



REGULAR MEETING MINUTES

Date: 1/14/2025
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 Combs called the meeting to order at 6:10 p.m.

B. Roll Call

Present: Combs, Nash, Schmidt, Taylor, Wise

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

C. Agenda Review

None.

D. Report from Closed Session

No reportable actions.

E. Public Comment

- Pam Jones spoke in support of hearing all speakers.
- Patti Fry spoke in support of balanced development and for a Downtown parking plan.

F. Presentations and Proclamations

F1. Proclamation: National Law Enforcement Day (Attachment)

Mayor Combs introduced the proclamation.

Police Chief Dave Norris accepted the proclamation (Attachment).

F2. Proclamation: National Human Trafficking Awareness Day (Attachment)

Mayor Combs introduced the proclamation.

Police Chief Dave Norris accepted the proclamation (Attachment).

G. Consent Calendar

- G1. Accept the City Council meeting minutes for December 10, 2024 (Attachment)
- G2. Authorize the city manager to execute agreements with Bosco Oil, Inc., dba Valley Oil Company and Western States Oil Company for the purchase of unleaded gasoline and renewable diesel (Staff Report # 25-003-CC)
- G3. Transmittal of the annual report on the status of citywide impact fees collected as of June 30, 2024 (Staff Report #25-001-CC)

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

H. Regular Business

- H1. Consider and adopt a resolution declaring downtown Parking Plazas 1, 2 and 3 as exempt surplus land and provide feedback and authorize staff to release a request for qualifications for development, including affordable housing and parking, on Parking Plazas 1, 2 and 3 to implement Housing Element program H4.G (Staff Report #25-005-CC)

Principal Planner Tom Smith made the presentation (Attachment).

- Des Michel spoke in support of affordable housing on the Downtown parking plazas.
- Bill Frimel spoke in opposition of housing on Downtown parking lots and in support of development on the civic center.
- Wendy McPherson spoke in opposition of housing on Downtown parking lots and in support of housing on the civic center.
- Loren Dakin spoke in opposition on Downtown parking lots and in support of housing on the civic center.
- Keri Nicholas spoke on concerns related to public outreach and in opposition of housing on Downtown parking lots.
- Greg Conlon spoke on concerns related to train crossings, quiet zones and supporting Downtown businesses.
- Sean Van Dril spoke in support of housing on Downtown parking lots.
- Karen Grove spoke in support of housing on Downtown parking lots.
- Katherine Dumont spoke in support of housing on Downtown parking lots.
- Lesley Feldman spoke in support of housing on Downtown parking lots.
- Charles Chapa spoke in support of mixed income housing on Downtown parking lots.
- Housing Leadership Council representative Ken Chan spoke in support of housing on Downtown parking lots.
- Reeve Garret spoke in support of housing on Downtown parking lots.
- Hannah Gilbert spoke in support of housing on Downtown parking lots.
- Domas Mituzas spoke in support of housing on Downtown parking lots.
- Nick Kennan spoke in support of housing on Downtown parking lots.
- Nick Hartley spoke in support of housing on Downtown parking lots.
- Gil Bolster spoke in support of housing on Downtown parking lots.
- Amy Boggs spoke in support of housing on Downtown parking lots.
- Barbara Rosasco spoke in opposition of housing on Downtown parking lots.

- Margaret Gordon spoke in opposition of housing on Downtown parking lots and in support of housing on the civic center.
- Peter Nance spoke in support of housing on Downtown parking lots.
- Jenny Michel spoke in support of housing on Downtown parking lots.
- Emma Stanford spoke in support of housing on Downtown parking lots.
- David Pollack spoke on concerns related to traffic safety for pedestrians and bicyclists and in support of housing on Downtown parking lots.
- Charlotte Reed spoke on concerns related to misinformation around housing and in support of working with business owners and housing on Downtown parking lots.
- Menlo Park City School District Superintendent Kristen Gracia spoke in support of including the school district's input and considerations when studying new housing within the city.
- Kevin Cunningham spoke in support of taking time to evaluate options.
- Cherie Zaslowsky spoke in opposition of housing on Downtown parking lots.
- Margarita Mendez spoke in support of housing on Downtown parking lots.
- David Skurnick spoke on the existing parking lots and need for parking Downtown.
- Amelia Richardson spoke in support of housing on Downtown parking lots.
- Randy Raphael spoke on the impact of construction.
- James Devoy spoke in support of pursuing a request for qualifications (RFQ) and in opposition of declaring Downtown parking lots as surplus land.
- Alan Southworth spoke in support of housing on Downtown parking lots.
- Leora Tanjuatco Ross spoke in support of housing on Downtown parking lots.
- Emilio Flamenco spoke in support of housing on Downtown parking lots.
- Tony Draeger spoke in opposition of housing on Downtown parking lots and in support of housing on the civic center.
- Patrick White spoke in opposition of housing on Downtown parking lots.
- Michael DeMoss spoke on the need for more time and in support of a pilot program blocking the plazas to gauge potential impacts before proceeding with any development.
- Adina Levin spoke in support of housing on Downtown parking lots, replacement parking and supporting the businesses.
- Alex Beltramo spoke in opposition of housing on Downtown parking lots.
- Alex Beltramo read a letter from Catherine Carlton in opposition of housing on Downtown parking lots and in support of other sites for housing.
- Jennifer Couperus spoke in opposition of housing on Downtown parking lots and in support of housing on the civic center.
- Peter Colby spoke on concerns related to the size of the structures.
- Katie Rottier spoke on concerns related to the impacts of construction on Downtown parking lots for bicyclists and students and the impact that an influx of additional students could have on the school district.
- Shirley Chiu spoke on concerns related to misinformation, the need to collaborate with Downtown business owners and an environmental impact report of housing projects.
- Pam Jones spoke in support of housing throughout the city and on Downtown parking lots.
- Curt Conroy spoke in opposition of housing on Downtown parking lots and in support of other lands used for housing.
- Peg Taylor spoke in opposition of deeming Downtown parking lots as surplus land and in support of revisiting the regional housing needs allocation.
- Jo Ellis spoke in support of considering more than one site and underground parking under the Burgess Campus.
- Richard Draeger spoke on concerns related to parking removal and in opposition of housing on

Downtown parking lots.

- Linda Sullivan spoke in opposition of housing on Downtown parking lots.
- Anthony Lazarus spoke in support of housing on Downtown parking lots.
- Katie Hahn spoke in opposition of housing on Downtown parking lots and in support of housing on the civic center.
- Robin Severus spoke in in opposition of housing on Downtown parking lots and in support of housing at other sites near Downtown.
- Meg McGraw-Scherer spoke in support of housing on Downtown parking lots.
- Brian McSweeney spoke in opposition of housing on Downtown parking lots.
- Devin Leslie spoke in support of housing on Downtown parking lots.
- Elsa Schafer spoke in support of housing on Downtown parking lots.
- Justin spoke in support of housing on Downtown parking lots.
- Jim Eakin spoke in opposition of housing on Downtown parking lots and in support of two requests for qualifications (RFQs) for Downtown and the civic center.
- Will Ourster spoke in support of housing on Downtown parking lots.
- Ellie Maldonado spoke in opposition of housing on Downtown parking lots and in support of affordable housing.
- Mike Clark spoke in opposition as proposed and the need for a plan to analyze needs.
- Federico De Giuli spoke in support of housing on Downtown parking lots and other locations.
- Mark Flegel provided history of Downtown and the civic center.
- Henry Riggs spoke in opposition of housing on Downtown parking lots.
- Sarah-Jane Measor spoke in opposition of housing on Downtown parking lots.
- Bryan Baskin spoke in opposition of housing on Downtown parking lots.
- Rich Johnson spoke in opposition of housing on Downtown parking lots and in support of housing at civic center.
- Letif Mijid spoke on impacts to their business.
- Stephanie King spoke in opposition of housing on Downtown parking lots and in support of smaller housing developments throughout Menlo Park.
- Janet Jennings spoke in opposition of housing on Downtown parking lots.
- Nevin Spieker spoke in opposition of housing on Downtown parking lots.
- Alicia Loregno spoke in support of housing on Downtown parking lots.
- Mike Mohrman spoke in opposition of housing on Downtown parking lots.
- Ralph Robinson spoke in support of housing on Downtown parking lots and compliance with the Housing Element.
- John Maletis spoke in opposition of housing on Downtown parking lots and in support of affordable housing.
- Patricia McBrayer spoke in support of housing on Downtown parking lots.
- Ross Silverstein spoke in support of housing on Downtown parking lots.

The City Council took a recess at 9:50 p.m.

The City Council reconvened at 10:06 p.m.

- Brian Schmidt spoke in support of housing on Downtown parking lots.
- Anne Paulson spoke in support of housing on Downtown parking lots.
- Alexa Leon-Prado spoke in opposition of housing on Downtown parking lots and encouraged to spread the housing around to other sites.
- Patti Fry provided recommendations for the RFQ.

- Jordan Grimes spoke in support of housing on Downtown parking lots.
- Josh Olson spoke in support of housing on Downtown parking lots.
- John McKenna spoke in support of housing on Downtown parking lots and all electric construction as a minimum.
- Skip Hilton spoke in support of housing on Downtown parking lots.
- Averell Gatton spoke in support of housing on Downtown parking lots.
- Dave Lanferman spoke on the opportunity sites and questioned if the parking lots are the best opportunity sites.
- Cade Cannedy spoke in support of housing on Downtown parking lots.
- Josh Hart spoke in support of housing on Downtown parking lots.
- Andy C spoke on the need for parking during and after construction.
- Athena Ierokomos spoke in support of housing on Downtown parking lots.
- David Seaton spoke in support of additional housing at the civic center and on concerns of 100% affordable projects in Downtown.
- Collette spoke in opposition of housing on Downtown parking lots.
- Chrissy Bertolli spoke in opposition of housing on Downtown parking lots and in support of additional public outreach.
- Sarah Zollweg spoke in support of housing on Downtown parking lots.
- Michael Levinson spoke in support of housing on Downtown parking lots.
- Tim Clark spoke in support of housing on Downtown parking lots.
- Vasile Oros spoke in opposition of housing on Downtown parking lots.
- Michael A spoke in support of housing on Downtown parking lots.

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

The City Council received clarification on number of replacement parking spaces, zoning actions, civic center considerations, Builder's Remedy implications, California Department of Housing & Community Development (HCD) recourse for failed Housing Element program implementation, home ownership below market rate (BMR) units, next steps and timeline of a RFQ, potential to secure multiple developers for one, two or all three of Parking Plazas 1 through 3, building height and access control, ability to revert land to parking and surplus land declaration.

The City Council discussed affordable units by District, parking needs for new residents, Downtown enhancements, impacts to the Downtown community, public comment requests and edits to the RFQ, public outreach and community engagement and including phasing options in the RFQ.

The City Council directed staff to include a request for project phasing approaches that would allow for sufficient public parking in the RFQ, authorized staff to release the RFQ, and deferred action on the Surplus Land Act declaration.

ACTION: Motion and second (Nash/ Schmidt), to authorize staff to release the RFQ as outlined in the staff report including a description of phasing that would ensure the availability of sufficient parking, passed unanimously.

H2. Receive and file report on labor relations and receive public input on upcoming labor negotiations with the Menlo Park Police Sergeants' Association (Staff Report #25-202-CC)

Administrative Services Director Brittany Mello introduced the item.

ACTION: Motion and second (Taylor/ Wise), to receive and file report on employee compensation and receive public input on upcoming labor negotiations with the Menlo Park Police Sergeants' Association, passed unanimously.

H3. Approve 2025 City Council roll call voting procedure (Staff Report #25-004-CC)

Assistant to the City Manager/ City Clerk Judi Herren introduced the item.

The City Council discussed variations of roll call.

The City Council directed to perform a random draw for next year's roll call order.

ACTION: Motion and second (Nash/ Taylor), to approve roll call voting procedure using legal first name for calendar year 2025, passed unanimously.

I. Informational Items

I1. City Council agenda topics: January – February 2025 (Staff Report #25-206-CC)

J. City Manager Report

None.

K. City Councilmember Reports

None.

L. Adjournment

Mayor Combs adjourned the meeting at 12:37 a.m.

Assistant to the City Manager/ City Clerk Judi Herren

These minutes were approved at the City Council meeting February 25, 2025.

Proclamation

NATIONAL LAW ENFORCEMENT APPRECIATION DAY

WHEREAS, National Law Enforcement Appreciation Day was founded by multiple organizations in 2015 to recognize officers across the country for the daily sacrifices they make for their communities; and

WHEREAS, the leading organization, Concerns of Police Survivors (C.O.P.S) provides a national support network for families and co-workers who have lost a loved one in the line of duty and supports positive recognition of officers doing good work every day; and

WHEREAS, Law Enforcement Officers of every rank and file have chosen a profession that puts their life on the line in order to maintain public safety for the good of all; and

WHEREAS, in addition to intense training and personal risk, Law Enforcement Officers often give up holidays and milestones with their families and loved ones to do their jobs; and

WHEREAS, Law Enforcement Officers have answered a call to public service that is uniquely demanding and often unappreciated and face many challenges, including responding to emergencies, investigating crimes and building trust with the community; and

WHEREAS, there are over 900,000 officers in the United States, and in 2024, over 128 officers died in the line of duty, over 79,000 were assaulted in the line of duty, and on average 184 officers commit suicide each year; and

WHEREAS, we appreciate the extraordinary efforts and sacrifices made by officers and their family members in order to protect our schools, workplaces, roadways, and homes; and

NOW, THEREFORE, BE IT PROCLAIMED, I, Drew Combs, Mayor of the City of Menlo Park, on behalf of the City Council and City, hereby recognize January 9, 2025 as Law Enforcement Appreciation Day and commend all Law Enforcement Officers for their commitment to protecting the public and upholding the law.

Drew Combs, Mayor
January 14, 2025

Proclamation

NATIONAL HUMAN TRAFFICKING PREVENTION MONTH

WHEREAS, the United States Senate designated January 11 as National Human Trafficking Awareness Day in 2007 and, beginning in 2010, by Presidential Proclamation, each January has been designated National Slavery and Human Trafficking Prevention Month; and

WHEREAS, human trafficking, sex trafficking, commercial sexual exploitation and labor exploitation are human rights violations, illegal under federal and California law, and promote the breakdown of families and communities, fuel organized crime, deprive countries of human capital, undermine public health and impose large economic costs; and

WHEREAS, human trafficking is a global, national, and regional problem. It is happening throughout the United States, and it happens in San Mateo County. It is a lucrative crime and is one of the fastest growing criminal industries in the world; and

WHEREAS, the Federal Bureau of Investigation has identified California and the San Francisco Bay Area as an area of high prevalence for human trafficking. In 2021, approximately 300 individuals were identified within San Mateo County in 2020 who had been victimized by human trafficking, including minors and adults; and

WHEREAS, although forced labor, involuntary domestic servitude and commercial sexual exploitation of adults and youth are illegal, victims often do not recognize their victimization, do not know that help is available or where to seek assistance. Additionally, community members may not know how to identify the red flags of trafficking or how to report suspicious circumstances; and

WHEREAS, everyone can help in the fight against human trafficking. By raising your own awareness of this crime, and the awareness of others, you can help victims and our community by learning the signs of human trafficking and how to respond when you see suspicious circumstances; and

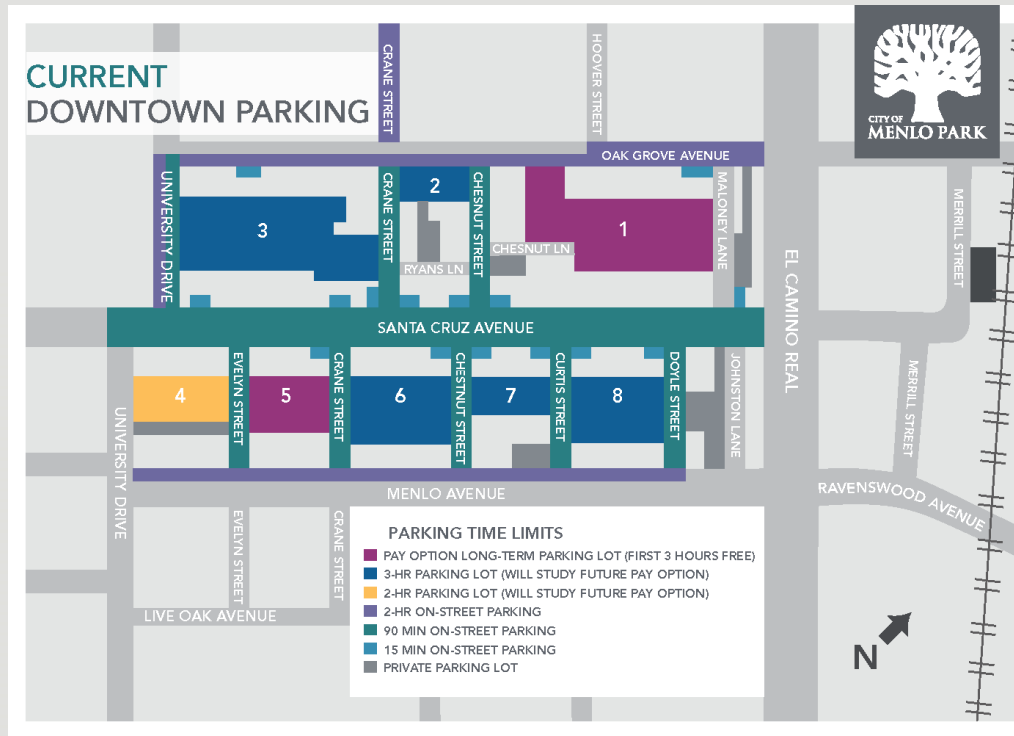
NOW, THEREFORE, BE IT PROCLAIMED, that I, Drew Combs, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby recognize January 2025 as Human Trafficking Prevention Month, and encourage all community members to learn how to recognize suspicious activity and report it to the National Human Trafficking Resource Center by phone at 1-888-373-7888 or by texting 233733.

Drew Combs, Mayor
January 14, 2025



DOWNTOWN DEVELOPMENT PARKING PLAZAS 1, 2 & 3
Jan. 14, 2025

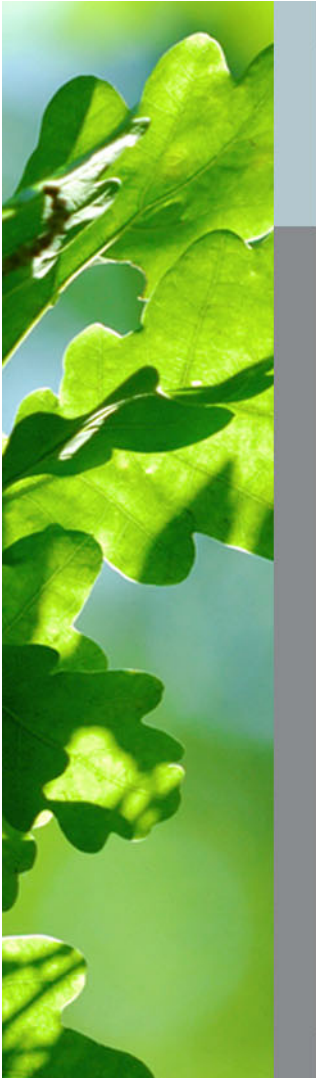






BACKGROUND

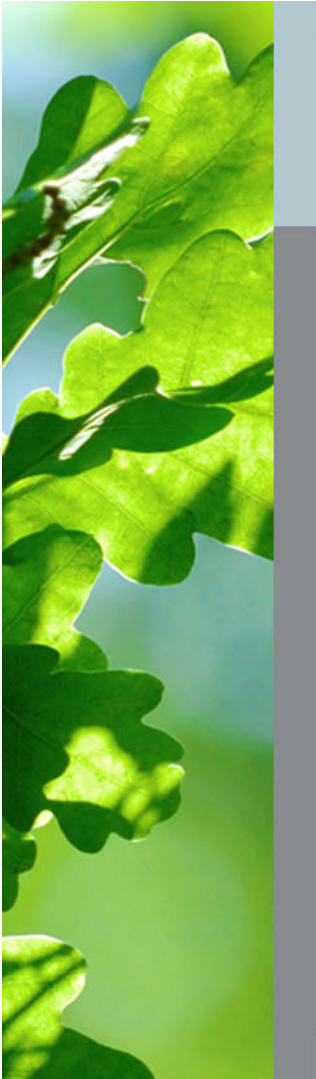
- Continuation from Nov. 19, 2024 City Council meeting
- City Council directed additional community outreach
 - Electronic message boards
 - Virtual business community meeting co-hosted with Chamber San Mateo County
 - Citywide postcard mailing
 - A-frame signs with QR codes
 - Project webpage updates, email notifications, Weekly Digest



JOINT MEETING WITH CHAMBER SAN MATEO COUNTY HIGHLIGHTS



- Dec. 11 virtual business community meeting participation
 - Over 120 participants
 - 7 interactive polling questions
 - 56% of respondents identified primarily as Menlo Park residents, 15% as downtown property owners, 14% as downtown business owners
- Key project priorities selected by participants
 - Minimizing disruption, maintaining adequate parking (42%)
 - Mixed-use development (30%)
 - New customer base through housing (15%)
- Preferred public parking configuration
 - Combined surface/structured parking (30%)
 - Multiple smaller parking structures (23%)
 - No preference as long as adequate number of spaces provided (21%)



JOINT MEETING WITH CHAMBER SAN MATEO COUNTY HIGHLIGHTS



- Other key responses from participants
 - Top descriptions of downtown today: “dead” (6 responses), “sleepy” and “underutilized” (4 responses each), “disappointing” (3 responses)
 - Common themes regarding needs to make downtown thrive: parking and access (10 responses), retail and restaurant mix (9 responses), business support and development (7 responses)
 - Preferences for updates on project: Email notifications (69%), virtual meetings (14%), project webpage updates (10%)
 - Other project aspects: parking and access (8 responses), consideration of alternative locations (6 responses), project opposition (5 responses)



FREQUENTLY ASKED QUESTIONS

- FAQs being maintained/updated on project webpage
 - menlopark.gov/downtowndevelopment
- Key topic areas of interest
 - **Housing Element context**
Minimum 345 affordable units, replacement public parking would be provided, potential for mixed-use/mixed-income development
 - **City ownership of lots**
City holds fee title ownership of Parking Plazas 1, 2 and 3
 - **Parking assessment district history**
Parking assessment district bonds paid off in 1980s



FREQUENTLY ASKED QUESTIONS

- Key topic areas of interest (continued)
 - **Civic Center alternate development location**
Civic Center considered during Housing Element process but not included to maintain community parks, recreation, and gathering spaces
 - **Construction impacts**
To be managed in coordination with selected developer; overview of approach requested as part of RFQ



SURPLUS LAND ACT

- State law regulating local agencies prior to sale or lease of public land
- Requires local agencies to prioritize affordable housing before disposition for other purposes
- Determination is at City Council’s discretion
- Declaration of “exempt surplus land”
 - Covers land that could be used to provide affordable housing
 - Allows more flexibility in developer selection process
- Resolution can be adopted before or after RFQ process
- Proposed resolution does not obligate City to enter into agreement to develop a site



RFQ UPDATES SINCE NOV. 19

- Downtown goals overview
 - Importance of public parking and parking resource management (Section 2.3)
- Development standards table
 - Summary of zoning requirements (Section 3.3, Table 1)
- Enhanced submittal requirements
 - Expanded development objectives and submittal requirements (Sections 4.2 and 6.2)
 - Project timeline management
 - Construction phasing and impact management
- General development description modifications
 - Broadened potential development descriptions
 - Emphasis on potential for mixed-use and/or mixed-income projects



RECOMMENDATION AND OPTIONS

- Staff recommends adoption of resolution declaring Parking Plazas 1, 2 and 3 as exempt surplus land, and authorization to release RFQ
 - Provide revisions to RFQ
- Other options
 1. Authorize RFQ release only, defer surplus land declaration resolution
 2. Provide alternate direction to staff



NEXT STEPS

- If authorized, staff would:
 - Release RFQ in January 2025
 - Submit SLA exemption declaration to HCD
 - Return to City Council in Spring 2025
 - Summary of RFQ submissions
 - Recommendations for next steps
- Community outreach will continue throughout process



THANK YOU