



REGULAR MEETING AGENDA- AMENDED

Date: 9/4/2024
Time: 6:30 p.m.
Location: [Zoom.us/join](https://zoom.us/join) – ID# 865 4847 4804 and
Arrillaga Recreation Center, Oak Room
700 Alma St., Menlo Park, CA 94025

This amended agenda includes an updated remote location for Commissioner Onap.

Commissioner Onap will be participating from:
813 Paulson Circle
Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the meeting, in-person, at the Arrillaga Recreation Center, Oak Room
- Access the meeting real-time online at:
[Zoom.us/join](https://zoom.us/join) –Meeting ID# 865 4847 4804
- Access the meeting real-time via telephone at:
(669) 900-6833
Meeting ID# 865 4847 4804
Press *9 to raise hand to speak

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Session

- A. Call To Order**
- B. Roll Call**
- C. Public Comment**

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under public comment other than to provide general information.

- D. Regular Business**

- D1. Approve the Housing Commission meeting minutes for August 7, 2024 ([Attachment](#))
- D2. Approval of Annual Work Plan ([Staff Report #24-009-HC](#)) ([Attachment](#)) – **continued from August 7**

E. Reports and Announcements

- E1. Commissioner updates
- E2. Future agenda items
- E3. Staff updates and announcements

F. Adjournment

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or prior to, the public hearing.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive notification of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting the City Clerk at 650-330-6620. (Posted: 8/30/2024)



REGULAR MEETING MINUTES – DRAFT

Date: 8/7/2024
Time: 6:30 p.m.
Location: Teleconference and
Arrillaga Recreation Center, Oak Room
700 Alma St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Campos called the meeting to order at 6:34 p.m.

B. Roll Call

Present: Beeli, Campos, Leitch, Merriman, Onap (Remote – AB 2449 Just Cause), Portillo
Absent: None
Staff: Housing Manager Tim Wong, Management Analyst Adam Patterson,
Management Analyst Arianna Milton

7 " Public Comment

None.

8 " Presentations and Proclamations

D1. Presentation: 320 Sheridan Ave. (Attachment)

Alliant Development Senior Vice President Steven Spielberg made the presentation.

- Gary Wagner spoke in support of the project and additional vehicle access.
- Victoria Kelly spoke in support of the project and a secondary entrance.
- Pam Jones requested clarification on anticipated funding for the project.
- Ken Chan spoke in support of the project and new solutions to address housing needs.
- Karen Grove spoke in support of the project and possible electric charging stations for bike commuters.
- Zachary A spoke in support of the project and on concerns related to the sustainability of the construction.
- Carolyn spoke in opposition of building a new access road to Van Buren Road.
- Wendy Shindler spoke on concerns related to a petition in opposition of a new access road to Van Buren Road.
- Ann spoke in support of the project and an additional access road for fire access.

The Housing Commission received clarification on project location and requested a legal and financial analysis related to the preferences of the project.

D2. Presentation: 1162 El Camino Real (Attachment)

Eden Housing Director of Real Estate Development Dixie Baus of Eden Housing made the presentation.

- Karen Grove spoke in support of the project and more affordable housing.

The Housing Commission discussed the project, its proximity to public transit options and requested future information on funding vouchers the project may utilize.

E. Regular Business

E1. Select a Chair and Vice Chair

ACTION: Motion and second (Portillo/ Leitch), to select Commissioner Merriman as Chair of the Housing Commission and for Vice Chair Campos to remain Vice Chair, passed unanimously.

E2. Approve the Housing Commission meeting minutes for June 5, 2024 (Attachment)

ACTION: Motion and second (Leitch/ Beeli), to approve the Housing Commission meeting minutes for June 5, 2024, passed unanimously.

E3. Select an additional presenter and discuss updates for the Housing Commission annual report out to the City Council (Staff Report #24-007-HC) (Attachment)

ACTION: Motion and second (Walker/ Leitch), to select Chair Merriman as the additional presenter to accompany Vice Chair Campos for the annual report out to City Council, passed unanimously.

E4. Review and recommend to the City Council approval of the 2024-2025 Housing Commission Draft Work Plan (Staff Report #24-008-HC) (Attachment)

The Housing Commission discussed the progress of their current 2023-2024 work plan and potential updates to the 2024-2025 work plan including additional community engagement events.

ACTION: Motion and second (Leitch/ Portillo), to continue the item of reviewing and recommending to the City Council approval of the 2024-2025 Housing Commission Draft Work Plan to the September Housing Commission meeting, passed unanimously.

F. Reports and Announcements

F1. Commissioner updates

None.

F2. Future Agenda items

Commissioner Leitch suggested writing an op-ed column to inform the public about housing issues as a future agenda item.

Staff announced the upcoming below market rate (BMR) agreement for 3705 Haven Ave. as a future agenda item for September’s Housing Commission meeting.

F3. Staff Updates and announcements

Staff provided an update on the Housing Commission recruitment.

F. Adjournment

Chair Merriman adjourned the meeting at 8:28 p.m.

Management Analyst I Arianna Milton

Sheridan Drive Apartments 320 Sheridan Drive, Menlo Park Housing Commission



August 7, 2024



CITY OF
MENLO PARK

Who we are:

•Experienced Team

- Socially conscious, results-oriented multifamily real estate professionals.

•Core Focus

- Affordable housing, Workforce, Mixed-income, and Attainable.

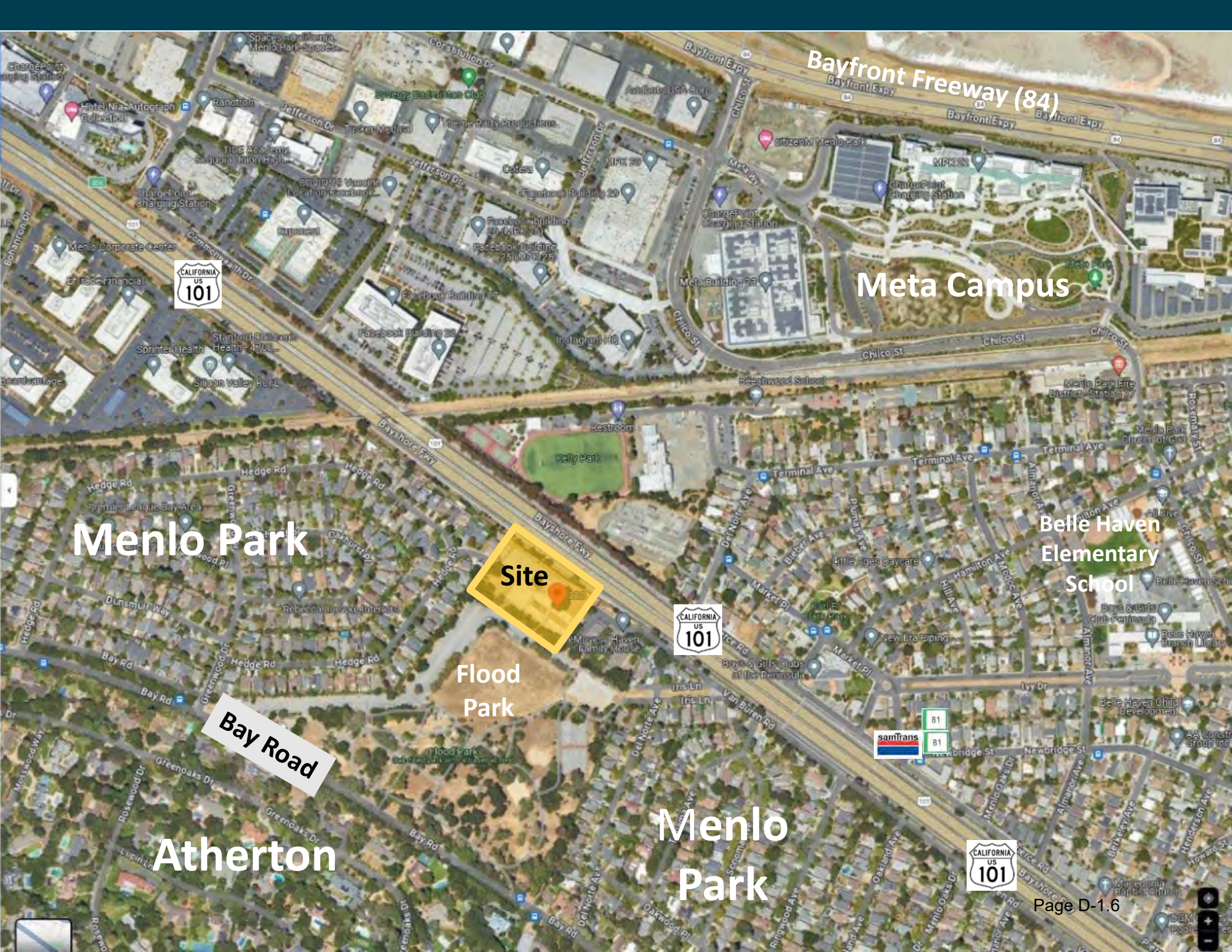
•Extensive Experience

- Acquisition, development, and preservation of affordable and workforce housing across the U.S. for working families, seniors, veterans, teachers and staff.

EXPERIENCE

Executive Team Track Record





Bayfront Freeway (84)

Meta Campus

Menlo Park

Belle Haven Elementary School

Site

Flood Park

Bay Road

Atherton

Menlo Park





Background:

- Former Ravenswood City School District elementary school
- Closed in 2011, demolished, and has sat vacant for years
- District explored multiple options:
 - Bus yards
 - District office space
 - Leasing to a private school, and more.
- Alliant selected through competitive RFP in Fall 2021 to develop and lease the land.
- Achieves multiple District goals:
 - Addresses regional housing crisis (~40% of Ravenswood families are classified as ‘homeless’)
 - Generates unrestricted revenue for the District
 - Provides a priority for Ravenswood teachers and staff to have access to safe, decent, affordable housing



Architecture:

- Modern Farmhouse Style derived from analysis of neighboring homes
- Trim and detailing in context with neighborhood
- Massing and Articulation to breakdown overall size (**changed from 4 to 3 stories**)
- Open Space leads to adjacent Flood Park
- Private patios and decks for residents
- Community Space for gatherings – connection



Architecture:

Solar

Massing & Articulation

Private Decks

Roof Articulation

Materiality



Site Plan:



Pedestrian and Bicycle Access to Flood Park



Project Details:

Preference for Teachers & Other School District Staff

Unit breakdown

1bed - 42

2bed - 23 (inc. mgr.)

3bed - 23

Total: 88 Units

Income Mix

30% - 80% of the Area Median Income



Financial Request:

- Project will leverage Federal & State Low Income Housing Tax Credits
- \$2,939,486 Requested from City of Menlo Park
- \$1,000,000 of city housing funds is a threshold for San Mateo County funding



Projected Timeline:

- ✓ *Preliminary application – Summer 2023*
- ✓ *Community outreach meeting – December 2023*
- ✓ *Project Website launched – February 2024 www.homesforeducators.org*
- ✓ *Formal SB330 application – March 4 2024*
- ✓ *Community Open House events – May 20 & 21*
- ***Housing Commission for funding request – August 2024***
- *Planning Commission – September*
- *City Council (if appealed) – October*
- *Tax Credit Application – Winter/Spring 2025*
- *Start Construction – Fall/Winter 2025/2026*
- *Start Leasing – Fall 2027*

THANK YOU





PROJECT DESCRIPTION

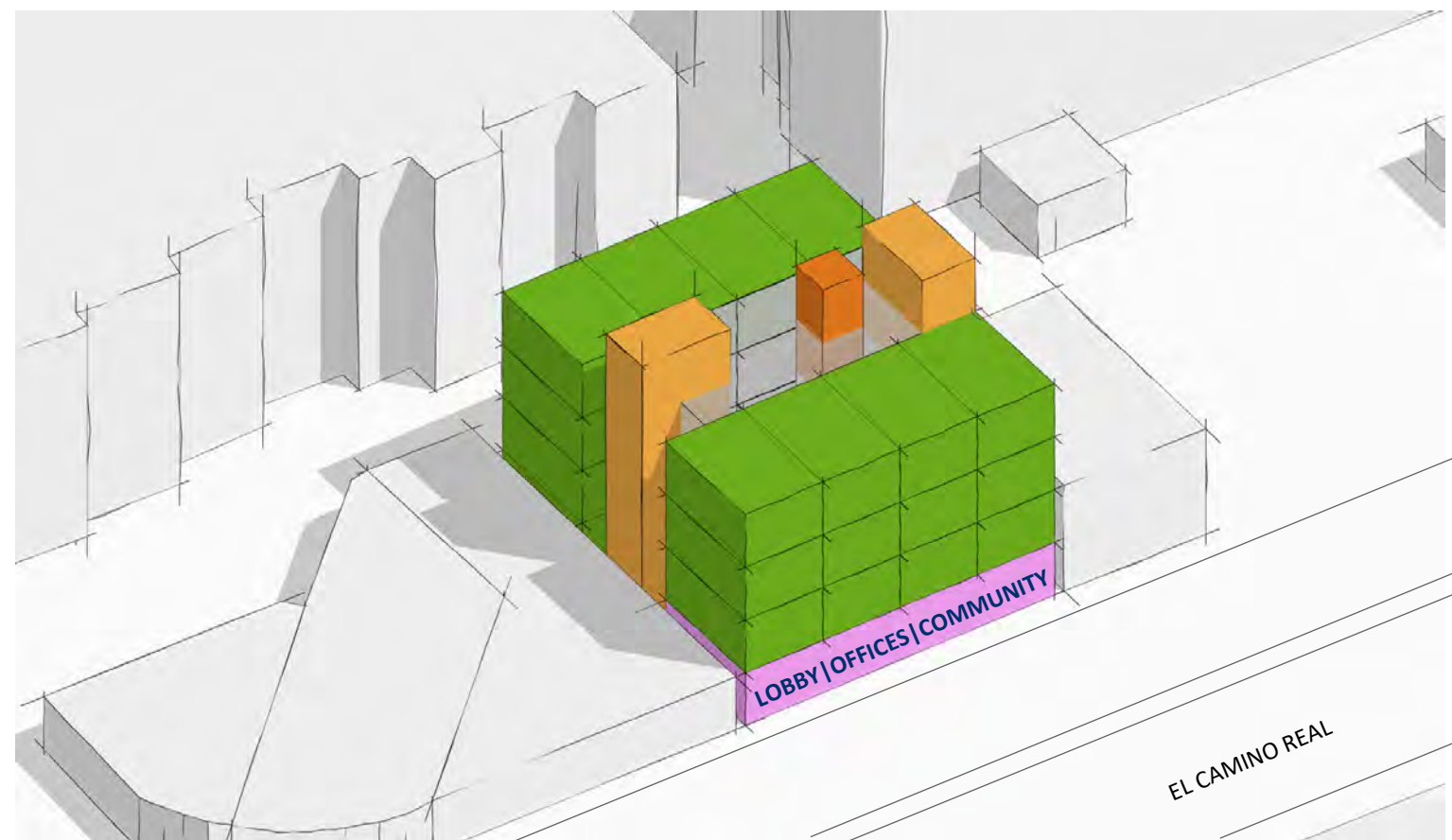
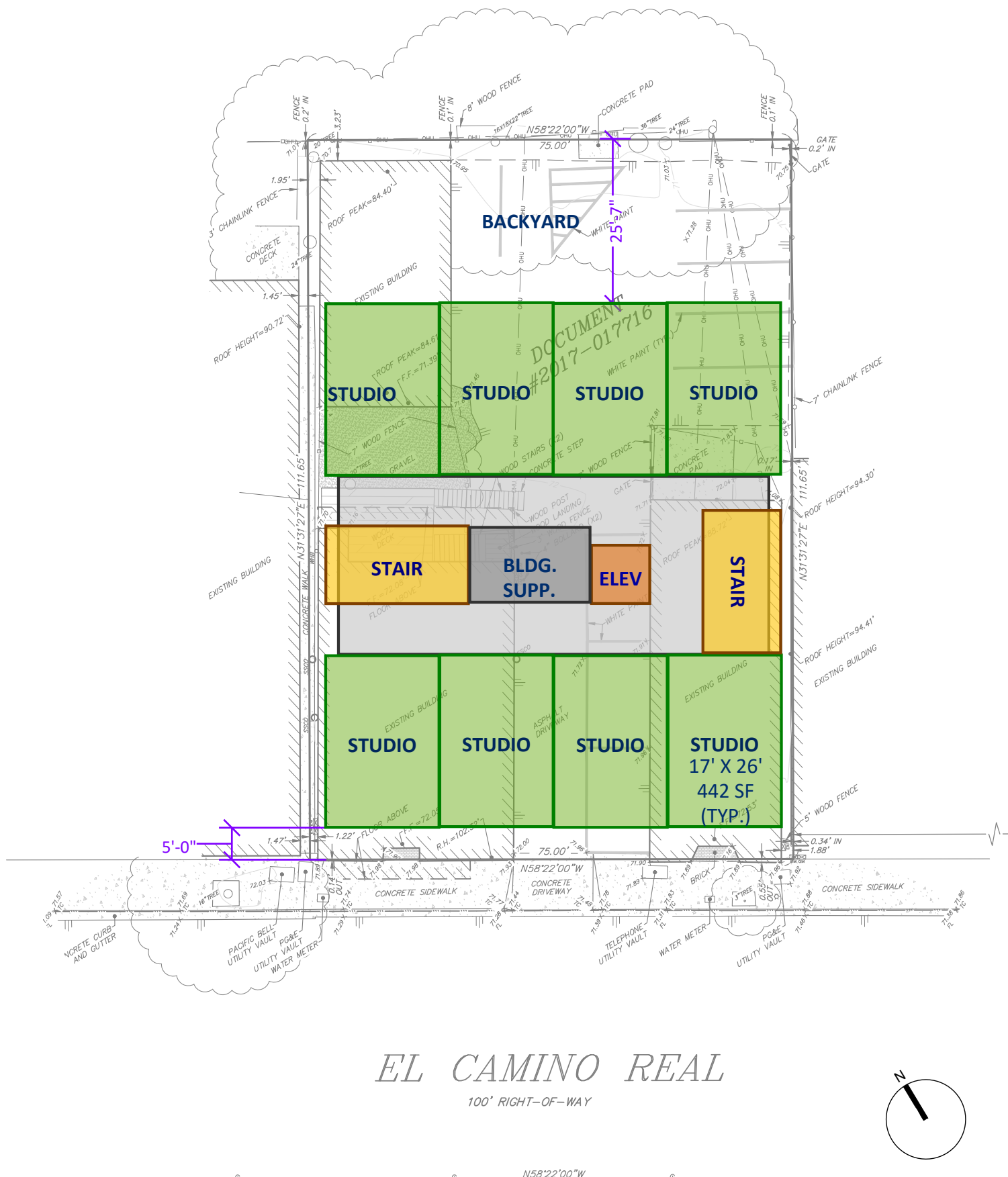
- TEST FIT STUDY FOR A 100% AFFORDABLE STUDIO/1-BR HOUSING DEVELOPMENT AT 1162 EL CAMINO REAL, MENLO PARK, CA 94025
- 4-5 STORIES WOOD-FRAMED CONSTRUCTION
- ZERO PARKING
- UNIT GOAL: 25-30 STUDIO/1-BR UNITS
- DENSITY GOAL: 132-158 DU/AC

ZONING

APN	061 441 100
AREA	0.19 acres (8,374 sf)
ZONING	SP-ECR-D
MAX.HEIGHT	60'
SPECIFIC PLAN ALLOWABLE DENSITY	60.0 DU/AC (WITH PUBLIC BENEFIT BONUS)
HOUSING ELEMENT ALLOWABLE DENSITY	UP TO 100 DU/AC
ALLOWABLE DENSITY WITH STATE DENSITY BONUS	100 DU/AC * 180% = 180 DU/AC

HOUSING ELEMENT GUIDANCE
 "Program H4.L directs the modification of the El Camino Real/Downtown Specific Plan to increase base and bonus level development densities to **up to 100 du/ac** to promote additional housing opportunities, irrespective of future application of the AHO."

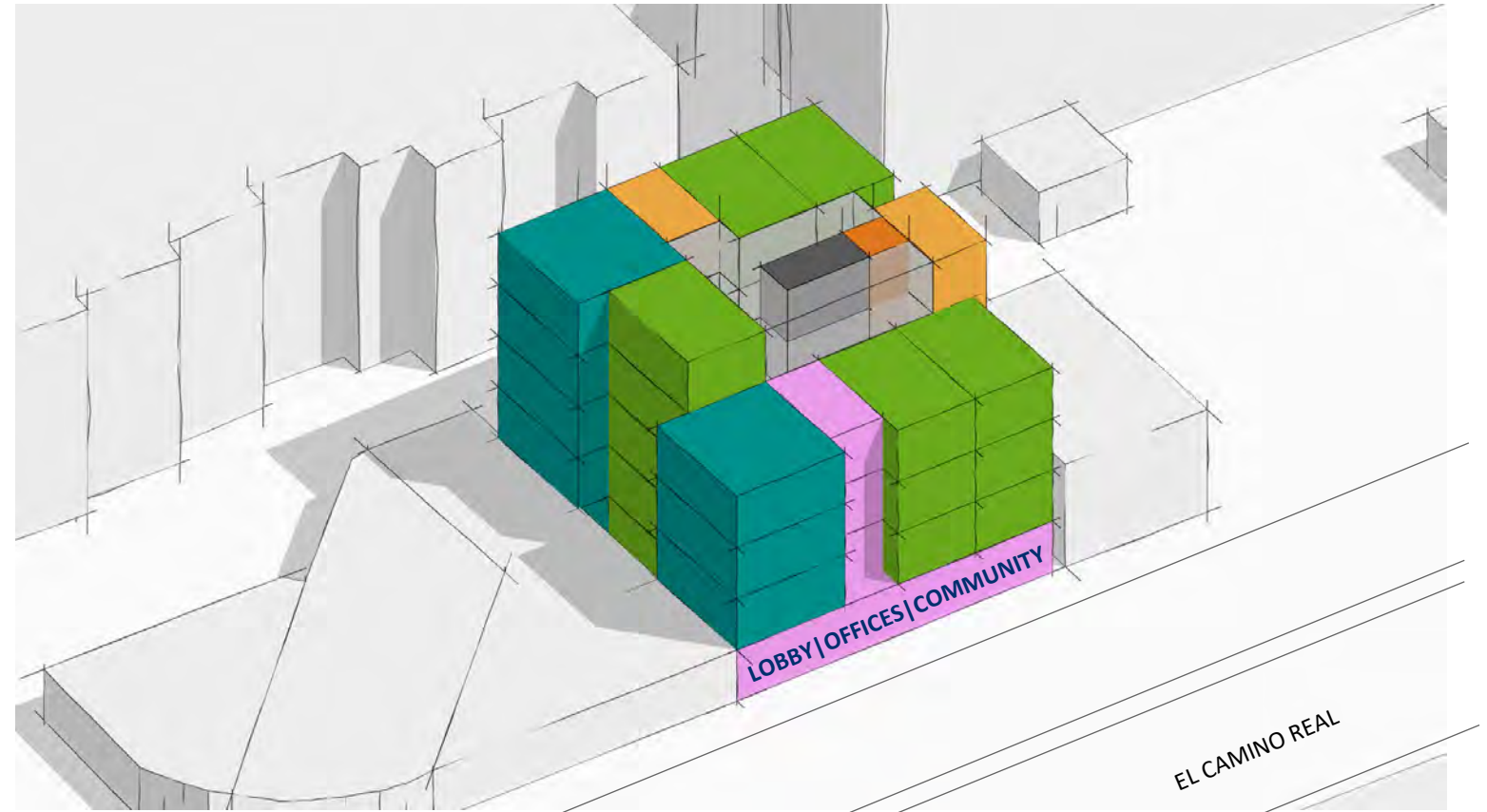
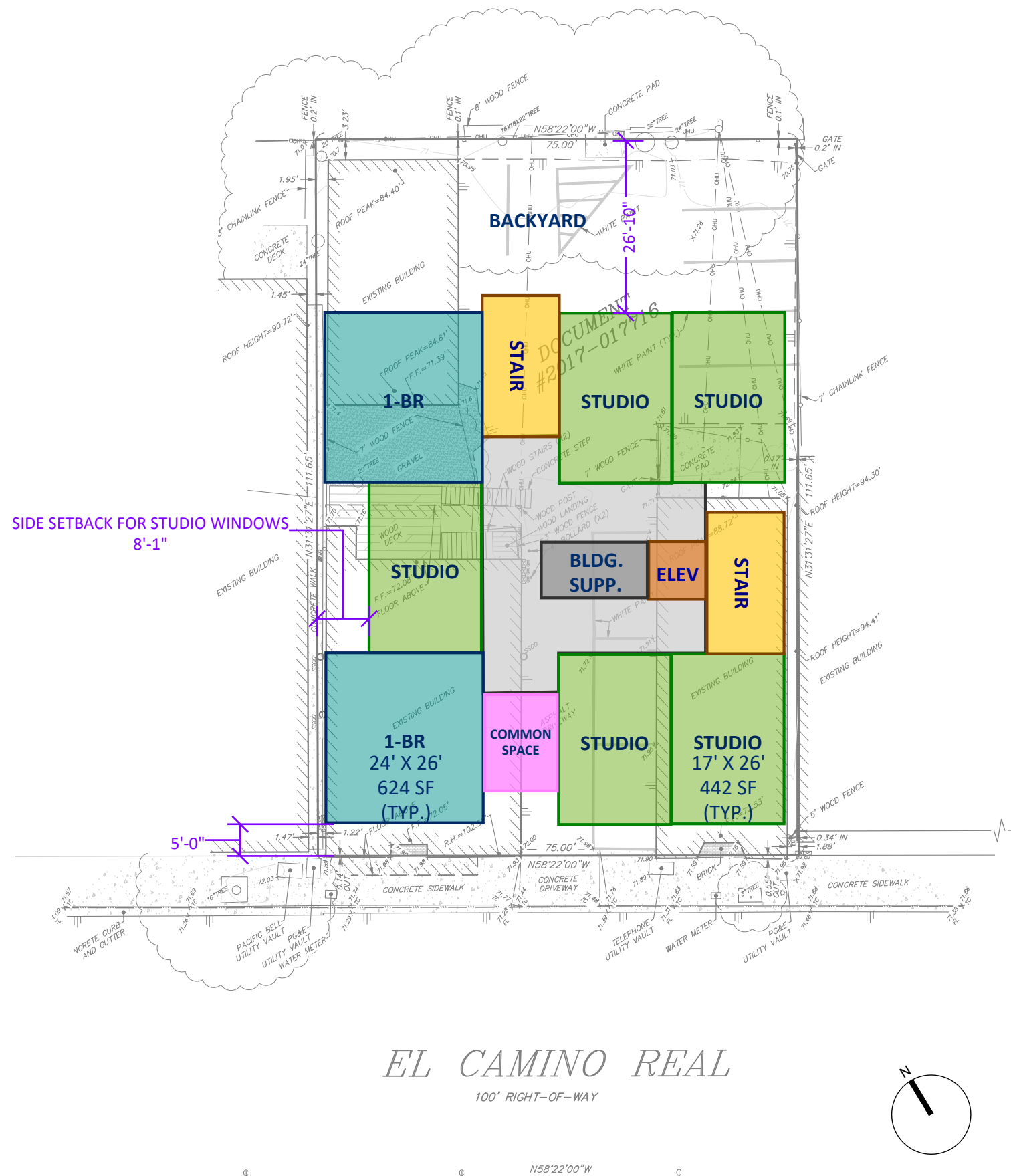
	<p>1162 EL CAMINO REAL DEVELOPMENT FOR EDEN HOUSING 1162 EL CAMINO REAL MENLO PARK, CA 94025</p>	<p>FEASIBILITY STUDY 1/10/2024</p>	<p>PROJECT OVERVIEW</p>	<p>A00</p>
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PROJECT DATA

- 4 STORIES (~51 FT)
- UNIT MIX: 28 STUDIOS
- PROPOSED DENSITY: 148 DU/AC
- TYPE VA CONSTRUCTION
- EFFICIENT BUILDING ENVELOPE

	<p>1162 EL CAMINO REAL DEVELOPMENT FOR EDEN HOUSING 1162 EL CAMINO REAL MENLO PARK, CA 94025</p>	<p>FEASIBILITY STUDY 1/10/2024</p>	<p>OPTION 1 1"=20'</p>	<p>A01</p>
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PROJECT DATA (OPT. 2A - SHOWN)

- 4.5 STORIES (~63 FT)
- UNIT MIX: 29 TOTAL UNITS
21 x STUDIOS
8 x 1-BR
- PROPOSED DENSITY: 153 DU/AC
- TYPE IIIA CONSTRUCTION

PROJECT DATA (OPT. 2B - 4 STORIES)

- 4 STORIES (~51 FT)
- UNIT MIX: 25 TOTAL UNITS
18 x STUDIOS
7 x 1-BR
- PROPOSED DENSITY: 132 DU/AC
- TYPE VA CONSTRUCTION



1162 EL CAMINO REAL
DEVELOPMENT FOR EDEN HOUSING
1162 EL CAMINO REAL
MENLO PARK, CA 94025

FEASIBILITY STUDY

1/10/2024

OPTION 2

1"=20'

A02



STAFF REPORT

Housing Commission

Meeting Date: 9/4/2024
Staff Report Number: 24-009-HC

Regular Business: Continue to review and recommend to City Council approval of the Housing Commission 2024-2025 work plan.

Recommendation

Staff recommends that the Housing Commission continue to review and recommend to the City Council approval of the Housing Commission 2024-2025 work plan ([Attachment A](#)).

Policy Issues

Per City Council policy CC-22-004 ([Attachment B](#)), each commission must develop an annual work plan and seek City Council approval no later than September 30 of each year.

Background

The Housing Commission is charged primarily with advising the City Council on housing matters including housing policies and programs in the City. The current Housing Commission work plan was approved by the City Council on September 26, 2023. The commission adopted a streamlined plan that included one short-term priority (community outreach) and one long-term priority (exploring the development of housing on public lands). On August 7th, 2024 staff recommended that the Commission maintain the current work plan for 2024-2025 ([Attachment C](#)). The Housing Commission discussed and requested staff to provide suggested metrics to show achievement in areas of the current work plan goals and voted to continue the agenda item to September's Housing Commission meeting.

Analysis

The 2023-2024 work plan was adopted in September 2023 and is still in progress. In reviewing the Housing Commission Annual Work Plan, the Commission requested some potential metrics. Overall, in reviewing other City commission work plan goals, none of the other commissions had specific quantifiable metrics. However, the other commissions use more active language such as "review and advise" or "encourage and facilitate" slightly more general metrics. Other than its community outreach goal, the other Housing Commission goals are more open ended in nature. Staff suggests that any proposed metric contain more focused language to provide greater clarity of the goal.

The three work plan items are as follows:

1. Community Outreach

The Housing Commission goal is to have two community outreach events a year. The Housing Commission participated in both the Affordable Housing Fair in May in honor of Affordable Housing Month and a community event back in October of 2023. Over 100 people came out to both events combined as well as

twenty new people signed up on the city's BMR interest list from the Housing Fair. As a metric, the Housing Commission can continue with the metric of holding two events per year or if it wishes to be more specific, it could identify how many persons it would like to contact.

2. Anti-displacement

Staff has begun putting together its Anti-Displacement Strategy implementation timeline. As a suggested metric, the Housing Commission could advise and support the city on its anti-displacement efforts as the city will periodically present updates to the Commission through staff presentations and updates in addition to continuing with its current actions.

3. Development of City Owned Parking Lots

The Housing Commission to focus on the development of affordable housing on the City parking lots. The City Council conducted a study session on the development of the parking lots. The Council feedback included directing staff to further explore streamlining the Request for Qualification (RFQ) process and regulate the income affordability to 50% AMI or less and encouragement for developers to use the State Density Bonus Law in their proposals. Based on this direction, a potential metric could be that the commission periodically review city progress to support and recommend further next steps. Or it could focus on any of the Council directed areas.

Impact on City Resources

Resources expended for the preparation of the Housing Commission work plan are considered part of the City's baseline operations.

Environmental Review

This action is not a project within the meaning of the California Environmental Quality Act (CEQA) Guidelines §§ 15378 and 15601(b)(3) as it will not result in any direct or indirect physical change in the environment.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. Housing Commission Draft 2024-2025 Work Plan
- B. City Council Policy #CC-22-004 – Commissions/Committees Policies and Procedures, Roles, and Responsibilities
- C. Staff Report #24-0008-HC

Report prepared by:
Arianna Milton, Management Analyst I

Report reviewed by:
Tim Wong, Housing Manager

Housing Commission

Community Development Department
 701 Laurel Street, Menlo Park CA 94025
 Adopted September 6, 2023



Work plan goals

1. Community engagement – Provide information and education related to tenant rights and tenant protections efforts and host and cohost local legal resources/presentations via the Housing Commission as part of expanding community engagement. This is to increase diversity of community participation and input. Have two informational events, one every 6 months at Belle Haven location with multi-lingual inclusive events.
2. Anti-Displacement – To work on anti-displacement efforts, especially focused on naturally occurring affordable housing. To provide current residents with displacement and relocation information to prevent evictions and displacement and try to monitor the number of households being displaced and to provide them information about resources. Create a collection of displacement experiences to “personalize” the impacts of displacement.
3. Focus on the development of affordable housing on public lands – this could include the development of affordable housing on downtown parking lots and following the development process including the RFP and making recommendations, with the aim to exceed the unit yields as outlined in Program H4.G of the 2023-2031 Housing Element Update.

Work plan history

Action	Date	Notes
Commission approved	Click or tap to enter a date.	

COMMISSIONS/COMMITTEES POLICIES AND PROCEDURES, ROLES AND RESPONSIBILITIES

City Council Policy #CC-24-004

Adopted Feb. 13, 2024

Resolution No. 6890



<p>Purpose</p>
<p>To define policies and procedures and roles and responsibilities for Menlo Park appointed commissions and committees.</p>
<p>Authority</p>
<p>Upon its original adoption, this policy replaced the document known as “Organization of Advisory Commissions of the City of Menlo Park.”</p>
<p>Background</p>
<p>The City of Menlo Park currently has seven active Commissions. The active advisory bodies are: Complete Streets Commission, Environmental Quality Commission, Finance and Audit Commission, Housing Commission, Library Commission, Parks and Recreation Commission, and Planning Commission. Those not specified in the City Code are established by City Council ordinance or resolution. Most of these advisory bodies are established in accordance with Resolution No. 2801 and its amendments. Within specific areas of responsibility, each advisory body has a primary role of advising the City Council on policy matters or reviewing specific issues and carrying out assignments as directed by the City Council or prescribed by law.</p> <p>Six of the seven commissions listed above are advisory in nature. The Planning Commission is both advisory and regulatory and organized according to the City Code (Ch. 2.12) and State statute (Government Code §65100 et seq., §65300-65401).</p> <p>The City has an adopted Anti-Harassment and Non-Discrimination Policy (CC-21-0022), and a Travel, Meal, and Lodging Policy (CC-19-002), which are also applicable to all advisory bodies.</p>
<p>Policies and Procedures</p>
<p><u>Relationship to City Council, staff and media</u></p> <ul style="list-style-type: none"> • Upon referral by the City Council, the commission/committee shall study referred matters and return their recommendations and advise to the City Council. With each such referral, the City Council may authorize the City staff to provide certain designated services to aid in the study. • Upon its own initiative, the commission/committee shall identify and raise issues to the City Council's attention and from time to time explore pertinent matters and make recommendations to the City Council. • At a request of a member of the public, the commission/committee may consider appeals from City actions or inactions in pertinent areas and, if deemed appropriate, report and make recommendations to the City Council. • Each commission/committee is required to develop an annual work plan which will be the foundation for the work performed by the advisory body in support of City Council annual work plan. The plan, once finalized by a majority of the commission/committee, will be formally presented to the City Council for direction and approval no later than September 30 of each year and then reported out on by a representative of the advisory body at a regularly scheduled City Council meeting at least annually, but recommended twice a year. The proposed work plan must align with the City Council's adopted work plan. When modified, the work plan must be taken to the City Council for approval. The Planning Commission is exempt from this requirement as its functions are governed by the Menlo Park municipal code (Chapter 2.12) and State law (Government Code §65100 et seq., §65300-65401). • Commissions and committees shall not become involved in the administrative or operational matters of City departments. Members may not direct staff to initiate major programs, conduct large studies or establish department policy. City staff assigned to furnish staff services shall be available to provide general staff assistance, such as preparation of agenda/notice materials and minutes, general review of department programs and activities, and to perform limited studies, program reviews, and other services of a general staff nature. Commissions/Committees may not establish department work programs or determine department program priorities. The responsibility for setting policy and allocating scarce City resources rests with the City's duly elected representatives, the City Council. • Additional or other staff support may be provided upon a formal request to the City Council. • The staff liaison shall act as the commission/committee's lead representative to the media concerning matters before the commission/committee. Commission/Committee members should refer all media inquiries to their respective liaisons for response. Personal opinions and comments may be expressed so long as the commission/committee member clarifies that their statements do not represent the position of the City Council. • Commission/Committee members will have mandatory training every two years regarding the Brown Act. Page D-2.4

COMMISSIONS/COMMITTEES POLICIES AND PROCEDURES, ROLES AND RESPONSIBILITIES

City Council Policy #CC-24-004

Adopted Feb. 13, 2024

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parliamentary procedures, anti-harassment training, ethics training, and other training required by the City Council or State Law. The commission/committee members may have the opportunity for additional training, such as training for chair and vice chair. Failure to comply with the mandatory training will be reported to the City Council and may result in replacement of the member by the City Council.

- Requests from commission/committee member(s) determined by the staff liaison to take one hour or more of staff time to complete, must be directed by the City Council.

Role of City Council commission/committee liaison

City Councilmembers are assigned to serve in a liaison capacity with one or more city commission/committee. The purpose of the liaison assignment is to facilitate communication between the City Council and the advisory body. The liaison also helps to increase the City Council's familiarity with the membership, programs and issues of the advisory body. In fulfilling their liaison assignment, City Councilmembers may elect to attend commission/committee meetings periodically to observe the activities of the advisory body or simply maintain communication with the commission/committee chair on a regular basis.

City Councilmembers should be sensitive to the fact that they are not participating members of the commission/committee, but are there rather to create a linkage between the City Council and commission/committee. In interacting with commissions/committee, City Councilmembers are to reflect the views of the City Council as a body. Being a commission/committee liaison bestows no special right with respect to commission/committee business.

Typically, assignments to commission/committee liaison positions are made at the beginning of a City Council term in December. The Mayor will ask City Councilmembers which liaison assignments they desire and will submit recommendations to the full City Council regarding the various committees, boards, and commissions which City Councilmembers will represent as a liaison. In the rare instance where more than one City Councilmember wishes to be the appointed liaison to a particular commission, a vote of the City Council will be taken to confirm appointments.

City Staff Liaison

The City has designated staff to act as a liaison between the commission/committee and the City Council. The City shall provide staff services to the commission/committee which will include:

- Developing a rapport with the Chair and commission/committee members
- Providing a schedule of meetings to the city clerk's office and commission/committee members, arranging meeting locations, maintaining the minutes and other public records of the meeting, and preparing and distributing appropriate information related to the meeting agenda.
- Advising the commission/committee on directions and priorities of the City Council.
- Informing the commission/committee of events, activities, policies, programs, etc. occurring within the scope of the commission/committee's function.
- Ensuring the city clerk is informed of all vacancies, expired terms, changes in offices, or any other changes to the commission/committee.
- Providing information to the appropriate appointed official including reports, actions, and recommendations of the committee/commission and notifying them of noncompliance by the commission/committee or chair with City policies.
- Ensuring that agenda items approved by the commission/committee are brought forth in a timely manner taking into consideration staff capacity, City Council priorities, the commission/committee work plan, and other practical matters such as the expense to conduct research or prepare studies, provided appropriate public notification, and otherwise properly prepare the item for commission/committee consideration.
- Take action minutes; upon agreement of the commission, this task may be performed by one of the members (staff is still responsible for the accuracy and formatting of the minutes)
- Maintain a minute book with signed minutes

Recommendations, requests and reports

As needed, near the beginning of City Council meetings, there will be an item called "Advisory Body Reports." At this time, commissions/committees may present recommendations or status reports and may request direction and support from the City Council. Such requests shall be communicated to the staff liaison in advance, including any written materials, so that they may be listed on the agenda and distributed with the agenda packet. The materials being

COMMISSIONS/COMMITTEES POLICIES AND PROCEDURES, ROLES AND RESPONSIBILITIES

City Council Policy #CC-24-004

Adopted Feb. 13, 2024

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provided to the City Council must be approved by a majority of the commission/committee at a commission/committee meeting before submittal to the City Council. The City Council will receive such reports and recommendations and, after suitable study and discussion, respond or give direction.

City Council referrals

The city clerk shall transmit to the designated staff liaison all referrals and requests from the City Council for advice and recommendations. The commissions/committees shall expeditiously consider and act on all referrals and requests made by the City Council and shall submit reports and recommendations to the City Council on these assignments.

Public appearance of commission/committee members

When a commission/committee member appears in a non-official, non-representative capacity before the public, for example, at a City Council meeting, the member shall indicate that they are speaking only as an individual. This also applies when interacting with the media and on social media. If the commission/committee member appears as the representative of an applicant or a member of the public, the Political Reform Act may govern this appearance. In addition, in certain circumstances, due process considerations might apply to make a commission/committee member's appearance inappropriate. Conversely, when a member who is present at a City Council meeting is asked to address the City Council on a matter, the member should represent the viewpoint of the particular commission/committee as a whole (not a personal opinion).

Disbanding of advisory body

Upon recommendation by the Chair or appropriate staff, any standing or special advisory body, established by the City Council and whose members were appointed by the City Council, may be declared disbanded due to lack of business, by majority vote of the City Council.

Stipends

Per Government Code §36506, the City is authorized to pay appointed Planning Commissioners by resolution. The City Council has adopted a resolution with an amount not to exceed \$200 per month per Planning Commissioner. Per the IRS (Internal Revenue Services), "public officer" also includes appointed members of advisory boards and committees and commissions. The Planning Commission stipend is taxable income and each member will receive a W-2.

Meetings and officers

1. *Agendas/notices/minutes*

- All meetings shall be open and public and shall conduct business through published agendas, public notices and minutes and follow all of the Brown Act provisions governing public meetings. Special, canceled and adjourned meetings may be called when needed, subject to the Brown Act provisions.
- Support staff for each commission/committee shall be responsible for properly noticing and posting all regular, special, canceled and adjourned meetings. Copies of all meeting agendas, notices and minutes shall be provided to the City Council, city manager, city attorney, city clerk and other appropriate staff, as requested.
- Original agendas and minutes shall be filed and maintained by support staff in accordance with the City's adopted records retention schedule.
- The official record of the commissions/committees will be preserved by preparation of action minutes.

2. *Conduct and parliamentary procedures*

- Unless otherwise specified by State law or City regulations, conduct of all meetings shall generally follow Robert's Rules of Order.
- A majority of commission/committee members shall constitute a quorum and a quorum must be seated before official action is taken.
- The chair of each commission/committee shall preside at all meetings and the vice chair shall assume the duties of the chair when the chair is absent.
- The role of the commission/committee chair (according to Roberts Rules of Order): To open the session at the time at which the assembly is to meet, by taking the chair and calling the members to order; to announce the business before the assembly in the order in which it is to be acted upon; to recognize members entitled to the floor; to state and put to vote all questions which are regularly moved, or necessarily arise in the course of the proceedings, and to announce the result of the vote; to protect the assembly from annoyance from evidently frivolous or dilatory motions by refusing to recognize them; to assist in the expediting of business in every compatible with the rights of the members, as by allowing brief remarks when undebatable motions are pending, if they think it advisable; to restrain the members when engaged in debate, within the rules of order, to enforce on all occasions the observance of order and decorum among the members, deciding all questions

COMMISSIONS/COMMITTEES POLICIES AND PROCEDURES, ROLES AND RESPONSIBILITIES

City Council Policy #CC-24-004

Adopted Feb. 13, 2024

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of order (subject to an appeal to the assembly by any two members) unless when in doubt he prefers to submit the question for the decision of the assembly; to inform the assembly when necessary, or when referred to for the purpose, on a point of order to practice pertinent to pending business; to authenticate by their signature, when necessary, all the acts, orders, and proceedings of the assembly declaring it will and in all things obeying its commands.

3. *Lack of a quorum*

- When a lack of a quorum exists at the start time of a meeting, those present will wait 15 minutes for additional members to arrive. If after 15 minutes a quorum is still not present, the meeting will be adjourned by the staff liaison due to lack of a quorum. Once the meeting is adjourned it cannot be reconvened.
- The public is not allowed to address those commissioners present during the 15 minutes the commission/committee is waiting for additional members to arrive.
- Staff can make announcements to the members during this time but must follow up with an email to all members of the body conveying the same information.
- All other items shall not be discussed with the members present as it is best to make the report when there is a quorum present.

4. *Meeting locations and dates*

- Meetings shall be held in designated City facilities, as noticed.
- All commissions/committees with the exception of the Planning Commission, and Finance and Audit Commission shall conduct regular meetings once a month. Special meetings may also be scheduled as required by the commission/committee. The Planning Commission shall hold regular meetings twice a month and the Finance and Audit Commission shall hold quarterly meetings.
- Monthly regular meetings shall have a fixed date and time established by the commission/committee. Changes to the established regular dates and times are subject to the approval of the City Council. An exception to this rule would include any changes necessitated to fill a temporary need in order for the commission/committee to conduct its meeting in a most efficient and effective way as long as proper and adequate notification is provided to the City Council and made available to the public.

The schedule of Commission meetings is as follows:

- Complete Streets Commission – Every second Wednesday at 6:30 p.m.
- Environmental Quality Commission – Every third Wednesday at 6 p.m.
- Finance and Audit Commission – Third Thursday of every quarter at 5:30 p.m.,
- Housing Commission – Every first Wednesday at 6:30 p.m.
- Library Commission – Every third Monday at 6:30 p.m.
- Parks and Recreation Commission – Every fourth Wednesday at 6:30 p.m.
- Planning Commission – Twice a month on a Monday at 7 p.m.

Each commission/committee may establish other operational policies subject to the approval of the City Council. Any changes to the established policies and procedures shall be subject to the approval of the City Council.

5. *Off-premises meeting participation*

While technology allows commission/committee members to participate in meetings from a location other than the meeting location (referred to as “off-premises”), off-premises participation is discouraged given the logistics required to ensure compliance with the Brown Act and experience with technological failures disrupting the meeting. In the event that a commission/committee member believes that their participation is essential to a meeting, the following shall apply:

- Any commission/committee member intending to participate from an off-premise location shall inform the staff liaison at least two weeks in advance of the meeting.
- The off-premise location must be identified in the notice and agenda of the meeting.
- Agendas must be posted at the off-premise location.
- The off-premise location must be accessible to the public and be ADA compliant.
- The commission/committee member participating at a duly noticed off-premises location does not count toward the quorum necessary to convene a meeting of the commission/committee.
- For any one meeting, no more than one commission/committee member may participate from an off-premise location.
- All votes must be by roll call.

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6. *Selection of chair and vice chair*

- The chair and vice chair shall be selected in May of each year by a majority of the members and shall serve for one year or until their successors are selected.
- Each commission/committee shall annually rotate its chair and vice chair.

G. Memberships

Appointments/Oaths

- The City Council is the appointing body for all commissions/committees. All members serve at the pleasure of the City Council for designated terms.
- All appointments and reappointments shall be made at a regularly scheduled City Council meeting, and require an affirmative vote of not less than a majority of the City Council present.
- Before taking office, all members must complete an Oath of Allegiance required by Article XX, §3, of the Constitution of the State of California. All oaths are administered by the city clerk or their designee.
- Appointments made during the middle of the term are for the unexpired portion of that term.

Application and selection process

- The application process begins when a vacancy occurs due to term expiration, resignation, removal or death of a member.
- The application period will normally run for a period of four weeks from the date the vacancy occurs. If there is more than one concurrent vacancy in a Commission, the application period may be extended. Applications are available from the city clerk's office and on the City's website.
- The city clerk shall notify members whose terms are about to expire whether or not they would be eligible for reappointment. If reappointment is sought, an updated application will be required.
- Applicants are required to complete and return the application form for each commission/committee they desire to serve on, along with any additional information they would like to transmit, by the established deadline. Applications sent by email are accepted.
- After the deadline of receipt of applications, the city clerk shall schedule the matter at the next available regular City Council meeting. All applications received will be submitted and made a part of the City Council agenda packet for their review and consideration. If there are no applications received by the deadline, the city clerk will extend the application period for an indefinite period of time until sufficient applications are received.
- Upon review of the applications received, the City Council reserves the right to schedule or waive interviews, or to extend the application process in the event insufficient applications are received. In either case, the city clerk will provide notification to the applicants of the decision of the City Council.
- If an interview is requested, the date and time will be designated by the City Council. Interviews are open to the public.
- The selection/appointment process by the City Council shall be conducted at a City Council meeting. The city clerk will ask each City Councilmember for their nominations; the number of nominations is limited to the number of vacancies. The candidate that receives a majority of nominations will be appointed. If there is a tie, multiple rounds of voting will occur.
- Following a City Council appointment, the city clerk shall notify successful and unsuccessful applicants accordingly, in writing. Appointees will receive copies of the City's Non-Discrimination and Sexual Harassment policies, and disclosure statements for those members who are required to file under State law as designated in the City's Conflict of Interest Code. Copies of the notification will also be distributed to support staff and the commission/committee chair.
- An orientation will be scheduled by the city clerk following an appointment (but before taking office) and a copy of this policy document will be provided at that time.

Attendance

- A compilation of attendance will be submitted to the City Council at least annually listing absences for all commissions/committee members.
- Absences, which result in attendance at less than two-thirds of their meetings during the calendar year, will be reported to the City Council and may result in replacement of the member by the City Council.
- Any member who feels that unique circumstances have led to numerous absences can appeal directly to the City Council for a waiver of this policy or to obtain a leave of absence.
- While it is expected that members be present at all meetings, the chair and staff liaison should be notified if a member knows in advance that they will be absent.

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- When reviewing commissioners for reappointment, overall attendance at full commission meetings will be given significant consideration.

Compensation

- Members shall serve without compensation (unless specifically provided) for their services, provided, however, members shall receive reimbursement for necessary travel expenses and other expenses incurred on official duty when such expenditures have been authorized by the City Council (See Policy CC-19-002).

Conflict of interest and disclosure requirements

- A Conflict of Interest Code has been updated and adopted by the City pursuant to Government Code §87300 et seq. Copies of the conflict of interest code are filed with the city clerk. Pursuant to the adopted Conflict of Interest Code, members serving on the Complete Streets Commission, Housing Commission, and Planning Commission are required to file a Statement of Economic Interest with the city clerk to disclose personal interest in investments, real property and income. This is done within 30 days of appointment and annually thereafter. A statement is also required within 30 days after leaving office.
- If a public official has a conflict of interest, the Political Reform Act may require the official to disqualify themselves from making or participating in a governmental decision, or using their official position to influence a governmental decision. Questions in this regard may be directed to the city attorney.

Qualifications, compositions, number

- In most cases, members shall be residents of the City of Menlo Park and at least 18 years of age.
- Current members of any other City commission/committee are disqualified for membership, unless the regulations for that advisory body permit concurrent membership. Commission/Committee members are strongly advised to serve out the entirety of the term of their current appointment before seeking appointment on another commission/committee.
- Commission/Committee members shall be permitted to retain membership while seeking any elective office. However, members shall not use the meetings, functions or activities of such bodies for purposes of campaigning for elective office.
- There shall be seven (7) members on each commission/committee.

Reappointments, resignations, removals

- Incumbents seeking a reappointment are required to complete and file an application with the city clerk by the application deadline. No person shall be reappointed to a commission/committee who has served on that same body for two consecutive terms; unless a period of one year has lapsed since the returning member last served on that commission/committee (the one-year period is flexible subject to City Council's discretion).
- Resignations must be submitted in writing to the city clerk, who will distribute copies to City Council and appropriate staff.
- The City Council may remove a member by a majority vote of the City Council without cause, notice or hearing.

Term of office

- Unless specified otherwise, the term of office for all commission/committees shall be four (4) years unless a resignation or a removal has taken place.
- If a person is appointed to fill an unexpired term and serves less than two years, that time will not be considered a full term. However, if a person is appointed to fill an unexpired term and serves two years or more, that time will be considered a full term.
- Terms are staggered to be overlapping four-year terms, so that all terms do not expire in any one year.
- If a member resigns before the end of their term, a replacement serves out the remainder of that term.

Vacancies

- Vacancies are created due to term expirations, resignations, removals or death.
- Vacancies are posted by the city clerk in the City Council Chambers bulletin board and on the city website.
- Whenever an unscheduled vacancy occurs in any commission/committee, a special vacancy notice shall be posted within 20 days after the vacancy occurs. Appointment shall not be made for at least 10 working days after posting of the notice (Government Code §54974).
- On or before December 31 of each year, an appointment list of all regular advisory commissions/committees of the City Council shall be prepared by the city clerk and posted in the City Council Chambers bulletin board.

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on the City’s website. This list is also available to the public (Government Code §54972, Maddy Act).

Roles and Responsibilities

Complete Streets Commission

The Complete Streets Commission is charged primarily with advising the City Council on realizing the City's adopted goals for complete streets, vision zero, climate action plan, and provide input on major land use and development projects as it relates to transportation. The Complete Streets Commission's responsibilities include:

- To advance the goals of the city’s newly adopted climate action plan by making alternatives to driving safer and more attractive
- Advise City Council on the implementation of the transportation master plan.
- Continue to advocate for and advise the City Council on planning and installing pedestrian and bicycle rail crossing and safe cycling/pedestrian infrastructure.
- Continue to support City Council in ongoing initiatives to improve access to Downtown and support downtown businesses.
- Continue to support the implementation of the Safe Routes to School strategy and advocate for community engagement, program continuity and engineering implementation.
- Continue to support City Council’s role as a stakeholder with regard to regional multi-modal and transportation demand management programs projects to increase

Environmental Quality Commission

The Environmental Quality Commission is committed to helping the City of Menlo Park to be a leading sustainable city that inspires institutions and individuals and that is well positioned to manage present and future environmental impacts, including the grave threat of climate change. The Environmental Quality Commission is charged primarily with advising the City Council on matters involving climate change, environmental protection, and sustainability.. Specific focus areas include:

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

Finance and Audit Commission

The Finance and Audit Commission is charged primarily to support delivery of timely, clear and comprehensive reporting of the City’s fiscal status to the community at large. Specific focus areas include:

- Review the process for periodic financial reporting to the City Council and the public, as needed
- Review financial audit and annual financial report with the City’s external auditors
- Review of the resolution of prior year audit findings
- Review of the auditor selection process and scope, as needed

Housing Commission

The Housing Commission is charged primarily with advising the City Council on housing matters including housing supply and housing related problems. Specific focus areas include:

- Community attitudes about housing (range, distribution, racial, social-economic problems)
- Programs for evaluating, maintaining, and upgrading the distribution and quality of housing stock in the City
- Planning, implementing and evaluating City programs under the Housing and Community Development Act of 1974
- Review and recommend to the City Council regarding the Below Market Rate (BMR) program
- Initiate, review and recommend on housing policies and programs for the City
- Review and recommend on housing related impacts for environmental impact reports
- Review and recommend on State and regional housing issues
- Review and recommend on the Housing Element of the General Plan

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Library Commission

The Library Commission is charged primarily with advising the City Council on matters related to the maintenance and operation of the City's libraries and library systems. Specific focus areas include:

- The scope and degree of library activities
- Maintenance and protection of City libraries
- Evaluation and improvement of library service
- Acquisition of library materials
- Coordination with other library systems and long range planning
- Literacy and ESL programs

Parks and Recreation Commission

The Parks and Recreation Commission is charged primarily with advising the City Council on matters related to City programs and facilities dedicated to recreation. Specific focus areas include:

- Those programs and facilities established primarily for the participation of and/or use by residents of the City, including adequacy and maintenance of such facilities as parks and playgrounds, recreation buildings, facilities and equipment
- Adequacy, operation and staffing of recreation programs
- Modification of existing programs and facilities to meet developing community needs
- Long range planning and regional coordination concerning park and recreational facilities

Planning Commission

The Planning Commission is organized according to State Statute.

- The Planning Commission reviews development proposals on public and private lands for compliance with the General Plan and Zoning Ordinance.
- The Commission reviews all development proposals requiring a use permit, architectural control, variance, minor subdivision and environmental review associated with these projects. The Commission is the final decision-making body for these applications, unless appealed to the City Council.
- The Commission serves as a recommending body to the City Council for major subdivisions, rezoning's, conditional development permits, Zoning Ordinance amendments, General Plan amendments and the environmental reviews and Below Market Rate (BMR) Housing Agreements associated with those projects.
- The Commission works on special projects as assigned by the City Council.

Special Advisory Bodies

The City Council has the authority to create standing committees, task forces or subcommittees for the City, and from time to time, the City Council may appoint members to these groups. The number of persons and the individual appointee serving on each group may be changed at any time by the City Council. There are no designated terms for members of these groups; members are appointed by and serve at the pleasure of the City Council.

Any requests of city commissions or committees to create such ad hoc advisory bodies shall be submitted in writing to the city clerk for City Council consideration and approval.

Procedure history

Action	Date	Notes
Procedure adoption	1991	Resolution No. 3261
Procedure adoption	2001	
Procedure adoption	2011	
Procedure adoption	2013	Resolution No. 6169
Procedure adoption	2017	Resolution No. 6377
Procedure adoption	6/8/2021	Resolution No. 6631

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Procedure adoption	3/1/2022	Resolution No. 6706
Procedure adoption	3/8/2022	Resolution No. 6718
Procedure adoption	9/20/2022	Resolution No. 6776
Procedure adoption	1/10/2023	Resolution No. 6803
Procedure adoption	6/27/2023	Resolution No. 6840
Procedure adoption	2/13/20024	Resolution No. 6890



STAFF REPORT

Housing Commission

Meeting Date:

8/7/2024

Staff Report Number:

24-008-HC

Regular Business:

Review and recommend to City Council approval of the Housing Commission 2024-2025 work plan.

Recommendation

Staff recommends that the Housing Commission review and recommend to the City Council approval of the Housing Commission 2024-2025 work plan ([Attachment A](#)).

Policy Issues

Per City Council policy CC-22-004 ([Attachment B](#)), each commission must develop an annual work plan and seek City Council approval no later than September 30 of each year.

Background

The Housing Commission is charged primarily with advising the City Council on housing matters including housing policies and programs in the City. The current Housing Commission work plan was approved by the City Council on September 26, 2023. The commission adopted a streamlined plan that included one short-term priority (community outreach) and one long-term priority (exploring the development of housing on public lands).

Analysis

The 2023-2024 work plan was adopted in September 2023 and is still in progress. The Housing Commission held its first Affordable Housing Fair in May in honor of Affordable Housing Month and has plans to hold future events highlighting its anti-displacement efforts while the role of the commission in exploring housing development on public lands is still being determined. Staff recommends that the Commission maintain the current work plan for 2024-2025. If the Commission chooses to make changes, staff suggests that the Commission discuss potential changes during the year, prior to September 24th, 2024.

Impact on City Resources

Resources expended for the preparation of the Housing Commission work plan are considered part of the City's baseline operations.

Environmental Review

This action is not a project within the meaning of the California Environmental Quality Act (CEQA) Guidelines §§ 15378 and 15601(b)(3) as it will not result in any direct or indirect physical change in the environment.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. Housing Commission Draft 2024-2025 Work Plan
- B. City Council Policy #CC-22-004 – Commissions/Committees Policies and Procedures, Roles, and Responsibilities

Report prepared by:
Arianna Milton, Management Analyst I

Report reviewed by:
Tim Wong, Housing Manager