Closed Session

A. Call To Order

Mayor Combs called the meeting to order at 5:02 p.m.

B. Roll Call

Present: Combs, Mueller (arrived at 5:50 p.m.), Nash, Taylor, Wolosin
Absent: None
Staff: City Manager Starla Jerome-Robinson, City Attorney Nira F. Doherty, City Clerk Judi A. Herren

C. Agenda Review

None.

D. Closed Session

C1. Closed session conference with labor negotiators pursuant to Government Code §54957.6 regarding labor negotiations with the American Federation of State, County, and Municipal Employees Local 829 (AFSCME) and Confidential employees; Service Employees International Union Local 521 (SEIU); Menlo Park Police Sergeants Association (PSA); Menlo Park Police Officers’ Association (POA) and Confidential employees; unrepresented management; City Attorney and; City Manager

Attendees: City Manager Starla Jerome-Robinson, Assistant City Manager Nick Pegueros, City Attorney Nira F. Doherty, Legal Counsel Charles Sakai, Interim Human Resources Manager Kristen Strubbe

No reportable actions.

C2. Closed session conference pursuant to Government Code §54957(b)(1) regarding public employee performance evaluation of the City Attorney

No reportable actions.

C3. Closed session conference pursuant to Government Code §54957(b)(1) regarding public employee performance evaluation of the City Manager

No reportable actions.

E. Adjournment

Mayor Combs adjourned to the regular session at 6:04 p.m.
Regular Session

F. Call To Order

Mayor Combs called the regular meeting to order at 6:08 p.m.

G. Roll Call

Present: Combs, Mueller, Nash, Taylor, Wolosin
Absent: None
Staff: City Manager Starla Jerome-Robinson, City Attorney Nira F. Doherty, City Clerk Judi A. Herren

H. Report from Closed Session

None.

I. Presentations and Proclamations

I1. Proclamation: Recognizing Ali and Bistro Vida Small Business of the Year (Attachment)
Mayor Combs read the proclamation.
Ali El Safy accepted the proclamation.

I2. Proclamation: Recognizing the Suburban Park Association (Attachment)
Mayor Combs read the proclamation.
Renee Spooner and Raji Pillai accepted the proclamation.

I3. Proclamation: Recognizing Linda Hubbard (Attachment)
Mayor Combs read the proclamation.
Linda Hubbard accepted the proclamation.

I4. Presentation: City manager recruitment (Presentation)
The Hawkins Company Executive Search Consultant Yonnine Hawkins Garr made the presentation (Attachment).

J. Public Comment

None.

K. Consent Calendar

K1. Adopt Resolution No. 6664 accepting the revised joint exercise of powers agreement – San Mateo County Operational Area Emergency Services Organization (Staff Report #21-174-CC)

K2. Authorize the city manager to execute an agreement with Baker & Taylor for the purchasing and
processing of library materials in an amount not to exceed $90,000 (Staff Report #21-175-CC)

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

### L. Public Hearing

L1. Consider two appeals of the Planning Commission certification of a final environmental impact report and approval of a use permit, architectural control, below market rate housing agreement, and community amenities operating covenant, and consider the Planning Commission recommendation to approve a vesting tentative map for a major subdivision for the proposed Menlo Uptown project with 483 multifamily dwelling units comprised of 441 rental units and 42 for-sale condominium units and approximately 2,940 square feet of commercial space at 141 Jefferson Drive and 180-186 Constitution Drive (Staff Report #21-169-CC) (Staff Presentation) (Applicant Presentation) – continued from August 31, 2021

Senior Planner Tom Smith made a presentation (Attachment).

Greystar Sr. Development Director Andrew Morcos made a presentation (Attachment).

Appellants Sequoia Union High School District Legal Counsel Harold Freiman and Sequoia Union High School District Board President Alan Sarver made a presentation.

Senior Planner Tom Smith made a presentation (Attachment).

Appellants Sequoia Union High School District Legal Counsel Harold Freiman and Sequoia Union High School District Board President Alan Sarver made their rebuttal.

Mayor Combs opened the public hearing.

- Kris Johnson spoke in support of the Sequoia Union High School District (SUHSD) appeal.
- Adina Levin provided issues discussed at the Complete Streets Commission.
- Victoria Robledo spoke in support of the SUHSD appeal.
- Lynne Bramlett spoke in support of the SUHSD appeal and in opposition of ConnectMenlo.
- Katie Behroozi spoke on concerns related to bicycle and pedestrian safety impacts.
- Pam Jones spoke in support of the City pursuing sole control of Willow Road and in support of increasing the below market rate requirement to 20 percent.

Mayor Combs closed the public hearing.

The City Council received clarification on student safety when crossing streets, student enrollment decline, number of public hearing limitations and ramifications under Senate Bill 330 (SB 330), implementation of fees and conditionals of approval related to the fiscal impact analysis, transportation impact analysis requirements, requirements for level of service (LOS) intersection improvements studied under the project’s transportation impact analysis, the number of SB 330 projects currently in Menlo Park, and the Housing Crisis Act provisions related to this project.

The City Council discussed a payment in lieu of tax (PILOT) agreement proposal, SB 330 requirements, removal of non-transportation impact fee (TIF) LOS requirements, mitigation measures, exploring the inclusion of intersection improvements for Willow Road and Newbridge Street, Van Buren Road and Ringwood Avenue, Willow Road and Ivy Drive, considering a comprehensive sea level rise plan for District 1 including an evacuation plan, exploring the
ACTION: Motion and second (Nash/ Wolosin), to adopt Resolution No. 6660 making the required findings per the California Environmental Quality Act (CEQA) and certifying the final environmental impact report (EIR) that analyzes the potential environmental impacts of the proposed project, and adopt an associated Mitigation, Monitoring and Reporting Program (MMRP); and adopt Resolution No. 6662 approving a vesting tentative map for a major subdivision to create 42 condominium townhome units and adjust the lot lines of the three existing parcels on the site; and adopt and amend Resolution No. 6661 denying the appeal of the SUHSD, upholding the Planning Commission’s approval of and approving a use permit, architectural control, below market rate (BMR) housing agreement, and community amenities operating covenant and denying the appeal of the City Council call up with two additional considerations of approval:

1) Regarding intersections to read all conditions of approval mandating improvements to the following intersections will remain as drafted in the conditions of approval, but may, at a time, determined by the City Council be analyzed and potentially removed from the approved conditions of approval if the City Council does not analyze and/or remove said conditions of approval, the applicant shall continue to be bound by the existing conditions of approval, regarding the following: intersections Willow Road and Coleman Avenue, Willow Road and Gilbert Avenue, those are the near term conditions. Cumulative scenario Chrysler Drive and Jefferson Drive, Chilco Street and Bayfront Expressway, and Chilco Street and Constitution Drive.

2) Prior to issuance of the first building permit, the applicant shall enter into a Payment In-Lieu of Taxes Agreement (“PILOT Agreement”) with the City of Menlo Park and shall record the executed PILOT Agreement in the San Mateo County Recorder’s office. The PILOT Agreement shall require that in the event Owner or any of its operators or lessees or its and their successors or assigns applies for and is granted a "welfare exemption" pursuant to Section 214 of the California Revenue and Taxation Code, or any successor provision, or any other exemption from the payment of real or personal property taxes of any nature, Owner shall pay annually to the City a payment in lieu of taxes in an amount equal to the portion of the real and personal property tax levy the City would have received but for the exemption as determined by the City and as increased annually by the amount permitted under the provisions of Article XIII A, Section 2, of the California Constitution. The PILOT Agreement shall run with the land; and

3) a meeting to be scheduled between Greystar and SUHSD, passed 4-1 (Taylor dissenting).

The City Council took a recess at 10:00 p.m.

The City Council reconvened at 10:22 p.m.

L2. Consider an appeal of the Planning Commission certification of the final environmental impact report and approval of a use permit, architectural control, below market rate housing agreement, and community amenities operating covenant, and consider the Planning Commission’s recommendation to approve a public utilities easement abandonment for the proposed Menlo Portal project with 335 multifamily dwelling units and an approximately 34,499-square-foot office space which includes approximately 1,600 square feet of non-office commercial space located at 115 Independence Drive and 104 and 110 Constitution Drive (Staff Report #21-176-CC) (Staff Presentation) (Applicant Presentation)

Contract Principal Planner Payal Bhagat made a presentation (Attachment).

Greystar Sr. Development Director Andrew Morcos made a presentation (Attachment).

Appellants Sequoia Union High School District Legal Counsel Harold Freiman and Sequoia Union High School District Board President Alan Sarver made a presentation.
Contract Principal Planner Payal Bhagat made a presentation (Attachment).

Appellants Sequoia Union High School District Legal Counsel Harold Freiman and Sequoia Union High School District Board President Alan Sarver made their rebuttal.

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

Mayor Combs opened the public hearing

- Pam Jones clarified stance on childcare.

Mayor Combs closed the public hearing.

The City Council received clarification on SUHSD appeals in other cities to Greystar projects, childcare, community amenities, and in-lieu fee options, and non-TIF related modifications that could be further reviewed.

The City Council directed Menlo Park City Attorney’s office meet with SUHSD.

**ACTION:** Motion and second (Combs/ Nash), to adopt Resolution No. 6665 and make the required findings for the California Environmental Quality Act (CEQA) certifying the final environmental impact report (EIR) that analyzes the potential environmental impacts of the proposed project, and adopt an associated Mitigation, Monitoring and Reporting Program (MMRP); and adopt Resolution No. 6667 approving the public utility easement abandonment, which would allow relocation of existing utilities outside the footprints of the proposed buildings and into a new easement within the project site; and adopt Resolution No. 6666 denying the appeal of SUHSD, upholding the Planning Commission’s approval of and approving a use permit, architectural control, below market rate (BMR) housing agreement, and community amenities operating covenant with two additional considerations of approval:

1) All conditions of approval mandating improvements to the following intersections will remain as drafted and the conditions of approval that may, at a time, determine by City Council be analyzed and potentially removed from the approved conditions of approval. If the City Council does not analyze and/or remove said conditions of approval, the applicant shall continue to be bound by the existing in our conditions of approval related to the following intersections:
   - Chrysler Drive and Independence Drive
   - Bayfront Expressway and Chrysler Drive
   - Turn pocket on Jefferson Drive

2) Prior to issuance of the first building permit, the applicant shall enter into a Payment In-Lieu of Taxes Agreement (“PILOT Agreement”) with the City of Menlo Park and shall record the executed PILOT Agreement in the San Mateo County Recorder’s office. The PILOT Agreement shall require that in the event Owner or any of its operators or lessees or its and their successors or assigns applies for and is granted a "welfare exemption" pursuant to Section 214 of the California Revenue and Taxation Code, or any successor provision, or any other exemption from the payment of real or personal property taxes of any nature, Owner shall pay annually to the City a payment in lieu of taxes in an amount equal to the portion of the real and personal property tax levy the City would have received but for the exemption as determined by the City and as increased annually by the amount permitted under the provisions of Article XIII A, Section 2, of the California Constitution. The PILOT Agreement shall run with the land, and

3) A meeting to be scheduled between Greystar and SUHSD, passed 4-1 (Taylor dissenting).

**M. Regular Business**

**M1.** Adopt Resolution No. 6663 to approve permanent installation of the Belle Haven neighborhood traffic management plan (Staff Report #21-173-CC) (Presentation)
This item was continued to a future meeting.

N. Informational Items

N1. City Council agenda topics: September – October 12, 2021 (Staff Report #21-171-CC)

N2. Personnel activity report as of July and August 2021 (Staff Report #21-172-CC)

O. City Manager's Report

None.

P. City Councilmember Reports

None.

Q. Adjournment

Mayor Combs adjourned the meeting at 12:01 a.m.

Judi A. Herren, City Clerk

These minutes were approved at the City Council meeting of October 12, 2021.
NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE
On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: All members of the City Council, city staff, applicants, and members of the public will be participating by teleconference. To promote social distancing while allowing essential governmental functions to continue, the Governor has temporarily waived portions of the open meetings act and rules pertaining to teleconference meetings. This meeting is conducted in compliance with the Governor Executive Order N-25-20 issued March 12, 2020, and supplemental Executive Order N-29-20 issued March 17, 2020.

How to participate in the closed session and regular meeting
- Submit a written comment online up to 1-hour before the meeting start time: menlopark.org/publiccommentSeptember14 *
- Access the meeting real-time online at: Zoom.us/join – Meeting ID 998 8073 4930
- Access the meeting real-time via telephone at: (669) 900-6833
  Meeting ID 998 8073 4930
  Press *9 to raise hand to speak

*Written public comments are accepted up to 1-hour before the meeting start time. Written messages are provided to the City Council at the appropriate time in their meeting.

Watch meeting:
- Cable television subscriber in Menlo Park, East Palo Alto, Atherton, and Palo Alto: Channel 26
- Online: menlopark.org/streaming

Note: City Council closed sessions are not broadcast online or on television and public participation is limited to the beginning of closed session.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, 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’s website www.menlopark.org. 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.org/agenda).

According to City Council policy, all meetings of the City Council are to end by midnight unless there is a super majority vote taken by 11:00 p.m. to extend the meeting and identify the items to be considered after 11:00 p.m.
CITY OF MENLO PARK

CITY MANAGER EXECUTIVE SEARCH

Presented by
Todd Hawkins, Vice President
Yonnine Hawkins Garr, Vice President
The Hawkins Company: Experience

- 35 plus years of Talent Acquisition Consulting experience

- Proven track record in identifying, recruiting and placing transformational and high performing leaders with urban public agencies and meeting our clients’ executive talent acquisition needs with a commitment to DEI.

- Over 800 executive searches
Stakeholder Engagement

- Individual meetings with members of the City Council
- Individual meetings with City’s executive leadership.
- Conduct two community meetings and an online survey.

Purpose

- Assist in creating the recruitment profile and guiding the approach in recruiting and evaluating candidates.
Thank you for your time and the opportunity to speak with you.
MENLO UPTOWN PROJECT
141 Jefferson Drive, 180-186 Constitution Drive
Appeals and Tentative Map Public Hearing
September 14, 2021 Staff Presentation to City Council
MENLO UPTOWN PROJECT

Proposed Menlo Uptown Project
MENLO UPTOWN PROJECT

- 483 residential units
  - 441 rentals and 42 for-sale townhomes
- 73 units for BMR households
- $8.9 million in community amenities for bonus level development
- Subject to SB 330 requirements
RECENT PROJECT HISTORY

- Planning Commission took following actions on June 21, 2021:
  - Certified final EIR and adopted required CEQA findings and MMRP
  - Approved use permit, architectural control, BMR housing agreement, and community amenities operating covenant
  - Recommended that Council approve vesting tentative map

- Two appeals of Commission’s actions received on July 6, 2021
  - Sequoia Union High School District
  - City Council, written by Councilmember Taylor
RECOMMENDED MEETING FORMAT

- Appeal Public Hearing
  - Introduction by staff
  - Presentation by applicant
  - Remarks from appellant, Sequoia Union High School District
  - Response from City staff
  - Rebuttal by appellant
  - Clarifying questions from City Council
  - Public comment
  - Deliberation and vote by City Council
RESPONSE TO APPEAL

- Full responses are included in the staff report
- In summary:
  - Planning Commission is acting body on use permits, architectural controls, BMR housing agreements, and community amenities based on the City’s Municipal Code
  - ConnectMenlo final EIR and the project final EIR did consider the TIDE Academy in the physical environmental setting and analyses
  - SB 50 considers payment of school impact fees to be full and complete school facilities mitigation for CEQA
  - Project final EIR did address indirect impacts to schools from transportation, air quality, noise, and other topic areas
RECOMMENDATION

- **Recommended Actions**
  - Deny the appeals and uphold Planning Commission actions
  - Adopt resolution:
    - Certifying the Final Environmental Impact Report (FEIR);
    - Adopting the Mitigation Monitoring and Reporting Program; and
    - Adopting the CEQA Findings
  - Adopt a resolution:
    - Approving the:
      - 1) Use Permit
      - 2) Architectural Control Permit
      - 3) Below Market Rate (BMR) Housing Agreement
      - 4) Community Amenities Operating Covenant
  - Adopt a resolution:
    - Approving a Vesting Tentative Map for a Major Subdivision

The above actions are subject to Conditions of Approval (Attachment B, Exhibit I)
THANK YOU
MENLO UPTOWN
CITY COUNCIL ENTITLEMENT APPROVAL HEARING
SEPTEMBER 14, 2021
# Overview of Key Project Features

| General Project Info | 483 units: 441 rental apartments, 42 for-sale townhomes (4.83-acre site)  
Project is 100% housing, will replace ~110K sf existing office / industrial buildings |
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Affordability</td>
<td>15% units or 73 units to be below market rate, located onsite</td>
</tr>
</tbody>
</table>
| Community Amenity | Option 1: building space + build-out costs for Samaritan House + funds for community land trust (VCLT)  
Option 2: Ravenswood Family Health Network (RFHN) Urgent Care Building Space + Operating Funds |
| Open Space | Approximately 24K sq. ft. of publicly accessible open space (80% more than required) |
| Connectivity | Paseo open space designed to connect site to walking and biking routes  
Walkable or bikeable to some of the largest employers in Menlo Park |
| Environmental | LEED Gold design standard (apartments), EV charging, all-electric |

**PROJECT IS 100% COMPLIANT WITH ALL OBJECTIVE STANDARDS**
## Community Amenity

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>OPTION 1</th>
<th>OPTION 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>➢ Building space + funds for Samaritan House</td>
<td>Building space + funds for Ravenswood Family Health Network (RFHN)</td>
<td></td>
</tr>
<tr>
<td>➢ Funds for Valley Community Land Trust (VCLT)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROPOSED PARTNER DETAIL</th>
<th>Samaritan House: non-profit supporting Belle Haven community</th>
<th>Ravenswood Family Health Network: non-profit medical clinic for low-income patients in Belle Haven</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>VCLT: community land trust for affordable housing in Belle Haven</td>
<td></td>
</tr>
</tbody>
</table>

| TOTAL AMENITY VALUE | $8,900,000 | $8,900,000 |

<table>
<thead>
<tr>
<th>VALUE BREAKDOWN</th>
<th>Samaritan House</th>
<th>Ravenswood Family Health Network</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>➢ 2,940 sf building space ($4.5M construction value)</td>
<td>➢ 2,940 sf building space ($4.5M construction value)</td>
</tr>
<tr>
<td></td>
<td>➢ Build-out costs ($975K)</td>
<td>➢ Tenant improvements ($1.8M)(^1)</td>
</tr>
<tr>
<td></td>
<td>➢ Community land trust (VCLT)</td>
<td>➢ Any leftover funds will be paid to City or given as funds to support operations</td>
</tr>
<tr>
<td></td>
<td>➢ Affordable housing in Belle Haven ($3.5M)</td>
<td>➢ Specialty equipment ($882K)(^2)</td>
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<td></td>
<td></td>
<td>➢ Funds to support operations ($1.7M)</td>
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</tbody>
</table>

\(^1\) Includes warm shell build-out for healthcare-grade space; \(^2\) Includes required specialty medical equipment including x-ray or imaging equipment
The proposed BMR unit mix will mirror the overall unit breakdown for the project.

Based on request from Housing Commission, we added an Equivalent Alternative with mix of affordability levels to BMR proposal.

**BMR Alternatives**

- **Alternative 1:**
  - Low Income Units: 67

- **Alternative 2 (Equivalent Alternative):**
  - Very Low Income Units: 7
  - Low Income Units: 23
  - Moderate Income Units: 37
  - Note: BMR rents capped at 75% comparable market rents

- Townhome for-sale BMR units: 6 units at Moderate Income
VIEW OF MULTIFAMILY BUILDINGS AND PASEO ENTRY
### Summary of Response to City Council Appeal

<table>
<thead>
<tr>
<th><strong>Concern</strong></th>
<th><strong>Menlo Uptown Project Response</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Water shortages due to drought</td>
<td>- Water budget informs City about project’s water use and keeps it in check</td>
</tr>
<tr>
<td></td>
<td>- Water efficient design such as low-flow plumbing fixtures and future recycled water use</td>
</tr>
<tr>
<td>Extreme heat and climate crisis</td>
<td>- Apartment buildings will be LEED Gold certified</td>
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<td>- 100% renewable energy will be used to power the project</td>
</tr>
<tr>
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<td>- Net reduction of pervious surface area reduces “heat island effect”</td>
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<tr>
<td>Naming rights for urgent care</td>
<td>- Ravenswood Family Health Network (RFHN) is pleased to work with community on a name but does require the RFHN logo/name to be included</td>
</tr>
<tr>
<td></td>
<td>- RFHN can discuss its naming policy during community outreach</td>
</tr>
<tr>
<td>Transportation improvements In Belle Haven</td>
<td>- Transportation impacts studied by City consultant under the project Final EIR</td>
</tr>
<tr>
<td></td>
<td>- No intersections internal to the Belle Haven neighborhood were identified as meeting the criteria for study in the TIA guidelines, and less than 10 trips per travel lane would be estimated to pass through intersections within the Belle Haven neighborhood to the project site</td>
</tr>
<tr>
<td>Community involvement in amenity process</td>
<td>- 3 in-person community meetings and 50+ one-on-one phone calls with the community</td>
</tr>
<tr>
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<td>- Received and incorporated feedback on the community amenity</td>
</tr>
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<td>- Proposed community amenity is from the City’s Community Amenity List</td>
</tr>
<tr>
<td>BMR policy not addressing community needs</td>
<td>- Menlo Uptown complies with the BMR policy by providing 73 inclusionary BMR units</td>
</tr>
<tr>
<td></td>
<td>- The HNA further explains that by reducing on-site jobs, the project actually increases housing availability by 498 units thereby moderating or counteracting displacement</td>
</tr>
</tbody>
</table>
## Summary of Response to Sequoia Union High School District (SUHSD)

<table>
<thead>
<tr>
<th>Concern</th>
<th>Menlo Uptown Project Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project CEQA was inadequate</td>
<td>- Final EIR Response A2-2 through A2-24 explains how the Draft EIR adequately analyzed impacts</td>
</tr>
<tr>
<td>TIDE Academy not considered in “environmental setting”</td>
<td>- EIR recognizes the proximity of the TIDE Academy as it relates to project impacts</td>
</tr>
<tr>
<td></td>
<td>- EIR concludes that environmental impacts would be less than significant with mitigation (see Final EIR Response A2-3)</td>
</tr>
<tr>
<td>Project EIR improperly tiered from ConnectMenlo EIR</td>
<td>- Project EIR outlines ConnectMenlo as a programmatic level environmental document</td>
</tr>
<tr>
<td></td>
<td>- Menlo Uptown fits within the scope of the ConnectMenlo EIR (see Final EIR Response A2-4)</td>
</tr>
<tr>
<td>EIR does not consider cumulative impacts to public services</td>
<td>- Cumulative impact on public services and on SHUSD facilities was studied in ConnectMenlo (see Final EIR Response A2-7)</td>
</tr>
<tr>
<td>Project will increase harmful traffic</td>
<td>- EIR concludes that transportation impacts are less than significant</td>
</tr>
<tr>
<td></td>
<td>- TIDE Academy was included in the study area and no circulation conflicts were found</td>
</tr>
<tr>
<td>Project will cause SUHSD to lose money</td>
<td>- SUHSD FY2020-2021 budget indicates that enrollment will decline 46% (1,165 students) over 5 years presumably due to high housing costs resulting from the lack of housing development</td>
</tr>
<tr>
<td></td>
<td>- Increased property tax over time will create greater revenue sources</td>
</tr>
</tbody>
</table>
Appendix
MULTIFAMILY: COLORS/FINISHES

ALUMINUM SIDING (PRODEMA/LONGBOARD OR SIMILAR)

STUCCO (SMOOTH TROWELED)

VINYL WINDOW

FIBER CEMENT (CAST STRIPE-PEARL)

FIBER CEMENT (MODERN STRIPE-CHARCOAL)

FIBER CEMENT (ZEN GARDEN-DESERT TAN)

FIBER CEMENT (BOARD FORMED CONCRETE-FOG GRAY)

ALUMINUM STOREFRONT SYSTEM
TOWNHOME: COLORS/FINISHES

- Fibre Cement Reveal Panel System (James Hardie or Equal)
- METAL CANOPY
- Board Form Concrete Tile (Refined Woodstone-Deadwood Coronado Stone)
- Vinyl Window (Milgard or Equal)
- Stucco (Smooth Troweled)
- Clopay Garage Doors (or Equal)
MENLO PORTAL PROJECT
115 Independence Drive and 104 and 110 Constitution Drive
Appeal and Public Utilities Easement Abandonment Public Hearing
September 14, 2021 Staff Presentation to City Council
MENLO PORTAL PROJECT

Proposed Menlo Portal Project
MENLO PORTAL PROJECT

- 335 multifamily apartment units + 34,499 square-foot office
- 48 units affordable to lower income households (BMR units)
- 1,609 square-foot childcare facility with $2.0M in tuition subsidies and $3.77M in-lieu fee
- Subject to SB 330 requirements
RECENT PROJECT HISTORY

- Planning Commission took following actions on August 9, 2021:
  - Certified final EIR and adopted required CEQA findings and MMRP
  - Approved use permit, architectural control, BMR housing agreement, and community amenities operating covenant
  - Recommended that Council approve public utilities easement abandonment request

- An appeal of Commission’s actions received on August 24, 2021
  - Sequoia Union High School District
RECOMMENDED MEETING FORMAT

- Appeal Public Hearing
  - Introduction by staff
  - Presentation by applicant
  - Remarks from appellant, Sequoia Union High School District
  - Response from City staff
  - Rebuttal by appellant
  - Clarifying questions from City Council
  - Public comment
  - Deliberation and vote by City Council
RESPONSE TO APPEAL

- Full responses are included in the staff report
- In summary:
  - Planning Commission is acting body on use permits, architectural controls, BMR housing agreements, and community amenities based on the City’s Municipal Code
  - ConnectMenlo final EIR and the project final EIR did consider the TIDE Academy in the physical environmental setting and analyses
  - SB 50 considers payment of school impact fees to be full and complete school facilities mitigation for CEQA
  - Project final EIR did address indirect impacts to schools from transportation, air quality, noise, and other topic areas
  - FIA conducted for the project is not a requirement under CEQA and its results are not related to physical impacts on the environment that require mitigation
RECOMMENDATION

- **Recommended Actions**
  - Deny the appeal and uphold Planning Commission actions
  - Adopt resolutions:
    - Certifying the Final Environmental Impact Report (FEIR);
    - Adopting the Mitigation Monitoring and Reporting Program; and
    - Adopting the CEQA Findings
  - Adopt a resolution:
    - Approving the:
      - 1) Use Permit
      - 2) Architectural Control Permit
      - 3) Below Market Rate (BMR) Housing Agreement
      - 4) Community Amenities Operating Covenant
  - Adopt a resolution:
    - Approving the Public Utilities Easement Abandonment

The above actions are subject to Conditions of Approval (Attachment B, Exhibit H)
THANK YOU
### Overview of Key Project Features

<table>
<thead>
<tr>
<th>General Project Info</th>
<th>335 apartment units + ~35K sq. ft. commercial office (3.20-acre site)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Project replaces ~65K sq. ft. existing office buildings, net reduction of ~30K sq. ft.</td>
</tr>
<tr>
<td>Affordability</td>
<td>48 units to be below market rate, located onsite</td>
</tr>
<tr>
<td>Community Amenity</td>
<td>Childcare space + build-out costs for All Five + $2.0M tuition subsidy + $3.8M to City in-lieu fund inclusive of 10% administrative fee</td>
</tr>
<tr>
<td>Open Space</td>
<td>Approximately 10K sq. ft. of publicly accessible open space excluding the outdoor childcare space (10% more than required)</td>
</tr>
<tr>
<td>Connectivity</td>
<td>Central Plaza open space designed to connect site to walking and biking routes</td>
</tr>
<tr>
<td></td>
<td>Walkable or bikeable to some of the largest employers in Menlo Park</td>
</tr>
<tr>
<td>Environmental</td>
<td>LEED Gold design standard (apartments), EV charging, all-electric, onsite renewable (solar PV)</td>
</tr>
</tbody>
</table>

**PROJECT IS 100% COMPLIANT WITH ALL OBJECTIVE STANDARDS**
## Updated Community Amenity: Overview

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>OPTION 1</th>
<th>OPTION 2</th>
<th>IN-LIEU FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building space + build-out funds for <strong>All Five</strong></td>
<td></td>
<td>Building space + build-out funds for <strong>All Five</strong></td>
<td>$9,405,000*</td>
</tr>
<tr>
<td>Student tuition subsidy</td>
<td></td>
<td>Student tuition subsidy</td>
<td></td>
</tr>
<tr>
<td><strong>PROPOSED PARTNER DETAIL</strong></td>
<td><strong>All Five:</strong></td>
<td><strong>All Five:</strong></td>
<td></td>
</tr>
<tr>
<td>Non-profit provider of early childhood education in Belle Haven since 2015</td>
<td></td>
<td>Non-profit provider of early childhood education in Belle Haven since 2015</td>
<td></td>
</tr>
<tr>
<td>All Five program is accredited by the National Association of Young Children (NAEYC)</td>
<td></td>
<td>All Five program is accredited by the National Association of Young Children (NAEYC)</td>
<td></td>
</tr>
<tr>
<td>Priority for tuition subsidies would be given to Belle Haven families</td>
<td></td>
<td>Priority for tuition subsidies would be given to Belle Haven families</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL AMENITY VALUE</strong></td>
<td>$8,550,000</td>
<td>$8,892,783*</td>
<td>$9,405,000*</td>
</tr>
<tr>
<td><strong>VALUE BREAKDOWN</strong></td>
<td><strong>All Five</strong></td>
<td><strong>All Five</strong></td>
<td></td>
</tr>
<tr>
<td>3,790 sf building space ($2.8M real estate value)</td>
<td>3,790 sf building space ($2.8M real estate value)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Build-out costs ($360K)**</td>
<td>Build-out costs ($360K)**</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student tuition subsidy ($5.4M)</td>
<td>Student tuition subsidy ($2.0M)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>City in-lieu payment ($3.8M)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* City in-lieu payment includes 10% administrative fee as required by code  
** Includes funds to cover interior / exterior fit-out, furniture, play yard equipment, technology, professional development and other startup costs
Proposed BMR Unit Mix

- The proposed BMR unit mix will mirror the overall unit breakdown for the project.
- Based on request from Housing Commission on Menlo Uptown, we added an Equivalent Alternative with mix of affordability levels to BMR proposal.

BMR Alternatives

- Alternative 1:
  - Low Income Units: 48

- Alternative 2 (Equivalent Alternative):
  - Very Low Income Units: 3
  - Low Income Units: 14
  - Moderate Income Units: 31
  - Note: BMR rents capped at 75% comparable market rents

Sample building floorplan shown

Units will be distributed throughout the project, indistinguishable from market-rate units.
## Summary of Response to Sequoia Union High School District (SUHSD)

<table>
<thead>
<tr>
<th>Concern</th>
<th>Menlo Portal Project Response</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project CEQA was inadequate</strong></td>
<td>- Final EIR Response A2-2 through A2-24 explains how the Draft EIR adequately analyzed impacts</td>
</tr>
</tbody>
</table>
| **TIDE Academy not considered in “environmental setting”** | - EIR recognizes the proximity of the TIDE Academy as it relates to project impacts  
  - EIR concludes that environmental impacts would be less than significant with mitigation (see Final EIR Response A2-3) |
| **Project EIR improperly tiered from ConnectMenlo EIR** | - Project EIR outlines ConnectMenlo as a programmatic level environmental document  
  - Menlo Uptown fits within the scope of the ConnectMenlo EIR (see Final EIR Response A2-4) |
| **EIR does not consider cumulative impacts to public services** | - Cumulative impact on public services and on SHUSD facilities was studied in ConnectMenlo (see Final EIR Response A2-7) |
| **Project will increase harmful traffic**    | - EIR concludes that transportation impacts are less than significant  
  - TIDE Academy was included in the study area and no circulation conflicts were found |
| **Project will cause SUHSD to lose money**    | - SUHSD FY2020-2021 budget indicates that enrollment will decline 46% (i.e. 1,165 students) over 5 years presumably due to high housing costs resulting from the lack of housing development  
  - Increased property tax over time will create greater revenue sources |
Appendix
MULTIFAMILY: COLORS/FINISHES

VINYL WINDOW (BLACK)

STUCCO (SMOOTH TROWELED)

FIBER CEMENT (ZEN GARDEN - GREY)

FIBER CEMENT (MODERN STRIPE - CHARCOAL)

STEEL GUARDRAIL (BLACK FINISH)

ALUMINUM SIDING (CHARCOAL FINISH)

ALUMINUM SIDING (DOUG FIR FINISH)

ALUMINUM STOREFRONT SYSTEM (BLACK FINISH)

STUCCO (SMOOTH TROWELED)

FIBER CEMENT (CAST STRIPE - PEARL)
COMMERCIAL OFFICE: COLORS/FINISHES

- DARK ANODIZED ALUMINUM SLAB CAP
- CORRUGATED METAL PANEL (DARK ANODIZED)
- DARK ANODIZED STOREFRONT CLEAR GLAZING (BENEFIT SPACE)
- PERFORATED METAL SCREEN GUARDRAIL
- SLIGHT GREY GLAZING (OFFICE)
- GARAGE PLANTING SCREEN
- PERFORATED METAL SCREEN (PATTERN)
BELLE HAVEN NEIGHBORHOOD TRAFFIC CALMING PLAN – PERMANENT INSTALLATION

City Council Meeting: September 14, 2021
AGENDA

- Plan milestones
- Implementation process
  - Data collection
  - Survey results
- Recommendations
- Next steps
PLAN MILESTONES

- Aug. 2019
  - City Council approved Plan

- June 2020
  - Trial measures installed

- Mar. 2021
  - Permanent installation implementation process revised

- Aug. 2021
  - Complete Streets Commissions (CSC) recommended permanent installation
# REVISED IMPLEMENTATION PROCESS

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Trial Installation</td>
<td>June 2020 - Trial installed (City ROW)</td>
</tr>
<tr>
<td>Follow-up Survey</td>
<td>Apr 2021 - Collected data</td>
</tr>
<tr>
<td>Cont.</td>
<td>July 2021 - Conducted survey</td>
</tr>
<tr>
<td>CSC and City Council Review</td>
<td>CSC in August 2021</td>
</tr>
<tr>
<td>Permanent Installation</td>
<td>City Council in September 2021</td>
</tr>
<tr>
<td>&lt;==</td>
<td>Permanent City jurisdiction installation in 2022</td>
</tr>
</tbody>
</table>
DRAFT PLAN
SURVEY RESULTS – SPEED LIMIT SIGNS

- Speed reduction effectiveness (83)
  - increase: 4%, decrease: 24%, no change: 72%
SURVEY RESULTS – BULBOUTS (CITY ROW)

- Permanent installation (82)
  - Support: 52%, oppose: 32%, neutral: 16%

- Designs should focus on (89):
  - Pedestrian access/safety: 57%, vehicular access/maneuverability: 22%, neutral: 21%

- Bulbout design style: traditional vs. detached
SURVEY RESULTS –
WILLOW RD. / NEWBRIDGE ST. (CALTRANS)

a. Reverse Newbridge St. signal phase sequence
b. Convert Newbridge St. left turn to a protected phase
c. Prohibit Newbridge St. right turn when Willow Rd. eastbound left is activated (84): weekdays from 4 to 6 p.m.
   – Modification awareness: 33% yes, 67% no
   – Concern: longer congestion on Newbridge St. during the morning peak hours
SURVEY RESULTS – IVY DRIVE (SFPUC)

- Bulbouts, crosswalks/nose medians (84)
  - Support: 49%, Oppose: 26%, Neutral: 25%

Existing

Proposed: Crosswalk/ nose median
NEWBRIDGE ST. BULBOUTS

- Slow down right turning vehicles
- Shorten crossing distance
- Less confident bicyclists may experience discomfort sharing space with vehicles at intersections
PLAN COMPARISON

Draft Plan

Recommended Plan
RECOMMENDATIONS

- Permanent installation
  - Chilco St.: speed feedback signs
  - Newbridge St. and Hamilton Ave: gateways
  - Terminal Ave. and Newbridge St. cross streets: bulbouts
  - Willow Rd. / Newbridge St.: signal improvements
    c. No right turn blank out sign: weekdays 4 – 6 p.m.
  - Newbridge St.: bulbouts
  - Ivy Dr.: substitute bulbouts/raised intersections with median noses
RECOMMENDED PLAN
NEXT STEPS

- Incorporate City Council direction
- Commence steps for final design and implementation
THANK YOU