



SPECIAL AND REGULAR MEETING MINUTES

Date: 9/9/2025
Time: 5:30 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Special Session

A. Call To Order

Mayor Combs called the meeting to order at 5:31 p.m.

B. Roll Call

Present: Combs, Nash, Schmidt, Taylor (remote – Brown Act, exited meeting at 11:03 p.m.),
Wise
Absent: None
Staff: Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Assistant to the
City Manager/City Clerk Judi A. Herren

C. Closed Session

- C1. Conference with legal counsel – anticipated litigation
(Paragraph (2) of subdivision (d) of Government Code § 54956.9)
Significant exposure to litigation: One case
- C2. Conference with labor negotiators
Government Code §54957.6
Labor negotiations with unrepresented management: City Manager
Agency designated representatives: City Attorney Nira Doherty, Special Counsel Genevieve Ng

Regular Session

D. Call To Order

Mayor Combs re-called the meeting to order at 6:57 p.m.

E. Report from Closed Session

No reportable actions.

F. Agenda Review

The City Council pulled item I2. for comment.

The City Council reordered the agenda bringing L. Informational Items before item J. study sessions.

G. Public Comment

- Robert Peck spoke on concerns of the water temperature of the lap pools and in support of seeing Team Sheep financial records.
- Sue Kayton spoke in opposition of the speed bumps installed in the bike lanes on Middle Avenue.
- Siosua Vea invited the City Council to JobTrain's 60th anniversary.
- Bill Kirsch spoke in support of improvements installed on Middle Avenue, in opposition of speed bumps installed in the bike lanes, and in support of bulb outs at busy intersections, and requested traffic calming measures on Patridge Avenue.

H. Presentations and Proclamations

H1. Proclamation: Constitution Week (Attachment)

Mayor Combs introduced the proclamation.

Daughters of the American Revolution Representative Lucey Bowen accepted the proclamation (Attachment).

H2. Proclamation: National Night Out (Attachment)

Mayor Combs introduced the proclamation.

Police Chief David Norris, Internal Services Manager Nicole Acker, Management Analyst Mayra Lombera and Block party organizers: Matt Burr, Juanita Croft, Brian Kissel and Dorene Martinez accepted the proclamation (Attachment).

H3. Proclamation: National Recovery Month (Attachment)

H4. Proclamation: Suicide Prevention Month (Attachment)

Mayor Combs introduced the proclamations.

Jenny Michel accepted the proclamations (Attachments).

H5. Presentation: Annual Environmental Quality Commission report out (Attachment)

Environmental Quality Commission (EQC) Chair John McKenna made the presentation (Attachment).

The City Council discussed the EQC accomplishments and nearing the 2030 Climate Action Plan goal.

H6. Presentation: Annual Housing Commission report out (Attachment)

Housing Commission (HC) Chair Steven Switzer made the presentation (Attachment).

The City Council discussed the HC accomplishments including the anti-displacement plan.

I. Consent Calendar

- I1. Accept the City Council meeting minutes for August 12, 2025 (Attachment)
- I2. Consider and adopt a resolution approving the City Council Community Funding Subcommittee's recommendations for fiscal year 2025-26 community funding allocations (Staff Report #25-137-CC)
 - Siosuia Vea spoke in support of program funding for JobTrain.
 - Thunder spoke in support of program funding for the East Palo Alto Robotics Foundation.
 - Laura Fanucchi spoke in support of program funding for Hip Housing.
 - Anne-Marie Hong spoke in support of program funding for Ability Path.

The City Council discussed funding from the bottom up and limiting the requested amount to no more than 20% of the applicant's operating budget.
- I3. Waive formal bid requirements and authorize the city manager to enter into a 34-month agreement with OpenGov, Inc., for budgeting, financial accounting and asset management software-as-a-service for a total of \$951,369 (Staff Report #25-131-CC)
- I4. Authorize the city manager to purchase aquatic supplies from Lincoln Aquatics in total amounts not to exceed \$105,495.47 during fiscal year 2024-25 (Staff Report #25-133-CC)
 - Srishti Patel spoke in support of the purchasing of new pool cover for Burgess Pool and concerns on the pool temperatures.
- I5. Accept the grant award of \$152,900 in Edward Byrne Memorial Justice Assistance Grant Program funds passed through the County of San Mateo Behavioral Health and Recovery Services and authorize the city manager to execute an agreement with the County of San Mateo for the Community Wellness and Crisis Response Team (Staff Report #25-135-CC)
- I6. Consider and adopt a resolution authorizing staff to submit an application to the San Mateo County Transportation Authority for Measure A & W Highway Program (Staff Report #25-136-CC)

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

The City Council reordered the agenda.

L. Informational Items

- L1. City Council agenda topics: September – October 2025 (Staff Report #25-139-CC)
- L2. Addendum to police department quarterly update Q2 April – June 2025 regarding Automated License Plate Reader system (Staff Report #25-130-CC) (Informe de Personal #25-130-CC)
 - Randy Avalos spoke in support of the report and transparency.

J. Study Session

- J1. Provide direction on conceptual possibilities for sustaining and potentially restoring operating hours

at City-owned swim centers (Staff Report #25-134-CC)

Library and Community Services Director Sean Reinhart made the presentation (Attachment).

- Sam Sinnott spoke in support of reopening Burgess Pool with previous open hours.
- Rick Schwartz spoke in support of the city allocating funds to support pool operations and continued partnership with Team Sheep.
- Judith Willson spoke in support of the city funding Belle Haven Pool and reopening Burgess Pool with previous open hours.
- Robin Severns requested Belle Haven Community Campus (BHCC) signage on Willow Road, a poll of residents to understand the needs of the community and in support for a city-run pool.
- Ania Lee spoke in support of PASA services at the Burgess Pool.
- Pam D Jones requested a side-by-side expenditures report for all options, implementation of a user facility task force, monthly report of pools downtime and closing the pools to make all needed repairs, and support for warmer pool temperature.
- Bob Hubbell spoke in support of the city allocating funds to support pool operations and continued partnership with Team Sheep.
- Scott Saywell spoke in support of continued partnership with Team Sheep.
- Stephane Mouradian spoke in support of Team Sheep and the hybrid model for the Belle Haven Pool.
- Sachi Blue-Smith spoke in support of Team Sheep operating the pools and immediate financial relief for the aquatics operator.
- Tricia Barr spoke in support of the proposed models.
- Sheng Shi requested, if pool hours are reduced, to have closed hours during midday and allocate additional open hours in the evening and weekend and equal swim access to lanes.
- Felix Kolotinsky spoke in opposition to the reduction of pool hours.
- Nina Wouk spoke in opposition of the hybrid model, in support of a Belle Haven working group and allocating additional open hours in the evenings at Belle Haven Pool.
- Michelle Ferbershaw spoke in support of a policy and program to build-up the swim community in Belle Haven and the use of Menlo Swim and Sport.
- John Burlette requested a review of operating hours at the Belle Haven Pool and in support of allocating additional open hours in the evenings and the use of Menlo Swim and Sport.
- Jacqui Cebrian spoke in support of the city investing in the Belle Haven Pool and extending open hours on weekdays.
- Arleen Navaro spoke in support of programs that enrich the community.
- Galaxy spoke in support of the use of Menlo Swim and Sport and equitable and sustainable business models for the pools.

The City Council discussed Belle Haven Pool hours, pool lane configuration and capacity at both pools, pool operations at Belle Haven Pool, the city's risks of financially supporting a pool, Burgess Pool hour reduction, Belle Haven Pool "hybrid" operating model and hours reduction, nonprofits that provide services to the pool and advertising/signage for Belle Haven Pool hours.

The City Council received clarification on a Belle Haven Pool "hybrid" operating model community task force, pool staffing and financial viability, pool operator profits and losses and potential breakeven models, other city pool operations, impact to monthly pass holders, pool temperatures and pool covers and service interruptions.

The City Council directed staff to return Sept. 30 with actions for potential City Council

authorization of the Belle Haven Pool “cost share” operating model, additional open hours at Burgess Pool, and waiving the revenue share requirement.. City Council also directed staff to further develop the concept of a potential future Belle Haven Pool “hybrid” operating model, with input from a community task force comprised of Belle Haven neighborhood residents and stakeholders, and return with additional information and potential next steps at a future time that would allow for potential implementation of the “hybrid” operating model within 12 months, subject to future City Council authorization.

J2. Review and provide feedback on the draft Anti-displacement Plan strategies
(Staff Report #25-140-CC)

Management Analyst Arianna Milton made the presentation (Attachment).

- Pam D Jones spoke on displacement in the Belle Haven neighborhood, requested the rental registry include both apartments and private homes and the creation of a vacancy policy.
- Karen Grove spoke in support of the staff recommendations and requested additional funding to the housing assistance program, increasing tenant relocation assistance and just cause protections for evictions.

The City Council discussed the timeline for implementation, data on BMR units and displacement, home preservation program as a long-term strategy as well as housing protections, identifying timelines for the long-term items, and incentivizing versus policy regulation and enforcement.

The City Council received clarification on recommendations provided by Menlo Together, displacement in Menlo Park since 2017, expressed support for the idea of workforce development and provided direction on the legal assistance program in that it should be in partnership with an organization.

The City Council directed staff to pursue the recommendations provided by the public commenters, including a rental registry to include single family homes and rental units, establishing a housing assistance program, legal assistance program, and a just cause for evictions ordinance.

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

K. Regular Business

K1. Consider and adopt resolutions to approve side letters of agreement amending the memoranda of understanding between the City of Menlo Park and the Service Employees International Union Local 521, American Federation of State County and Municipal Employees Local 829, Menlo Park Police Officers’ Association, and Menlo Park Police Sergeants’ Association to modify medical premium contributions for 2026 (Staff Report #25-138-CC)

Administrative Services Director Brittany Mello introduced the item.

ACTION: Motion and second (Wise/ Nash), to adopt resolutions to approve side letters of agreement amending the memoranda of understanding (MOUs) between the City of Menlo Park and the Service Employees International Union Local 521 (SEIU), the American Federation of State, County, and Municipal Employees Local 829 (AFSCME), the Menlo Park Police Officers' Association (POA), and the Menlo Park Police Sergeants' Association (PSA) to modify the City's medical premium contributions for the

plan year beginning Jan. 1, 2026, and appropriate an additional \$69,228 from the General Fund unassigned fund balance in the fiscal year 2025-26 budget, passed 4-0-1 (Taylor absent).

- K2. Designate a voting delegate for the League of California Cities General Assembly meeting Oct. 10 (Staff Report #25-132-CC)

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

ACTION: Motion and second (Combs/ Wise), to select Vice Mayor Nash as voting delegate and City Council Wise as alternate for the League of California Cities General Assembly meeting Oct. 10, passed 4-0-1 (Taylor absent).

M. City Manager Report

None.

N. City Councilmember Reports

- N1. City Councilmember Taylor report (Attachment) (Attachment)

Vice Mayor Nash reported out on the Sept. 7 Menlo Park SAFER Bay Project pop-up at the Menlo Park Farmer's Market.

O. Adjournment

Mayor Combs adjourned the meeting at 11:31 p.m.

Assistant to the City Manager/ City Clerk Judi Herren

These minutes were approved at the City Council meeting October 7, 2025.

Proclamation

RECOGNIZING CONSTITUTION WEEK

WHEREAS, September 17, 2025, marks the two hundred and thirty-eighth anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and

WHEREAS, the constitution, as America's most important document, stands as a testament to the tenacity of Americans throughout history to maintain their liberties, freedoms and inalienable rights; and

WHEREAS, the government established by the constitution formed a remarkably resilient structure, balancing necessary authority with inherent freedoms, national unity with individual rights and Federal interests with State powers; and

WHEREAS, in structuring the constitution, the founders also recognized the potential for necessary change and included a constitutional amendment process, which has proven to be a vitally important mechanism for achieving equality and fairness for all our citizens; and

WHEREAS, Constitution Week is a time for citizens to reaffirm the ideals of the framers of the constitution and reflect on its lasting impact on our government, our rights and our responsibilities as citizens; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Drew Combs, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate September 17 – 23 as Constitution Week in Menlo Park.


Drew Combs, Mayor
September 9, 2025



Proclamation

RECOGNIZING NATIONAL NIGHT OUT

WHEREAS, National Night Out is an annual nationwide event designed to raise crime prevention awareness, strengthen neighborhood spirit and unity and develop partnerships between the City and the community; and

WHEREAS, annually since 1984, on the first Tuesday in August, millions of neighbors take part in National Night Out across thousands of communities from all fifty states, U.S. territories and military bases worldwide; and

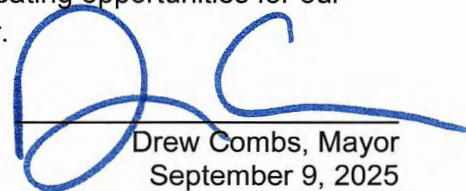
WHEREAS, since its inception, National Night Out has grown to include block parties, festivals, parades, cookouts and various other community events with safety demonstrations, seminars, youth events, visits from emergency personnel, exhibits and more; and

WHEREAS, police community partnerships, neighborhood safety, awareness and cooperation are important themes of National Night Out; and

WHEREAS, it is essential that all residents be made aware of the importance of community policing partnerships, neighborhood safety, awareness and cooperation and the impact that their participation can have on reducing crime and promoting public safety; and

WHEREAS, this year, for National Night Out, eight Menlo Park residents hosted block parties: Matt Burr, Sandy Bardas, Federico De Giuli, Matthew Rascoff, Juanita Croft, Kurt Armbrust, Brian Kissel and Dorene Martinez; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Drew Combs, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate the first Tuesday in August as National Night Out in Menlo Park, and commemorate Police Department staff and community organizers for creating opportunities for our community to come together.


Drew Combs, Mayor
September 9, 2025



Proclamation

NATIONAL RECOVERY MONTH – SEPTEMBER 2025

WHEREAS, National Recovery Month, recognized annually in September, spreads the positive message that behavioral health is essential to overall health; and

WHEREAS, treatment and prevention providers across the communities of San Mateo County have dedicated themselves to promoting recovery, saving lives and destigmatizing and educating the public about substance use and co-occurring disorders; and

WHEREAS, every day, in Menlo Park, community members and neighbors of all ages seek treatment for substance use and mental health disorders and begin the road to wellness and recovery in a system that emphasizes behavioral health as an essential part of overall health; and

WHEREAS, San Mateo County continues to support Recovery Month's mission to improve the lives of those living with these disorders, to celebrate individuals in recovery and to acknowledge those working to provide integrated recovery services; and

WHEREAS, prevention works, treatment is effective and recovery is possible; and

WHEREAS, while the road to recovery may be difficult, the benefits of preventing and overcoming substance use and co-occurring disorders are significant and valuable to individuals, families and communities. People can and do recover; and

WHEREAS, the official theme for National Recovery Month 2025 is "Recovery is REAL (Restoring Every Aspect of Life)", highlighting the importance of rebuilding all parts of an individual's life through recovery and emphasizing the possibility of full recovery for everyone with the right treatment, support and resources; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Drew Combs, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate September 2025 as Recovery Month in Menlo Park.




Drew Combs, Mayor
September 9, 2025

Proclamation

SUICIDE PREVENTION MONTH – SEPTEMBER 2025

WHEREAS, Menlo Park has joined the county, state, and country in honoring Suicide Prevention Month in September, which included National Suicide Prevention Week from September 7 – 13 and World Suicide Prevention Day on September 10, to spread the message that suicide can be prevented; and

WHEREAS, suicide is a preventable national and state public health problem with no single cause and suicide most often occurs when stressors exceed the coping abilities of a person struggling with a mental health condition; and

WHEREAS, no single suicide prevention program or effort is appropriate for all populations or communities and therefore we must also acknowledge and address the disparity in access to mental healthcare for underrepresented groups and advocate for ending these disparities by encouraging culturally informed and evidence-based mental healthcare and services; and

WHEREAS, residents can play a role in suicide prevention by supporting local Suicide Prevention Month every September and working within their communities to learn how to discuss suicide without increasing the risk of harm; and

WHEREAS, Menlo Park residents are also urged to play a role in supporting each other and preventing suicide by knowing the signs of suicide, finding the words to communicate, and reaching out to local 24/7 resources, including our local San Mateo County StarVista Crisis Hotline (650-579-0350) or National Suicide Prevention Lifeline (988 or 1-800-273-TALK); and

WHEREAS, the 2024 – 2026 theme, established by the International Association for Suicide Prevention (IASP), is "Changing the Narrative on Suicide" and aims to transform public perception by moving from a culture of silence and stigma to one of openness, empathy and support by encouraging open and honest conversations about mental health to break down barriers and increase understanding; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Drew Combs, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate September 2025 as Suicide Prevention Month in Menlo Park.



Drew Combs, Mayor
September 9, 2025



ENVIRONMENTAL QUALITY COMMISSION

Annual update - August 2025

Chair John McKenna

AGENDA

EQC roles & responsibilities / priorities

Looking back - review of EQC activities

EQC - public comment

Looking forward - EQC plans

Guidance from City Council

Environmental Quality Commission

Commissioners

Nicole Angiel (*new - appointed Apr 2025*)

Nancy Larocca Hedley

Eduardo Lopez Hernandez (*new -
appointed Feb 2025*)

Susannah Hill (*reappointed Apr 2025*)

Brian Kissel

John McKenna (Chair)

Zachary Meyer (Vice Chair)

Roles and responsibilities

The EQC is committed to helping the City of Menlo Park 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 EQC is charged primarily with advising the City Council on matters involving climate change, environmental protection, and sustainability

Commission priorities

- 1) **Climate Action Plan** - Advise and recommend on the next phase of implementation for the climate action plan
- 2) **Climate Resilience and Adaptation** - Ensure that our most vulnerable communities have a voice in policies and programs to protect their communities from environmental impacts
- 3) **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
- 4) **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

Looking back review of EQC activities July 2024 - August 2025

Priority #1: Climate Action Plan (CAP) implementation

- ▶ Building electrification - CAP strategy #1
 - ▶ Building codes (options/outreach/adoption)
 - ▶ Building performance standards
 - ▶ SPUR presentation
 - ▶ Distributed energy resources / microgrids
 - ▶ Home Upgrade Services Program - \$4.5M
- ▶ Reducing vehicle miles traveled (VMT) - CAP strategy #4
 - ▶ Ad hoc subcommittee formed/presented
 - ▶ Need VMT reductions **AND** transition to EVs to meet goals
 - ▶ Bike lanes on El Camino Real, regional public transit, & land use
- ▶ Municipal operations - CAP strategy #5
 - ▶ Fleet vehicle purchase recommendation
 - ▶ Updates on heat pump water heater installations, EV charging, solar, Belle Haven Child Development Center

Review of EQC
activities

Priority #1

Priority #2: Climate resilience and adaptation

- ▶ CAP strategy #6
 - ▶ Updated 2025-2030 Implementation Scope of Work
 - ▶ Adaptation goes beyond sea-level rise and flooding
- ▶ Formed ad hoc subcommittee
 - ▶ Work postponed until 2026/2027
 - ▶ Regional / local planning coordination to comply with the Regional Shoreline Adaptation Plan from the Bay Conservation and Development Commission
- ▶ Recommended installation of heat pumps to provide both cooling and heating for resilience during extreme weather
- ▶ SPUR presentation on study between groundwater rise and sea level rise in East Palo Alto

Review of EQC
activities

Priority #2

Priority #3: Urban canopy

- ▶ Annual arborist report
 - ▶ Two presentations since last update, last in June 2025
- ▶ Heritage tree ordinance guidelines
 - ▶ Ad hoc subcommittee formed/presented
 - ▶ Recommendations for guideline modifications to enable more accurate valuation of trees
 - ▶ Suggestions to educate homeowners/architects of heritage tree inventory on property BEFORE plans for redevelopment are considered
 - ▶ Updating HTO administrative guidelines and exploring additional ideas to protect and grow the City's urban canopy
- ▶ Urban Forest Management Plan (UFMP)
 - ▶ Advancing early action tree planting in Belle Haven
 - ▶ UFMP RFP drafted, to be released soon

Review of EQC
activities

Priority #3

Priority #4: Green and Sustainable Initiatives

EQC discussions and actions

Oct 2024 - Sustainable San Mateo County presentation

- ▶ Focus on Sustainability Dashboard

Jan 2025 - Ad hoc subcommittee report on plastics

- ▶ Action: Recommended ban on artificial grass (City of Millbrae ordinance)
- ▶ Action: Recommended ways to reduce use of single-use plastics (municipal & community)

Apr 2025 - SMC Sustainability Dept. presentation

- ▶ Proposition 4 (California's \$10B climate bond)

Apr/May 2025 - CAP Progress Report

- ▶ Staff presentations followed by commission/staff discussion
- ▶ Pace of reductions off-track to meet goals
 - ▶ 27% reduction since 2005 (mostly PCE); 2% since 2021
- ▶ City is leading the way - 23% GHG reduction since 2019
- ▶ Staff presentation to Council (Aug 2025)

Review of EQC
activities

Priority #4

Other activities

- ▶ Attended Arbor Day Celebration + Mayor's Tree Planting with Canopy
- ▶ Attended Love Our Earth Festival
- ▶ Zero Emission Landscaping Equipment
 - ▶ Updates on compliance, violation notices, & enforcement/penalties
 - ▶ EQC advised on outreach, education, and voucher program
 - ▶ Penalty phase commenced July 1, 2025 after year-long "grace" period
- ▶ Developed Annual Work Plan
 - ▶ Ad hoc subcommittee formed/presented
 - ▶ Plan approved by EQC Aug, 2025 EQC meeting
- ▶ Youth Engagement
 - ▶ Commissioners/staff met with Youth Advisory Committee
 - ▶ Created list of interested students
 - ▶ Regular engagement by staff - notifications of events and volunteer opportunities
- ▶ New subcommittees forming around implementation priorities
 - ▶ Increase community engagement, measuring emissions reductions associated to actions, matching rebates, additional CAP #1 strategies

Other activities

Sample of 2024/2025 comments from community members

► Robust public input

- 10+ distinct commenters; 25+ distinct comments
- Sampling of comments
 - Climate action
 - Support for DERs, BPS, heat-mapping, & ZELE
 - Suggestions for ECR bike lanes
 - Urban canopy
 - Support for time-of-sale heritage tree reporting
 - Suggestions about heritage tree replacement quantities
 - Concerns about new home construction impacts to trees, how to value trees, groundwater rise impacts to trees & appropriate tree selections
 - Green & sustainable initiatives
 - Support of party packs, hydration stations, banning artificial turf, banning single-use plastics, & fees related to cumulative impacts from developments and artificial turf

Public Comments

Looking forward EQC plans fiscal year 2025-2026

CAP-focused scope of work

- ▶ Form subcommittees to achieve goals in CAP
 - ▶ Community engagement
 - ▶ Building Emissions Saving Ordinance and Building Performance Standards
 - ▶ Emissions reduction impact
 - ▶ Food systems
 - ▶ Matching rebates

Cross-Commission Collaboration

- ▶ Participate in an ad hoc subcommittee of the Complete Streets Commission to evaluate CAP progress and metrics related to CAP Strategy No. 4 to reduce vehicle miles traveled (VMT) by 25% or an amount recommended by the Complete Streets Commission

Future ideas and new ways of operating

- ▶ August 2025 meeting at Belle Haven Community Campus
- ▶ Engage community stakeholders to achieve CAP goals
- ▶ Improve tools/metrics to measure progress/prioritize actions

Commission 2025-2026 Work Plan

- ▶ How do you feel about EQC's progress and recommendations on:
 - ▶ implementation of the climate action plan
 - ▶ creating a more equitable urban canopy
 - ▶ reducing the use of plastics
 - ▶ enhancing general sustainability
 - ▶ increasing community outreach / engagement
 - ▶ other?
- ▶ Do you have any feedback for the EQC?

Seeking
guidance

THANK YOU



HOUSING COMMISSION

2025 Annual Update



HOUSING COMMISSION

Chair – Steven Switzer

Vice Chair – Jessica Beeli

Commission Members:

- Charles Chapa
- Catherine Dumont
- Kevin Kranen
- William Oursler
- Carol Wong



MISSION STATEMENT

- We are affordable housing advocates.
- We make recommendations to the City Council on issues related to housing policy, implement Council policy decisions, and represent the City where needed on housing matters.
- We are a conduit of information out to the community about affordable housing programs and a conduit of information back from the community regarding housing matters to the City Council.



SUMMARY OF ACCOMPLISHMENTS

- Recommended BMR agreement terms
 - Parkline
 - 3705 Haven Ave.
 - 320 Sheridan Dr.
 - 335 Pierce Rd.
- BMR Guidelines modifications for Habitat for Humanity Greater San Francisco 335 Pierce project
- Recommended a \$600,000 funding commitment for 320 Sheridan Dr.
- Received sustainability presentation
- Created community outreach ad hoc committee
- Held regular, special and ad hoc committee meetings



NEXT STEPS

- Anti-displacement
- Community outreach
 - Affordable Housing Month
 - Hold a meeting at the Belle Haven Community Campus
- Education of tenant rights
- Support City Council by providing timely, useful input



Conceptual possibilities for sustaining and potentially restoring operating hours at City- owned swim centers

Sean Reinhart, Library and Community Services Director



Recommendation

- City staff recommends that City Council provide direction on conceptual possibilities for sustaining and potentially restoring operating hours at swim centers (Attachment A)
- City staff will incorporate City Council's direction to prepare any necessary follow-up actions for City Council consideration and potential authorization tentatively Sept. 30.





Background

1. Attendance statistics and financial data from the recently completed summer aquatics season (Attachment B)
2. A partial timeline of notable aquatics-related activities from 2022-present (Attachment C)
3. Information about community outreach efforts, including community survey results and aquatics working group notes are available on the City's aquatics webpage (Attachment D).





Summer attendance data – 2025 v. 2024

- Summer attendance was lower in 2025 than in 2024
- Attendance was 2.8% lower at Belle Haven Pool and 11.9% lower at Burgess Pool
- Attendance at Burgess Pool during the week of Aug. 18, 2025 increased slightly 2.2% over the same week in 2024
- The percentage of residents among visitors at Belle Haven Pool decreased 3.4% to 77.4%
- The percentage of residents among visitors at Burgess Pool increased 4% to 63.8%
- Swim lesson scholarships increased 66%



Summer attendance – Belle Haven Pool

2025 BELLE HAVEN POOL			2024 BELLE HAVEN POOL		
Week of	All visits	Resident %	Week of	All visits	Resident %
SUMMER TOTAL	10,881	77.4%	SUMMER TOTAL	11,186	81.1%
WEEKLY AVERAGE	777	77.4%	WEEKLY AVERAGE	799	81.1%
5/25/2025	532	69.7%	5/26/2024	163	87.7%
6/1/2025	356	66.9%	6/2/2024	438	90.4%
6/8/2025	436	75.7%	6/9/2024	902	80.5%
6/15/2025	886	70.7%	6/16/2024	985	78.7%
6/22/2025	892	72.1%	6/23/2024	981	80.0%
6/29/2025	877	79.4%	6/30/2024	1,346	86.8%
7/6/2025	1,137	78.9%	7/7/2024	1,149	81.7%
7/13/2025	1,048	77.5%	7/14/2024	915	80.2%
7/20/2025	818	80.9%	7/21/2024	1,043	77.6%
7/27/2025	1,040	83.9%	7/28/2024	947	81.9%
8/3/2025	1,070	83.2%	8/4/2024	902	75.1%
8/10/2025	555	79.1%	8/11/2024	472	87.1%
8/17/2025	546	76.7%	8/18/2024	362	84.3%
8/24/2025	688	76.6%	8/25/2024	581	73.3%



Summer attendance – Burgess Pool

2025 BURGESS POOL			2024 BURGESS POOL		
Week of	All visits	Resident %	Week of	All visits	Resident %
SUMMER TOTAL	44,186	63.8%	SUMMER TOTAL	49,439	59.4%
WEEKLY AVERAGE	3,156	63.8%	WEEKLY AVERAGE	3,531	59.4%
5/25/2025	2,832	59.6%	5/26/2024	2,716	62.4%
6/1/2025	2,652	57.0%	6/2/2024	2,597	53.6%
6/8/2025	3,242	57.2%	6/9/2024	3,467	58.0%
6/15/2025	3,420	65.9%	6/16/2024	3,962	56.4%
6/22/2025	3,716	65.1%	6/23/2024	4,134	57.6%
6/29/2025	3,415	59.9%	6/30/2024	4,611	60.8%
7/6/2025	3,611	65.5%	7/7/2024	4,542	61.2%
7/13/2025	3,511	67.9%	7/14/2024	4,203	59.1%
7/20/2025	3,291	67.5%	7/21/2024	4,370	59.6%
7/27/2025	3,611	66.4%	7/28/2024	3,797	58.2%
8/3/2025	3,580	65.7%	8/4/2024	4,037	61.7%
8/10/2025	2,681	65.5%	8/11/2024	2,671	66.5%
8/17/2025	2,487	64.7%	8/18/2024	2,241	59.8%
8/24/2025	2,137	62.1%	8/25/2024	2,091	54.7%





Conceptual possibilities

- Menlo Swim and Sport (Operator) has developed conceptual possibilities for sustaining and potentially expanding open hours at City swim centers (Attachment A)
- City staff requests City Council questions, feedback and direction regarding which of these concepts, if any, could be further developed for potential implementation
- City staff will incorporate City Council's direction for follow-up actions tentatively Sept. 30.





Conceptual possibilities*

Menlo Swim and Sport (Operator) has developed conceptual possibilities for open hours at City swim centers (Attachment A)

- A. Belle Haven Pool “hybrid” operating model
- B. Belle Haven Pool “cost share” operating model
- C. Additional open hours at Burgess Pool
- D. Off-season operating hours at Belle Haven Pool

*Concepts are lettered for convenient reference only and are presented in no particular order.





A. Belle Haven Pool “hybrid” operating model

- Operator would provide full safety services at Belle Haven Pool, including certified lifeguards on deck, lifeguard management support, and Certified Pool Operator (CPO) support.
- The city would provide all programming (for example, swim lessons, swim teams, aqua fit, etc.), pool scheduling, customer service support and registration, and program supervision
- The city would collect and retain all revenue from user fees.
- The city would compensate the Operator \$199 per hour for two certified lifeguards, one lifeguard manager and the associated overhead costs, plus \$600 per week for the CPO support.



A. Belle Haven Pool “hybrid” estimated cost

Estimated cost to the City:

- Approximately \$652,000 per year to pay Operator for safety services such as lifeguards and lifeguard managers (\$199 per hour for 63 hours per week over 52 weeks)
- Approximately \$31,000 per year to pay Operator for Certified Pool Operator support (\$600 per week over 52 weeks)
- The City likely would need to add full-time equivalent (FTE) staff capacity to supervise and/or coordinate programming
- The City likely would need to increase contract expenditures for programs delivered by contract instructors, such as swim lessons and aquafit.



B. Belle Haven Pool “cost share”

- Operator would operate the pool and programming and would cover all the associated costs of providing 63 hours per week of full service during the summer season (eight weeks per year), and 30 hours per week of full service during the off-season (44 weeks per year)
- City would directly compensate the Operator for an additional 33 hours per week of full service during the off-season at a rate of \$133 per hour
- The Operator would collect and retain all revenue from aquatics user fees and apply it toward their cost of providing the additional hours of CPO support
- Additionally, the city would waive the revenue share requirement in the current agreement.



B. Belle Haven Pool “cost share” estimated cost

Estimated cost to the City:

- City would pay Operator approximately \$193,000 per year for safety services such as lifeguards and lifeguard managers (\$133 per hour for 33 hours per week over 44 weeks).
- If the City waives the revenue share then projected revenue would decrease by an estimated \$20,000 – \$35,000 annually.





C. Additional open hours at Burgess Pool

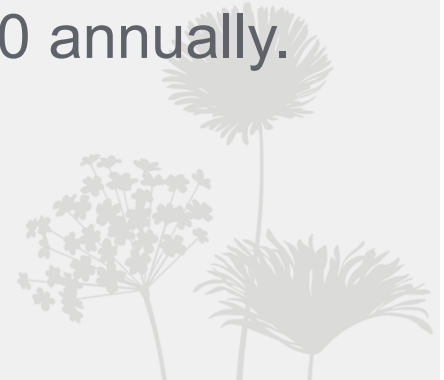
- The city would pay the Operator to provide additional open hours at Burgess Pool above the current agreement's required minimum 63 hours per week
- Operator would provide certified lifeguards on deck, lifeguard management support, and customer service support.
- Operator would retain the revenue from user fees and apply it toward their cost of providing the additional hours of CPO support
- The city would compensate the Operator \$133 per hour for each additional hour of service above 63 hours per week, year-round
- The Operator would continue to collect and retain all revenues from user fees.



C. Additional hours at Burgess Pool est. cost

Estimated cost to the City:

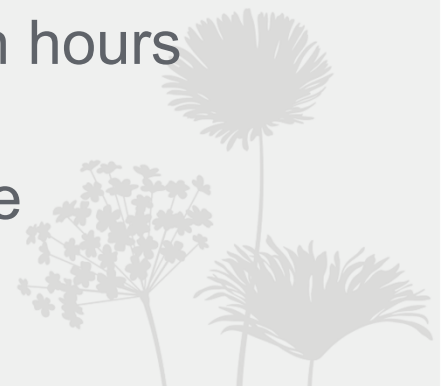
- City would pay Operator approximately \$207,000 per year to increase open hours an additional 30 hours per week to 93 hours per week (\$133 per hour for 30 hours per week over 52 weeks)
- If the City waives the revenue share then projected revenue would decrease by an estimated \$20,000 – \$35,000 annually.





D. Off-season hours at Belle Haven Pool

- City Council previously considered the possibility of reducing open hours during the “off-season,” defined as the times of year when K-12 schools are in regular session
- Reducing open hours during the off-season when demand is typically lower is a common practice of swim centers to control operating costs
- The Operator would reduce Belle Haven Pool open hours during the off-season to 30 hours per week
- Additionally, the city would waive the revenue share requirement in the current agreement.

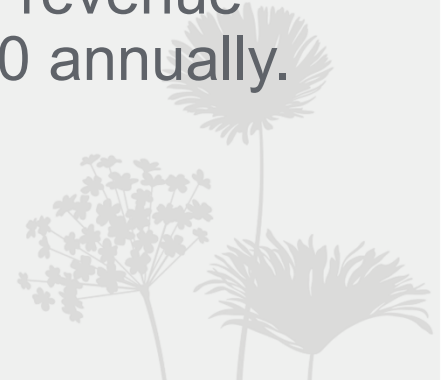




D. Off-season hours at Belle Haven Pool

Estimated cost to the City:

- There would be no substantive new expenditures by the city.
- Reduced hours of operation during the off-season could potentially result in marginally lower expenditures by the city for pool maintenance costs
- If the City waives the revenue share then projected revenue would decrease by an estimated \$20,000 – \$35,000 annually.





Recommendation

City staff recommends that City Council provide direction on conceptual possibilities :

- A. Belle Haven Pool “hybrid” operating model
- B. Belle Haven Pool “cost share” operating model
- C. Additional open hours at Burgess Pool
- D. Off-season operating hours at Belle Haven Pool

City staff will incorporate City Council’s direction for follow-up actions tentatively Sept. 30.





Anti-Displacement Draft Plan Overview

Arianna Milton, Management Analyst



Staff Recommendation

- Review and provide feedback on the draft Anti-displacement Plan strategies



What is displacement and how does it happen?

- Displacement occurs when people need to relocate from their homes or neighborhoods due to factors that are often out of their control.





Anti-displacement in the Housing Element and Environmental Justice Element

- Program H2.E- Anti-Displacement Strategy
 - Develop strategy to address displacement and evaluate community-identified tools
 - Include resident and organization input through community engagement
 - Focus on Belle Haven neighborhood

- Program EJ5.G- Anti-Displacement Strategy
 - To ensure the City's Anti-displacement Strategy supports households and neighborhoods in underserved communities

- Program EJ5.H-Access to Legal Counsel
 - Support access to legal counsel for tenants facing eviction



Current anti-displacement efforts

- California Tenant Protection Act (AB 1482)
- 12 Month lease requirement
- Affordable housing production
- Housing assistance program
- Housing preservation program
- City has received a \$250,000 grant from MTC
 - Funding assistance to implement a rental assistance and legal assistance program



Progress

Timeline

- 2024:
 - August-October- Initial research of strategies
 - November- Held (2) community events in both English and Spanish at BHCC to solicit feedback for strategy prioritization
- 2025:
 - April- Launched a city-wide anti-displacement survey
 - July-August- Conducted interviews with experts and community stakeholders



Four pillars of an anti-displacement strategy

- Production
- Preservation
- Protection
- Prosperity



Recommended strategies

- Fund additional rental assistance
- Establish legal assistance program
- Extend just cause evictions
- Establish anti-harassment ordinance
- Expand home preservation program
- Create a rent registry
- Develop workforce



Rental assistance program

- Study shows that majority of eviction cases (85%) are due to late or nonpayment of rent
- Providing tenants with assistance may help prevent eviction before they begin or resolve a current eviction



Legal assistance

- Study shows that over 90% of property owners have access to legal representation compared to 5% for tenants
- Providing legal assistance (counseling and/or representation) has shown tenants have a higher rate of success in challenging their evictions



Expanding Just Cause Evictions

- Extends AB 1482 protections (Just Cause Evictions) past the 2030 expiration date
- Extend the just cause protection to single family dwellings
- Requires landlords to submit eviction notices to the city



Establish a tenant anti-harassment ordinance

- Lessens potentially abusive behavior or intimidation from landlords to force tenants to vacate unit
- To facilitate implementation, the MTC model anti-harassment ordinance can be used.



Expansion of city preservation program

- Current program is aimed at rehabilitating single family homes in the Belle Haven neighborhood
- Could quickly expand by emphasizing or prioritizing multi-family unit preservation projects in City's NOFA



Other strategies

- Creating a rental registry
 - Database of rental units in the City
 - Could help understand market conditions
 - Important if creating a rental stabilization program
 - Does not provide eviction protections

- Workforce development program
 - Could provide financial independence
 - Opportunity to have direct impact on Belle Haven



Housing Commission feedback

- Reviewed by the Housing Commission on Sept 3
- Supported of the draft plan's recommendations.
- Supported review of additional strategies
 - Rent registry
 - Extending relocation assistance
 - Establishing a Tenant/Community Opportunity to Purchase program



Next steps

- Draft plan released – mid November 2025
- Housing Commission Review – December 2025
- Planning Commission Review – December 2025
- City Council adoption – January 2026
- Rental Assistance Program Implementation by July 2026 per MTC application
- Legal Assistance Program Implementation by September 2026 per MTC application



Staff Recommendation

- Review and provide feedback on the draft Anti-displacement Plan strategies

Recommended Strategies:

- Fund additional rental assistance
- Establish legal assistance program
- Extend just cause evictions
- Establish an anti-harassment ordinance
- Expand home preservation program
- Create a rent registry
- Develop a workforce development program



Thank you