



SPECIAL AND REGULAR MEETING MINUTES

Date: 9/30/2025
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 5:33 p.m.

B. Roll Call

Present: Combs, Nash, Schmidt, Taylor, Wise
Absent: None
Staff: City Manager Justin Murphy, City Attorney Nira Doherty, Assistant to the City Manager/City Clerk Judi A. Herren

C. Closed Session

- C1. Conference with real property negotiators pursuant to Government Code §54956.8
Property location: 515 Sandlewood St., Menlo Park, CA
City negotiators: Justin I.C. Murphy, Nira Doherty, Tim Wong
Under negotiation: Price, terms of payment, property negotiations

Regular Session

D. Call To Order

Mayor Combs recalled the meeting to order at 6:44 p.m.

E. Report from Closed Session

No reportable action.

F. Agenda Review

The City Council pulled item I4. for discussion.

G. Public Comment

- Phil Bahr spoke in support of the allocations that have been made to the senior programming at the Belle Haven Community Campus (BHCC) and in support of senior committees or advocates.
- Patrick Killelea spoke in support of gas-powered leaf blower enforcement.
- Mu Yam Li spoke in support of classes offered at BHCC and in opposition to the limitation on

the student enrollment.

- Arlene Navaro spoke in opposition of class registration limits and requirements for senior classes.

The City Council received clarification on how to report gas-powered leaf blower violations.

H. Presentations and Proclamations

H1. Proclamation: JobTrain 60th anniversary (Attachment)

Mayor Combs introduced the proclamation.

JobTrain President and CEO Barrie Hathaway and Employment Specialist Larry Moody accepted the proclamation and made a presentation (Attachment).

H2. Proclamation: National Service Dog Month (Attachment)

Mayor Combs introduced the proclamation.

Paws for Purple Hearts representatives Mary Kate Cipollone and Marjorie Le Reste accepted the proclamation (Attachment).

H3. Proclamation: National Preparedness Month (Attachment)

Mayor Combs introduced the proclamation.

- Jenny Michele spoke in support of disaster and emergency preparedness.

Emergency Preparedness Coordinator Brandon Bond accepted the proclamation (Attachment).

I. Consent Calendar

I1. Accept the City Council meeting minutes for August 26, 2025 (Attachment)

I2. Authorize the city manager to execute an amended memorandum of understanding with the San Mateo County Transportation Authority to complete the landscaping phase of the Willow Road and U.S. Highway 101 project (Staff Report #25-141-CC)

The City Council discussed the project duration and final steps for the landscaping of Willow Road and U.S. Highway 101.

I3. Consider and adopt a resolution proposing to abandon public right-of-way adjacent to 100 Terminal Ave. (Staff Report #25-144-CC)

I4. Authorize the city manager to execute an amendment to the aquatics operator agreement and appropriate \$300,477 from the General Fund unassigned fund balance to sustain and restore operating hours at City-owned swim centers (Staff Report #25-145-CC)

- Orion Blue-Smith spoke in support of the agreement amendment (Attachment).

- Robert Hubbell spoke in support of the agreement amendment.
- Robert Peck spoke in opposition of additional funding for the pool operator until detailed financial records are received.
- Alix Gallagher spoke in support of increased transparency of the BHCC facility, programs, classes and activities and the aquatic operator agreement amendment.
- James Rohr spoke in support of an independent audit of aquatic operator's financials.
- Meredith Rohr spoke in opposition of an agreement amendment with increased costs and reduced hours and services.
- Jesus Soto spoke in support of an independent audit of aquatic operator's financials.
- Stephan Mouradian spoke in support of the agreement amendment.
- Dave Gildea spoke on the cost savings to the city from the current pool operator agreement and in support of retaining Team Sheeper.
- Pam Jones spoke in opposition of the agreement amendment and in support of a Belle Haven Pool task force.
- Juliana Morrow spoke in support of programing at the Burgess Pool and of the current pool operator and agreement amendment.

The City Council received clarification on the selection of a consultant for the aquatic operator independent financial review.

The City Council discussed a Belle Haven "hybrid model" task force, community input to advise the Belle Haven Pool needs, agreement term length, the payment recommended and number of lifeguards covering the two pools.

ACTION: Motion and second (Combs/ Wise), authorize the city manager to execute an amendment to the aquatics operator agreement with Team Sheeper, Inc. to sustain and restore operating hours at City-owned swim centers effective Oct. 1, and appropriate \$300,477 from the General Fund unassigned fund balance for fiscal year 2025-26 for this amendment, passed 3-2 (Nash and Taylor dissenting).

ACTION: Motion and second (Combs/ Taylor), to approve the consent calendar, with the exception of item I4., passed unanimously.

J. Public Hearing

- J1. Consider approval of the Parkline Master Plan Project and 1) adopt a resolution to certify the final environmental impact report, make California Environmental Quality Act findings, adopt a statement of overriding considerations for significant and unavoidable impacts, and adopt a mitigation monitoring and reporting program; 2) adopt a resolution to amend the General Plan Land Use Element and Land Use Map; 3) introduce, read the title, and waive further reading of an ordinance to amend the Zoning Ordinance to add the C-1-S (Administrative, Professional, and Research District, Special) district, amend the Zoning Map to rezone the project site to the C-1-S district and incorporate a new "X" overlay district, and approve the conditional development permit; 4) introduce, read the title, and waive further reading of an ordinance to adopt the development agreement; 5) adopt a resolution to approve the vesting tentative map; and 6) and adopt a resolution to approve the below market rate housing agreement for the Parkline Master Plan Project located at 201, 301 and 333 Ravenswood Ave. and 555 and 565 Middlefield Rd. (Staff Report #25-143-CC)

Principal Planner Corinna Sandmeier made a presentation (Attachment).

Lane Partners Principal Mark Murray made a presentation (Attachment).

Mayor Combs opened the public hearing.

- Phil Bahr spoke on concerns to the size of the buildings and the amount of office space and employees.
- Jenny Michele spoke in support of the Parkline project.
- Frankie Enzler spoke in support of the Parkline project.
- Will Oursler spoke in support of the Parkline project.
- Kristen Gracia spoke in support of the Parkline project and considerations for school district impacts.
- Sue spoke in support of the Parkline project and the inclusion of greenspace buffer assurances, taller construction debris and sound wall, gated keycard access to the parking garage adjacent to Burges Classic, ingress only from Laurel Street to apartment complex and bike paths.
- Lusann Yang spoke in support of the Parkline project and increased housing.
- Peter Lezak spoke on concerns related to impacts and noise to neighbors of the project and in support of reducing the height of parking garages and no truck traffic during construction on D Street.
- Bob MacDonald spoke in support of incorporating the Christian Science Church into the Parkline project.
- Cade Cannedy spoke in support of the Parkline project.
- Karen Grove spoke in support of the Parkline project.
- Davena Gentry spoke on concerns related to bird safety.
- Elysa Gurman spoke in support of the Parkline project.
- Paul Collacchi spoke on concerns related to the amount of allocated office square footage.
- Pam Jones spoke in support of the Parkline project.
- Athena Ierokomos spoke in support of the Parkline project and class 4 bike lanes.
- Peter Colby spoke on the construction impacts to SRI employees, in support of the reduction of parking garage sizes and concerns on amount of office square footage.
- Zachary Angleminer spoke in support of housing and affordable housing and on a climate focused site.
- Rob Wellington spoke in support of the Parkline project.
- Will spoke in support of the Parkline project.
- James Simonson spoke in support of the Parkline project.
- Mark Doherty spoke in support of the Parkline project.
- Jordan Grimes spoke in support of the Parkline project.
- Carolyn Shepard spoke in support of the Parkline project with the inclusion of special needs and extremely low income housing.
- Paola Arellano-Rosales spoke in support of the Parkline project.
- Judith Asher spoke in support of the Parkline project and on concerns to traffic impacts to Burgess Classic.
- Adina Levin spoke on the development timeline, in support of the Parkline project and concerns on retail options.
- Katherine Dumont spoke in support of the Parkline project.
- Meryl Stone spoke in support of the Parkline project.
- Patti Fry requested clarification on the type of project, less office space and recommended approving the original redevelopment project.

Mayor Combs closed the public hearing.

The City Council took a recess at 9:48 p.m.

The City Council reconvened at 10:00 p.m.

The City Council received clarification on residential completion timeline, impacts to the Regional Housing Needs Allocation (RHNA) numbers, non-residential development size, Buildings P, S and T for future development, the adjacent property owned by Presidio Bay Ventures and Parkline project safe routes and vehicular traffic on Laurel Street, dark sky and bird safe design standards and waivers, mitigation of traffic and noise impacts to neighbors, max retail, commercial and office square footage and max 925,000 square footage of office/research and development (R&D) with additional commercial, retail and amenities uses.

The City Council discussed automobile and bike/ped traffic impacts and mitigation, citywide prohibition of BSL3 and 4 (Biosafety Level 3 and 4), additional funds in the amount of \$10 million each for office buildings 3 and 5 after receiving Temporary Certificate of Occupancy.

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

ACTION: Motion and second (Nash/ Wise), to approve the following actions related to the Parkline Master Plan Project:

Adopt a resolution to 1) certify the final environmental impact report (Final EIR) analyzes the potential environmental impacts of the proposed project and make the California Environmental Quality Act (CEQA) findings to address impacts, including a statement of overriding considerations for significant and unavoidable environmental effects that would result from the proposed project, and 2) approve the mitigation monitoring and reporting program (MMRP) for the proposed project to mitigate impacts to less than significant with mitigation or reduce significant and unavoidable impacts;

Adopt a resolution to amend the General Plan Land Use Element to allow for the proposed land uses (intensity and density) in the Commercial land use designation and amend the General Plan Land Use Map to change the land use designation for the property at 201 Ravenswood Ave. to Commercial (Professional and Administrative offices);

Introduce, read the title, and waive further reading of an ordinance to amend the Zoning Ordinance to add the C-1-S (Administrative, Professional, and Research District, Special) district, amend the Zoning Map and rezone the project site from C-1(X) (Administrative and Professional District, (Restrictive)), R-1-S (Residential Single Family, Suburban), and P (Parking) to the proposed C-1-S (Administrative, Professional and Research, Special) district and to include the "X" Conditional Development combining district overlay, and approve a conditional development permit (CDP) to develop the proposed project through a master plan, and outline the performance standards, development regulations (e.g. open space, design controls), project requirements for the implementation of the master plan (e.g. project phasing, operational requirements), and other project conditions that address site-specific topics, with modifications to the CDP to include a cap for office/research and development (R&D) space of 925,000 square feet and the balance for commercial amenity or commercial/retail space within the total 1 million square feet cap for non-residential uses, and the incorporation of "Dark Skies" guidelines to minimize light pollution from project lighting where appropriate;

Adopt a resolution to approve a vesting tentative map (VTM) to manage parcelization to implement the

master plan, abandon existing easements and future reserved rights-of-way, identify new public access and utility easements, and site infrastructure;

Introduce, read the title, and waive further reading of an ordinance to adopt a development agreement (DA) between the City and the project applicant for vested rights in exchange for community benefits and assurances on the timing and phasing of the proposed project, with modifications to the DA to limit office/R&D space to 925,000 square feet within the 1 million square feet cap on non-residential space and the balance for commercial amenity or commercial/retail space; and

Adopt a resolution to approve the below market rate (BMR) housing agreement for on-site BMR units in accordance with the City's BMR Ordinance and to dedicate an approximately 1.6-acre parcel to a non-profit affordable housing developer to provide up to 154 affordable residential units, passed unanimously.

K. Regular Business

- K1. Approve advisory body annual work plans for the Environmental Quality Commission, Finance and Audit Commission, and Housing Commission and provide direction on and approve annual work plans for the Complete Streets Commission, Library Commission and Parks and Recreation Commission (Staff Report #25-146-CC)

Deputy City Clerk Sarah Sandoval made a presentation (Attachment).

- Ken Kershner spoke on concerns related to Complete Streets Commission (CSC) priorities and support for an ad hoc subcommittee focused on bike lanes on El Camino Real.
- Athena Ierokomos spoke in support of the language for CSC work plan Goal no. 3 as originally approved by the CSC.
- Sally Cole spoke in support of the language for CSC work plan Goal no. 3 as originally approved by the CSC.
- Pam Jones spoke in support of prioritizing the Housing Commission work plan goal for anti-displacement.

The City Council received clarification on Senate Bill (SB) 330 considerations for CSC Goal no. 3, the number of projects that require a TIA (Transportation Impact Analysis) and/or EIR (Environmental Impact Report), staff time considerations for CSC work plan Goal no. 3, the last development project that was brought before the CSC, Finance and Audit Commission review items and Housing Commission anti-displacement efforts.

The City Council discussed options for CSC Goal no. 3, the value of commission feedback and review, concerns related to adding steps to development review processes and timelines, education opportunities for commissioners, CSC review items related to downtown housing and implications for commission review of City budgets.

The City Council directed:

- Staff to provide language option 2 for CSC Goal no. 3 with the inclusion of a pilot review of two development projects, to be delivered to the City Council as informational items
- Modification of Library Commission Goal no. 4 to clarify that a City Council study session can be added to a City Council agenda by the Library Commission City Councilmember liaison
- Removal of Library Commission Goal no. 6 and Parks and Recreation Commission Goal no. 6

ACTION: Motion and second (Combs/ Nash), to approve the annual work plans for the following advisory

bodies: Environmental Quality, Finance and Audit and Housing Commissions and revise and approve Complete Streets, Library and Park and Recreations Commissions work plans, passed unanimously.

- K2. Approve third amendment to the employment agreement between the City of Menlo Park and City Manager Justin Murphy (Staff Report #25-149-CC)
Administrative Services Director Brittany Mello introduced the item.

ACTION: Motion and second (Taylor/ Wise), to approve the third amendment to the employment agreement with Justin Murphy for city manager services, passed unanimously.

L. Informational Items

- L1. City Council agenda topics: October 2025 (Staff Report #25-148-CC)
L2. City Council fiscal year 2025-26 work plan update (Staff Report #25-142-CC)

The City Council requested this item be added to the next agenda.

- L3. Communitywide electrification program: Home Upgrade Services progress report (Staff Report #25-147-CC)

M. City Manager Report

City Manager Murphy reported out on his appreciation of serving as city manager.

N. City Councilmember Reports

Mayor Combs and City Councilmember Schmidt reported out on public works open house.

O. Adjournment

Mayor Combs adjourned the meeting at 12:40 a.m.

Assistant to the City Manager/ City Clerk Judi Herren

These minutes were approved at the City Council meeting October 21, 2025.

Proclamation

RECOGNIZING JOBTRAIN'S 60th ANNIVERSARY

WHEREAS, JobTrain was founded in 1965 in the City of Menlo Park with a bold vision: to help those most in need gain the skills, confidence and opportunities to succeed, and for sixty years it has remained true to that mission; and

WHEREAS, since its founding, JobTrain has served as a lifeline for individuals and families, transforming lives through career training, education and supportive services that offer not just a hand up, but a pathway to lasting stability and dignity; and

WHEREAS, JobTrain has continually expanded its reach, growing from its Menlo Park roots to serve communities to the north, south, and even to the coastal region, operating Career Centers in South San Francisco, Half Moon Bay, North Fair Oaks, Menlo Park, East Palo Alto and San Jose, fulfilling its promise to meet people where they are and to deliver opportunity where it is needed most; and

WHEREAS, for over six decades JobTrain has trained and empowered more than 190,000 people through programs in Healthcare, Construction, Culinary Arts, Information Technology, Property Management, Building Maintenance and more, preparing graduates for careers that change not only their lives, but also strengthen families and communities; and

WHEREAS, JobTrain has been a place of hope, of second chances and of new beginnings, where the ringing of the graduate bell signifies success that rings true; and

WHEREAS, the City of Menlo Park is proud to recognize JobTrain not only as a vital institution born in this community, but as a beacon of equity and opportunity that has carried its legacy outward while staying firmly rooted here; and

WHEREAS, JobTrain's unwavering commitment to helping those most in need and proud history of transforming lives and changing communities, has proved for six decades that potential can become prosperity; 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 honor and acknowledge JobTrain's 60th anniversary.

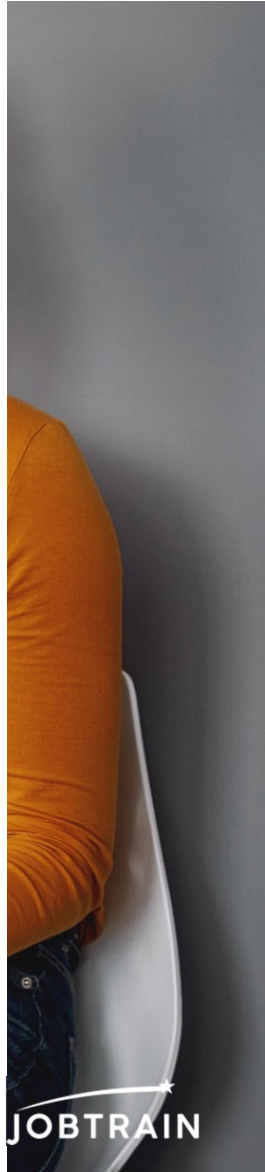
Drew Combs, Mayor
September 30, 2025



**WHEN IS
JOB TRAINING**

**NOT JUST
JOB TRAINING?**

When it is a new model for a new economy





When is a pencil not just a pencil?

**When it's someone's first step toward
writing their own story.**

**A pencil isn't just for taking notes –
It's for sketching out futures. New Skills,
career plans and confidence begin here.**

When is a backpack not just a backpack?

**When it's the weight of a lifetime carried
into a classroom**

**Many of our participants come carrying more than
supplies – trauma, debt, language barriers. We lighten
that load through compassionate support for the
whole person.**

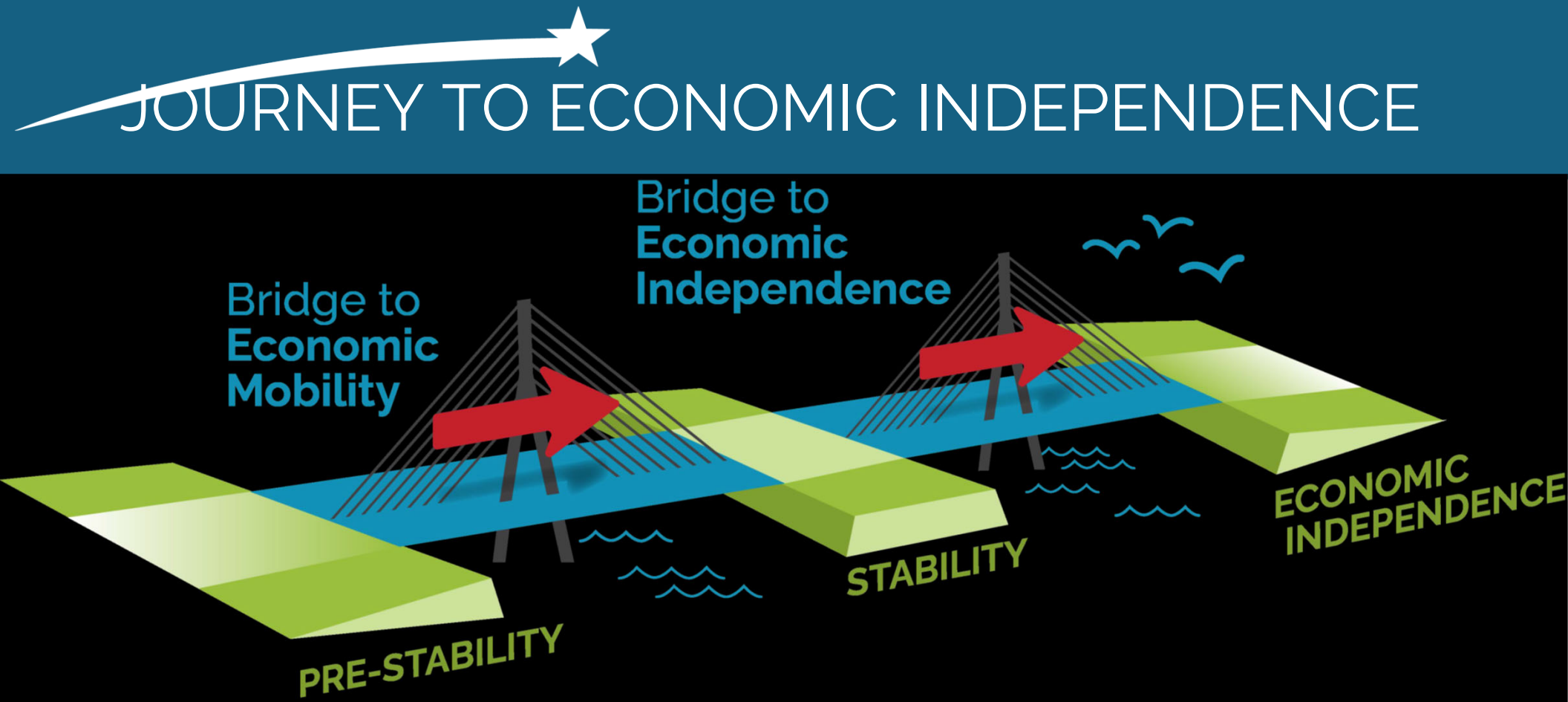




When is a door not just a door?

**When it opens into a future someone
never thought possible.**

**Sometimes it's the door to a training lab.
Sometimes it's the door to a job interview.
Always, it's the start of something bigger.**



By engaging with JobTrain, our clients will be supported by a process which will assist them moving from left to right. Because not all clients will arrive at JobTrain on the far left, we will meet them wherever they are on this diagram and support their momentum to the right.

Steps to Economic Independence - 2026

JOBTRAIN



Mobility

200

Career Advancement
Coaching, In-House Advanced
Training, College Pathways



Career Training

625

Tech, Healthcare, Construction
Trades, Culinary Arts, Property
Management



Skills Upgrade

800

ESL, Digital Skills,
HSE/GED, Job Readiness



Stabilization and Support

2500

Rapid Employment, Food, Housing,
Legal Services, Cash Relief, Child
Care, Wellness Services

How We Customize Services in Each Area — Because One Size Doesn't Lift All

JobTrain's model isn't rigid. It's responsive. We don't assume. We ask. We adapt. And we build alongside communities, not around them. Every one of our Economic Advancement Centers reflects the unique character and needs of its community:

North San Mateo County Economic Advancement Center

North San Mateo County Medical Assistant Class

Maple Street Correctional Center

East Palo Alto Career Center

Opportunity Center of the Coastside

North Fair Oaks Economic and Employment Center

HEADQUARTERS
Menlo Park

HALF MOON BAY

When you work hard, but still struggle

To meet people where they live and work, we offer Spanish-language navigation assistance and farmworker training in pesticide safety.



4 / JobTrain Impact Report

NORTH FAIR OAKS (REDWOOD CITY)

When you're welcomed without fear

We serve a largely Spanish-speaking immigrant community — providing a safe, welcoming space with bilingual staff and trusted partners.

SOUTH SAN FRANCISCO

When the whole community works together

We bring together career services, small business support, and youth and wellness programs — creating a full-service hub under one roof.



EAST PALO ALTO

When the classroom feels like the real world

We prepare future medical assistants in labs designed to mirror their future workplaces — so students are ready to succeed from day one.



SAN JOSÉ

When housing comes with an expiration date

We support individuals in rapid rehousing programs — offering immediate career help, trauma-informed care, and fast pathways to income.



San José Medical Assistant Class

San José Career Center



MENLO PARK (HEADQUARTERS)

When you're ready to take the leap

Our hands-on training in healthcare, IT, construction, and culinary arts, and more are backed by childcare, stipends, and support to help students thrive.

Measurable Impact Where It Matters

4,338

total clients served
in FY24

80%

CTE Course Completion
(FY24)

\$27.52

average CTE wage for
starting employees (FY24)

74%+

CTE graduates placed
in careers (FY24)

97%

from low-income
backgrounds

93%

BIPOC

46%

young adults

15%

formerly
incarcerated

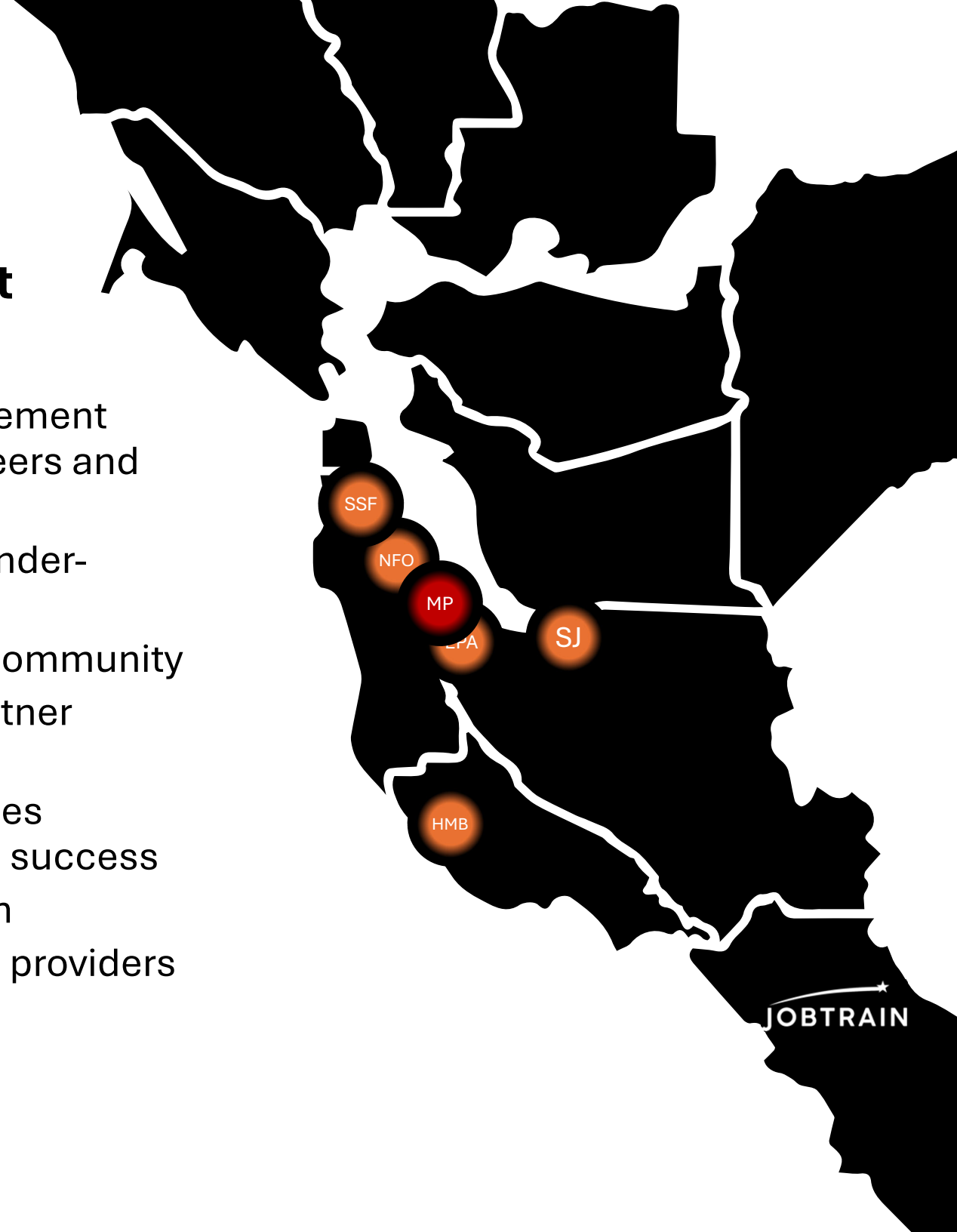




What Each Community Needs,
Where They Need It

Economic Advancement Centers

- Focused on economic advancement and mobility through jobs, careers and business entrepreneurship
- Located in under-resourced, under-served communities
- Curated to the needs of each community
- Doorway to the full suite of partner organization services
- Wrap around supportive services delivery, addressing barriers to success
- Program and service navigation
- Partnerships with local service providers





FY25 Outcomes (JobTrain Only)



1,978 Clients Served



9,947 Services Delivered



581 Job Placements



\$22.68/hr Average Wages

"... the EAC-SSF is reaching the highest-need members of North San Mateo County communities. The Center truly reflects equity in practice: ensuring all members of the community get what they need to pursue their aspirations."



When Is a Model Not a Model?

When it's a movement in motion.

What we're building isn't finished — and that's the point. It's a living, learning system that grows with each community we serve. It's rooted in dignity, guided by data, and shaped by real people's needs.

We've piloted the approach. We've seen the early wins. And now we're refining it — together with partners who believe that opportunity should be local, personal, and within reach for everyone.

This is a bold step forward, and we invite you to help us shape what comes next.

JOBTRAIN

*Where potential
gets to work.*



Proclamation

NATIONAL SERVICE DOG MONTH SEPTEMBER 2025

WHEREAS, service dogs are specially trained to perform specific tasks for people with disabilities as defined by the Americans with Disabilities Act, including but not limited to retrieving objects, assisting with balance, giving seizure or diabetic or other medical alerts, and assisting those with psychiatric disabilities or visual impairments; and

WHEREAS, service dogs also serve our nation's wounded warriors suffering from conditions such as post-traumatic stress and traumatic brain injury, and provide companionship to their humans while inspiring confidence that allows their humans to better manage disabilities and live fuller lives; and

WHEREAS, service dogs, service dog trainers, and service organizations empower people with disabilities to lead lives with greater independence by providing best-in-class training, ongoing follow-up services, and a deeply committed community of support; and

WHEREAS, before being paired with a human, each service dog requires months of training and practice, and before dogs are placed as potential companions, they must be raised in an environment that is conducive to learning; and

WHEREAS, across America, hundreds of canines are raised by volunteer puppy raisers each year who agree to provide a safe environment, attend classes, teach manners and basic commands, provide for food, veterinary expenses, and transportation, and agree to give up the puppy after an 18-month time period; and

WHEREAS, National Service Dog Month aims to highlight the benefits of service dogs and the laws protecting them, as well as the invaluable impact service dogs have on the lives of people living with disabilities; and

WHEREAS, National Service Dog Month is also a time to celebrate the extraordinary work of service dogs, who dedicate their lives to help their human companions, and those who work with service dogs across the world; 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 National Service Dog Month in Menlo Park.

Drew Combs, Mayor
September 30, 2025

Proclamation

NATIONAL PREPAREDNESS MONTH SEPTEMBER 2025

WHEREAS, National Preparedness Month is observed annually in September to promote awareness and encourage individuals, families, businesses and communities to prepare for emergencies and disasters; and

WHEREAS, National Preparedness Month is also an opportunity to pay tribute to City of Menlo Park first responders who put themselves at risk for the safety of the community. These brave law enforcement officers, dispatchers, firefighters, public works and emergency services personnel exemplify the compassion and commitment that help strengthen our community; and

WHEREAS, catastrophic disasters continue to increase in frequency and severity, impacting individuals, families, businesses and communities, highlighting the critical importance of preparedness; and

WHEREAS, taking steps toward personal preparedness and ensuring that our households, workplaces, schools, houses of worship and community-based organizations are prepared for any disaster can reduce fatalities and economic devastation following a major crisis; and

WHEREAS, preparing includes plotting an evacuation route from home and work, knowing how neighbors will help each other and knowing how to get information from trusted sources, including the city of Menlo Park, San Mateo County Department of Emergency Management, local police and fire agencies; and

WHEREAS, emergency preparedness is the responsibility of every citizen in Menlo Park and all citizens are urged to make preparedness a priority and work together to ensure that individuals, families, businesses and communities are ready for disasters and emergencies of any type; and

WHEREAS, the City of Menlo Park is committed to supporting preparedness efforts, providing resources, and promoting education and awareness to ensure that all community members have the tools and knowledge necessary to protection themselves and their community; 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 National Preparedness Month in Menlo Park.

Drew Combs, Mayor
September 30, 2025

HELLO



3 MONTHS OLD, AT BURGESS. FIRST TIME IN THE WATER!



8 YEARS OLD. MEETING THE G.O.A.T., KATIE LEDECKY.



CONTINUE OPERATIONS
AT OUR POOLS, WITHOUT
INTERRUPTIONS

Please approve
agenda item #I-4

REPRESENTING OUR COMMUNITY IN THE WEST BAY SWIM LEAGUE

THANK YOU!



Parkline Master Plan Project 201, 301 and 333 Ravenswood Ave. 555 and 556 Middlefield Rd.

Corinna Sandmeier, Principal Planner



Meeting Format

- Introduction by staff
- Presentation by applicant
- Clarifying questions
- Public comment
- City Council review and action
 - Consider whether to introduce ordinances and adopt resolutions to approve the project

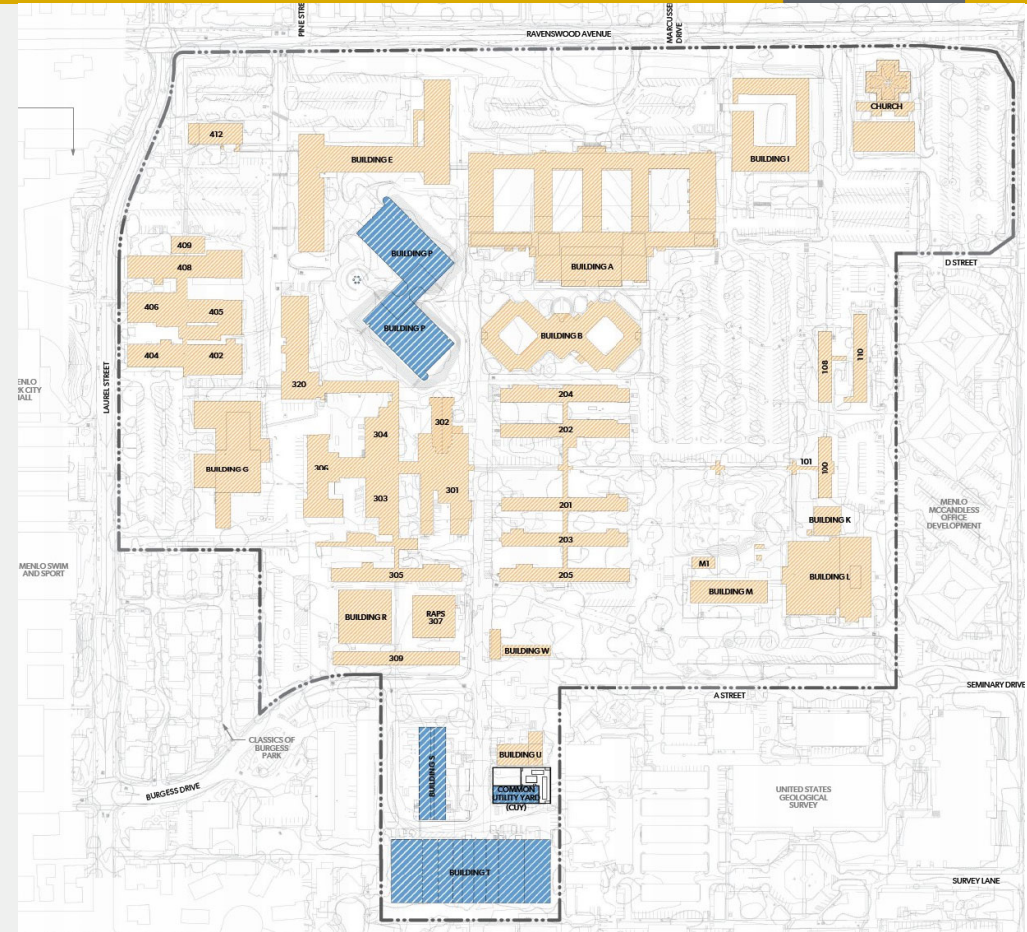
Project location





Existing Conditions

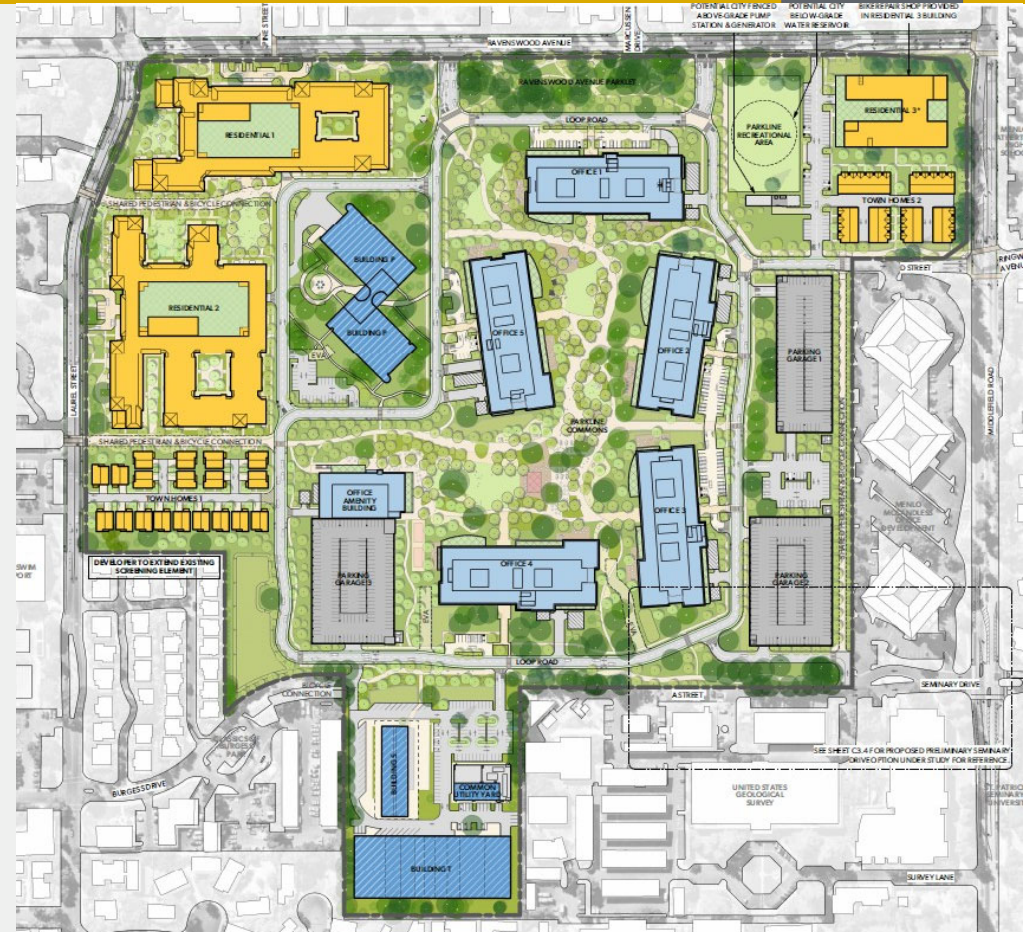
- 38 R&D buildings and church building
- 1.38 million square feet
- Secure campus





Proposed Site Plan

- Up to 800 dwelling units
- 1 million square feet of nonresidential development
 - 3 existing bldgs. to remain
- Publicly-accessible open space
- Bike/pedestrian connections





City Council review and actions

- Consider and determine whether to take the following actions:
 - Certify the Final Environmental Impact Report (EIR), make CEQA findings, adopt a statement of overriding considerations for significant and unavoidable impacts, and approve the Mitigation Monitoring and Reporting Program (MMRP) for the project (Attachment B);
 - Amend the General Plan Land Use Element and the General Plan Land Use Map (Attachment C);
 - Amend the Zoning Ordinance, amend the Zoning Map, rezone the project site, and approve a Conditional Development Permit (CDP) (Attachment D);
 - Approve the Vesting Tentative Map (VTM) (Attachment E);
 - Enter into a Development Agreement (DA) between the City and the project applicant (Attachment F); and
 - Approve the Below Market Rate (BMR) housing agreement (Attachment G).



Planning Commission Review/Recommendation

- Adopted a resolution recommending approval to the City Council of the following:
 - Certification of the Final EIR
 - Approval of the project entitlements
- Highlighted for City Council's consideration the Commission's desire that the applicant add additional ground floor retail to the project.



Environmental Impact Report

- Draft EIR released on June 20, 2024
- Identifies significant and unavoidable impacts in the following topic areas: construction noise, construction vibration, cumulative construction noise, and historical resources
- All other topic areas less than significant or less than significant with mitigation
- Final EIR released on July 7, 2025
 - Includes a response to all substantive comments and revisions to the draft EIR
- No change in impacts identified in the Final EIR



General Plan Amendment

- Text amendment to the General Plan Commercial designation in the Land Use Element
 - Increase the non-residential FAR from 40% to 50% to comport with the maximum FAR allowed in the proposed C-1-S zoning district
 - Revise description of “Professional and Administrative Office” to add “neighborhood-serving retail and services” as a compatible use
- General Plan Land Use Designations Map
 - Change designation of the parcel at 201 Ravenswood Avenue from Residential to Commercial



Proposed C-1-S (Administrative, Professional and Research, Special) District

- Up to 30 dwelling units per acre
- Residential FAR: 40-100%, based on density
- Max. non-residential FAR: 50%
- Discreet development standards
 - Permitted uses
 - Density and intensity
 - Building height
 - Open space
 - Transportation Demand Management (TDM) requirements
 - LEED standards
- Not specific to Parkline
- Could apply to other parcels within ½ mile radius of a major transit stop
- Requires a CDP to set specific design standards



Conditional Development Permit

- Enables comprehensive redevelopment of the project site
- Sets permitted and conditionally permitted uses for the proposed project
 - Biosafety levels
- Includes modifications to C-1-S zoning district regulations and MPMC 16.92 (signage) and sets project-specific design standards
 - Increased open space minimums
 - Parkline development regulations and design guidelines
 - Master sign program
- Includes phasing, operational requirements and other project-specific conditions of approval to carry out the proposed project



Development Regulations and Design Standards

- Modify zoning regulations, including
 - Increased height
 - Decreased minimum lot sizes and setbacks
 - Increased parking maximums for residential uses

- Project-specific design requirements specific to individual residential and non-residential components, including
 - Massing
 - Building modulations
 - Building projections
 - Exterior materials
 - Building entrances
 - Ground floor transparency
 - Frontage landscaping



Development Agreement

- Provide community benefits in exchange for vested rights
 - Non-residential square footage cap of 1 million square feet
 - Project phasing
 - Biosafety levels (removal of existing BSL-3)
 - Parkland dedication and funding
 - Publicly accessible open space/event space
 - Transportation/commuter shuttle
 - Affordable housing land dedication
 - PILOT (payment in-lieu of property taxes) agreement
 - Sustainability/recycled water infrastructure
 - Other benefits
- Applicant vested rights
 - 8-year initial term with two 6-year extensions
 - Limits future impact fees
 - Phased development
 - Streamlined review for potential amendments to the site plan



Below Market Rate Housing

- Up to 251 below market rate units
 - 97 (15%) inclusionary units
 - Up to 154 units in 100% affordable building (R3)

Proposed BMR units		
	Total units	BMR units
R1 (rental apartments)	300	45
R2 (rental apartments)	300	45
R3 (100% affordable bldg./rental apartments)	up to 154	up to 154
TH 1 (detached townhomes)	19	3
TH 2 (attached townhomes)	27	4
Total	up to 800	up to 251



Updates since Planning Commission meeting

- **Development Agreement:**
 - Definition of “modified project approval” removed reference to 45,000 sf of commercial amenity or retail space
 - Publicly accessible open space easement agreement

- **Conditional Development Permit:**
 - Interface with Burgess Classics
 - Parking Garage 3
 - Privacy screening
 - Bicycle infrastructure within intersection of Laurel St. and Ravenswood Ave.

- **Draft resolutions and ordinances**
 - Clarification and formatting edits



City Council review and actions

- Adopt resolutions to:
 - Certify the Final EIR, make CEQA findings, adopt a statement of overriding considerations for significant and unavoidable impacts, and approve the MMRP for the proposed project (Attachment B);
 - Amend the General Plan Land Use Element and the General Plan Land Use Map (Attachment C);
 - Approve the VTM (Attachment E); and
 - Approve the BMR housing agreement (Attachment G).
- Introduce ordinances to:
 - Amend the Zoning Ordinance, amend the Zoning Map, rezone the project site, and approve a CDP (Attachment D); and
 - Enter into a DA between the City and the project applicant (Attachment F).



Thank you

PARKLINE

September 30, 2025



Introduction

LANE'S ASSIGNMENT FROM SRI

- Update research and development campus with modern sustainable facilities to further SRI's mission.
- Consolidate SRI campus and provide for expansion ability in new facilities that will attract the best and the brightest.
- Plan for continuous operations of SRI during construction.

Parkline's principles

Share the SRI
campus with
the community.

Improve bike
and pedestrian
access and
safety.

Provide
housing that
emphasizes
affordability.

Promote
sustainability
and carbon
reduction.

Respect
neighborhood
edges and
aesthetics.

What we heard

12 Community Meetings since 2021 | **1005 Survey Responses** | **45 Site Tours**

- Significant requests to maximize housing at 800 homes with focus on affordability
- Desire to keep heights and density as low as possible, especially on Laurel and to place buffers against neighboring properties
- Ensure planned bike paths connect with surrounding trail networks and offer access through the community
- Agreement that site plan respect heritage trees
- Strong preference for research campus approach over traditional commercial/tech office feel
- Near unanimous support for opening campus and adding field and community places in the plan



PARKLINE

Community benefits summary

TOTAL VALUATION \$200 MILLION

- **Significant** Publicly Accessible Open Space
- **2.7 Acre** Land Dedication to City for Recreational Field & Public Uses
- **1.6 Acre** Land Dedication to Nonprofit Developer (up to 154 Units of 100% Affordable Housing)
- **2.5 Miles** of Bicycle Trails & Bicycle Repair Kiosks
- **31% Total BMR Units**
- Amenity Building with Publicly Accessible Café
- Removal of Co-Generation Power Plant
- Capacity for City Emergency Water Reservoir
- Contributions Towards (1) Middle Avenue Caltrain Crossing and (2) Railroad Quiet Zone

What we heard: Housing

Delivers 800 units with record setting 31.3% affordability level — doubling the City’s requirements.

549 Market Rate Units | 7 BMR For-Sale Units | 244 Affordable Rental Units, 154 at 60% AMI

COMMUNITY WANT & NEED Lower density and elevation directly adjacent to existing family homes	COMMUNITY WANT & NEED Preserve neighborhood character with setbacks that buffer and respect adjoining properties	COMMUNITY WANT & NEED Concentrate higher density housing near transit at the northwest corner along Ravenswood	COMMUNITY WANT & NEED Dedicate more than 1-acre parcel to an affordable housing developer.
PLAN UPDATE Over 12 acres dedicated to housing, increased with the purchase of the Ravenswood church site, enabling us to lower elevation while maintaining unit count.	PLAN UPDATE Added single-family style townhomes directly adjacent to existing family homes to help preserve the character of the neighborhood.	PLAN UPDATE Located a blend of market-rate and affordable rental apartments near transit for easy commuting and access.	PLAN UPDATE \$19.2M land dedication of 1.63-acre parcel and 60-year ground lease to nonprofit affordable developer for 154 units at 60% AMI.

3Q - 4Q 2021

400 UNITS



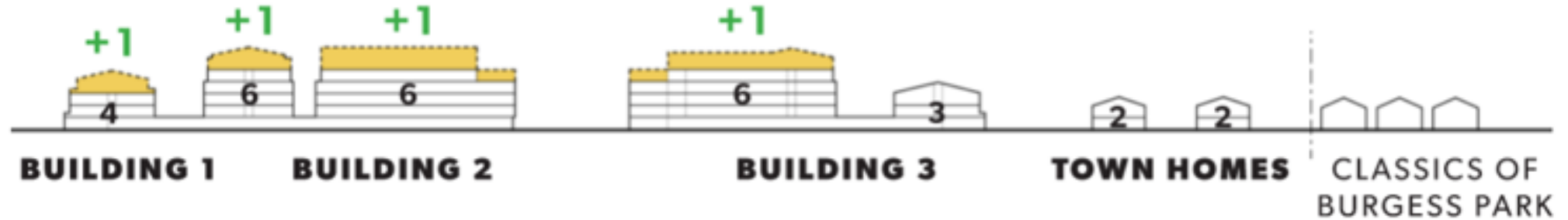
Community priorities support 40 units/acre (Jun.)

Initial proposal includes 400 units (Nov.)

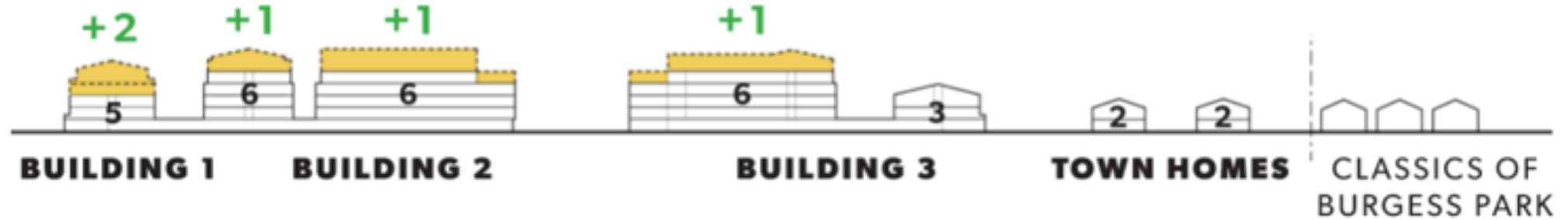
PARKLINE

3Q - 4Q 2022

500 UNITS



600 UNITS



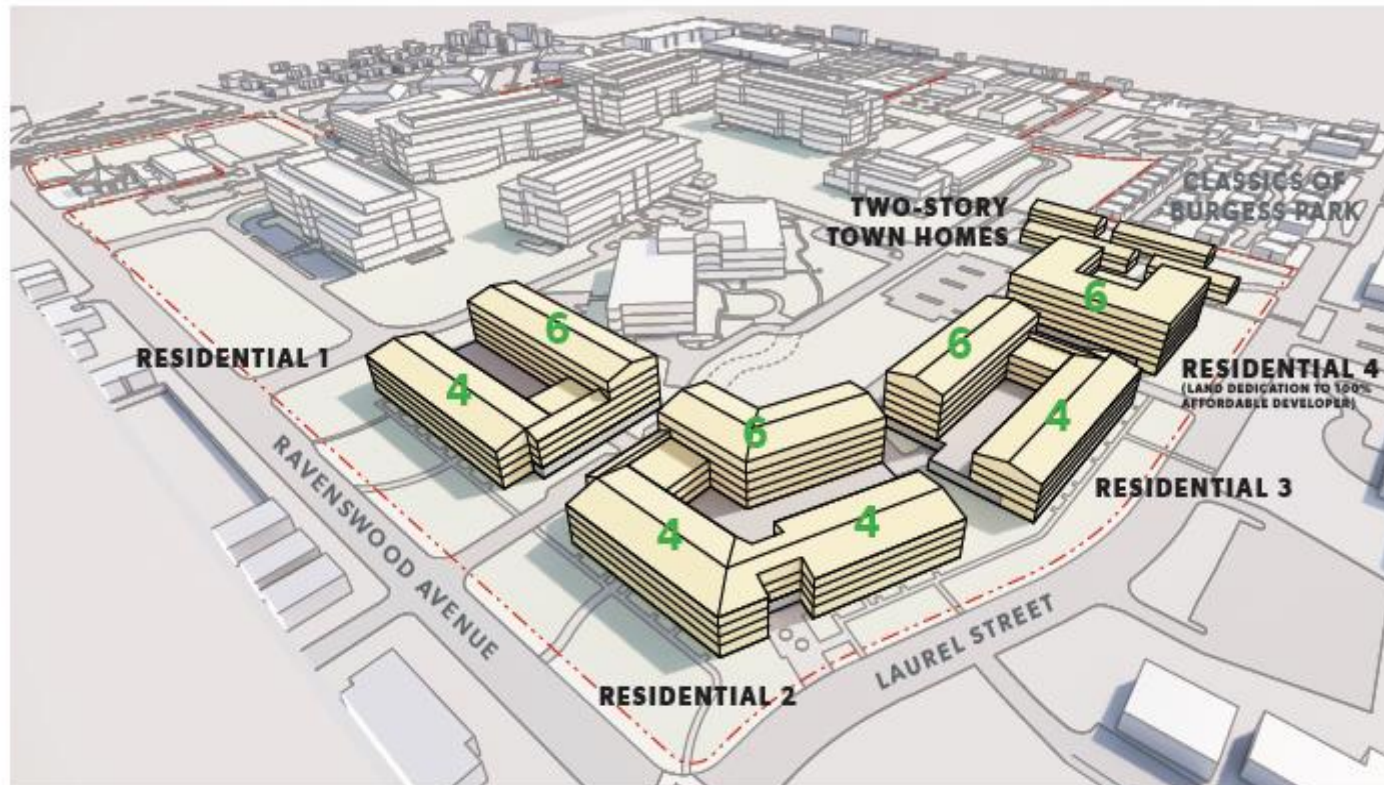
Council directs study of 600 units max (Jun.)

Increased base housing to 550 units, including land dedication for 100% affordable stand-alone project (Oct.)

Planning Commission directs study of at least 700 units (Dec.)

1Q 2023

550 UNITS

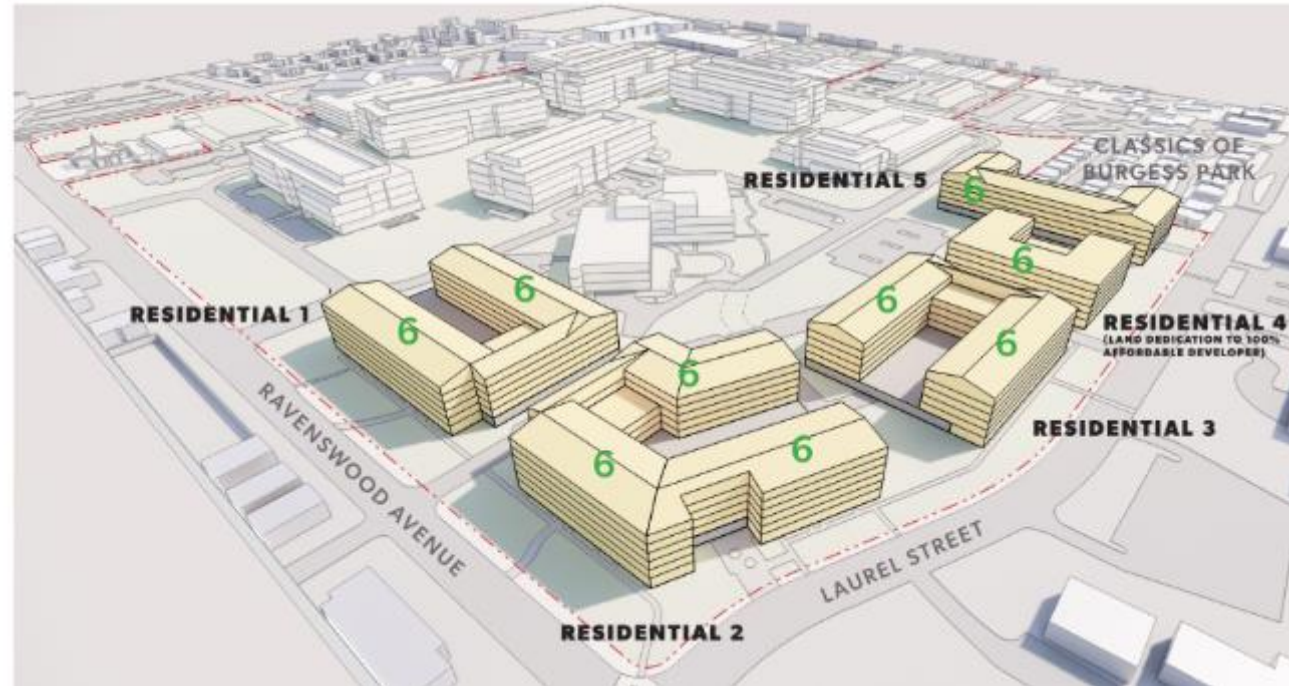


Increased base housing to 550 units, including land dedication for 100% affordable stand-alone project (Oct.)

Agreement to study up to 800 units max (Feb.)

1Q 2023

800 UNITS



800 UNITS

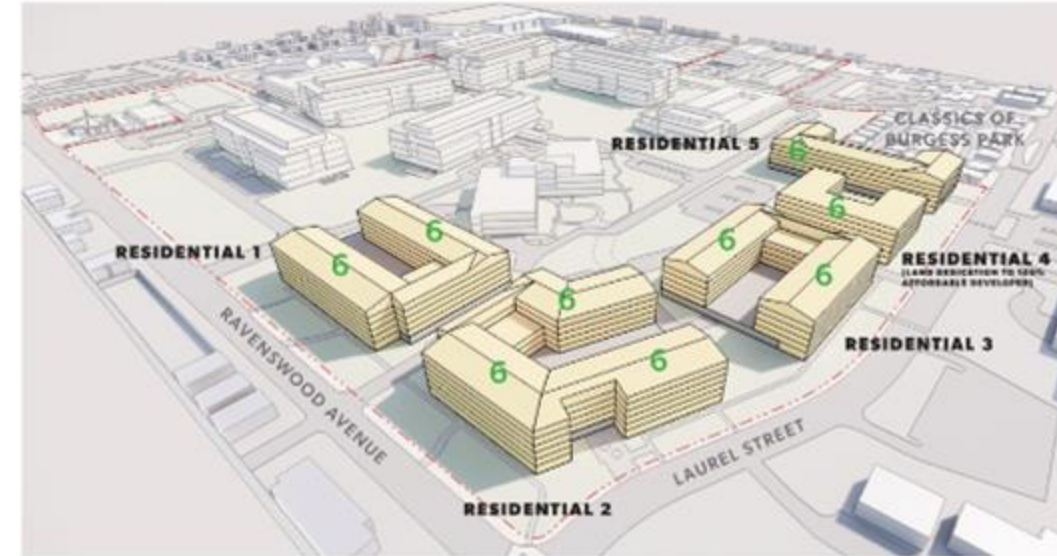


PARKLINE

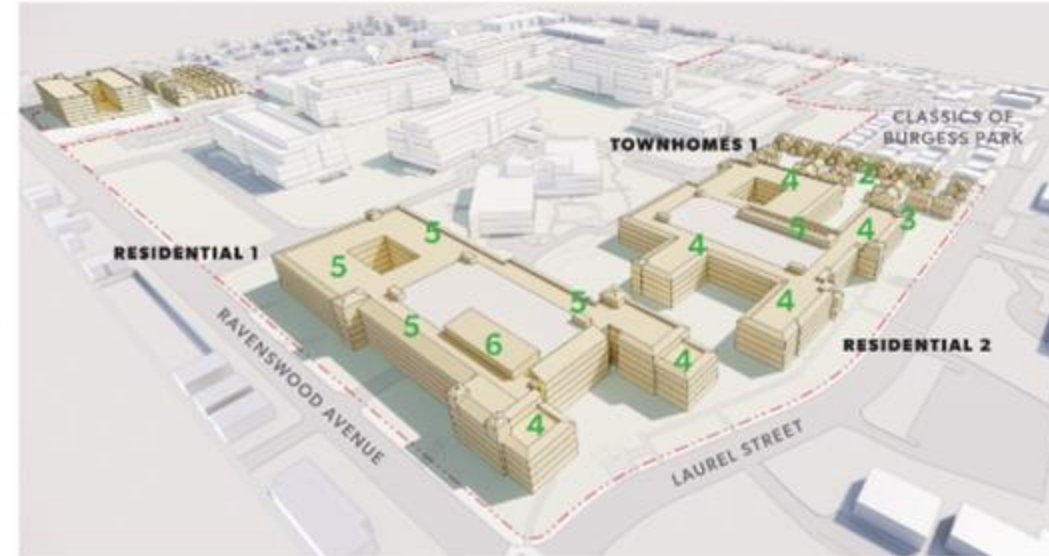
Housing Evolution

MASSING

800 UNITS



800 UNITS - REV.

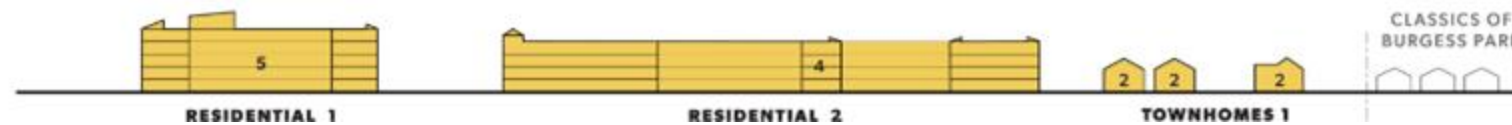


SECTIONS

800 UNITS



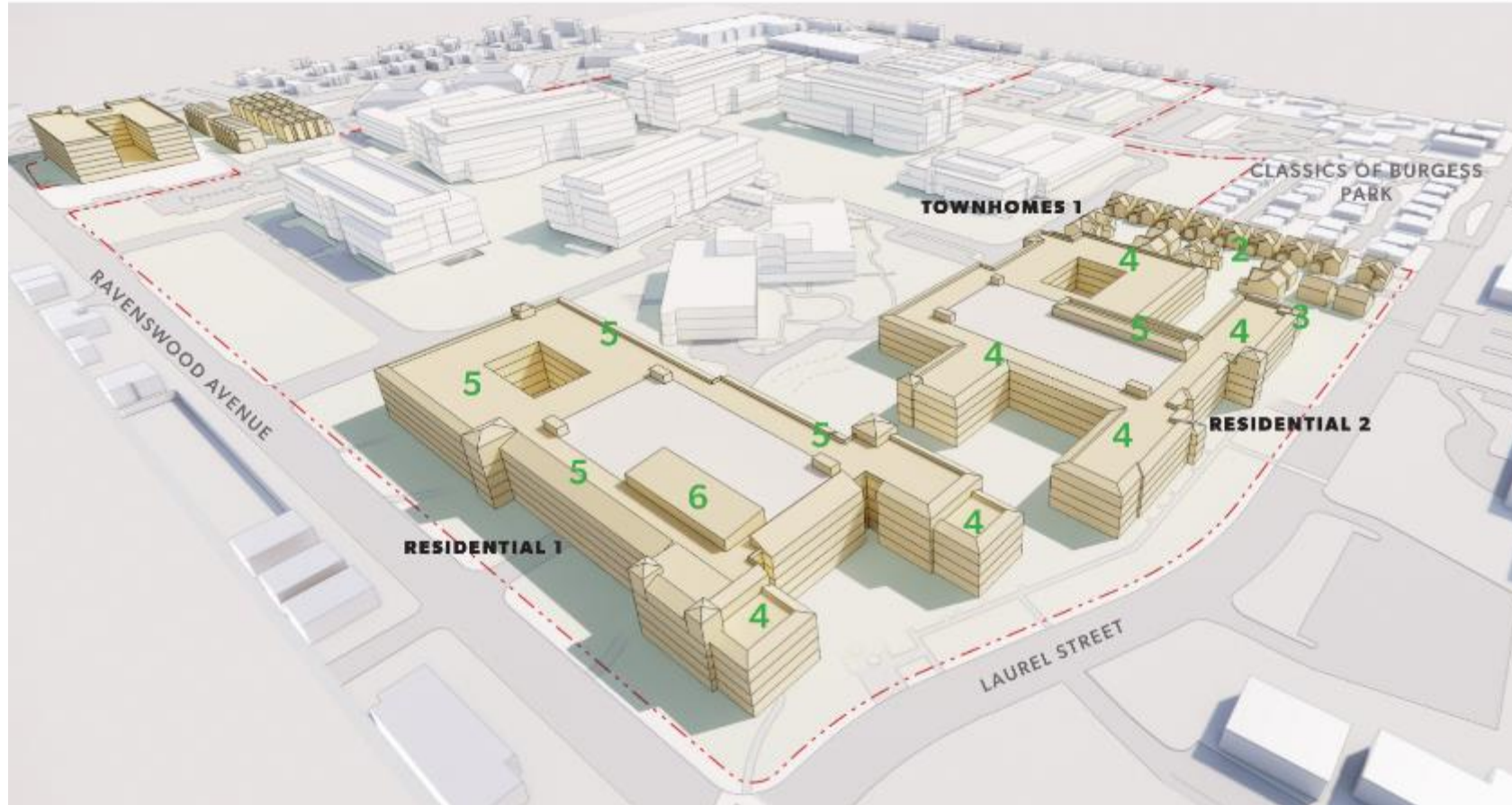
800 UNITS REV.



PARKLINE

1Q 2024

800 UNITS



PARKLINE

What we heard: Open space & amenities

Opens SRI’s 63+ acre campus for the first time in a generation, with amenities for the entire community.

The plan integrates and adds to City’s open space network with 20 acres of new open space, including 12 acres dedicated to public access, connecting parks and trails.

COMMUNITY WANT & NEED

Dedicate meaningful open green space as a community priority

COMMUNITY WANT & NEED

Refine amenity spaces to reflect community input

PLAN UPDATE

20 acres open space with 12 acres dedicated to public access.

PLAN UPDATE

Community gathering spaces will include: event pavilion, community parks, active and passive recreation areas, retail amenities



RAVENSWOOD CLASS I SHARED-USE PATH



THE GREEN - MULTI-USE LAWN



MULTI-USE PLAZA



PEDESTRIAN CONNECTION



SEMINARY/BURGESS CLASS I SHARED-USE PATH



DOG PARK



SHADED COURTS



EXERCISE STATIONS



BIKE REPAIR STATION



CHILDREN'S PLAYGROUND



PERFORMANCE SPACE



BBQ/PICNIC AREA



PARK GAMES



FARMERS' MARKET



RECREATION AREA



FOOD TRUCKS



COMMUNITY FITNESS



MOVIE NIGHT

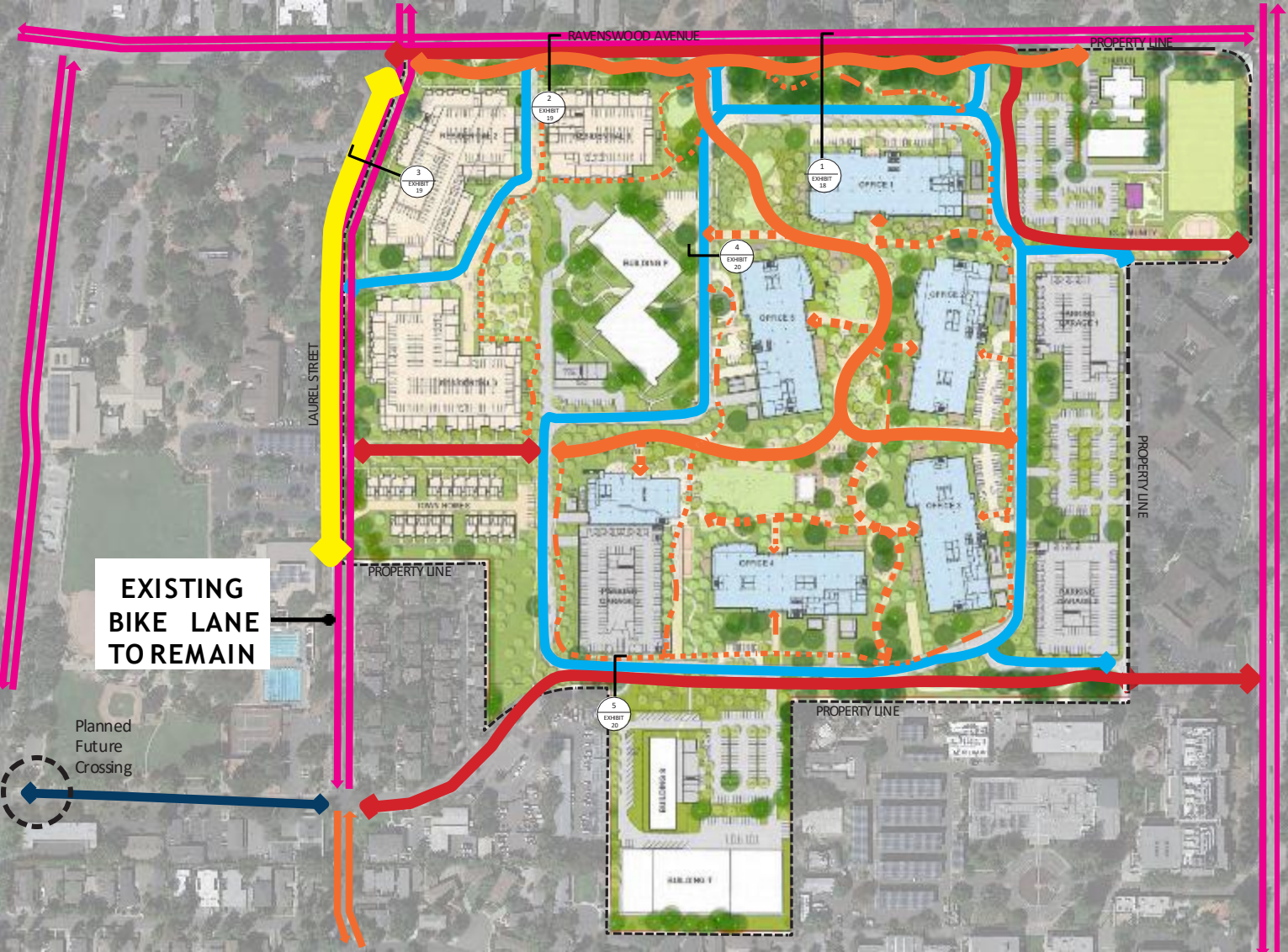
NOTE: THE MOBILITY PROGRAMMING IMAGES ARE FOR INFORMATION PURPOSES. ACTUAL PROGRAMMING MAY VARY.

What we heard: Transportation & connectivity

Parkline’s Balanced Plan includes miles of bike & pedestrian paths designed to enhance connectivity through Menlo Park.

COMMUNITY WANT & NEED Ensure bike and pedestrian paths connect to surrounding trail networks and provide access through the community	COMMUNITY WANT & NEED Address access and circulation on Laurel	COMMUNITY WANT & NEED Mitigate parking lot impacts through thoughtful design, parking restrictions.	COMMUNITY WANT & NEED Incorporate traffic mitigation measures
PLAN UPDATE Bike lane improvements along Laurel, Burgess and Ravenswood; new bike lanes incorporated within the site and on city streets	PLAN UPDATE Redirected all traffic through interior of the site and reduced Minimized access to Laurel	PLAN UPDATE Dedicate garage closest to Burgess Classics neighborhood for office worker use only	PLAN UPDATE \$2M contribution to the City of Menlo Park for nearby transportation improvements

Bicycle and pedestrian safety



LEGEND

- PROPOSED CLASS I - SHARED USE PATH (INTERNAL)
- PROPOSED CLASS II OR CLASS III - ON STREET OR BUFFERED (LOOP ROAD - OFFICE AND RESIDENTIAL)
- PROPOSED CLASS IV - SEPARATED BIKE LANE (CONVERT EXISTING CLASS II BIKE LANE ON LAUREL TO CLASS IV)
- PLANNED FUTURE CROSSING
- PROPOSED PRIMARY PEDESTRIAN CIRCULATION
- PROPOSED SECONDARY PEDESTRIAN CIRCULATION
- EXISTING CLASS II BIKE LANES
- EXISTING CLASS III BIKE LAKES ("SHARROW")

Ravenswood - Multi-Use Path



PARKLINE



PARKLINE

What we heard: Safety

COMMUNITY WANT & NEED

Prohibit use of BSL3 labs in new spaces
Eliminate BSL3 adjacent to residential

COMMUNITY WANT & NEED

Provide a dedicated emergency water reservoir for city-wide benefit

COMMUNITY WANT & NEED

Address security considerations within the plan

COMMUNITY WANT & NEED

Install safety fencing and screening during construction to limit noise, dust, and impacts on adjacent neighbors

PLAN UPDATE

Agreement to decommission existing BSL3, prohibit new BSL3

PLAN UPDATE

Provide land to City for a 2-3M gallon water reservoir for long-term emergency preparedness.

PLAN UPDATE

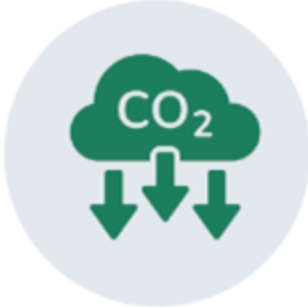
Agreed to private maintenance and patrol of open spaces
Added planning element to alleviate conflict points

PLAN UPDATE

Agreement to provide safety fencing and screening at [locations] throughout duration of construction

Sustainability

Achieves
emission
reductions
equivalent to
61M miles of
driving
annually



CLIMATE
ACTION PLAN



ALL-ELECTRIC
BUILDINGS



GREENHOUSE GAS
REDUCTION



RENEWABLE
SOURCES OF ENERGY



WATER
CONSERVATION

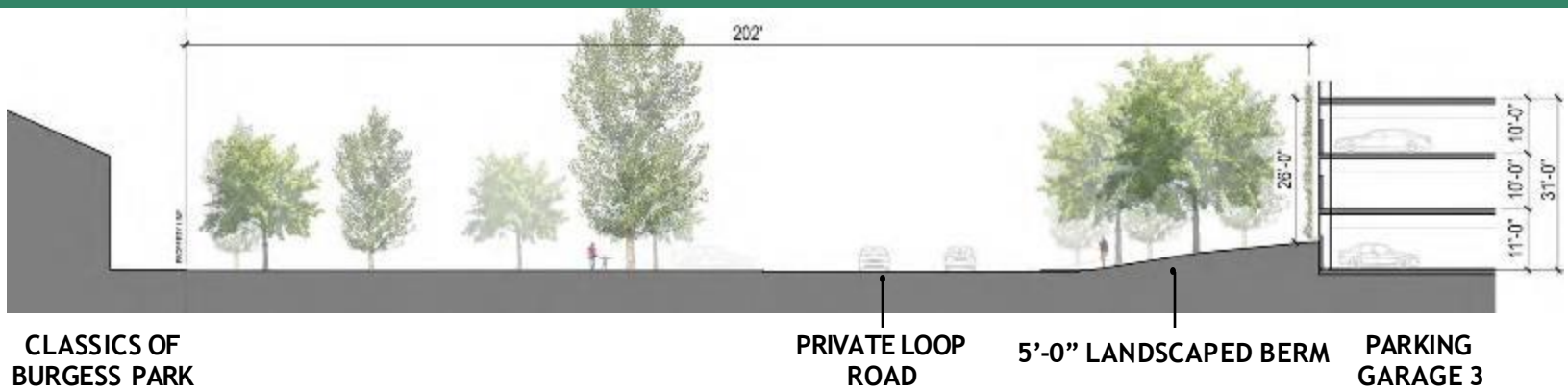
COMMUNITY BENEFITS

- Decommission existing natural gas co-generation power plant (equivalent to eliminating 61M miles of driving annually).
- LEED certification or equivalent for all land uses.
- Sustainable all-electric 100% carbon-free design for all new buildings.
- Electric vehicle charging spaces.
- 30 acres of drought-tolerant landscaping and bioretention improvements and heritage tree preservation & replacement program.

Burgess Classics

- **Protections now included in CDP (Zoning)**
- **Parking Garage 3**
 - Commitment that it will not increase in height
 - Commitment that it will not move closer to Burgess Classics
 - Parking limited to Office users only
- **Adjacent Housing**
 - Cannot exceed 2 stories (Needs City Council Input)
- **Security Fence**
 - To be Added Across Entire Shared Property Line

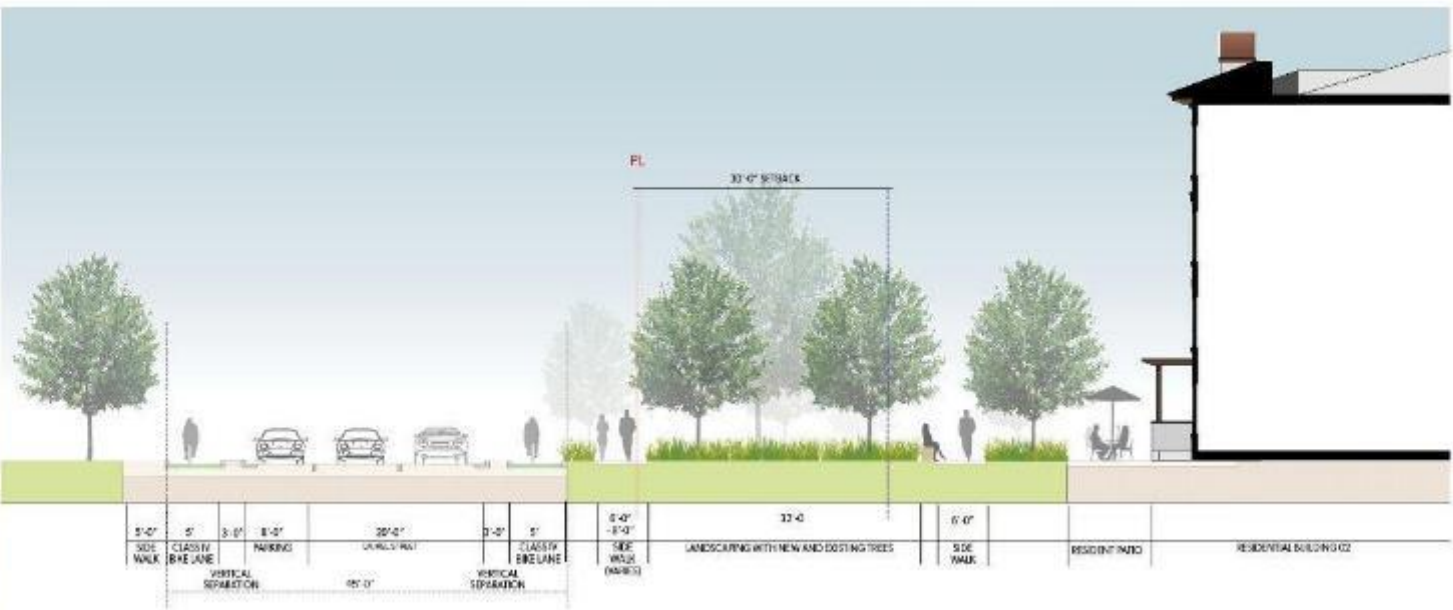
PARKING GARAGE 3 SECTION



PARKING GARAGE 3 WEST ELEVATION



Laurel Street Character



PARKLINE

Updates based on May 2025 study session

380,000 SF

REDUCTION IN OFFICE SPACE

Original commercial cap at 1.38M SF

Updated commercial cap at 1M SF (28% reduction)

ELIMINATE BSL3 LABS

Prohibition of BSL3

Decommission existing BSL3 labs

Additional fiscal considerations

Current Assessed Value *	Estimated Property Value
\$ 33M	\$ 2.3B+
Entire Campus	Commercial \$ 1.293B**
	Multifamily \$ 525M**
	Townhomes \$ 115M
	\$2.5M per unit; below median home value

*2024-25 FY

**Source: Economic Planning Systems, Inc.

40x increase
in tax basis

Commitment to PILOT Program,
ensuring Menlo Park receives 100%
of expected tax revenue

Parkline and the City's Housing Element

WHAT WE HEARD AT THE PLANNING COMMISSION MEETING

- **Current Housing Element (2023-2031)**
 - Reliant on Housing in Parkline (400 units with 15% affordable)
 - Housing Needs to Achieve TCO within the Cycle
 - Current timing in 2030 assuming no delays
 - Impacts of Jobs Calculated Regionally: Jobs within 30-minute drive or 45-minute alternative transportation
 - 1.4 Million Jobs in the Region
- **Retail**
 - Asked to explore adding in Revised CDP

2x TOTAL UNITS 4.2x AFFORDABLE COMP. TO 2021 PLAN

Original 400 total units, 60 affordable (15%)

Updated 800 total units, 251 affordable (31%)

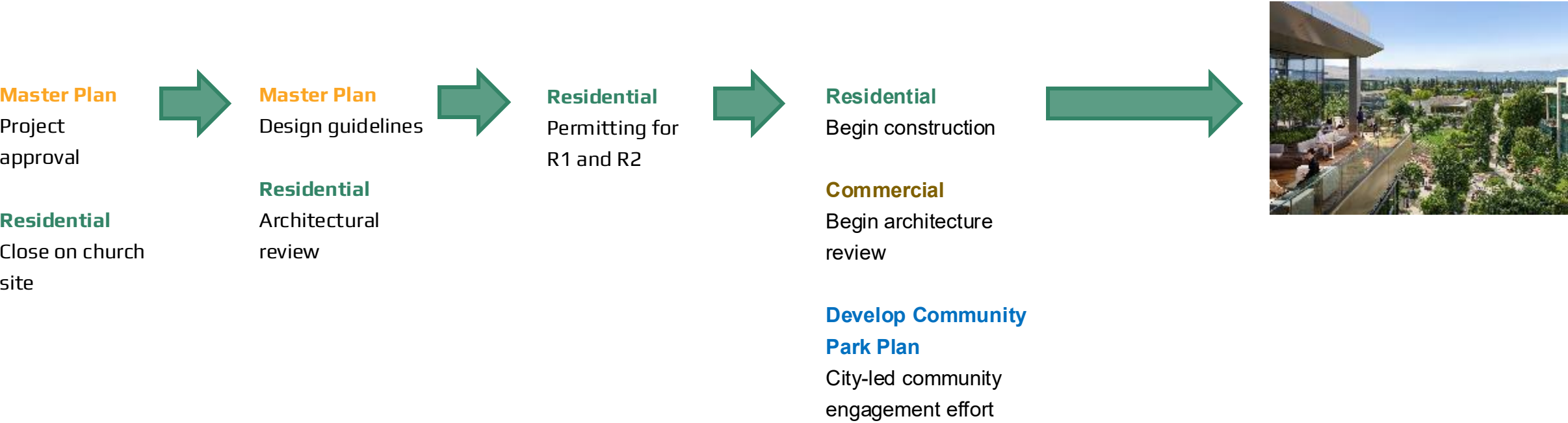
PARKLINE INCLUDES...

31% BMR

HIGHEST IN THE HISTORY OF MENLO PARK

PARKLINE

What's To Come



Thank You

PARKLINE

Parkline High School Soccer Field - 11 x 11 - Minimum Dimensions (National Federation Of State High School Associations)



Parkline High School Soccer Field - 11 x 11 - Recommended Dimensions (National Federation Of State High School Associations)



Parkline High School Soccer Field - 11 x 11 - Recommended Dimensions (National Federation Of State High School Associations)



Parkline Soccer Field - 7 x 7 - U6-U8



U6-U8: 25-35 yards long by 15-25 yards wide
(7v7 format)

U9-U10: 55-65 yards long by 35-45 yards wide

(7v7 format) U11-U12: 70-80 yards long by 45-55
yards wide (9v9 format)

Parkline Soccer Field - 7 x 7 - U8 AND U10

U6-U8: 25-35 yards long by 15-25 yards wide (7v7 format)

U9-U10: 55-65 yards long by 35-45 yards wide

(7v7 format) U11-U12: 70-80 yards long by 45-55 yards wide (9v9 format)



Parkline Soccer Field - 7 x 7 - U8 AND U10

U6-U8: 25-35 yards long by 15-25 yards wide
(7v7 format)

U9-U10: 55-65 yards long by 35-45 yards wide

(7v7 format) U11-U12: 70-80 yards long by 45-55
yards wide (9v9 format)



Parkline | Soccer Field - 9 x 9 -
U11



U6-U8: 25-35 yards long by 15-25 yards wide
(7v7 format)

U9-U10: 55-65 yards long by 35-45 yards wide

(7v7 format) U11-U12: 70-80 yards long by 45-55
yards wide (9v9 format)



Annual advisory body work plans for 2025-26

Sarah Sandoval, Deputy City Clerk



Annual advisory body work plans

- Overview
- Staff recommendation
- Next steps





Overview

- City Council Policy #CC-24-004 defines the policies and procedures and roles and responsibilities for Menlo Park appointed commissions and committees.
- Per this policy, each advisory body is required to develop an annual work plan in support of the City Council work plan and seek City Council approval no later than Sept. 30 of each year.





Current advisory bodies

- Complete Streets Commission (CSC)
- Environmental Quality Commission (EQC)
- Finance and Audit Commission (FAC)
- Housing Commission (HC)
- Library Commission (LC)
- Parks and Recreation Commission (PRC)

**The Planning Commission is exempt from this requirement as its functions are governed by the Menlo Park municipal code (Chapter 2.12) and State law (Government Code §65100 et seq, §65300-65401).*



Recommendation

- Approve work plans for:
 - EQC
 - FAC
 - HC
- Provide direction related to policy, roles/responsibilities and advisory body purview on the following work plans :
 - CSC
 - LC
 - PRC
- At this time, the City Council could revise or delete sections of work plans or approve as presented.



Complete Streets Commission work plan

- Staff seeks direction on clarifying the CSC's role on development projects in Goal no. 3.
- CSC adopted language:
 - Provide input and recommendations, as it relates to transportation, to the City Council on major land use and development projects for which a TIA (Transportation Impact Analysis) is required.
- Additional options:
 - Provide input and recommendations to the City Council on the City's major development projects when the project's impact on public streets, safety and transportation accessibility requires modification or an amendment to the City's General Plan Circulation Element or to the Specific Plan Chapter F (Circulation).
 - Provide input and recommendations, as it relates to transportation, to the City Council and/or Planning Commission on the City's major land use development projects that are not subject to SB 330 for which a TIA and Environmental Impact Report (EIR) are required.



Library Commission work plan

- Goal no. 4 – Complete and recommend a report on the “library of the future” to the City Council in fall 2025 that will include a request that the City Council hold a study session focused on the library
 - City staff requests clarification on the process by which commission-initiated items should be added to a City Council agenda.

- Goal no. 6 – Annually review library division budget in January, focusing on any potential impacts to library services
 - City staff requests clarification on the role of advisory bodies in budgetary review.



Parks and Recreation Commission work plan

- Goal no. 6 – Annually review departmental budget proposals, focusing on any impacts to parks and recreation services
 - City staff requests clarification on the role of advisory bodies in budgetary review.





Next steps

- City Council discussion of 2025-26 work plans
 - Staff recommends City Council review and approve advisory body work plans:
 - Additional direction needed for CSC, LC and PRC
- Review items
 - Provide edits (if any) to work plan language
 - Approve work plans with City Council updates included
- Once approved
 - Advisory body liaison staff will bring final City Council-approved work plans back to the advisory bodies
 - Final approved work plans will serve as the foundation of advisory body efforts and initiatives for 2025-26
 - In 2026, a representative from each advisory body will report out to the City Council on work plan progress and accomplishments



Thank you