



SPECIAL AND REGULAR MEETING MINUTES

Date: 5/19/2026
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 Nash called the meeting to order at 5:32 p.m.

B. Roll Call

Present: Combs Nash, Schmidt, Taylor (arrived at 5:38 p.m.), 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 labor negotiators
Government Code Section 54957.6
Labor negotiations with American Federation of State, County and Municipal Employees Local 829, Service Employees International Local 521, and Service Employees International Union Local 521 – Temporary Employees Unit

Agency designated representatives: City Manager Justin I.C. Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Administrative Services Director Brittany Mello, Extra Help Retired Annuitant – Human Resources Director Sue Rush, Legal Counsel Charles Sakai

Regular Session

D. Call To Order

Mayor Nash recalled the meeting to order at 6:43 p.m.

E. Report from Closed Session

No reportable action.

F. Agenda Review

None.

G. Public Comment

- Elsa Schafer provided the Fixin' San Mateo County 2025 impact report (Attachment).
- Pam D. Jones spoke on the need for housing and options for the Willow Village space.
- Elias Blawie spoke on concerns about public participation and accessibility of City Council meetings and verbal communications.

H. Presentations and Proclamations

H1. Proclamation: Gun Violence Awareness Day (Attachment)

Mayor Nash introduced the proclamation.

Commander Tony Dixon accepted the proclamation (Attachment).

H2. Proclamation: Public Works Week (Attachment)

Mayor Nash introduced the proclamation.

Public Works Director Azalea Mitch accepted the proclamation (Attachment).

H3. Proclamation: Water Safety Month (Attachment)

Mayor Nash introduced the proclamation.

Menlo Swim and Sport Manager of Youth Programming Bri Cavanagh and Swim School Staffing and Development Lead Daniel Torres accepted the proclamation (Attachment).

I. Consent Calendar

I1. Accept the City Council meeting minutes for April 28, 2026 (Attachment)

I2. Consider and adopt a resolution authorizing the city manager to execute an agreement with Bigbreak LLC (DBA Chefables) in an amount not to exceed \$155,000 for the delivery of food services at the Belle Haven Child Development Center for fiscal year 2026-27 (Staff Report #26-083-CC)

I3. Consider and adopt a resolution to authorize the city manager to execute an amendment to the funding agreement with Peninsula Clean Energy to continue to implement a state funded home electrification program (Staff Report #26-085-CC)

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

J. Public Hearing

J1. Consider and adopt a resolution to amend and restate the Meta Classic Campus Conditional Development Permit to increase the maximum height of Buildings 12 and 14 from 48 feet to 62 feet to accommodate a new three-story atrium, correct existing building heights, remove the references to the previous address, and remove completed conditions of approval at 1 Hacker Way (Staff Report #26-087-CC)

City Councilmember Combs was recused and exited the meeting.

Senior Planner Chris Turner made the presentation (Attachment).

Mayor Nash opened the public hearing.

- Elias Blawie spoke in support of agendizing the city's relationship with Meta and in opposition of city manager delegation on policy matters.
- Dashiell Leeds spoke on concerns of missing bird safety treatment of the atrium structure.

Mayor Nash closed the public hearing.

The City Council received clarification on bird safety measures of the atrium, tracking the health of the relocated tree, project timeline and amendments since the Planning Commission hearing.

The City Council expressed concern and disappointment to the pausing of the Willow Village project.

ACTION: Motion and second (Schmidt/ Wise), to approve amendments to the Conditional Development Permit (CDP) for the Meta Classic Campus at 1 Hacker Way to increase the maximum height of Buildings 12 and 14 from 48 feet to 62 feet to accommodate a new three-story atrium, correct misidentified existing building heights, remove the references to the previous address (1601 Willow Rd.), and remove completed conditions of approval, which are presented in the form of an amended and restated CDP, passed 4-0-1 (Combs recused).

City Councilmember Combs rejoined the meeting.

- J2. Introduce and waive the first reading of an ordinance to repeal and replace Chapter 16.79 (Accessory Dwelling Units) of Title 16 of the Menlo Park Municipal Code for consistency with State law and incorporating local objective standards (Staff Report #26-088-CC)

Associate Planner Matthew Pruter made the presentation (Attachment).

Mayor Nash opened the public hearing.

- Elias Blawie spoke in support of increasing the housing stock and in opposition of attached accessory dwelling units (ADUs) that are not utilized as additional housing.
- Pam D. Jones spoke on a previously approved front setback ADU.
- Katie Behroozi spoke in support of additional rental properties and a rental registry.
- Adina Levin spoke in support of a rental registry and streamlining ADUs and house remodels.

Mayor Nash closed the public hearing.

The City Council received clarification on front setback requirements and mitigating impacts to neighboring properties, defining necessity of an ADU placed in the front setback, state law requirement of a detached 800 square foot allowed in a front setback, calculation of property taxes and ADU outreach.

The City Council discussed the Planning Commission recommendation, options and limitations to ensure ADUs are used for housing, a rental registry, impacts to the Housing Element, vacation

rental language and mechanisms to ensure short- and long-term rental of ADUs.

ACTION: Motion and second (Combs/ Nash), to introduce and waive the first reading of an ordinance to repeal Chapter 16.79 of the Menlo Park Municipal Code (Accessory Dwelling Units Ordinance) and replace it with a new Accessory Dwelling Units (ADU) Ordinance, which would modify the City's ADU regulations for consistency with state law and incorporate local objective standards allowed by state law, and remove vacation rental language, passed unanimously.

The City Council took a recess at 8:27 p.m.

The City Council reconvened at 8:36 p.m.

K. Regular Business

K1. Consider and approve the City of Menlo Park Anti-displacement Plan (Staff Report #26-089-CC)

Management Analyst I Arianna Milton made the presentation (Attachment).

- Angela Evans spoke in support of the Anti-displacement Plan (Plan) and the inclusion of the Menlo Spark's recommendations related to electrification.
- Jocelyn Anaya Galvan spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.
- Pam D. Jones spoke in support of the Plan, especially the rental registry.
- Brian Schmidt spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.
- Cade Cannedy spoke in support of the Plan.
- Adina Levin spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.
- June Shin spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.
- Miyko Harris-Parker spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.

The City Council received clarification on landlord funded tenant relocation, accurately building the rental registry, inclusion of ADUs within the rental registry, timeline for implementation of the strategies, Assembly Bill 1482 2030 sunset date impacts to city's just cause eviction protections, inclusion and considerations of single family residences and funding of the plan.

The City Council discussed Menlo Spark recommendations, annual review of the Plan by the City Council and Housing Commission, neighboring city anti-displacement ordinances, utilizing the Housing Endowment and Regional Trust (HEART) as an agent between the city and Menlo Park renters and prioritizing below market rate (BMR) rentals.

The City Council directed staff to prioritize, extend and expand just cause eviction ordinance beyond State law and:

- Increase relocation assistance from 1 month to 4 months; and
- Extend just cause protections beyond the State mandated expiration date of 2030; and
- Include single-family homes to be eligible for just cause eviction protections; and
- Require eviction notices to be submitted to the city; and
- Provide just cause protections starting from day one of tenancy; and

- Include an annual update of the Plan as an informational item to the City Council and Housing Commission.

ACTION: Motion and second (Schmidt/ Taylor), to approve the City of Menlo Park Anti-displacement Plan with the inclusion of:

- Promoting California law on rental maintenance; and
- Preventing electrification upgrades as “substantial remodel”; and
- Limiting electrification costs passed to tenants; and
- Including clean energy language to anti-harassment ordinance, passed unanimously.

K2. Consider and adopt a resolution establishing a Disruption of Remote Access During Public Open Meetings of City Council Policy (Staff Report #26-086-CC)

Assistant to the City Manager/ City Clerk Judi A. Herren made the presentation (Attachment).

The City Council received clarification on timing to reconvene a meeting after services are restored.

ACTION: Motion and second (Taylor/ Wise), to adopt a resolution establishing policy that will provide steps on how to address telephonic or internet service connection disruption during public open meetings of City Council, passed unanimously.

L. Informational Items

- L1. City Council agenda topics: June 2026 (Staff Report #26-090-CC)
- L2. Update on the City’s Urban Water Management 2025 Plan (Staff Report #26-084-CC)

M. City Manager Report

None.

N. City Councilmember Reports

City Councilmember Schmidt reported out on the HEART meeting.

Mayor Nash reported out on the Council of Cities meeting and the city’s Housing and Neighborhood Resources Fair.

O. Adjournment

Mayor Nash adjourned the meeting at 9:53 p.m.

Assistant to the City Manager/ City Clerk Judi Herren

These minutes were approved at the City Council meeting June 23, 2026.

FIXIN' San Mateo County

2025 Impact Report

Fixin' San Mateo County is a local grassroots organization working for accountability and transparency from our County Sheriff's Office.



Fixin' SMC and supporters at our 2025 Holiday Party at the Domini Hoskins Black History Museum and Learning Center

A Letter from Our Chair

Dear Friends and Supporters,

2025 tested San Mateo County in ways we never imagined. For ten long months, our community endured chaos, instability, and turmoil from the Sheriff's Office. We watched our beloved county—one of the most prosperous in California—plunge into national headlines for all the wrong reasons. Lawsuits stacked up. Employees were fired or silenced. Families were shaken. And nearly every morning, we woke up to another troubling news story that made us wonder: How did we get here? Who is protecting our community? Who is protecting our loved ones?

In that darkness, you, our supporters, kept us moving. And Fixin' San Mateo County refused to back down. We never lost sight of our mission: to secure true accountability through an independent civilian commission and an Inspector General. That fight is not over, but thanks to you, we made bold, undeniable progress.

But friends, as we step into 2026, our work is far from finished. The damage of the past year will not heal on its own. Real reform requires persistence, courage, and urgency—exactly what we intend to bring into the new year.

Our 2026 priorities demand immediate action:

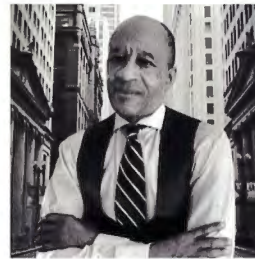
- Stopping deaths in jail. Every life matters. Every loss is a tragedy.
- Restoring full religious services for incarcerated people—an essential part of healing, humanity, and rehabilitation.
- Defending the absolute right to vote—every American, regardless of circumstance, deserves a voice.
- Ensuring incarcerated individuals regain the basic right to receive physical mail—a lifeline to family, hope, and second chances.
- Establishing an independent complaint process—because no one should ever be forced to file a complaint with the very agency they fear.

This is a defining moment for San Mateo County. Our momentum is real. Our coalition is growing. And with new leadership now in place at the Sheriff's Office—leadership we are actively partnering with—we finally have an opportunity to rebuild trust and restore public safety as the county's highest priority.

But we cannot do it without you.

Your voice, your support, and your commitment are the reasons for the change. Thank you for standing with us—especially when it was hardest.

With urgency, resolve, and deep gratitude,
Jim Lawrence, Board Chair, Fixin' San Mateo County



Board Chair Jim Lawrence



2025 Garden Party



2025 Juneteenth Celebration



2025 Fixin' on the Coast

FIXIN' 2025 Impact Report

San Mateo County

Impact

In 2025, together we accomplished:

Bringing the community together for a powerful forum on Measure A—the charter amendment that gave the Board of Supervisors the authority to remove a sheriff who fails the public. Ours was the only community forum that included participation by the County Attorney’s Office to clarify questions about the measure.

Persuading the Independent Civilian Advisory Commission (ICAC) to formally urge the Board of Supervisors to establish an Inspector General for the Sheriff’s Office—a major step toward true accountability.

Creating and leading the California Coalition for Sheriff Oversight (CCSO), helping advance six major oversight and reform bills that were passed and signed into law—protecting communities across the entire state.

Earning the Herby Dawkins Community Service Award from the NAACP San Mateo County Branch, for leadership during an extremely challenging period.

Becoming the trusted public voice—local and national media repeatedly turned to Fixin’ for clarity, truth, and a community-focused perspective when it mattered most.

2026 Goals and Focus

Looking ahead, we are committed to:

Establishing Inspector General: Advocate for the Board of Supervisors to establish a regular, ongoing Inspector General’s Office to take complaints, measure trends, investigate incidents, and make recommendations on policies and practices to improve safety.

Educating: Continue to reach out and educate the community including local leaders, organizations, and residents to create a unified vision for civilian engagement in community safety,

Collaborating with Sheriff’s Office Work with the Sheriff’s Office and union leadership to define and implement ongoing collaboration goals and objectives.

We could not do this work without your help.

Please donate today using this QR code



Or mail your check made out to Fixin’ San Mateo County:
 Fixin’ San Mateo County
 PO Box 358
 Redwood City, CA 94064

Balance Sheet as of December 31, 2025

ASSETS	
Current Assets	
Checking/Savings	
ActBlue	447.78
California Bank & Trust Ckg	16,811.89
Divvy.....	1,494.49
Total Checking/Savings	18,754.16
Total Current Assets	18,754.16
Other Assets	
Other Assets	457.36
Total Other Assets	457.36
TOTAL ASSETS.....	19,211.52
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets.....	17,203.82
Net Income	2,007.70
Total Equity	19,211.52
TOTAL LIABILITIES & EQUITY	19,211.52

Profit & Loss Statement

Income	
Direct Public Support	
Individual, Business Contributions	17,935.00
Total Direct Public Support	17,935.00
Total Income	17,935.00
Expense	
Bank Fees	398.40
Contract Services	
Accounting Fees	1,148.46
Outside Contract Services	7,200.00
Total Contract Services	8,348.46
Operations	
Books, Subscriptions, Reference	500.00
Postage, Mailing Service	744.39
Printing and Copying	859.08
Software	117.40
Supplies	164.50
Telephone, Telecommunications	935.90
Total Operations	3,321.27
Other Types of Expenses	
Insurance - Liability, D and O	3,162.00
Total Other Types of Expenses.....	3,162.00
Travel and Meetings	
Conference, Convention, Meeting	697.17
Total Travel and Meetings	697.17
Total Expense	15,927.30
Net Ordinary Income	2,007.70

Proclamation

GUN VIOLENCE AWARENESS DAY – JUNE 5, 2026

WHEREAS, every day 125 Americans are killed by gun violence and more than 200 are shot and wounded, with an average of nearly 47,000 gun homicides every year; and

WHEREAS, an estimated 4.6 million American children live in a home where at least one gun is kept loaded and unlocked; and

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15. To recognize her birthday in June, people across the United States have annually recognized the first Friday in June as National Gun Violence Awareness Day by wearing orange in tribute to Hadiya Pendleton and other victims of gun violence and the loved ones of these victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange. They chose this color because hunters wear orange to announce themselves to other hunters when out in the woods, and orange is a color that symbolizes the value of human life; and

WHEREAS, by wearing orange on June 5, 2026, Americans raise awareness about gun violence, honor the lives of gun violence victims and survivors, renew commitments to reduce gun violence, pledge to keep firearms out of the wrong hands and encourage responsible gun ownership; and

WHEREAS, gun violence touches every segment of our society and impacts people of all ages, increases the probability of death in incidents of domestic violence, raises the likelihood of fatality by those who intend to injure others and among those who attempt suicide, places children and young people at increased risk of physical harm and injury and disproportionately affects communities of color; and

WHEREAS, in our observance of Gun Violence Awareness Day, we honor those whose lives are cut short each year by gun violence, and the countless survivors whose lives are forever altered; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Betsy Nash, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate June 5, 2026 as Gun Violence Awareness Day in Menlo Park.




Betsy Nash, Mayor
May 19, 2026

Proclamation

PUBLIC WORKS WEEK, MAY 17 – 23, 2026

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and the well-being of the people of the City of Menlo Park; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector; and

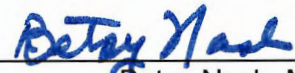
WHEREAS, public works professionals are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Menlo Park to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works in their respective communities; and

WHEREAS, this year's theme, "Rooted in Service, Powered by Community," celebrates the essential professionals who design, build and maintain the infrastructure that supports daily life; and

WHEREAS, many times, public works professionals will never meet those whose lives have been impacted because when things are going right, no one knows that public works is there. Yet, with or without acknowledgment, public works is ever present, working in the background to advance quality of life for all; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Betsy Nash, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate May 17 – 23, 2026 as Public Works Week in Menlo Park.


Betsy Nash, Mayor
May 19, 2026



Proclamation

NATIONAL WATER SAFETY MONTH – MAY 2026

WHEREAS, National Water Safety Month takes place annually each May, and is proclaimed as a joint effort of the American Red Cross, the National Drowning & Prevention Alliance, the National Recreation & Parks Association, the World Waterpark Association and the Pool & Hot Tub Alliance; and

WHEREAS, this observance recognizes the popularity of swimming and other water-related recreational activities in the United States and the resulting need for ongoing public education on safer water practices, including swim lessons, the buddy system, adult supervision, following the posted rules and always being water aware; and

WHEREAS, every year in the United States there are over 4,000 unintentional drowning deaths. More children aged one to four years old die from drowning than any other cause of death and drowning is the second leading cause of unintentional injury death for children aged five to fourteen; and

WHEREAS, certified lifeguards play an essential role in drowning prevention and response, staying alert, vigilant and attentive so that others can have fun in the water; and

WHEREAS, there are things that all of us can do to help prevent drowning, such as learning how to swim, learning CPR, supervising children near the water, avoiding alcohol when around water and using safety equipment such as lifejackets when needed; and

WHEREAS, discussing water safety and learning water safety skills are key activities in preventing drowning deaths and maintaining safe recreational use of pools, water parks, beaches and lakes for people of all ages, backgrounds and abilities; and

NOW, THEREFORE, BE IT PROCLAIMED, that I, Betsy Nash, Mayor of the City of Menlo Park, on behalf of the City Council and City, do hereby proclaim and celebrate May 2026 as National Water Safety Month in Menlo Park.



Betsy Nash

Betsy Nash, Mayor
May 19, 2026

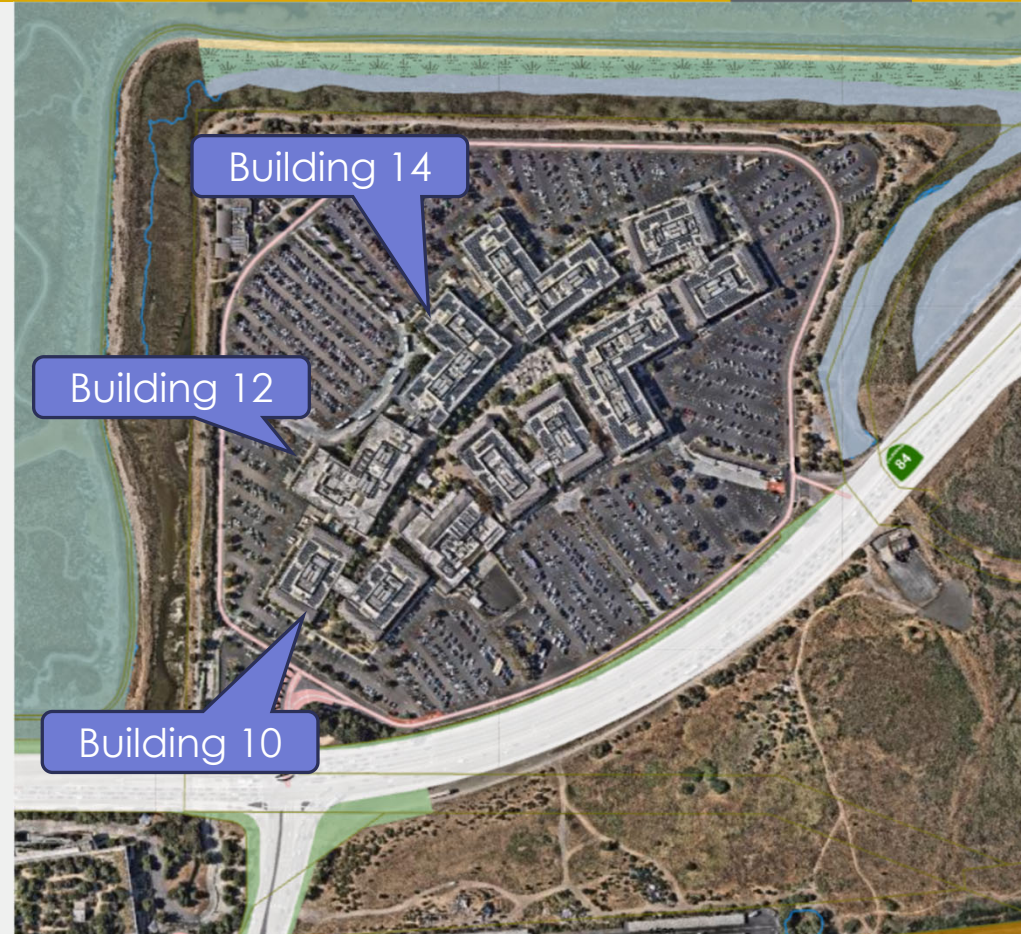


1 Hacker Way conditional development permit amendments

Chris Turner, Senior Planner

Proposed project

- Amend Meta's Classic Campus CDP
 - Increase height to 62 feet to accommodate a new atrium
 - Remove conditions that have been completed
 - Correct typos relating to height of buildings 12 and 14
 - Update to current address (1 Hacker Way)





Proposed project (cont.)

- Major modification (City Manager action)
 - Construct new lobby atrium
 - New visitor lobby entrance canopy at Building 10
 - Small addition to Building 10
 - Net reduction in square footage





Recommendation

- Staff and the Planning Commission recommend the City Council approve the CDP amendments



ADU Ordinance update

Matt Pruter, Associate Planner



Purpose

- Introduce and waive the first reading of an ordinance to repeal and replace Chapter 16.79 of the Menlo Park Municipal Code (Accessory Dwelling Units Ordinance)
 - ADU Ordinance update to comply with State law and establish local objective standards for applicable ADUs
 - Housing Element implementation
 - Program H2.D: ADU Amnesty Program
 - Program H3.I: Accessible ADUs
 - Program H4.F: Modify ADU Development Standards and Permit Process
 - Program H7.A: Create Objective Residential Design Standards





State ADUs and Local ADUs Overview

■ State ADUs (GC §66323)

- Limited regulations
- Types of ADUs
 - Detached ADUs up to 800 sq. ft.
 - Conversion/internal ADUs
 - JADUs
- Single-family: Up to 3 units
- Multi-family:
 - Internal ADUs: at least 1 and up to 25% of on-site units
 - Detached ADUs
 - Existing bldg: Up to 8 units
 - New bldg: Up to 2 units

■ Local ADUs (GC §66314)

- Local objective standards
- Types of ADUs
 - Attached ADUs
 - Detached ADUs exceeding 800 sq. ft.
- Single-family: 1 unit max
- Multi-family: 1 unit max



Planning Commission recommendation

- Recommended City Council adopt the ordinance with modifications, 4-2, with one commissioner absent (April 13)
 - Eliminate parking minimums for all ADUs
 - Allow ADU to exceed the total FAL/FAR by up to 800 sq. ft. for initial construction and subsequent modifications
- Planning Commission also recommended that the City Council direct staff to evaluate ADU subdivisions as a separate future effort





State ADU regulations

- Maximum sq. ft.
 - New detached ADU: 800 sq. ft.
 - Conversion/internal ADU: > 50% of existing primary dwelling
 - Subject to maximum FAL/FAR
 - JADU: 500 sq. ft.
- Front setback: must allow for 800 sq. ft. ADU
- Side/rear setback: 4 ft.
- Height (Detached ADUs)
 - Single-family: 16 ft.
 - Single-family: 18 ft. if within ½ mile of major transit stop, and up to 20 ft. to match primary residence roof pitch
 - Multi-family: 18 ft.
- Parking: none





Proposed Local ADU regulations

- **Setbacks:**
 - Front: must allow for 800 sq. ft. ADU
 - Side/rear setback: 4 ft.
- **Height:**
 - Detached: same as State ADUs
 - Attached: 25 ft. or zoning district height limit, whichever is lower
- **Daylight plane and building profile, when applicable**
- **Interior access:**
 - Two independent locking doors
 - California Building Standards Code
- **Covered porch: 20% of livable space**
- **Exterior lighting: shielded and downlit**
- **Parking: none**





Proposed Local ADUs regulations (continued)

- Square footage:
 - Attached ADU: < 50% of existing primary dwelling
 - All Local ADUs: 850 sq. ft. for up to one bedroom and 1,000 sq. ft. for more than one bedroom,
 - Additional 100 sq. ft. if ADU is an accessible unit
 - May exceed the FAL or FAR by up to 800 sq. ft. (900 sq. ft. for accessible unit)
 - Guaranteed allowance:
 - One ADU may exceed the total FAL/FAR by up to 800 sq. ft. for initial construction and subsequent modifications





Staff Recommendation

- Waive the first reading of an ordinance to repeal Chapter 16.79 of the Menlo Park Municipal Code (Accessory Dwelling Units Ordinance) and replace it with the new ADU Ordinance
- Authorize staff to complete non-substantive corrections prior to HCD submission





Next steps

- City Council first reading tonight (May 19)
- HCD review
 - Staff to submit following introduction of ordinance
- June 9, 2026 City Council second reading (tentative)
- Ordinance effective 30 days from adoption
 - July 9, 2026





Thank you



Anti-displacement Plan Presentation

Arianna Milton, Management Analyst



Agenda

- Purpose
 - Approve the City of Menlo Park Anti-displacement Plan
- Overview
 - Plan origins
 - Progress
 - City Anti-displacement efforts
 - Plan framework/methodology
 - Recommendations
 - Next steps



What is displacement?

- 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

- 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



Progress Timeline

- 2024:
 - November – Held two community events
- 2025:
 - April – City-wide survey
 - July-August – Interviews with experts and community stakeholders
 - September – Housing Commission and City Council feedback
- 2026
 - April Planning Commission presentation
 - May Housing Commission meeting



City anti-displacement efforts

- Tenant relocation assistance
- 12-month lease requirement
- Affordable housing production
- Housing assistance program
- Housing preservation program



Anti-displacement Plan Framework

- 23 community suggested strategies reviewed

- Divided by the 4 “P’s”
 - Production
 - Preservation
 - Protection
 - Prosperity



Methodology

- Three-prong approach
 - Community Feedback
 - Interviews
 - Research

- Other factors
 - Benefit
 - Cost
 - Time



Recommended strategies

1. Rental assistance program
2. Establish legal assistance program
3. Extend just cause eviction protection
4. Implement anti-harassment ordinance
5. Expand home preservation program
6. Create a rent registry
7. Develop workforce program



Recommended strategies

1. Rental assistance program

- Provide tenants with emergency assistance may help prevent eviction before they begin or resolve a current eviction
- \$250,000 Metropolitan Transportation Commission Transit Oriented Communities (MTC TOC) grant

2. Establish legal assistance program

- Research shows that even a small amount of legal education or counseling has shown tenants have a higher rate of success in challenging their evictions
- MTC TOC grant

3. Extend just cause eviction protections beyond AB 1482 protections

- Just cause is a legally recognized reason to evict a resident



Recommended strategies (cont.)

4. Implement anti-harassment ordinance
 - Lessens potentially abusive behavior or intimidation from landlords to force tenants to vacate unit

5. Expand home preservation program
 - "Prioritize" multi-family unit preservation projects in City's NOFA

6. Create a rent registry
 - Create a database of rental properties in the City

7. Create workforce development program
 - Provide financial independence



Staff Recommendation

- Feedback
 - Planning Commission
 - Housing Commission included considerations from *Menlo Spark*:
 - Promote CA law on rental maintenance
 - Prevent electrification upgrades as “substantial remodel”
 - Limit electrification costs passed to tenants
 - Clean energy language to anti-harassment ordinance

- Approve the City of Menlo Park Anti-displacement Plan



Next steps

- Rental Assistance Program implementation – anticipated Fall 2026
- Legal Assistance Program implementation – anticipated Fall 2026