Planning Commission



REGULAR MEETING MINUTES

Date: 3/24/2025 Time: 7:00 p.m. Location: Zoom.us/join – ID# 846 9472 6242 and City Council Chambers 751 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Jennifer Schindler called the meeting to order at 7:11 p.m.

B. Roll Call

Present: Jennifer Schindler (Chair), Andrew Ehrich (Vice Chair), Katie Behroozi, Linh Dan Do, Katie Ferrick, Misha Silin, Ross Silverstein

Staff: Calvin Chan, Senior Planner; Deanna Chow, Community Development Director; Fahteen Khan, Associate Planner; Matt Pruter, Associate Planner; Corinna Sandmeier, Principal Planner; Tom Smith, Principal Planner; Mary Wagner, City Attorney's Office

C. Reports and Announcements

Principal Planner Corinna Sandmeier reported that the City Council held its annual goal setting for the fiscal year on March 22, 2025. She said the City Council at its March 25, 2025 meeting would consider the General Plan Annual Progress Report that the Planning Commission was considering this evening. She said 3705 Haven Avenue, a multi-family project that the Planning Commission reviewed on February 24, 2025, had been called up to the City Council and would likely be on its April 29, 2025 agenda.

D. Public Comment

Chair Schindler opened the public comment item and closed it as no persons requested to speak.

E. Consent Calendar

There were no items.

F. Public Hearing

F1. Use Permit/Burhan Baba/304 O'Keefe St.:

Consider and adopt a resolution to approve a use permit for a new two-story residence on a substandard with regard to lot width and area in the R-1-U (Single Family Urban Residential) zoning district and determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal includes an attached accessory dwelling unit (ADU), which is not subject to discretionary review. The project includes one development-related heritage tree removal, which was reviewed and conditionally approved by the City Arborist. (Staff Report #25-011-PC)

Associate Planner Fahteen Khan said staff received an email from the property owner of 312 O'Keefe Street asking about the location of the proposed ADU and the reason for the proposed 3,600 square foot residence. She said staff responded that the ADU would be on the left of the proposed residence facing O'Keefe Street and that the State allowed 800 square feet over the maximum floor area limit to accommodate ADUs. She said the neighbor commented on the removal of two heritage trees removed with a heritage tree removal permit. She said he also commented that the property was in a 100-year flood zone. She said the proposed residence would meet the requirements of that flood zone noting the base flood elevation was 29.5 feet and the proposed residence would have a finished floor a foot higher at 30.5 feet. She clarified that the converted garage ADU had been done with permits and approved by the City in 2018.

Rohit Khare, property owner, and Subhendu Datta, architect, spoke on behalf of the project.

Chair Schindler opened the public hearing and closed the public hearing as no persons requested to speak.

The Commission commented favorably on the design presentation. Chair Schindler confirmed with the applicant that the fence on O'Keefe Street would not continue in front of the front elevation and the fence would largely resemble the existing condition. Chair Schindler expressed concern about window placement that appeared disconnected to her.

ACTION: Motion and second (Silin/Behroozi) to adopt a resolution approving the item as submitted; passes 7-0.

F2. Use Permit Revision/Caroline Leites/842 Hermosa Way:

Consider and adopt a resolution to approve a use permit revision for an existing two-story, singlefamily residence with a basement on a substandard lot in the R-E (Residential Estate) zoning district. The original use permit was granted in 2006, and the proposed revisions include a secondstory addition above the existing attached garage and along the west (left) side. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #25-012-PC)

Associate Planner Pruter said staff had no additions to the written report.

Caroline Leites, applicant and architect, spoke on behalf of the project.

Chair Schindler opened the public hearing and closed the public hearing as no persons requested to speak.

Commission comment focused on the minor substandard lot width and the burden on applicants to seek a use permit.

ACTION: Motion and second (Silverstein/Ferrick) to adopt a resolution approving the item as presented; passes 7-0.

F3. Use Permit/SFF 3565 Haven, LLC/3565 Haven Ave.: Consider and adopt a resolution to approve a use permit for the use and storage of hazardous materials associated with a research and development business located in the M-2 (General Industrial) zoning district, and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #25-013-PC)

Planner Pruter said staff had no additions to the written staff report.

Minyong Chung, Vice President of Operations for Elegen, spoke on behalf of the project.

Chair Schindler opened the public hearing and closed the public hearing as no persons requested to speak.

The Commission confirmed with the applicant the amounts of hazardous materials were adequate for expected growth of the company and any potentiality for hazardous materials risk for surrounding residential neighbors. Community Development Director Deanna Chow spoke to zoning in the project area and other zones that allow hazardous materials with approval of a use permit or administrative permit; she noted the required noticing for administrative approvals of hazardous materials permits.

Commissioner Silin said he was not supportive of any hazardous materials use near residential neighborhoods.

ACTION: Motion and second (Ferrick/Ehrich) to adopt a resolution approving the item as submitted; passes 6-1 with Commissioner Silin opposed.

G. Regular Business

G1. City of Menlo Park 2024 General Plan Annual Progress Report: Consider and adopt a resolution recommending the City Council accept the 2024 General Plan

Annual Progress Report, including the Housing Element and Environmental Justice Element. Review of the APR is not a project under CEQA. (Staff Report #25-014-PC)

Senior Planner Calvin Chan and Principal Planner Tom Smith presented the staff report on the 2024 General Plan Annual Progress Report (APR).

Chair Schindler opened public comment and closed public comment as no persons requested to speak.

Commission comments included focusing on implementation of policies to incentivize below market rate and market rate housing development with a continued sense of urgency and momentum; indicating projects in pipeline in the report to get a sense whether targets were going to be met; make efforts to catch up on implementation (staff noted some delay due to intricacies of certifying the Housing Element with the State); an idea of a rental registry to track use of ADUs; questioning ADUs as equaling a housing unit and replacing a single-family residence with another single-family residence counting as housing units; observation that much of housing built in 2024 was enabled by state legislation and not under the City's control; the expected time for zoning changes to have desired outcomes and that as many indicators of implementation success as possible be used to increase a proactive response; and streamlining measures to free up staff time and resources.

Staff confirmed that it would bring a verbal summary of the Planning Commission's input on this item to the City Council the following evening in its consideration and action on this item. Commissioner Ehrich moved to recommend to the City Council acceptance of the 2024 General Plan Annual Progress Report (APR), which includes the Housing Element and Environmental Justice Element, with an important note that while Menlo Park should be proud of our status as one of the few jurisdictions in California to technically produce sufficient housing in 2024, that fact should not decrease the urgency with which our City must keep attacking the challenge of housing production, because the details of our current trajectory are not enough to give us confidence that the City's current approach will ultimately meet the state's RHNA [Regional Housing Needs Allocation] requirements, much less the spirit stated in our City's Housing Element. Commissioner Behroozi seconded the motion.

Chair Schindler suggested a friendly amendment to remove "in 2024" as the housing numbers were based on previous years' count and not 2024. Both Commissioners Ehrich and Behroozi as the makers of the motion and second agreed.

Commission comment on the Environmental Justice Element (EJ) had staff clarify the transition for the City's Sustainability Division to take the primary coordination role in implementing the EJ Element. Commission comment encouraged attention towards supporting healthy and affordable food access.

ACTION: Motion and second (Ehrich/Behroozi) to adopt a resolution to recommend that the City Council accept the 2024 General Plan Annual Progress Report, which includes the Housing Element and Environmental Justice Element, with an important note that while Menlo Park should be proud of our status as one of the few jurisdictions in California to technically produce sufficient housing, that fact should not decrease the urgency with which our City must keep attacking the challenge of housing production, because the details of our current trajectory are not enough to give us confidence that the City's current approach will ultimately meet the state's Regional Housing Needs Allocation requirements, much less the spirit stated in of our City's housing element; passes 7-0.

H. Informational Items

- H1. Future Planning Commission Meeting Schedule
 - Regular Meeting: April 14, 2025

Planner Sandmeier said the April 14 agenda would potentially have two single-family residential projects.

• Regular Meeting: April 28, 2025

I. Adjournment

Chair Schindler adjourned the meeting at 10:42 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Planning Commission Regular Meeting Approved Minutes March 24, 2025 Page 5

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on April 28, 2025.



INTRODUCTION





- Menio Park since 2008, in the Bay Area for 30 years
- Growing family with three kids and two grandparents
- Pioneered Menlo Garage ADU conversion in 2018
- Current house built in **1954** with five bedrooms but only two bathrooms and aging, hazardous infrastructure
- Love our current location and neighborhood schools
- Worked with Livio and City planners over three years
- Modern Home: Silicon Valley tech, Californian style

PROJECT SNAPSHOT

- Zoning: R-1-U
- Lot Size: 6,487 SF
- Allowed Floor Area: 3,600 SF
- Main House Living Area : 2,470 SF (1st Floor + 2nd Floor - Garage) = 1,412 + 1,335 - 277 = 2,470 SF ADU Living Area: 719 SF Total Countable Area : 3,189 SF
- Building Height: 26'-10 1/2" (Max 28')

















REAR VIEW RENDERING





LAI	NDSC	AP	ED			8 N	TRE	E RE	PLACEM	ENT)		
Plo	ant	Le	ge	ene	d								
KEY TREES	QTY	SIZE	0		ANICAL	. NAME			COMM	NON NAME	WUCOLS RATING	IV water use	
U	2 24" box		хос	Logerstroemia Tuscarora replacement trees for remo				oved Pin	Crape Myrtle		LOW		
FT	1 15		Fruit free to be selected by owner							MED			
PC	4	4 24" box		Pistachia chinensis Keith Davey					Chine	ie Pistache	LOW		
Tree #	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Common Name		Diameter		TPZ Diameter		Anticipated Impacts		s Antic	Anticipated Requirements		
1	Southern magnolia			17.2"		16'		Dead		Remo	Removal		
2		Avocado		15.5"		20'		Building envelope		Remo	Removal		
3	Monterey pine			23.0"		70'		Building envelope			Root buffer (8 feet wide), fencing, mulch, irrigation		
4	Queen palm		m	14" (est)		12'		Access needs		Root	Root buffer (4 feet wide)		
5	Queen palm		m	14" (est)		12' Acce		Acces	s needs	needs Root t		ouffer (4 feet wide)	
Tree #	Commo			meter Con		lition Func		tional	External	Additio	Additional Costs		
1	Souther	2.2.11.12.000 (2"	Dead		n/a		None				
2	Avocado		15.5"		Poor		Construction 50%		None	Removal \$800 Replanting \$1,400		\$3,200	
3	Monterey 23 pine		I.0" Fair 5		50% Very lin space 3			Pest/disease issues 30%		Removal \$5,000 Replanting \$1,400			
4	Queen paim			(est). Go tall 80				ne	None		al \$2,100 ng \$1,400	\$7,500	
5	Queen	Queen 14"		est), Good tall 80%			None		None	Remov	al \$2,100 ng \$1,400	\$6,500	



REAR VIEW (With FENCE & TREES)





OUR NEIGHBORHOOD OUTREACH EFFORTS

Date: 33 November 2023

Redstart: Proposal for our one residence at gos $0^{\circ} \text{Reds} \, \text{St},$ Merio Park, CA

Due Neighbers.

We hope you're doing weftithin Thankagring second One thing we're thanklaf for awn Johing the William chartrantin (in 2006 is popure for a thirte burse with one these dought as the zone and zone) and they gave borrents or both also (kine) 2004 ad 2017). One is pose alsh hone, however, is hang impand for the future, as we're holding formarity or placing in the tensor year.

We would like in shore our plans and solidie your support for our proposed new ten-story hence before schnitzing a through the block heat parameter proves. This will be also a process that well lake to according to sur proposal, with its own additional apportanties for currench and engagement avoid.

To keep the Williams all include for the next generation, we are reliabiling our hence to support multi-generatorical limits and create new bounds; optime for like limits. As some of pair insight lower, we insumerised our gauget for AMD and also below devices faulty members to another benefit in the Williams We support how the englishering the molecular days and adapt in the molity of interaction generation from molecular days and adapt in the molity of interaction grants.

During 1,050 mg. It, however a balk in 2352, has only two hedrocores and added a second-story is train, as examp of two compositors are in passmethics. But now house will constrained as any promition is well as grown children or extended family. We are portionably excited about the tankhound Index constrained at the heart of the design, which produce a space for intergenerational structure. In each other the relation of the 420 second the 420 second temperature of the second sec

Morese coack out to un sout enail, videounefecence, or visit an We'd be glad to chare more about our preparat, to due an and address are concerns, and ony other bendhade to the plane at locar e ang (204 to your the QR rade below).

Beierek.

Rehlt Klane & Stanuel Videans 304 O'Kaels & Mesis Parts, CA 04025 Offerentingen Lane & stand Linear Lane (A)(4) 314-9529 & (445) 427-1389

Personal Delivery of Letters to 11 Houses Nov 23, 2022

finte: 27 September 2014

Subject: Revised Proposal for our new home at 304, O'Keede St, Menio Park, CA Dwar ranghtors,

We hope you'ro daing well as our itidi hear boch to-schooll one thing we've thankhil for mae julining the Willow community is 2008 to prepare for a future home with our three doughters (in 2012 and 2012) and dide grandparents on bits side (since ana and 2017), for 70-944 of humo, however, it loss prepared for the humo, so we're looking forward to replacing it in the new year.

We would like to share our plans and ask for your rapport his our proposed new two-stary hourse before submitting it through the reasile trait sensitivity process. That will sart a process that will read to controlistic the traiting for our proporal, with its own additional opportunities for ourmach and suggement as well.

To long the without affordable for the next generation, we are obtaining our horne to support multi-generations libring and cristeness hosting options to the future. As a sume of your might increase or an endowing and a lot of and also helped relocate furnity intendens to unother horne in the Williams. We support how the sufjictheness of the modelman and we all adapt to the scaling of intendee growth along the Willow Road corridor, in the midte of a Stote-wide housing crists.

Our cutterst 1,938 sq. Tr. home was built in 1952, has only two builtoorns and added a. second-tracy in 1084, as many of its components are in poor confition. Our new home will accordination any poerts as well as growinchiften o controlled family. We are particularly exerted about the traditional indian: nearsystem at the heat of the design, which creates a space for integretoescisional intracocon between the main hence and the 480. We believe this will enhance the property's functionality and constitue to a warm and inviting atmosphere.

The plenning and approval process has taken some sites, in part date to reaching pathing configurations. The inset these readvancesses, we re-oriented the project meanth cannel the width both soveral non-configurations to non-related latens. We designed are gauge and drawing cound our Nappole trie, which arthrestonely, then duel, leading to more parking adjustments in amore a healthlee fature tree planning to a different location.

In addition or these changes, we have added a summary to provide more notated light and dislated-outdoor living space. It also improves the appearature along O'Keefe St, as well as the remarked of esterior metal cladifung and other materials

> Letter to Neighbors Sep 27,2024

The City sent out Notices to all neighbors informing of the scheduled Planning Commission Meeting.

3rd Notice to Neighbors

Mar 13, 2025

Hate: Ini Match 2025

Subject: Planning Campololane Meaning Income new Sonne at 366 O'Sheele St, Manda Taolo, DA

LIVIe

Dear Neighbors

We hape you've also doing well as 2025 tarms hats Spring! Car over planning efforts over the poets are almost made to be basers at a hearing on Beneloy essence. March 34, 2023 We'l appreciate any feedback you might have.

(for those with character) for two long the Wilson contenuaty is 1000 to proper to a faired number with our then diaryteen (is 2011 and 2011) and generative an lash solar place 2012 and 2021). Our 75-year dd hones, however, is into proposed in the fazza, an active loading forward to replacing it is the more part.

We would like in share our plane and ash for your suggest for our proposal new new story horns: before subsetting it density the Hende Dark permitting process. That will start a process that will had to a commission heating for our proposal, with its new additional opportunities for narrowsch and orgagement as well.

To keep the Wilkows allocations for the next generatives, we are indealibling our bases to support multi-generational lining and course new heming, uptions for the forant. As were of yous couple hences, we converted our generative in \$45.12 and also higher intrastic lining workshorts and the heministic the Wilkows. We support when the the therefore the interaction of a set of a larger to the reality of infernation generations. The Wilkow Read contribution is well a larger to the reality of infernation the Wilkow Read contribution. In the reality of a State-while housing crists.

Our current 1018 og 8. henne nøn heil in 1952, han only tom fudtersom und aldet a serond-story te 1964, os many af åt interpretents av til post-catallise. Our inter henne tell anothermodule nati parent av nell at gyten inklimt er stortedel fansky for at participally entited alogs, te undittenia balan outredet at the henn of the design, which cetters a spoor to interpretentional interaction hennes the main heat on at the AGL We heat interview the approximation interaction hennes the main heat out of the AGL when a spoor to interpretention the posterior the main heat out the AGL We have a start and aveiling arrengement.

The planning and apprend protects loss takes serve time, in part due its reaching, packing undigenetices. To reset these repolarizations, we re-arrival like party seconds: Loand way, addeb det ou second news dynamics to au religiou plans. We designed are genergic and drawing ensured are Respective trav, relative implementation from died; forstation is none participa adjustment in anticipa of addeb juicture parplanticipa of adjustment and adjustment in anticipa of addeb juicture parplanticipa of adjustment Australia.

Personal Delivery to Neighbors Mar 24, 2025









- Elegen Company Overview
 Addressing Public Concerns
 Q&A

Agenda: **Company Overview**

Elegen is a synthetic biology company

which has raised venture financing from top life science investors, including Andreessen Horowitz, 8VC, and KdT. The company has raised a total of \$30M.

Elegen brings unique insights and technical innovation to **create** high-quality **synthetic DNA faster**, catalyzing the next revolution in the life sciences. Élegen uses proprietary cell-free technologies to build longer, higher-quality DNA on a faster timeline for agricultural, chemical, healthcare and pharma industries. Founded in 2017, Elegen is privately held and based in the San Francisco Bay Area. For more information, visit elegenbio.com and connect with us on LinkedIn and X (Twitter).

🔛 ELEGEN

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🔛 ELEGEN

What Does Elegen *really* do?

Elegen has highly automated workflows and process controls that utilize 100x less chemicals than our competitors



🛞 ELEGEN

Excerpt from ATTACHMENT C

Problematic Chemicals from Inventory Key Concerns

- Cumulative Risk: Even with individual chemicals stored in small amounts, their combined presence amplifies risks of accidental release, fire, or environmental contamination.
- Carcinogenic Exposure: Persistent chemicals like PFAS and known carcinogens like 1,2dichloroethane pose long-term cancer risks even at trace levels of exposure through air or groundwater contamination.
- Air Quality Degradation: Volatile organic compounds (VOCs) such as acetone, toluene, and 1,2dichloroethane could contribute to poor air quality for nearby residents.
- Fire Hazards: The flammability of acetone and benzoyl peroxide presents immediate risks to both the facility and surrounding homes.
- Proximity to Residential Areas: The 0.2-mile distance significantly increases the likelihood of
 community exposure during an accident or emergency.

Excerpt from ATTACHMENT C [Continued]

Request for Clarification

In addition to these concerns, I would appreciate clarification on the following points:

- 1. Was this chemical inventory information made available to the public? If so, how was it communicated? Transparency is essential when hazardous materials are stored near residential areas.
- 2. What specific safety protocols are in place to manage these chemicals, particularly those with higher risk profiles?
- 3. Has there been any outreach to inform nearby residents about the nature of this lab work and associated risks?



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Response to Clarification Questions

Question 1 and 3: Public Notice and Resident Notification

- **a**. Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.
- **b.** Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a ¹/₄-mile radius of the subject property.

Question 2: Safety Protocols

- **a**. Safety measures implemented during vendor deliveries and removals of chemicals from the building
- b. Measures taken to prevent chemical and toxic fume release into the atmosphere, and from entering and contaminating the groundwater
- c. Measures taken to mitigate lab fire risks and measures taken to prevent accidental spills:
- d. Measures taken to prevent environmental contamination in the neighborhood during an accident or emergency

Examples of Safety Procedures: Storage



1. Chemical Storage in Fire Safe Cabinets with Inventory list



2. Secondary Containment with Segregated, clearly labeled inventory



3. Clearly labeled waste in Approved Containers Professionally disposed by a vendor off-site.

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Examples of Safety Procedures: Usage



Chemistry hoods 1. designed and rated for appropriate ventilation



2. Appropriate Personal Protective Equipment + End user training to ensure Safe handling of all hazardous materials.



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ELEGEN



Elegen's Use Permit

Excerpt from Staff Report:

"Staff believes that the proposed use and quantities of hazardous materials would be **compatible** and consistent with other uses in this area. The HMIF and chemical inventory include a discussion of the applicant's **staff training plan and protection** measures in the event of an emergency. Relevant agencies have indicated their approval of the proposed hazardous materials uses on the property with appropriate additional requirements. In addition, other properties in the vicinity with M-2 zoning have received use permits for the storage and use of hazardous materials. Staff recommends that the Planning Commission approve the proposed project."

ELEGEN

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Elegen's experienced team has built and scaled platforms that push the boundaries of genetics



Matt Hill, PHD Founder & CEO

Mark Lasinski SVP, Sales

050

Marc Unger CSO

CBO



Dan La Care



Peter Zhou Board Member Cain McClary Board Member





Ionathan Sheena Soard Member

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ELEGEN

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TRIATOMIC



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THANK YOU

Q&A

2024 General Plan Annual Progress Report

Calvin Chan, Senior Planner & Tom Smith, Principal Planner

Background: Annual Progress Report (APR)

- General Plan: blueprint for meeting the community's long-term vision
- APR describes General Plan implementation
- Documents 2024 activities
 - Housing Commission review (March 5)
 - Planning Commission review (March 24)
- Submitted by April 1st



MENLO PARK

MENLO PARI

Housing Element APR & EJ Element APR



 EJ Element Action Guide update tracks progress implementing EJ Element



Housing Element Implementation Highlights

- Partnering with non-profits to provide housing rehabilitation
- Developing an Anti-Displacement Strategy with HEART SMC
- Conducting outreach and sharing housing resources
- Supporting healthy indoor environments
- Collaborating with nonprofits and supporting veterans



Oak Gardens groundbreaking, Feb. 2025

Housing Production



MENLO PAR

	Very Low	Low	Moderate	Above Moderate	Total New Housing Units
6 th Cycle RHNA Allocation	740	426	496	1,284	2,946
2024 New Units	81	31	26	38	176
Total New Units (June 2022-Dec. 2024)	118	99	116	718	1,051
Percent Complete	1 5.9 %	23.2%	23.4%	55.9%	35.7%
Remaining RHNA Units	622	327	380	566	1,895

EJ Element Implementation Highlights

Priority #1 Provide safe, sanitary, and stable homes Priority #2 Promote access to high quality and affordable food Priority #3 Reduce pollution exposure and improve air quality





EJ Element Implementation Highlights

- Established EJ Element Implementation Fund
- Developing Anti-Displacement Strategy
- Outreach events with resources for providing safe, sanitary, and stable homes
- Climate Action Plan implementation with air quality education and outreach



2024 Love Our Earth Festival

EJ Element Implementation Highlights

- Planting new trees along US-101 sound walls and in Belle Haven
- Providing equitable access to Belle Haven Community Campus (BHCC) programs
- Completing Belle Haven Traffic Calming Project
- Launching EJ Element webpage



Front terrace at BHCC





Other General Plan Elements Implementation Highlights

 Safety Element: Emergency and disaster preparedness events and training (English and Spanish), heat relief through three cooling centers

MENTO PARI

- Circulation Element: Vision Zero Action Plan to eliminate traffic fatalities; Safe Routes to School Program; Belle Haven Traffic Calming Project
- Noise Element: Planting of trees along sound walls and alternative pavement options
- Open Space/Conservation Element: Climate Action Plan 2025-2030 actions to achieve carbon neutrality by 2030; coordination with other agencies on opening of Flyway Trail and other open spaces

Recommendation



Adopt resolution recommending City Council acceptance of the 2024 General Plan APR

<image>

Next Step:

March 25 City Council APR review

City of Menlo Park staff, 2024