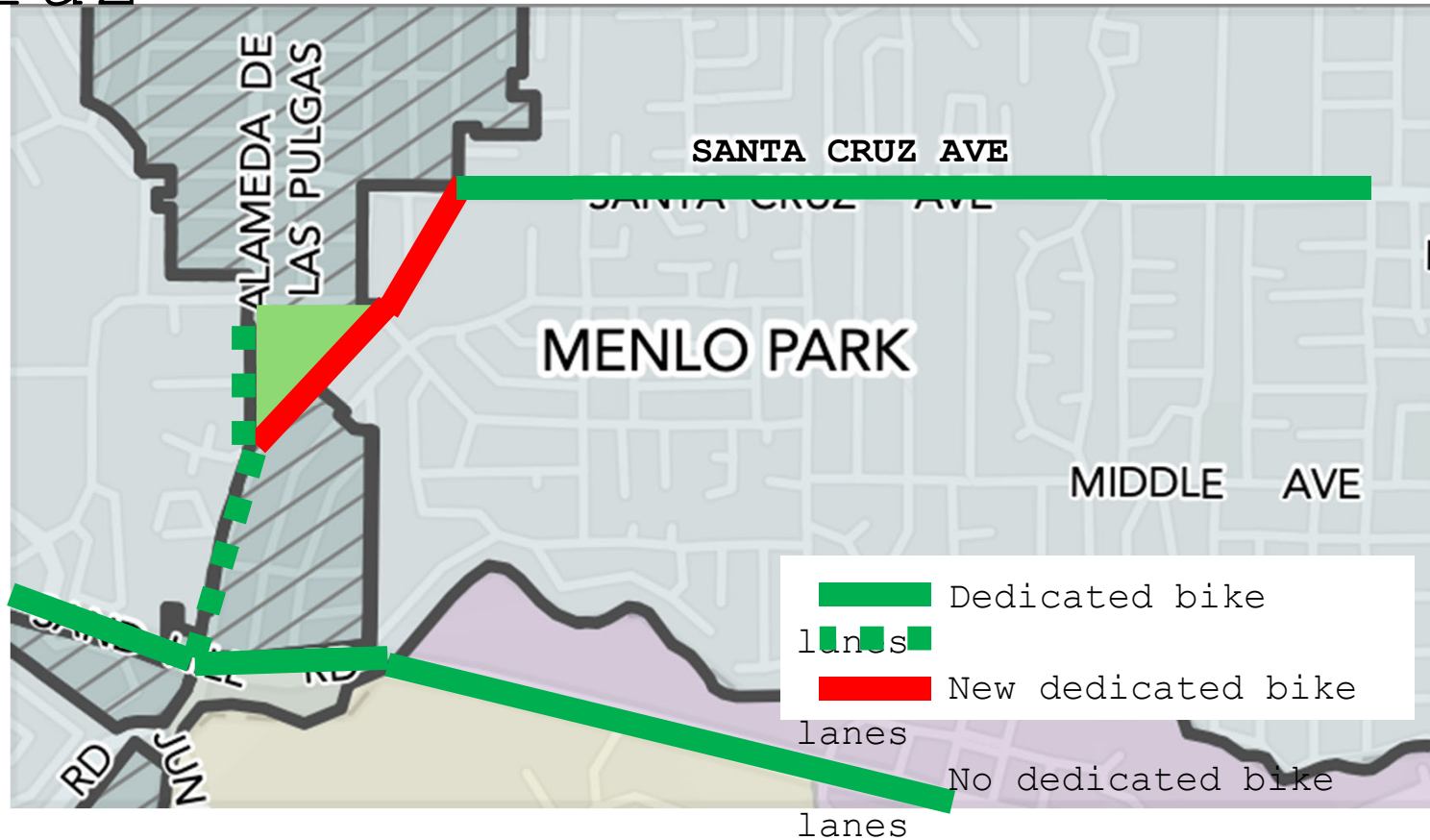
City - Santa Cruz Speed Limit Reduction



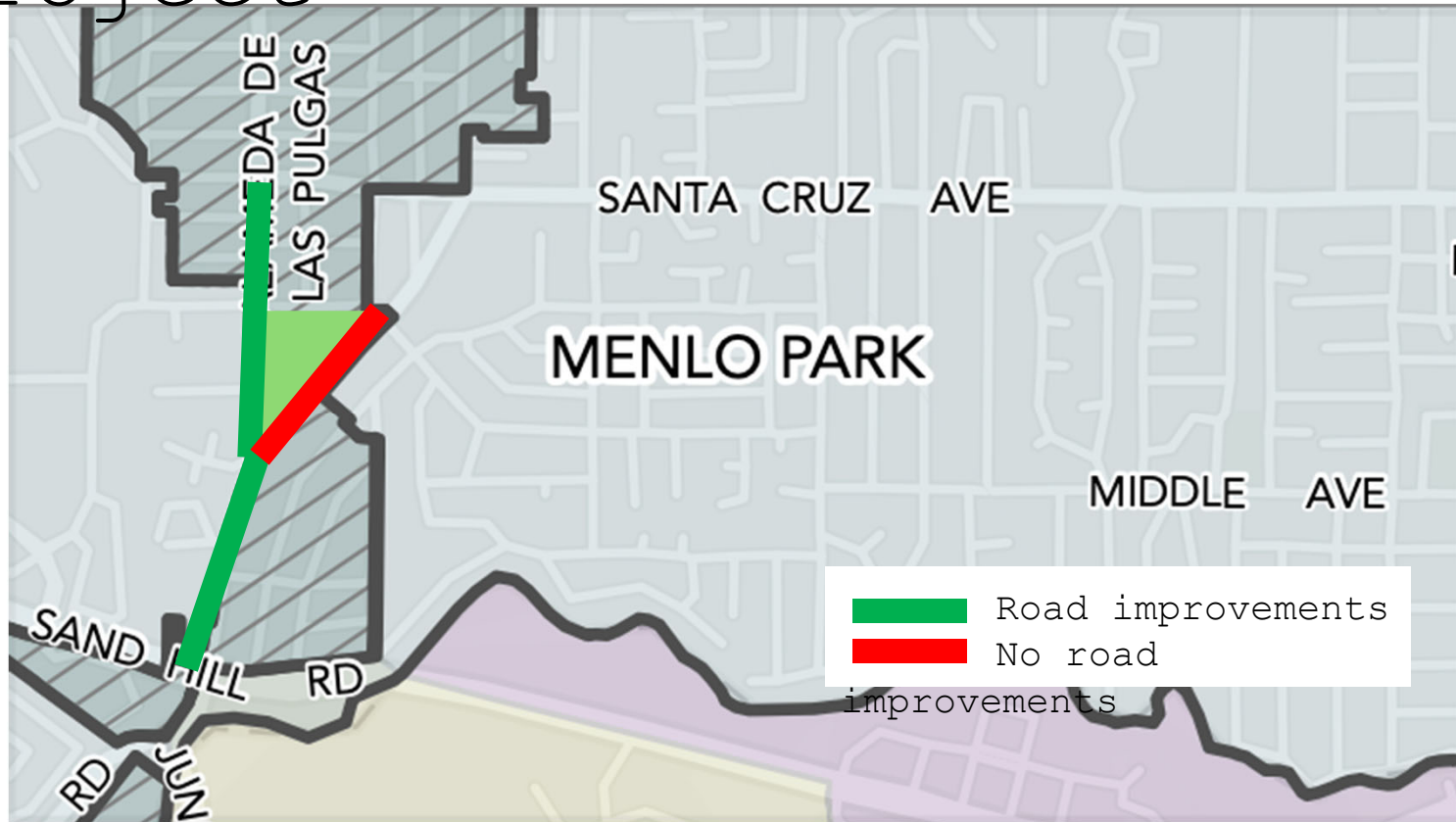
City - Sidewalks to La Entrada on Sharon



County - Bike Lane on Santa Cruz

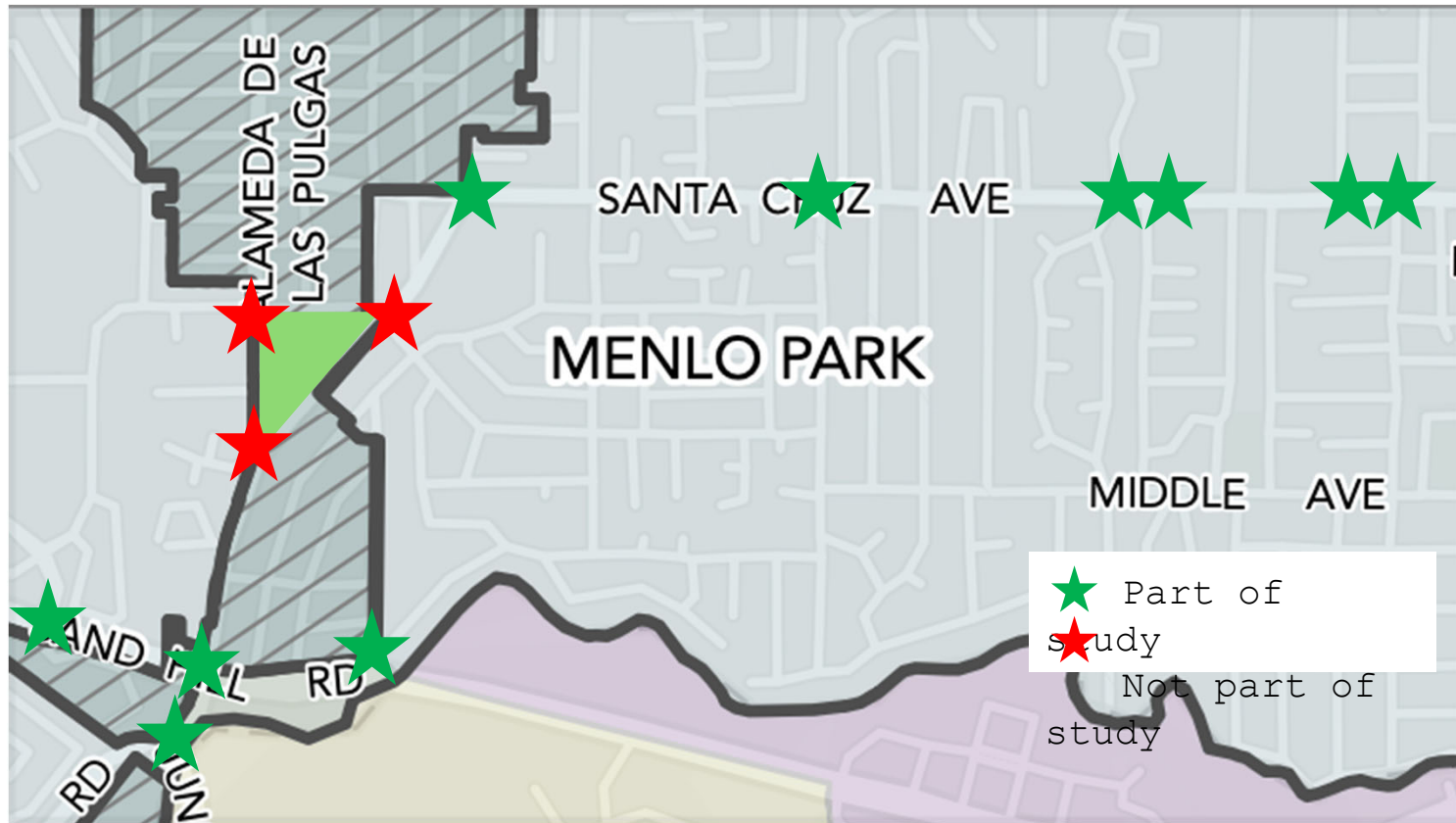


County - Santa Cruz/Alameda Project



<https://www.smcgov.org/publicworks/santa-cruz-avenue-and-alameda-de-las-pulgas-impr>

City - Berkeley SafeTREC Study



Act on Annexation Now

- Let our roads become safer for everyone
- Let us have local law enforcement
- Let Menlo Park have more tax revenue
- Let us vote!

NAMI San Mateo County

NAMI CONNECTION SUPPORT GROUP

St. Raymond Catholic Church

NAMI Connection Recovery Support Group is a free, peer-led support group for adults 18+ living with a mental health condition. You will gain insight from hearing the challenges and successes of others, and the groups are led by NAMI-trained facilitators who have been there!

**2nd & 4th Wednesday of the Month
6:30PM-8:00PM**

St. Raymond Catholic Church
1100 Santa Cruz Avenue
Menlo Park, CA 94025



ST. RAYMOND
SERVED BY DOMINICAN FRIARS



National Alliance on Mental Illness RECOVERY SUPPORT GROUP



















Found in Sent - Comcast- IMAP Mailbox



Henry Riggs

February 2, 2024 at 10:39 AM

HR

Re: Public works backlog

To: Nagaya, Nicole H

In my immediate neighborhood:

- there's a roughly 6'x12' patch in Marsh Rd near the RR crossing that caved a couple of weeks ago
- the traffic island at the RR crossing is apparently invisible (eastbound approach) and has been fun over multiple times
- the park at Marsh and Bay has not been watered in three years, although the drought was over in Dec. 2022
- the sidewalk work to install utility boxes was not completed - formwork remains (and the traffic cones were relocated by pedestrians a month after the work was abandoned)
- the Hetch-Hetchy strip remains untended after more than ten years of requests from neighbors (consistent with MP commitment to SF in 1960s)

That's the obvious stuff, if anyone cared to look.

[See More](#) from Nagaya, Nicole H

Found in Sent - Comcast- IMAP Mailbox



Henry Riggs

February 8, 2024 at 10:26 PM

HR

Re: Public works backlog

To: Nagaya, Nicole H

FYI, I never heard from anyone on these issues, although I see the patch in Marsh Rd got some added asphalt.

[See More](#) from Henry Riggs

Henry Riggs

January 11, 2023 at 11:08 PM

HR

Re: Some District 2 issues

To: Nagaya, Nicole H

Hi Nikki

Appreciated your response. Most unfortunate about Marsh Rd.

Dinsmore indeed has a lot more ivy to remove from trees, and trimmings left on the ground.

Again, it would be appreciated if at this time the city would establish regular maintenance at this strip, as has been promised since the 1960s, and as our neighborhood has requested (and been promised) several times in the last ten plus years. Getting it in the [maintenance contract](#) seems to be such a hurdle.

Thanks

Henry

[See More](#) from Nagaya, Nicole H



Henry Riggs

Marsh Rd

To: Azalea A Mitch

Sent - Comcast- IMAP May 15, 2024 at 7:34 PM



Hi Azalea

I sent a list of public works issues to Nikki back in February for redirection to Public Works. She assured me she would do that, but regrettably I see fixes have not succeeded on these several issues. Unfortunately that includes the traffic light issue at Bay Rd.

Are you able to direct progress on these items?

Thanks

Henry

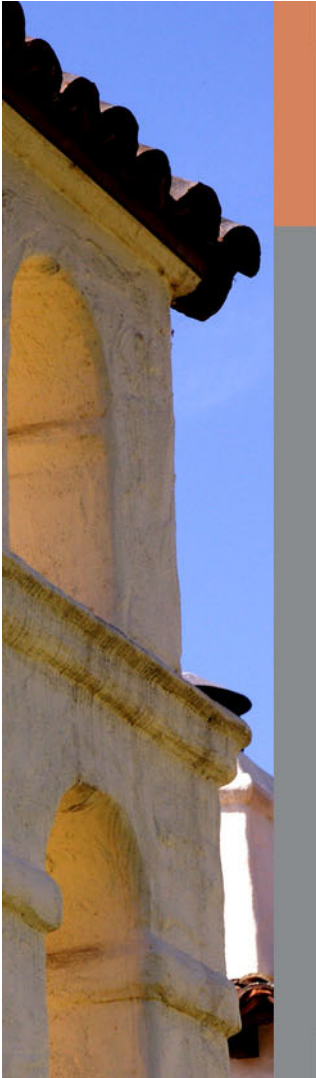
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AFFORDABLE HOUSING ON DOWNTOWN PARKING LOTS

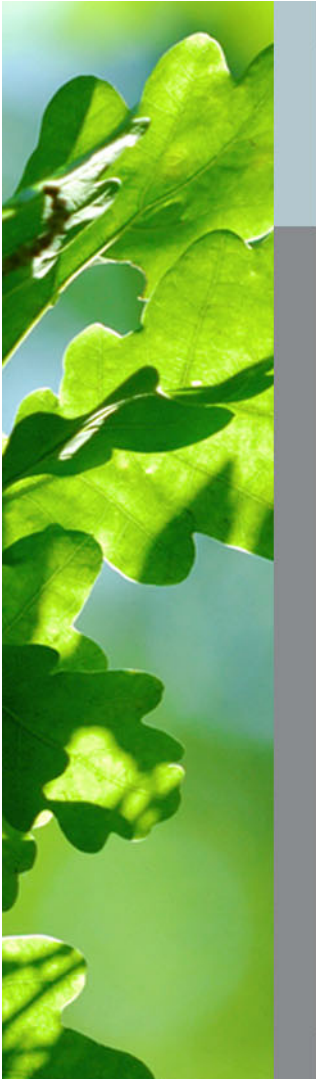
Study Session on Feasibility Study and Next Steps





BACKGROUND

- 2023-2031 Housing Element certified March 2024
- Eight City-owned parking lots in Housing Element site inventory
- Housing Element program H4.G prioritizes development of 345+ very low-income units
- Key to meeting Regional Housing Needs Allocation (RHNA)
- Timeline
 - Feasibility study (2023)
 - Issue RFP, or other selection process (2024)
 - Complete entitlements (2025)
 - Develop 345+ units (2027)

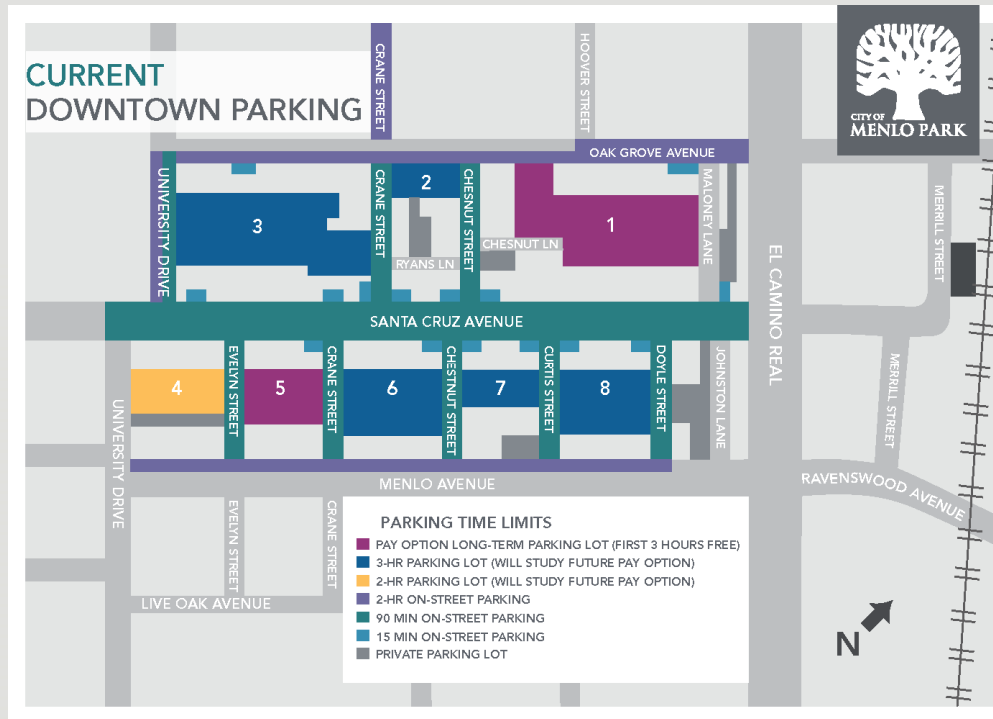


FEASIBILITY STUDY OBJECTIVES

- Evaluate physical attributes of each parking lot
- Identify potential constraints (easements, title issues, etc.)
- Assess zoning and consistency with other plans
- Determine lots most suitable for affordable housing
- Provide recommendations for next steps



PARKING PLAZA MAP





PARKING PLAZA 1





PARKING PLAZA 2



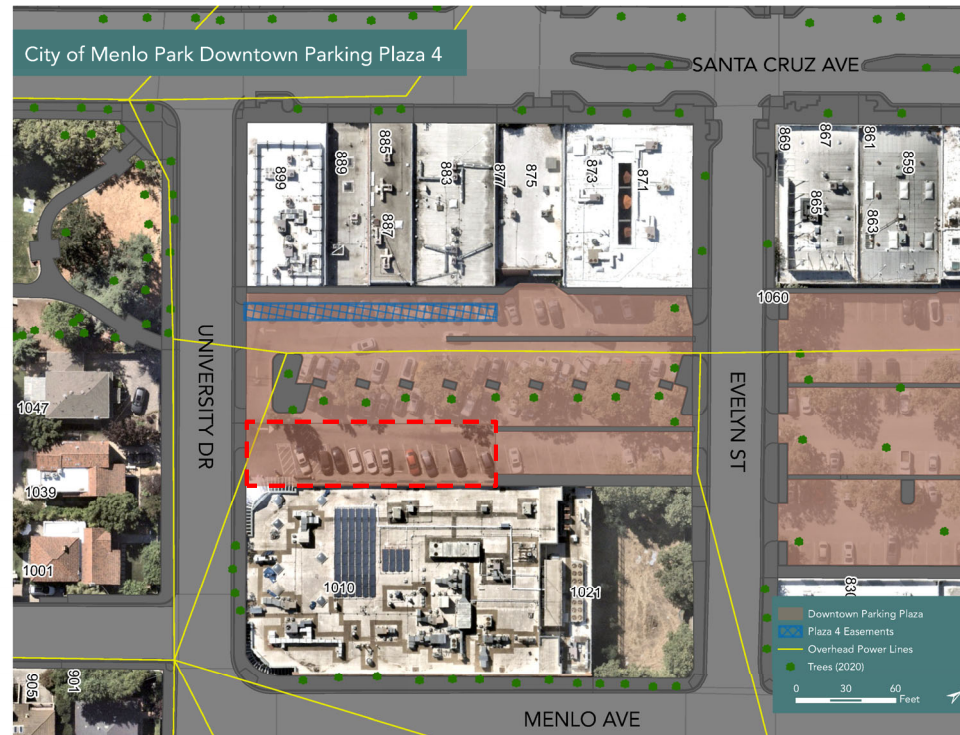


PARKING PLAZA 3



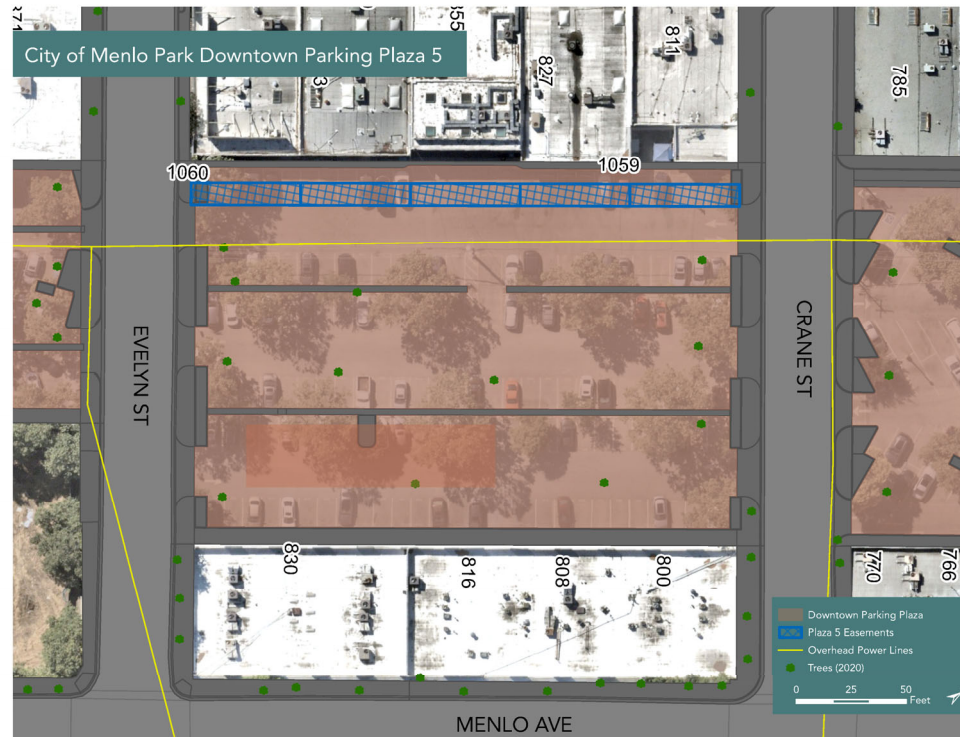


PARKING PLAZA 4



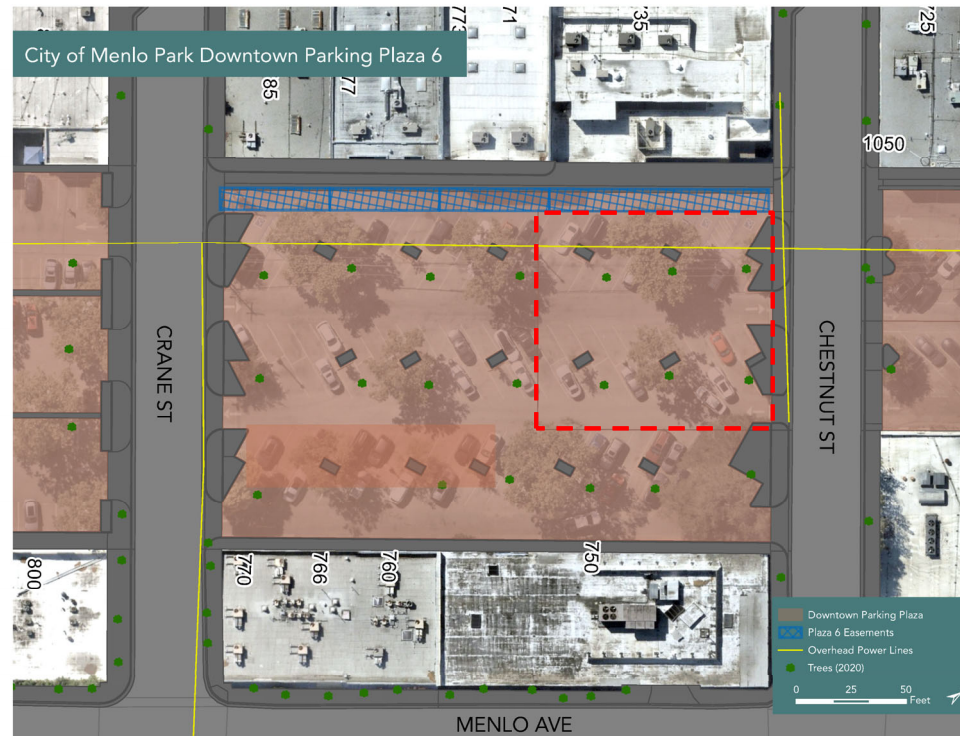


PARKING PLAZA 5





PARKING PLAZA 6





PARKING PLAZA 7





PARKING PLAZA 8





ZONING

- All parking plazas in Downtown (D) district of Specific Plan:

Standard	Base level development max.	Bonus level development max.
Density	60 dwelling units per acre	100 dwelling units per acre
Max. height	60-64 feet (4-5 stories)	81-85 feet (6-7 stories)
Floor area ratio	275%	375%

- State legislation allows greater flexibility
 - Potentially unlimited density
 - Extra height of three stories or 33 feet
 - No parking minimums



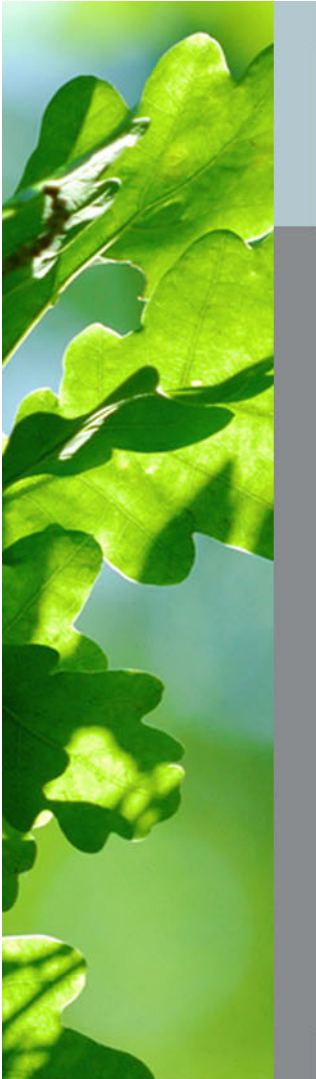
KEY FINDINGS

- Parking Plazas 1, 2, and 3 have highest redevelopment potential
- Could accommodate 483+ units at bonus level density
 - Affordable Housing Overlay (AHO) and state laws could increase totals
- Would exceed 345-unit goal from Housing Element
- Phased approach recommended
 - Focus on Plazas 1, 2, and 3 initially
 - Plazas 8 and 5 potential for future phase(s)
- Balance housing goals with downtown parking needs



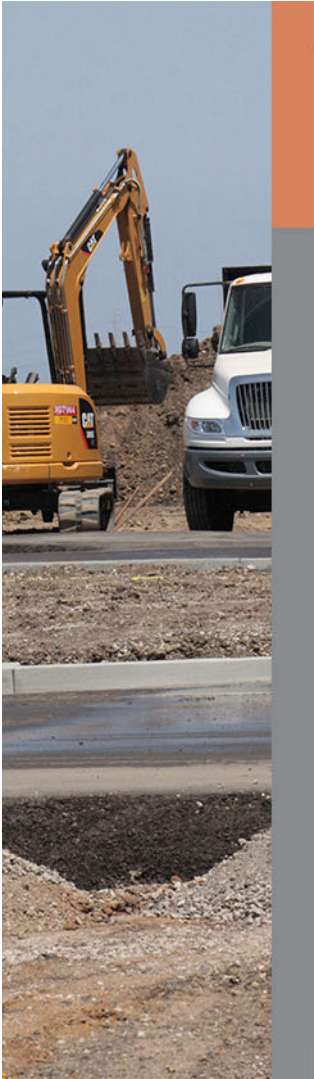
DISPOSITION OPTIONS

1. Declaration of surplus land
 - Subject to Surplus Land Act process
 - Requires 60-day notice period and 90-day good faith negotiation
2. Declaration of exempt surplus land
 - Two potential exemptions for affordable housing
 - “Exemption A” – 80%+ land use for residential
 - “Exemption B” – 100% affordable or mixed use open competitive bid process
 - Exemption A allows more City control over development parameters
 - Department of Housing and Community Development (HCD) approval required



DEVELOPER SOLICITATION METHODS

Method	Description
Request for Information (RFI)	Acts as quick way to gauge market interest and capacity early in project; low barriers to entry
Request for Qualifications (RFQ)	Asks developers for qualifications based on preliminary project scope; helpful screening tool
Request for Proposals (RFP)	Requests detailed proposals including project plans, timelines and costs; can result in ready to implement plan



RECOMMENDED NEXT STEPS

At a future City Council meeting:

1. Declare Parking Plazas 1, 2, and 3 as exempt surplus land using exemption “A”
2. Review draft request for information (RFI)
 - Issue RFI
 - Return to City Council with RFI results and next steps



THANK YOU

The background of the slide is a wide landscape photograph. It shows a winding waterway or stream flowing through a green, hilly area. The sky is a vibrant blue with large, white, fluffy clouds. The water reflects the sky and the surrounding greenery. The overall scene is peaceful and natural.

2030 CLIMATE ACTION PLAN IMPLEMENTATION SCOPE OF WORK FOR 2025-2030

Sustainability Manager Rachael Londer



STAFF RECOMMENDATION AND PRESENTATION PURPOSE

- Overview of the City's 2030 Climate Action Plan
- Introduce the 2025-2030 implementation scope of work
- Highlight key policy area for discussion
- Receive City Council feedback/guidance
- Amend the 2030 CAP to include the updated scope of work





VISION FOR A ZERO CARBON CITY



Solar canopies at the Belle Haven Community Campus



Public works showcasing electric landscaping equipment



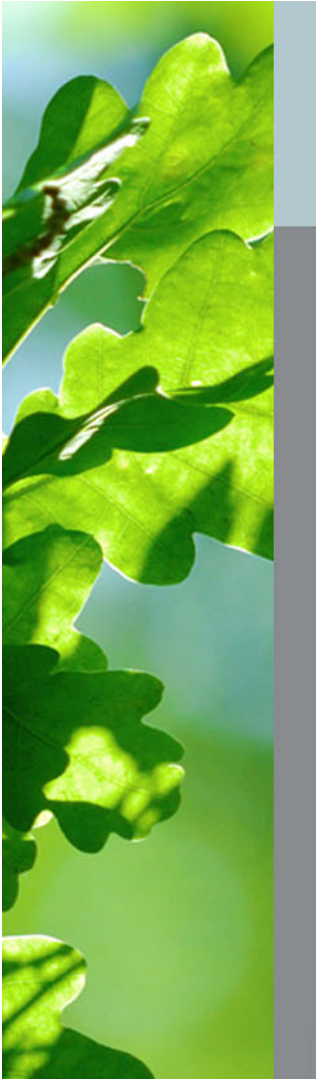
All-electric home in Menlo Park recognized by Peninsula Clean Energy



2030 CLIMATE ACTION PLAN BACKGROUND



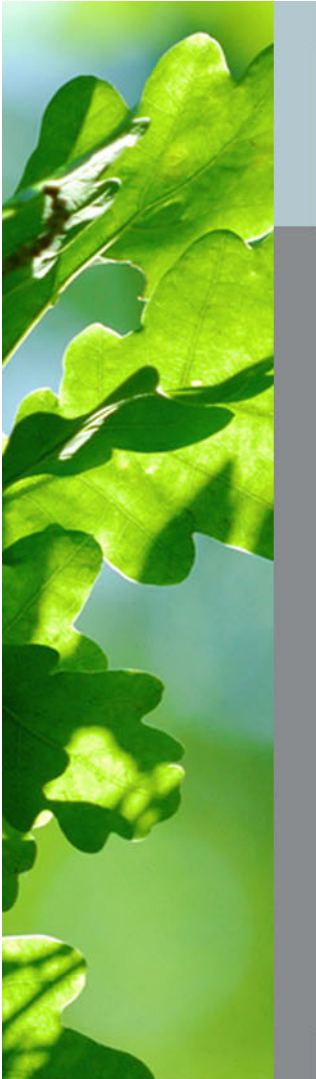
- July 2020: CAP adopted with the goal to achieve zero carbon
- April 2021: One year implementation scope of work update
- September 2023: EQC began consideration of updates to scope of work for 2025-2030
- May 2024: EQC finalized recommendations for scope of work update for 2025-2030



CAP STRATEGY NO. 1: EXPLORE POLICY/PROGRAM OPTIONS TO CONVERT 95% OF EXISTING BUILDINGS TO ALL-ELECTRIC BY 2030



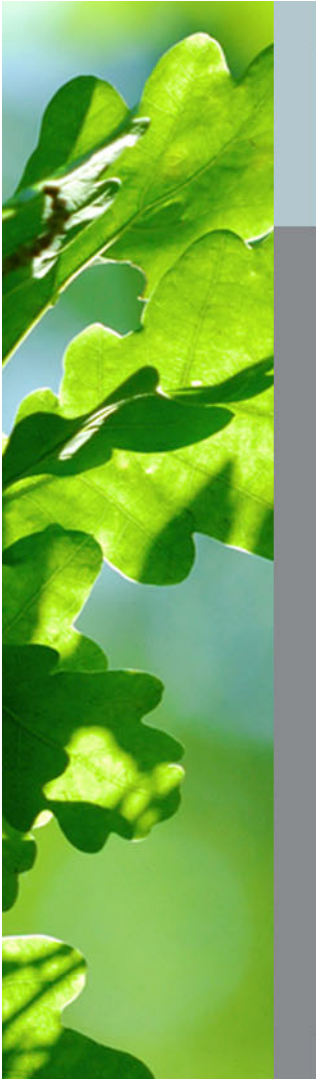
- Adopt pre-wiring requirements for existing buildings and evaluate performance requirements for both new and existing buildings during the 2025 code cycle
- Support Peninsula Clean Energy in the development of a multifamily home electrification program
- Develop additional program options to disperse California Energy Commission grant funds



CAP STRATEGY NO. 1: EXPLORE POLICY/PROGRAM OPTIONS TO CONVERT 95% OF EXISTING BUILDINGS TO ALL-ELECTRIC BY 2030



- Create a community outreach plan and measurement dashboard to track electrification progress
- Continue to evaluate and enhance a permit streamlining program
- Require all-electric construction for affordable housing built on City-owned land
- Complete cost effectiveness study to activate Bayfront zoning green and sustainable building requirements

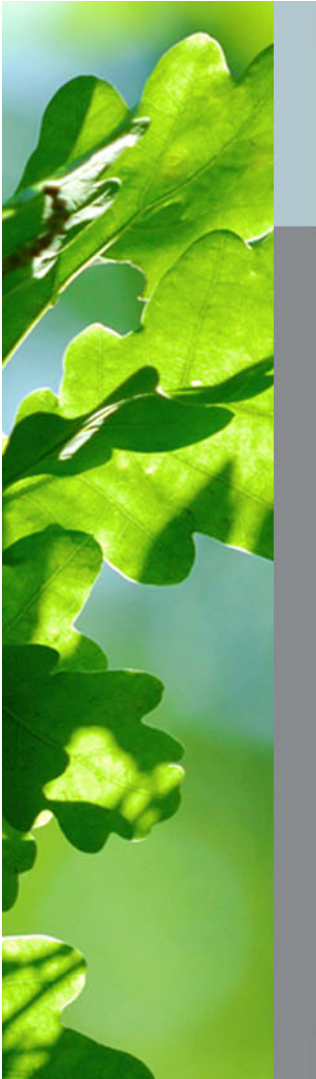


CAP STRATEGY NO. 2 & NO. 3: SET CITYWIDE GOAL FOR INCREASING EVS AND DECREASING GASOLINE SALES; EXPAND ACCESS TO EV CHARGING FOR MULTIFAMILY AND COMMERCIAL PROPERTIES

- Promote existing EV programs
- Expand EV charging network
- Increase EV charging access in multifamily, small businesses, and city-owned buildings through partnerships, policy, and programs



Level 2 EV charger at Belle Haven Community Campus



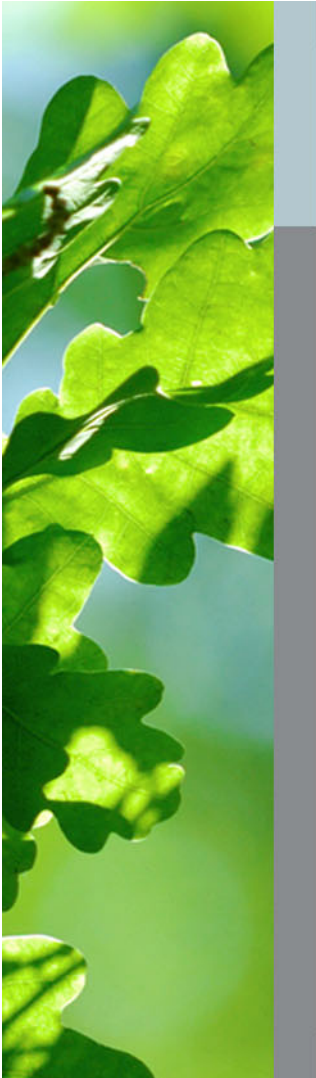
CAP STRATEGY NO.4: REDUCE VEHICLE MILES TRAVELED (VMT) BY 25% OR AN AMOUNT RECOMMENDED BY THE COMPLETE STREETS COMMISSION



- Implement the policies and programs in the Transportation Master Plan and the Housing Element
- Complete a shuttle study
- Coordinate infrastructure improvements



Shuttle making a stop at the Menlo Park Caltrain station



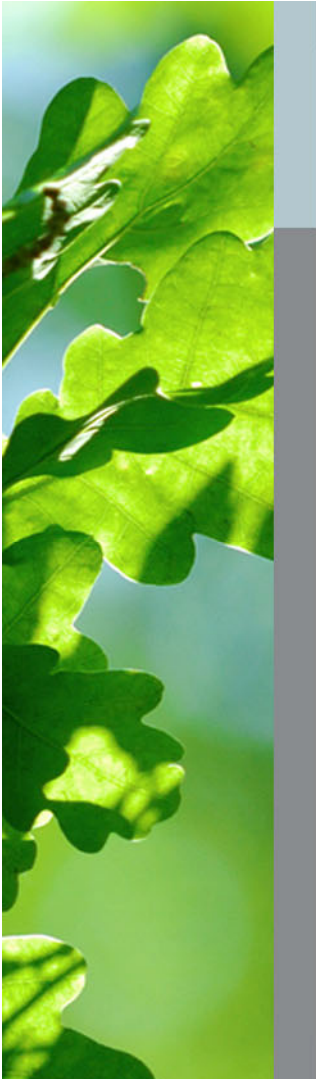
CAP STRATEGY NO.4: REDUCE VEHICLE MILES TRAVELED (VMT) BY 25% OR AN AMOUNT RECOMMENDED BY THE COMPLETE STREETS COMMISSION



- Provide data publicly on GIS
- Engage community on bicycling
- Coordinate with the San Mateo County City/County Association of Governments (C/CAG)



Bicycle repair station at the 2024 Love Our Earth Festival

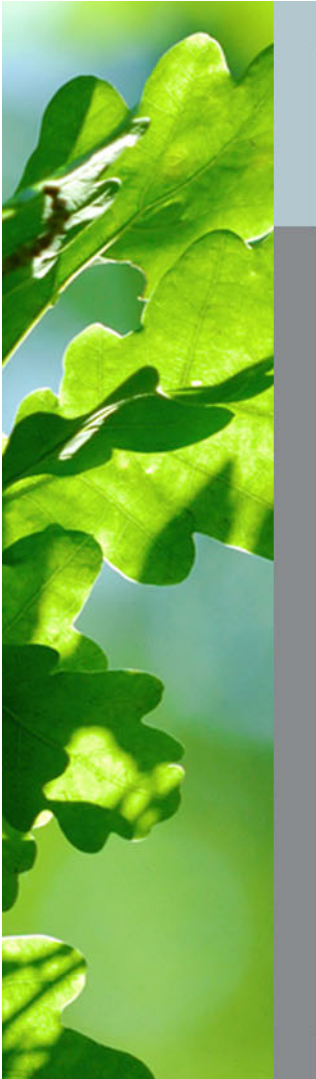


CAP STRATEGY NO. 5: ELIMINATE THE USE OF FOSSIL FUELS FROM MUNICIPAL OPERATIONS

- Leverage grants and identify new financing structures for electrification projects
- Electrify fleet and study fleet right sizing
- Utilize an energy management system
- Update the municipal greenhouse gas emission inventory and publish data on progress



Electric police vehicles



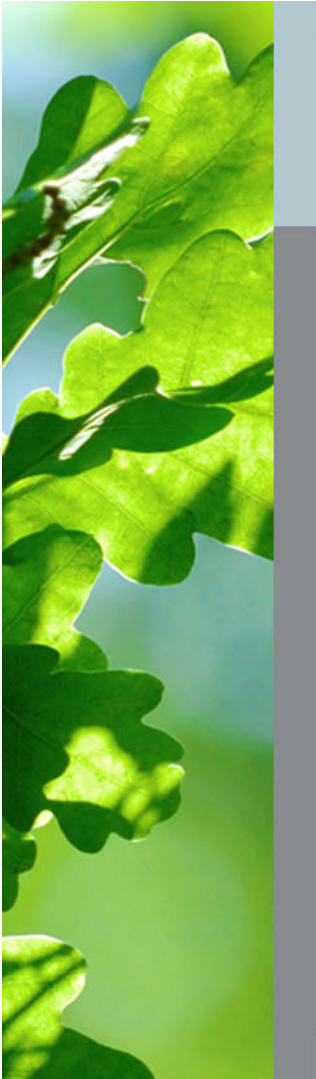
CAP STRATEGY NO. 5: ELIMINATE THE USE OF FOSSIL FUELS FROM MUNICIPAL OPERATIONS



- Capture emissions from the Bedwell Bayfront landfill flare
- Explore microgrids, battery storage, and ways to power equipment using electric vehicle fleet
- Address remaining emissions from solid waste and employee commutes



Battery storage at the Belle Haven Community Campus



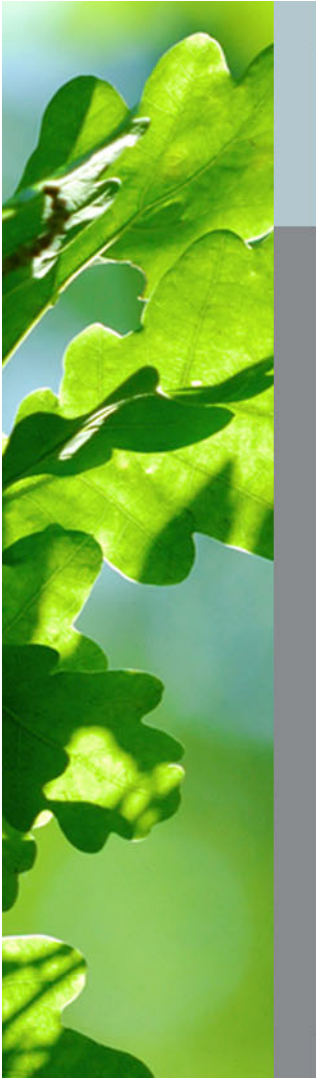
CAP STRATEGY NO. 6: DEVELOP A CLIMATE ADAPTATION PLAN TO PROTECT THE COMMUNITY FROM SEA LEVEL RISE AND FLOODING



- Plan and identify funding for climate adaptation planning and projects
- Develop an urban forest management plan



Tree planting at the Belle Haven Child Development Center



CLOSER LOOK AT BUILDING ELECTRIFICATION



- California Building Standards Code (Title 24) which includes the Energy Code (Part 6) and CALGreen (Part 11)
 - Increase energy conservation and reduce energy costs in buildings
 - Adopted every three years, the 2025 code cycle begins on January 1, 2026

- Local energy code amendment
 - Increases building code requirements above the current standards
 - Can be adopted at any time
 - Must meet California Energy Commission's (CEC) cost effectiveness standards



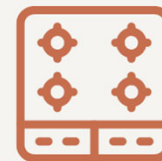
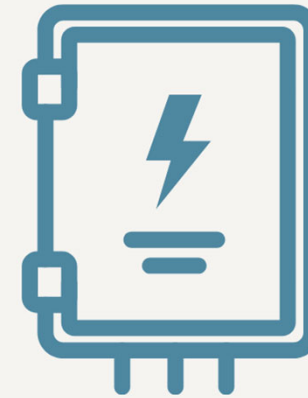
SUMMARY OF POLICY OPTIONS

Option	Code amendment	Building types
No. 1: Expand electric pre-wiring requiring space for future electric appliances, when a new panel is installed	CALGreen (does not require CEC approval)	Single family additions, alterations, or repairs
No. 2: New construction energy performance	Energy Code (requires cost-effectiveness study and CEC approval)	Single family, multifamily, and commercial
No. 3: Existing buildings energy performance for existing buildings	Energy Code	Additions, alterations, repairs, accessory dwelling unit conversions for single family



OPTION 1: EXPAND ELECTRIC READINESS REQUIREMENTS

- Replacement/upgrade to the main electric panel would require electrical capacity for and reservation of breaker space to accommodate the existing single family electrical load and future electrification





OPTION 2: ENERGY PERFORMANCE APPROACH FOR NEW CONSTRUCTION

Homeowner/Developer
(New construction)

All-Electric

- Electric space heating
- Electric water heating

EDR = 9

Mixed-Fuel
(Gas and Electric)

- Electric space heating
- Gas water heating

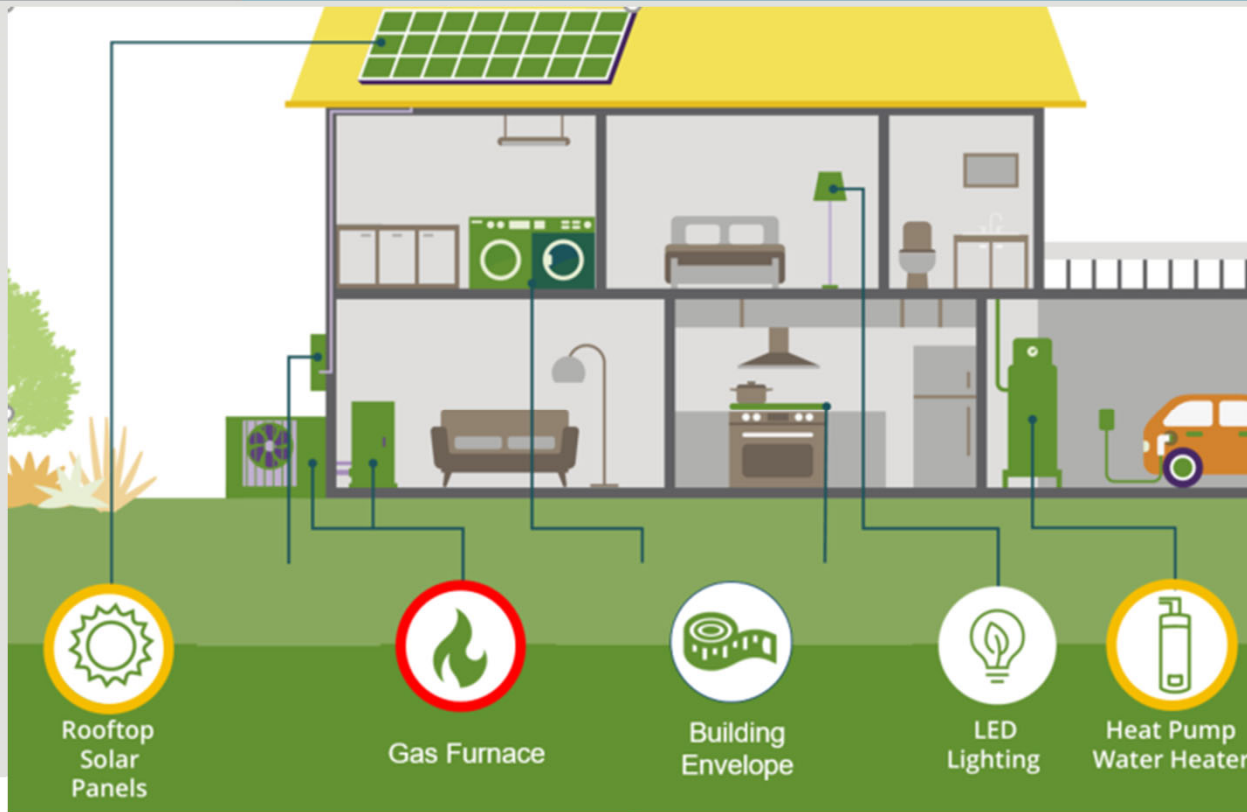
EDR = 0

Mixed-Fuel
(Gas and Electric)

- Electric space heating
- Gas water heating
- Increased efficiency
- Solar and battery storage

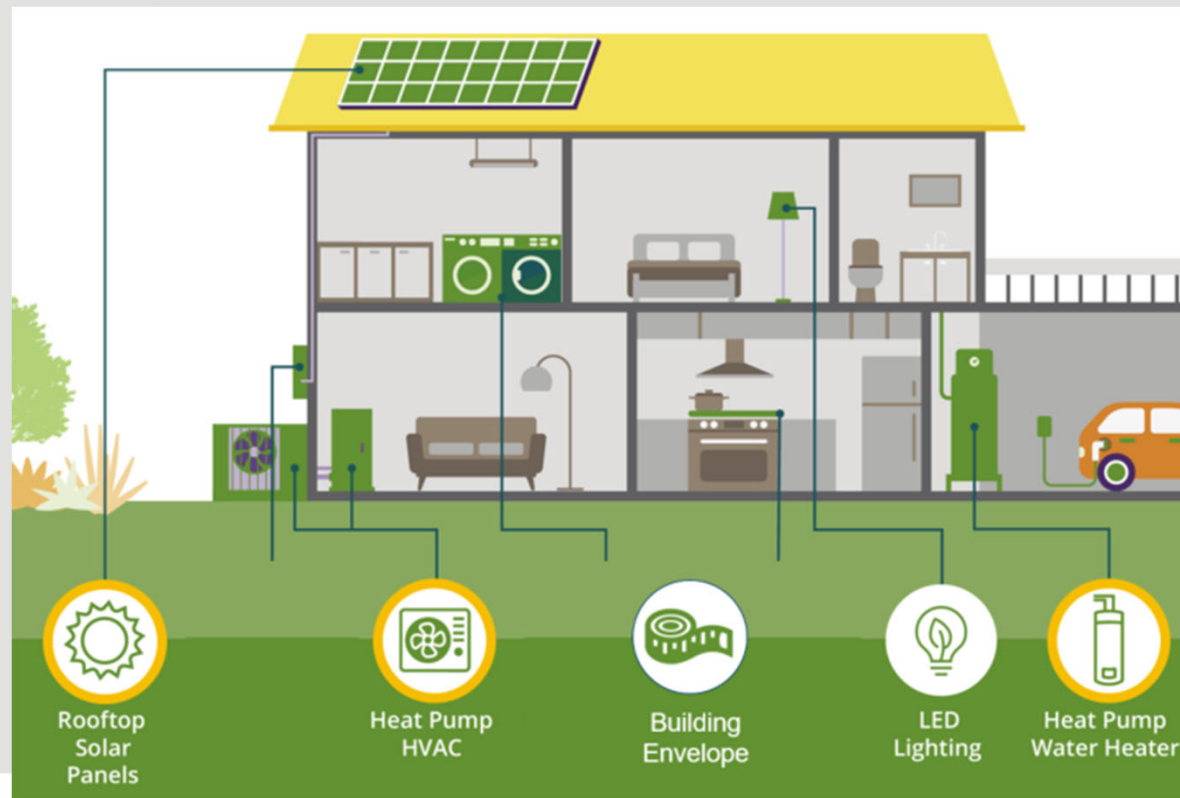
EDR = 13

2022 CODE CYCLE STANDARD DESIGN BUILDING



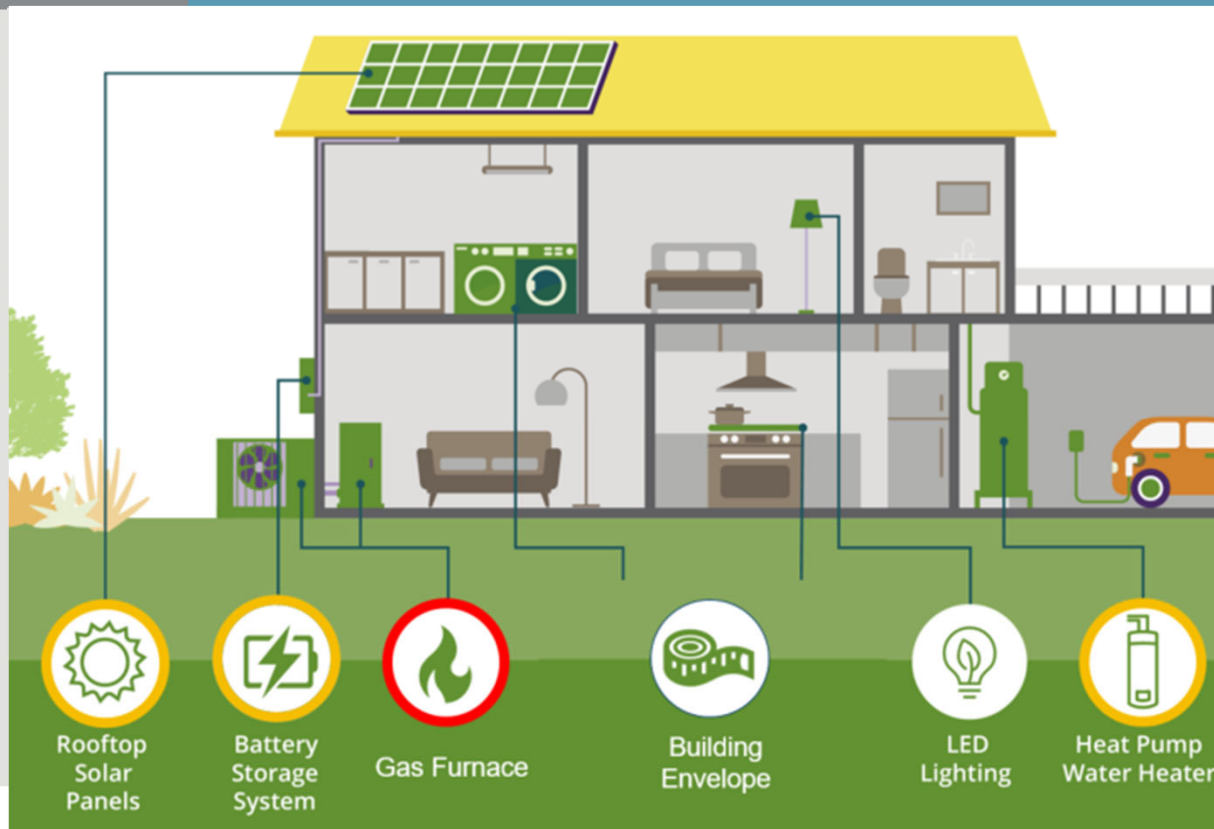


ENERGY PERFORMANCE APPROACH (ELECTRIC)





ENERGY PERFORMANCE APPROACH (MIXED FUEL)



OPTION 3: EXISTING BUILDING ENERGY PERFORMANCE

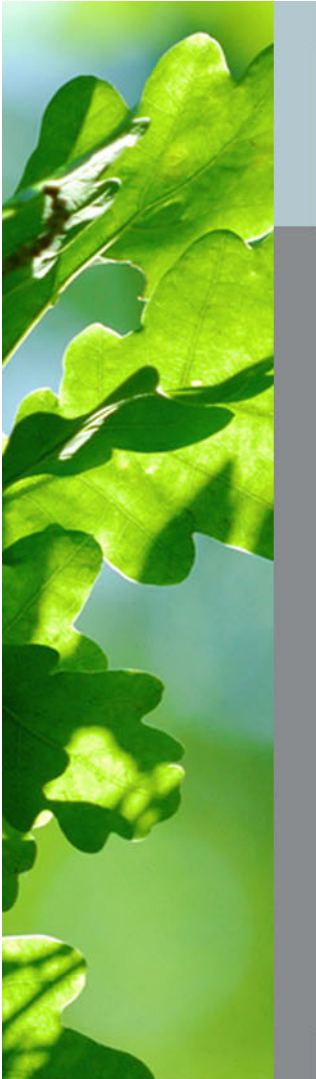


- Similar approach as new construction energy performance requirement
- First adopted by San Rafael
- Peninsula Clean Energy has developed a model ordinance for single family only



POLICY OPTION RECOMMENDATIONS

Option	Recommendation
No. 1: Expand electric pre-wiring Requiring space for future electric appliances, when a new panel is installed	Staff to prepare an ordinance and return to Council for a first reading
No. 2: New construction energy performance	Follow the State's lead with this policy being the State minimum standard for single family in the 2025 code cycle
No. 3: Existing buildings energy performance for existing buildings	Staff to further study and consideration as part of the 2025 code cycle adoption



RECOMMENDATION

- Provide direction on key implementation priorities
- Adopt a resolution amending the 2030 CAP to including the implementation scope of work for 2025-2030



THANK YOU



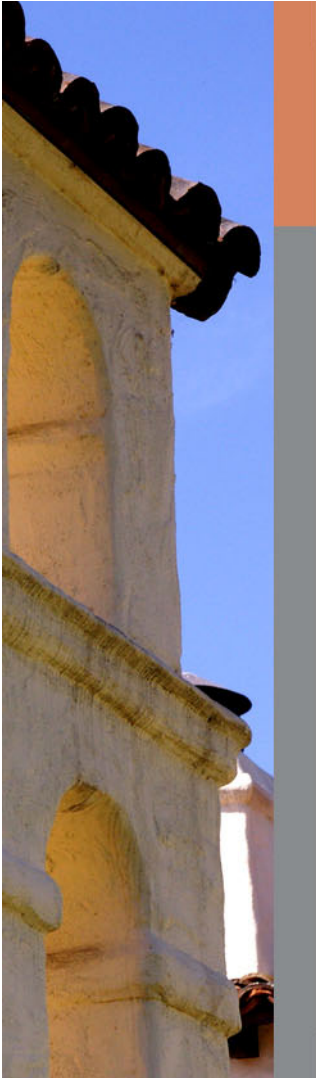
G1 – 1399 WILLOW RD.
City Council Call-up Public Hearing
August 27, 2024





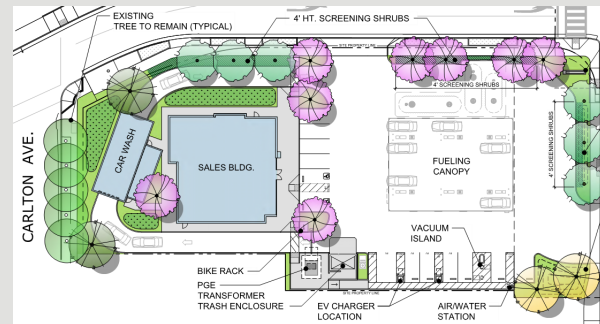
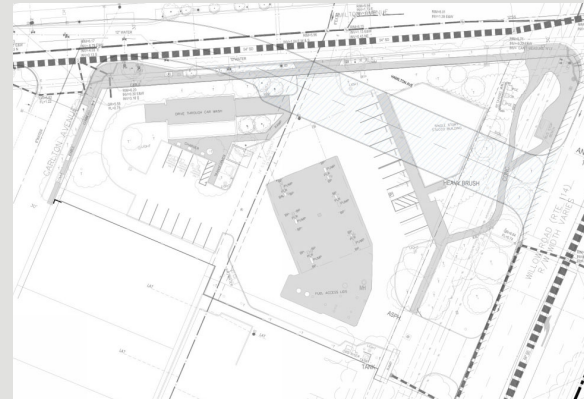
RECOMMENDED MEETING FORMAT

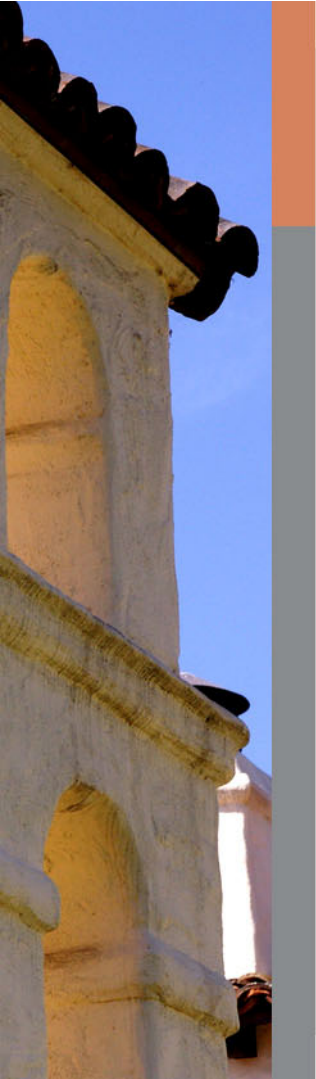
- Call-up public hearing
 - Introduction by Mayor Taylor
 - Presentation by staff
 - Presentation by applicant
 - Clarifying questions from City Council
 - Public comment
 - Deliberation and vote by City Council



1399 WILLOW RD. PROJECT

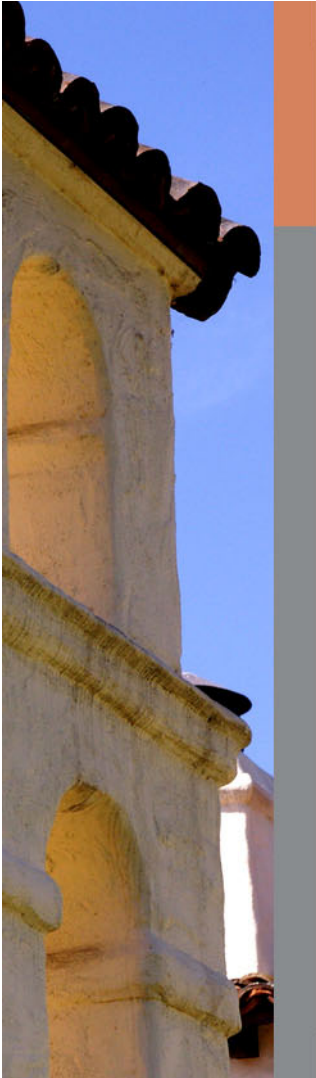
- Demolish and reconstruct Chevron station
 - Pump canopy
 - Convenience store
 - Carwash
 - Limited 24-hour operations
- Realign Hamilton Ave. (Under separate permit)
 - Enable preferred/approved Willow Village variant.





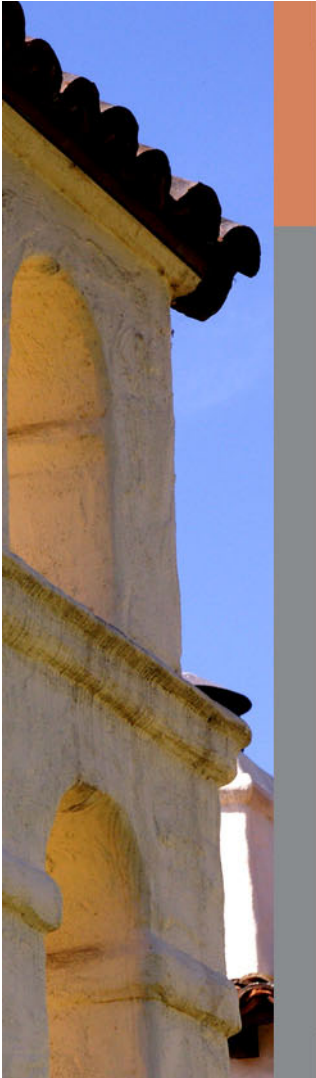
PLANNING COMMISSION ACTION

- Planning Commission approved proposed project
- Included conditions to:
 - Limit convenience store hours to 6 a.m. to 10 p.m. (except for night drawer)
 - Prohibit alcohol sales through night drawer
 - Limit hours of carwash to 8 a.m. to 6 p.m.



UPDATES TO PROJECT

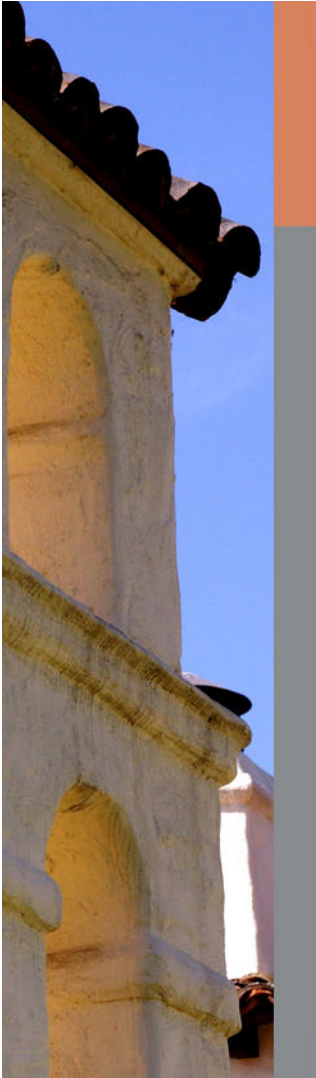
- Applicant has withdrawn use permit request for off-sale beer and wine
- Applicant intends to remove beer cave and reduce size of convenience store



PROPOSED CHANGES TO RESOLUTION (ATTACHMENT A)



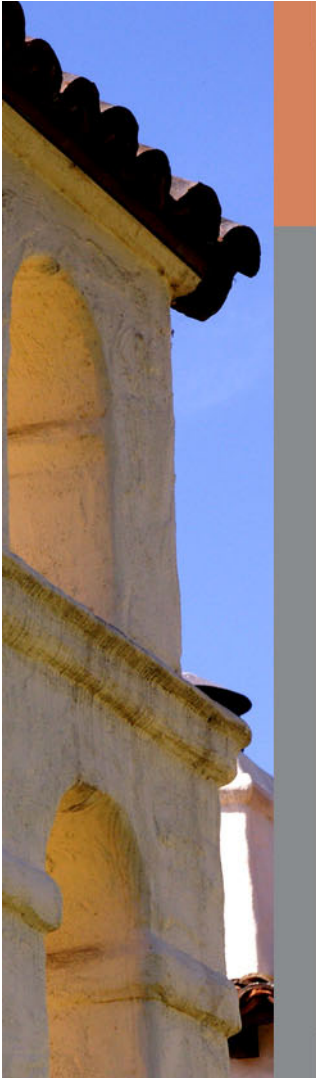
- Deny the call-up and uphold Planning Commission's approval with the following modifications:
 - Remove use permit approval of beer and wine sales per applicant's request
 - Revise project conditions of approval



UPDATES TO CONDITIONS OF APPROVAL

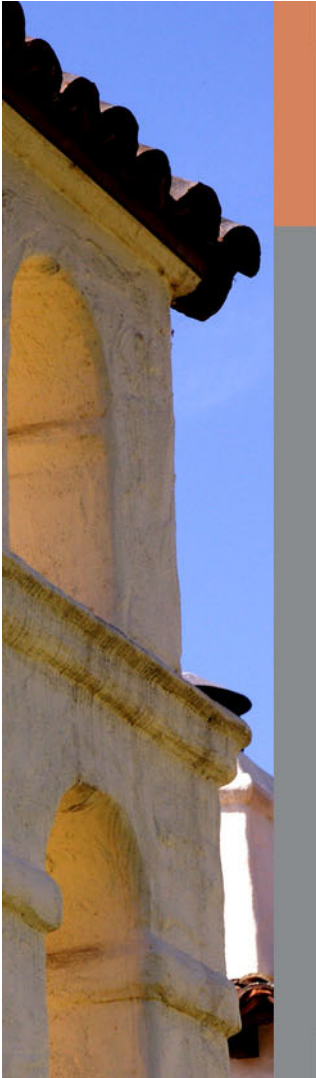
- Delete condition 2.e
 - Removes approval for off-sale beer and wine

- Modify 2.f with the following:
 - Hours of operation of the convenience store shall be limited to 6 a.m. to 10 p.m. with the exception of limited service and retail items permitted to be sold through the night drawer between the hours of 10 p.m. and 6 a.m. ~~Sale of alcohol through the night drawer shall be prohibited.~~



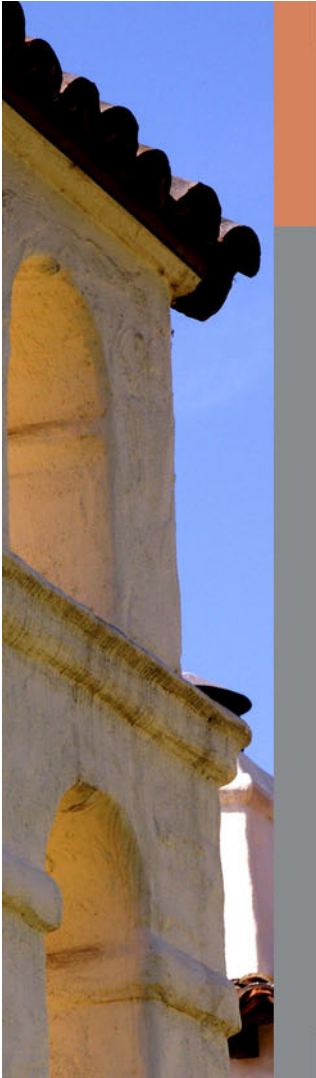
UPDATES TO CONDITIONS OF APPROVAL

- Add condition 2.k:
 - Simultaneous with the submittal of a complete building permit application, the applicant shall revise the project plans to reduce the size of the convenience store footprint and eliminate the beer cave. The project plans shall demonstrate that the architectural style, colors, and materials remain consistent with the approved project plans included as Exhibit A to Resolution No. ____ and that the general footprint and location of the convenience store is substantially consistent with the preliminary revised site plan, dated August 27, 2024, included as Exhibit G to Resolution No. ____, subject to review and approval by the Planning Division.
- Add conditions 2.h. through 2.j.



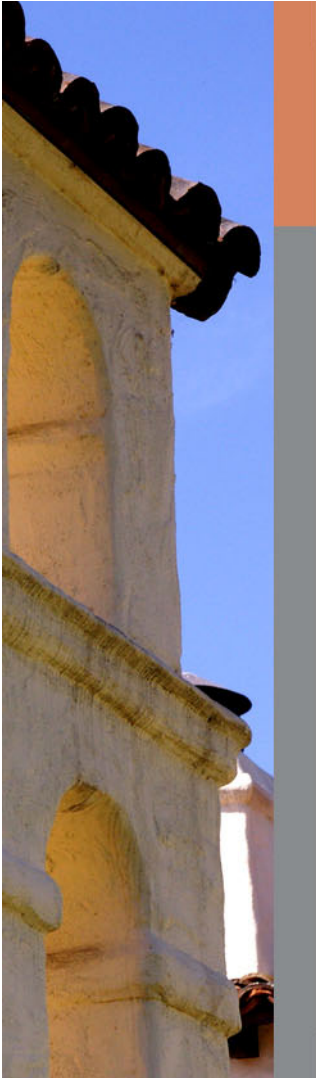
CITY COUNCIL CALL-UP

- Call-up request submitted by Mayor Taylor on July 12
- In summary, concerns with:
 - Removal and replacement of underground storage tanks (USTs)
 - Alcohol sales
 - Traffic impacts to Hamilton Ave. and Willow Rd.
 - Overall quality of life
- Full call-up letter is included in the staff report as Attachment A Exhibit F



RESPONSE TO CITY COUNCIL CALL-UP

- In summary:
 - Removal and replacement of service station (including USTs) necessary for Hamilton Ave. realignment
 - Comprehensive review from multiple agencies to ensure safety
 - Added conditions of approval requiring confirmation of compliance
 - Alcohol sales have been removed from the use permit request
 - Realignment would provide a more direct connection to Willow Village
 - “No Hamilton realignment” project variant inferior for LOS along Willow Rd.
 - Conditions of approval ensure quality of life
- Full responses included in staff report



RECOMMENDATION

- Recommended Actions
 - Adopt a modified resolution:
 - Denying the call-up and upholding the Planning Commission’s approval with the following modifications:
 1. Use Permit for service station and limited 24-hour operations, excluding sale of beer and wine
 2. Architectural Control Permit
 - Including staff’s recommended modified conditions of approval



THANK YOU



PROJECT LOCATION

- Corner of Willow Rd. and Hamilton Ave.
 - Third frontage on Carlton Ave.
- C-2-S (Neighborhood Commercial District, Special)
 - Neighborhood serving retail
 - Services

