



SPECIAL MEETING MINUTES

Date: 6/3/2025
Time: 5:30 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Special Session

A. Call To Order

Vice Mayor Nash called the meeting to order at 5:33 p.m.

B. Roll Call

Present: Nash, Schmidt, Taylor, Wise
Absent: Combs
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 legal counsel – existing litigation
Paragraph (1) of subdivision (d) of §54956.9
Name of case: SAVE DOWNTOWN MENLO, an unincorporated association v. CITY OF MENLO PARK, a California city; and THE MAYOR AND CITY COUNCIL OF THE CITY OF MENLO PARK and DOES 1-50 - Case No. 25-CIV-02592
- C2. Conference with legal counsel – anticipated litigation
(Paragraph (2) of subdivision (d) of Cal. Gov. Code §54956.9)
Significant exposure to litigation: One case
- C3. Conference with legal counsel – anticipated litigation
Initiation of litigation (paragraph (4) of subdivision (d) of §54956.9): One potential case

Regular Session

D. Call To Order

Mayor Combs re-called the meeting to order at 6:53 p.m.

E. Roll Call

Present: Combs (joined at 6:38 p.m.), Nash, Schmidt, Taylor, Wise
Absent: None
Staff: City Manager Justin Murphy, City Attorney Nira Doherty, Assistant City Manager Stephen Stolte, Assistant to the City Manager/City Clerk Judi A. Herren

The City Council reordered the agenda bringing items C3. and F. after G1.

G. Study Session

- G1. Review and discuss responses to the request for qualifications for Development on Downtown Parking Plazas 1, 2 and/or 3 and provide direction on next steps (Staff Report #25-085-CC)

Principal Planner Tom Smith made the presentation (Attachment).

- Lydia Lee spoke in support of affordable housing on the Downtown parking plazas and of tours by request for proposal (RFP) respondents' previous projects.
- Will Oursler spoke in support of affordable housing on the Downtown parking plazas.
- FrancescaENZler spoke in support of affordable housing on the Downtown parking plazas.
- Lucey Bowen spoke in support of affordable housing on the Downtown parking plazas and pursuing an RFP.
- Nels DeLander spoke in support of including labor standards in the RFP.
- Scott Beale spoke in support of affordable housing on the Downtown parking plazas and community-based labor requirements in the RFP.
- Richard Draeger spoke in support of affordable housing and alternate locations for housing and in opposition of housing on the Downtown parking plazas.
- Michael Ochoa spoke in support of unionized carpenters and labor.
- Armando Murillo spoke in support of affordable housing on the Downtown parking plazas and union labor.
- Anne Oursler spoke in support of affordable housing and mixed-use developments on the Downtown parking plazas.
- Alex Beltramo spoke in opposition of affordable housing on the Downtown parking plazas and in support of allowing the voters to decide Downtown parking plaza modifications.
- Keith Quiggins spoke in opposition of affordable housing on the Downtown parking plazas and concerns on construction impacts to businesses.
- Wayne Robert Ott spoke in opposition of affordable housing on the Downtown parking plazas and in support of allowing the voters to decide Downtown parking plaza modifications.
- Karen Glaser spoke in opposition of affordable housing on the Downtown parking plazas and in support of allowing the voters to decide Downtown parking plaza modifications.
- Mary Seaton spoke in opposition of affordable housing on the Downtown parking plazas and in support for alternative housing sites.
- Amaya Onu spoke in opposition of affordable housing on the Downtown parking plazas.
- Margo Gordon spoke in opposition of affordable housing on the Downtown parking plazas.
- Collette Seaton spoke in opposition of affordable housing on the Downtown parking plazas.
- Adina Levin spoke in support of affordable housing on the Downtown parking plazas with solutions for parking and access.
- Rob Foster spoke in support of affordable housing and alternative housing sites.
- Roberta Ahlquist spoke in support of housing on Downtown parking plazas and requested clarification on the definition of affordable housing.
- Jennifer Schindler spoke in support of affordable housing on the Downtown parking plazas and pursuing an RFP including Eden Housing.
- Peg Taylor spoke in opposition of affordable housing on the Downtown parking plazas.
- Eduardo Pelegri-Llopart spoke in support of affordable housing on the Downtown parking plazas and pursuing an RFP to include additional parking.
- Leslie Wambach spoke in support of affordable housing on the Downtown parking plazas and a

lower affordability level.

- Rich Johnson spoke in opposition of affordable housing on the Downtown parking plazas and in support of alternative housing sites.
- Elsa Schafer spoke in support of affordable housing on the Downtown parking plazas.
- John McKenna spoke in support of affordable housing on the Downtown parking plazas and pursuing an RFP including Eden Housing and PATH Ventures.
- Ken Chan spoke in support of affordable housing on the Downtown parking plazas and in opposition of pursuing an RFP.
- Carolyn Shepard spoke in support of affordable housing on the Downtown parking plazas including units for people with special needs.
- Alexa Leon-Prado spoke in support of affordable, alternative housing sites and allowing the voters to decide Downtown parking plaza modifications.
- Zachary A spoke in support of housing and allowing the voters to decide Downtown parking plaza modifications.
- Cherie Zaslawsky spoke in support of affordable housing and in opposition to housing on the Downtown parking plazas.
- Marie Jackson spoke in support of allowing the voters to decide Downtown parking plaza modifications.
- David spoke in opposition of affordable housing on the Downtown parking plazas and in support of affordable housing.
- Moises Villeda spoke in support of labor standards in the RFPs.

The City Council received clarification on the parking management study and timeline, replacement public parking, responsibilities of the City and/or property manager in ensuring adequate parking for future development, union labor and livable wage requirements, City Council options for housing development and property management.

The City Council discussed the next steps, pursuing the RFP, pausing the project, impacts to the Housing Element, potential housing affordability at 15% of AMI (average median income), fair labor, union contractors and living wages, tours of Bay Area sites developed by request for qualifications (RFQ) respondents and traffic and circulation management details.

The City Council directed staff to pursue an RFP and invite the four RFQ respondents in the staff recommendation as well as PATH Ventures and Eden Housing, and potentially inviting residents to tour developments by respondent developers.

The City Council provided the following feedback on the RFP outline:

- Promote housing program having between 15%-80% AMI
- Include information about ongoing community relations and lease-up for development
- Add details regarding acceptance of Section 8 related to resident experience
- Add new section regarding a request for information about labor and workforce standards
- Indicate clear approach and requirements related to minimum housing units and replacement parking
- Clearly state Menlo Park preferences in selection of future residents
- Demonstrate project outcomes and examples at an open house
- Provide architectural style details, options and considerations for the Downtown area
- Indicate openness to mixed incomes and housing types
- Consider community rooms and event spaces as part of development

C. Closed Session

- C3. Conference with legal counsel – anticipated litigation
Initiation of litigation (paragraph (4) of subdivision (d) of §54956.9): One potential case
Call To Order

Mayor Combs re-called the meeting to order at 10:44 p.m.

F. Report from Closed Session

City Attorney Doherty reported out the City Council directed (3-1-1 (dissented, abstain) to join in an action, City and County of San Francisco, et al., v. Donald J, Trump, et al., Case no. Case No. 25-cv-01350-WHO.

H. Adjournment

Mayor Combs adjourned the meeting at 10:45 p.m.

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

These minutes were approved at the City Council meeting June 24, 2025.



Downtown parking plazas RFQ responses

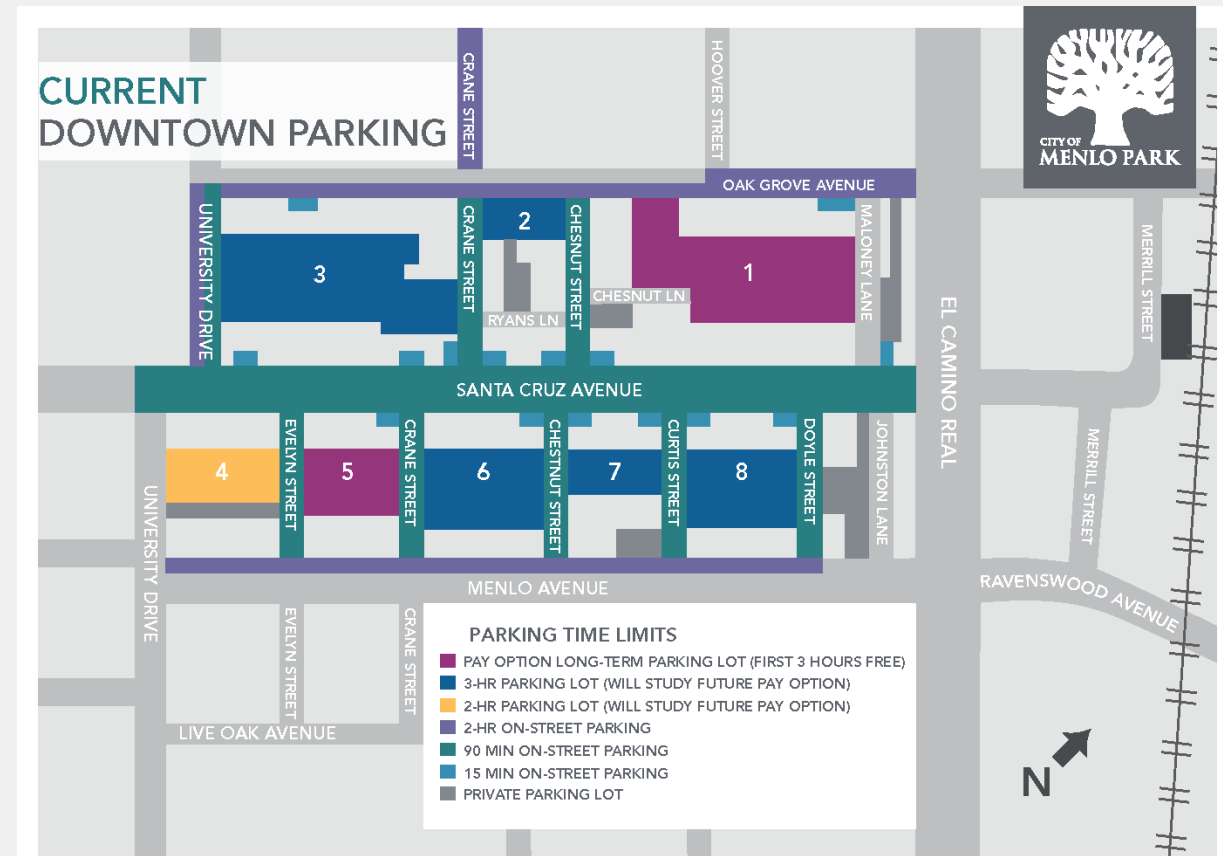
Tom Smith, Principal Planner

Meeting purpose

1. Review and discuss request for qualifications (RFQ) responses
2. Provide direction on next steps in process
3. Provide feedback on proposed request for proposals (RFP) outline

Project overview

- Goal: Meet local needs by providing housing close to downtown jobs, services and transit
- Key objectives
 - 345+ affordable units
 - Replacement public parking
 - Meet City's Regional Housing Needs Allocation (RHNA)
 - Support downtown vitality

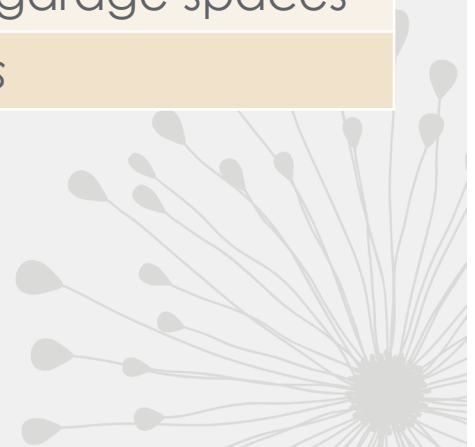


Background

- Jan. 2023: Adopted Housing Element identified eight downtown parking plazas as potential housing sites
- Aug. 2024: Feasibility study found Plazas 1, 2 and 3 most suitable
- Jan. 2025: RFQ issued
- March 31: Seven developer responses received
- April 4: Responses published for public review

RFQ responses overview

Development team	Housing units	Replacement parking	Residential parking
Alliant Communities	345	506 garage spaces	190 garage spaces
Eden Housing	344	<i>Not provided</i>	~32 surface spaces
MidPen Housing	~258-345+	514+ garage/surface spaces	~195-260+ garage/surface spaces
PATH Ventures	400-450	<i>No details</i>	<i>No details</i>
Presidio Bay Ventures	345	235 garage spaces (506 with shared parking)	74 garage spaces (345 with shared parking)
Related Companies	~314-345	506+ garage spaces	~142-161 garage spaces
The Pacific Companies	<i>No details</i>	<i>No details</i>	<i>No details</i>



Key details

- Five of seven teams provided development concepts
- Concepts have some similarities
 - Housing affordability: 30-120% of area median income
 - Building heights: generally four to eight stories
 - Completion timelines: 2029-2032
- Parking strategies vary
 - Most submittals include replacement public parking and resident parking
 - Public parking: 506-514+ spaces
 - Resident parking: ~32-345 spaces

Community feedback summary

- 141 public responses to feedback form
- Primary concerns
 - Parking availability
 - Traffic congestion
 - Scale of buildings
 - Construction impacts
- Some conditional support if adequate parking provided
- Requests for alternative locations (USGS, Civic Center)



Recommended next steps

- Issue RFP to seek more detailed development concepts and information
- Identify developer teams to receive RFP: Alliant Communities, MidPen Housing, Presidio Bay Ventures and Related Companies
- Confirm proposed RFP topics
 - Development vision
 - Housing program
 - Parking strategy
 - Financial proposal
 - Implementation plan
 - Community benefits and engagement
 - Team and experience

City Council direction

1. Review and discuss RFQ responses
2. Provide direction on next steps in process
 1. Issue RFP
 2. Identify developer teams to receive RFP
 3. Provide feedback on proposed RFP outline



Thank You