



REGULAR MEETING MINUTES

Date: 11/12/2024
Time: 6:00 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Regular Session

A. Call To Order

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

B. Roll Call

Present: Combs, Doerr, Nash, Taylor (Remote – AB 2449 Just Cause), Wolosin
Absent: None
Staff: City Manager Justin Murphy, City Attorney Nira Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

C. Closed Session

- C1. Conference with real property negotiators pursuant to Government Code §54956.8
Property location: 1215 Chrysler Dr.
City negotiators: Justin I.C. Murphy, Nira Doherty
Negotiating parties: James Albera
Under negotiation: Price, terms of payment, property negotiations
- C2. Conference with legal counsel – anticipated litigation (Paragraph (2) of subdivision (d) of Government Code §54956.9) Significant exposure to litigation: One case

D. Call To Order

Vice Mayor Combs re-called the meeting to order at 7:01 p.m.

E. Roll Call

Present: Combs, Doerr, Nash, Taylor (Remote – AB 2449 Just Cause), Wolosin
Absent: None
Staff: City Manager Justin Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

F. Report from Closed Session

No reportable actions.

G. Agenda Review

None.

H. Public Comment

- Greg Conlon spoke in support of quiet zones.
- Ravenswood City School District Superintendent Gina Sudaria spoke on the Ravenswood Promise and Learner Profile.
- Bill Kirsch spoke in support of bike and pedestrian safety measures on Partridge Avenue.

I. Presentations and Proclamations

I1. Proclamation: Ruby Bridges Walk to School Day (Attachment)

Vice Mayor Combs introduced the proclamation (Attachment).

San Mateo County Office of Education Safe Routes to School Coordinator Theresa Vallez-Kelley accepted the proclamation.

J. Consent Calendar

J1. Accept the City Council meeting minutes for October 8, 21 and 22, 2024 (Attachment)

J2. Authorize the city manager to execute a three-year extension of the enterprise license agreement with Esri for geographic information system software (Staff Report #24-188-CC)

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

K. Study Session

K1. Review and provide feedback on the alternative proposals to meet the below market rate housing requirements for the project at 1162 El Camino Real (Staff Report #24-192-CC)

Community Development Director Deanna Chow made a presentation (Attachment).

The Applicant made a presentation (Attachment).

- Lynn Huidekoper spoke in support of low and very-low income housing in the City.
- Adina Levin spoke in support of low, very-low income and senior housing.
- Katherine Dumont spoke in support of the proposal for a land donation to Eden Housing and the level of affordability of the units.

The City Council received clarification on in-lieu fee amounts and methodologies, monthly rent for 30-50% AMI (area median income) and City Council next steps and action timeline.

The City Council discussed below market rate (BMR) agreement options, risks and sharing risks between City and Applicant and local preference for rental units.

The City Council directed a land donation transfer to Eden House as an alternate to payment of a residential in-lieu fee, establishing performance standards as part of the negotiations for the land transfer and a desire to include city preferences in adherence to the City's BMR guidelines.

The City Council took a recess at 9:08 p.m.

The City Council reconvened at 9:16 p.m.

L. Regular Business

- L1. Waive the first reading and introduce an ordinance amending Title 11 of the municipal code to revise sections related to stopping, parking, and standing for vehicles, and establish parking restrictions for oversized vehicles (Staff Report #24-189-CC)

Police Chief Dave Norris made the presentation (Attachment).

- Peter Banzhaf spoke in support of the ordinance and housing residents living in recreational vehicles (RV).
- My-kel Hall spoke in support of permanent RV parking locations.
- Aileen Lattmann spoke in support of the ordinance and housing residents living in RVs.
- Jess Hudson spoke in support of a "care first" approach and on concerns for the RV residents' displacement.
- Katherine Dumont spoke in support of additional study and analysis, consideration of parking programs before adoption of an ordinance and care for RV residents.
- Andrew Wong spoke in support of the ordinance and housing residents living in recreational RVs.
- Lupita spoke in support of permanent RV parking locations.

The City Council received clarification on the ordinance model, providing a safe parking program, neighboring jurisdictions with locations for overnight parking, cities with RV or oversized vehicle ban litigation, overnight or after hour parking violations, permitting options and administrative regulations and guidelines.

The City Council discussed housing the homeless and RV residents, avoiding pushing RVs to neighboring cities, §§11.24.009, 11.24.025, 11.24.075 of the proposed ordinance and policy and regulations around impacts to the unhoused and homeless.

ACTION: Motion and second (Taylor/ Wolosin), to introduce and read by title only, the ordinance subject to removing §§5, 6 and 7 and removing all recitals related to oversized vehicles, 4-1 (Combs dissenting).

ACTION: Motion and second (Taylor/ Wolosin), to continue the oversized recitals to 2025 with the newly seated City Council, 3-2 (Combs and Doerr dissenting).

M. Informational Items

- M1. City Council agenda topics: November – December 2024 (Staff Report #24-193-CC)
- M2. Police department quarterly update – Q3 July – September 2024 (Staff Report #24-187-CC) (Informe de Personal #24-187-CC)

M3. Update on childcare survey results and preliminary research and analysis of preschool needs (Staff Report #24-190-CC)

M4. Update on the emergency water storage/supply project (Staff Report #24-191-CC)

N. City Manager Report

None.

O. City Councilmember Reports

Mayor Taylor reported out on the Housing Leadership Council (HLC) conference, anti-displacement and the San Francisquito Creek Joint Powers Agency meetings. Mayor Taylor also reported out on the removal of city attorney billing resulting from a May closed session.

City Councilmember Nash reported out on the South Bayside Management Authority, Peninsula Clean Energy (PCE) and anti-displacement meetings and the Menlo Park Police Department swearing in ceremony.

Vice Mayor Combs reported out on opposing the removal of city attorney billing resulting from a May closed session.

P. Adjournment

Vice Mayor Combs adjourned the meeting at 11:02 p.m.

Assistant to the City Manager/ City Clerk Judi Herren

These minutes were approved at the City Council meeting December 10, 2024.

Proclamation

RUBY BRIDGES WALK TO SCHOOL DAY Thursday, November 14, 2024

WHEREAS, Ruby Bridges is an icon of the American civil rights movement who at the age of six years old in 1960, became the youngest member to integrate public schools in the American South; and

WHEREAS, segregation continued to exist in various states despite the Supreme Court of the United States' 1954 ruling in *Brown v. Board of Education* barring any state laws allowing racial segregation in public schools; and

WHEREAS, Ruby Bridges was the lone student of her group of African-American students to integrate William Frantz Elementary School in the City of New Orleans on November 14, 1960, being escorted by four federal agents while bravely walking amongst protesters full of vitriol; and

WHEREAS, the San Mateo County Board of Education adopted a resolution in 2019 that November 14, or the following Wednesday should it fall on a weekend, be henceforth annually known as Ruby Bridges Walk to School Day in the County of San Mateo to celebrate the spirit of inclusivity; and

WHEREAS, the California State Senate adopted a resolution in 2021 that November 14, or the following Wednesday should it fall on a weekend, be henceforth annually known as Ruby Bridges Walk to School Day in the State of California to recognize Ruby Bridges' role in the civil rights movement; and

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

WHEREAS, the City of Menlo Park will participate in its fifth annual Ruby Bridges Walk to School Day, partnering with local schools and the community in promoting walking to school and inclusive communities.

NOW THEREFORE, BE IT PROCLAIMED that I, Drew Combs, Vice Mayor of the City of Menlo Park, on behalf of the City Council, do hereby proclaim Tuesday, November 14, 2024 as Ruby Bridges Walk to School Day in the City of Menlo Park.



A blue ink signature of Drew Combs, Vice Mayor of the City of Menlo Park, written over a horizontal line.

Drew Combs, Vice Mayor
November 12, 2024



1162 EL CAMINO REAL STUDY SESSION

Deanna Chow Community Development Director





PRESENTATION OVERVIEW

- Purpose of study session
- Project background
- Alternative BMR options
- Next steps



PURPOSE OF STUDY SESSION

- Review alternative proposals to meet the below market rate (BMR) housing requirements for the residential project at 1162 El Camino Real
- City Council provides feedback
- No action



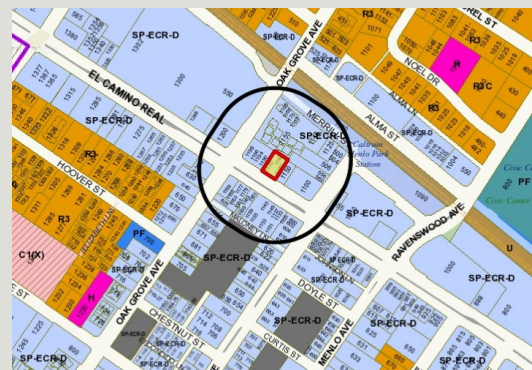
SANTA CRUZ AVE. PROJECT BACKGROUND

- 506-556 Santa Cruz Ave./1125 Merrill St. (Santa Cruz Project)
 - Three (3) coordinated mixed-use projects
 - Planning Commission approved – May 2018
 - +/- 0.76-acre site
 - Nine (9) residential units
 - Approximately 27,000 sf of non-medical office, retail and restaurant uses
 - Flexibility in satisfying BMR requirement
 - Construction completed June 2021
 - No on-site BMR unit



1162 EL CAMINO REAL PROJECT BACKGROUND

- 1162 El Camino Real (1162 ECR Project)
 - Planning Commission approved – Feb. 2021
 - +/- 0.19-acre site
 - Nine (9) residential units
 - 1 BMR unit (Very-low income studio)
 - 2 BMR units (off-site requirement for the Santa Cruz Project)
 - One (1) bedroom, 1 bathroom – Low-income unit
 - Two (2) bedroom, 2 bathroom – Low-income unit
 - Site is vacant land





SUMMARY OF KEY DATES

- June 2021 - Completion of Santa Cruz Project
- April 2023 – Approval of revised BMR agreements
- June 2023 – Original due date for Santa Cruz Project BMR obligation
- September 2023 – City Council feedback on HIP housing funding request, including land dedication
- March 2024 – Eden Housing submits NOFA for 100% affordable, 26-unit senior housing project
- Nov. 12, 2024 (tonight) – City Council study session on alternative BMR options
- May 4, 2025 – New due date for Santa Cruz Project BMR obligation



BMR AGREEMENT OPTIONS

Refer to Table 3 in the staff report

- Construct two on-site BMR units by developer per 1162 ECR Project BMR Agreement
- Developer to pay BMR in-lieu fee of approximately \$4.5 million
- Land donation from developer to City
- Developer to directly transfer land to Eden (in-kind payment of in-lieu fee)
- Other (e.g. hybrid of land donation and in-lieu fee payment)



NEXT STEPS

- City Council feedback on BMR options
- Staff recommends payment of the \$4.5 million BMR in-lieu fee
 - Payment due by Aug. 4, 2025
- If City Council is interested in the land donation:
 - Conduct peer review of appraisal to confirm land value
 - Provide direction if land should be transferred to City or Eden
 - Staff to return with next steps for accepting the property as an alternative means
- Provide direction on another option



THANK YOU

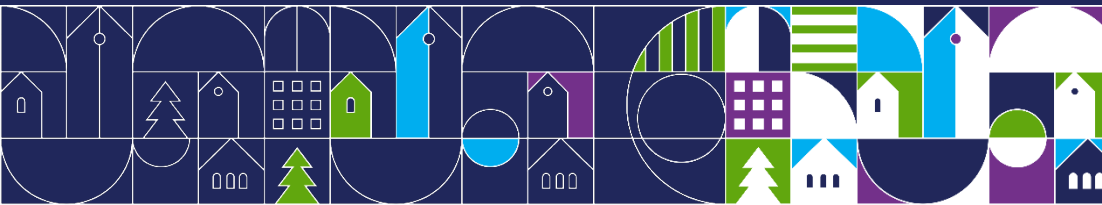


Menlo Park City Council

Study Session Offsite Land Dedication

Dixie Baus, Director of Real Estate Development

November 12th, 2024



EDEN HOUSING, INC.

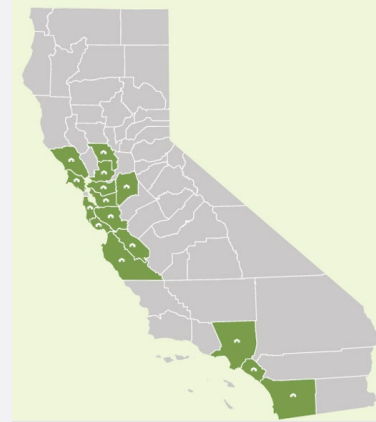
We believe that home is where your start is

Every day, we create the housing needed to make sure all of our neighbors have a place to call home. And advocate for still more. Because safe and affordable housing helps families stay secure, allows communities to thrive, and solves many of our cities' most pressing challenges.



ABOUT EDEN – Who we are

- California-based non-profit established 56 years ago
- 170+ properties in 15 counties & 50 cities
- 11,000+ homes
- 25,000+ residents
- Full-Service
 - Development
 - Property Management
 - Resident Services



ABOUT EDEN – Our Experience

Types of developments:

- Public/Private Partnership on public land
- Inclusionary work with home builders
- Developer-driven land purchase

Financing:

- Low-income housing tax credits
- Local and state gap financing programs.
- State programs include:
 - Infill Infrastructure Grant Program
 - Multifamily Housing Program
 - Transit-Oriented Development
 - Affordable Housing Sustainable Communities.





Land Dedication– Recent Similar Projects



Dedicated Land to Eden Housing

Master Developer	Project City	No. of Homes	Status
SCS Development	Hollister	100	In final financing
AGHA Development	Soledad	40	In final financing
Lane Partners	Redwood City	72	In entitlements
Sunset Development	San Ramon	200	In entitlements
Bay Development	Dublin	113	Closing – Pending Construction Onset
SummerHill Homes	Los Gatos	50	Built – Complete
Replay	Healdsburg	41	Built – Complete





Project Concept





HOUSING PROJECT OVERVIEW

Homes for seniors

- **26 units** of 100% **Affordable Housing** and 1 manager's unit

26 studios
26 homes total
and (1) 2-bed
manager's unit

Focus on sustainability

- **0 parking stalls** on an efficient 0.17 acre site
- Secured **bike facilities**
- **Free transit passes**
- **Xeriscape** landscaping

On-site amenities

- **Resident Resource Networking Center**
- Outdoor **gather area**
- **Technology Suite**



Site Location Details

Age restricted senior housing for those 55 and older



Walker's Paradise

Walk Score[®]

95 / 100



Biker's Paradise

Bike Score[®]

99 / 100

Source: Walk Score, CAP Index 

Caltrain Menlo Park Station – 0.1 miles

Grocery – 0.3 miles

Library, Recreation Center, Park – 0.3 miles

Downtown Menlo Park – 0.1 miles





STREET FRONTAGE EI CAMINO REAL



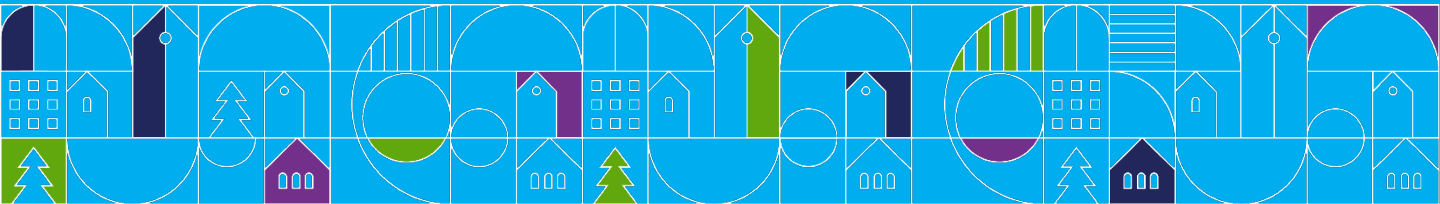


PEDESTRIAN EXPERIENCE





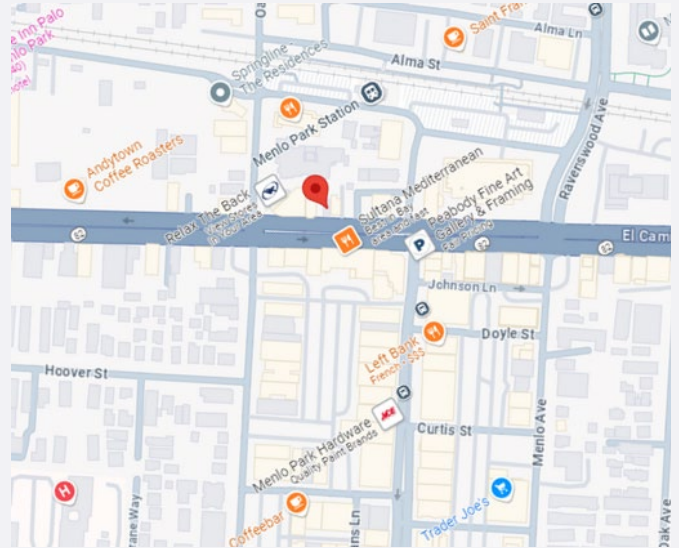
Community Benefits



Land Valuation

1162 El Camino Real

Lot Size: **0.17 ac**
Dedicated Land Value: **\$3.6m**



In addition: A chance for seniors who would otherwise be priced out to enjoy an exciting part of Menlo Park.





Thank you!

Project Lead:
Dixie Baus

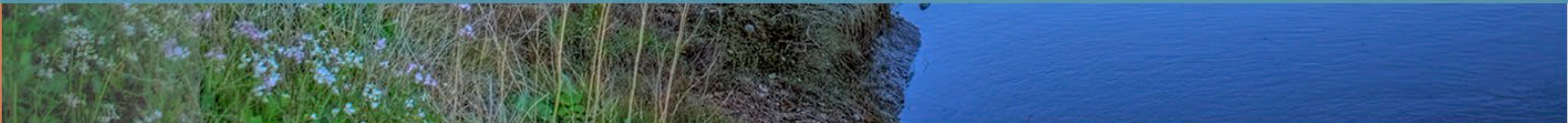
Dixie.baus@edenhousing.org





ORDINANCE AMENDMENTS – PARKING: CITY FACILITIES, SAFETY ENHANCEMENT AND OVERSIZE VEHICLES

Dave Norris Police Chief





RECOMMENDATION

- Waive the first reading and introduce an ordinance to address changes to enhance the City's ability to enforce certain parking regulations and add enforcement capability in reference to oversize vehicle parking



OVERVIEW OF PROPOSED CHANGES AND ADDITIONS

- Key objectives
 - Enhance safety
 - Clarify regulations
 - Address community needs

- Modifications to Title 11 reinforcing enforcement capability and authority to designate areas where parking is regulated, delineate signage and enforcement authority, and close enforcement gaps in relation to authorities and penalties.

- Addition to Title 11 of a municipal code section regulating oversize vehicle parking in the City of Menlo Park.



TITLE 11 CHANGES

- Section 11.24.009:
 - Clarifies authority for sign installation
 - Clarifies the application to city owned public parking lots and parking lots at publicly accessible park and recreational facilities, closing gaps in that language that impede enforcement
 - Removes dated and unnecessary subsection on citation amounts
- Sections 11.24.025 and 026:
 - Provide expanded authority to the public works director or designee to identify and mark no parking zones adjacent to driveways to enhance visibility and safety (“daylighting”)



TITLE 11 CHANGES, CONTINUED

- Section 11.24.050:
 - Reflects slight changes to the overnight parking program (ONP) to make the language more flexible to new residential developments and allows ONP to include overnight parking regulation of City facility-related parking lots.

- Section 11.24.070:
 - Changes the regulation language slightly in alignment with other local city regulations that provide existing authority for removal of vehicles after 72 hours in accordance with state law.



ADDITION TO TITLE 11: OVERSIZE VEHICLES

- Section 11.24.075:
 - New regulation that addresses the adverse impacts of oversized vehicles parked on City streets.
- Defines oversized vehicles
- Identifies the purpose to alleviate impeded views that can create a danger to vehicles, bicycles, and pedestrian traffic, and to prevent unhealthy and unlawful discharge of hazardous material onto city streets and into waterways.



ADDITION TO TITLE 11: OVERSIZE VEHICLES, CONTINUED

- Establishes exemptions, for emergency situations, governmental operations, short-term prep of personal RVs and commercial loading/unloading purposes.
- Establishes penalties for oversized vehicles unlawfully parked on city streets between 2 a.m. and 5 a.m., to include citation and removal of oversized vehicles parked in violation.



POLICE DEPARTMENT – COMMUNITY POLICING APPROACH



ONGOING COMMITMENT OF YOUR MPPD:

- Safety permitting, the Menlo Park Police Department (MPPD) approaches all in-person contacts – including habitation in vehicles – with a “care first approach” – connecting with the human beings involved and assessing first for how we, or any available resources might help...



POLICE DEPARTMENT – COMMUNITY POLICING APPROACH



- **COMMITMENT OF YOUR MPPD, cont'd:**
- In all cases where immediate public safety intervention is not needed, we will be offering options, educating about regulations and consequences, and providing ample opportunities for alternative solutions prior to and contemporaneous with any enforcement.



POLICE DEPARTMENT – COMMUNITY POLICING APPROACH



COMMITMENT OF YOUR MPPD, cont'd:

- When enforcement action must be taken, all attempts to present and provide alternatives to enforcement will have been documented through incident notes, reports, and/or recordings.
- The respect and dignity of all people in Menlo Park remains a North Star for the MPPD Team.



RECOMMENDATION

- Waive the first reading and introduce an ordinance to address changes to enhance the City's ability to enforce certain parking regulations and add enforcement capability in reference to oversize vehicle parking



THANK YOU