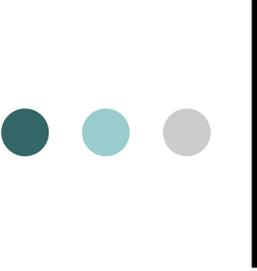




City Council Meeting

Menlo Gateway (Bohannon Hotel-Office)

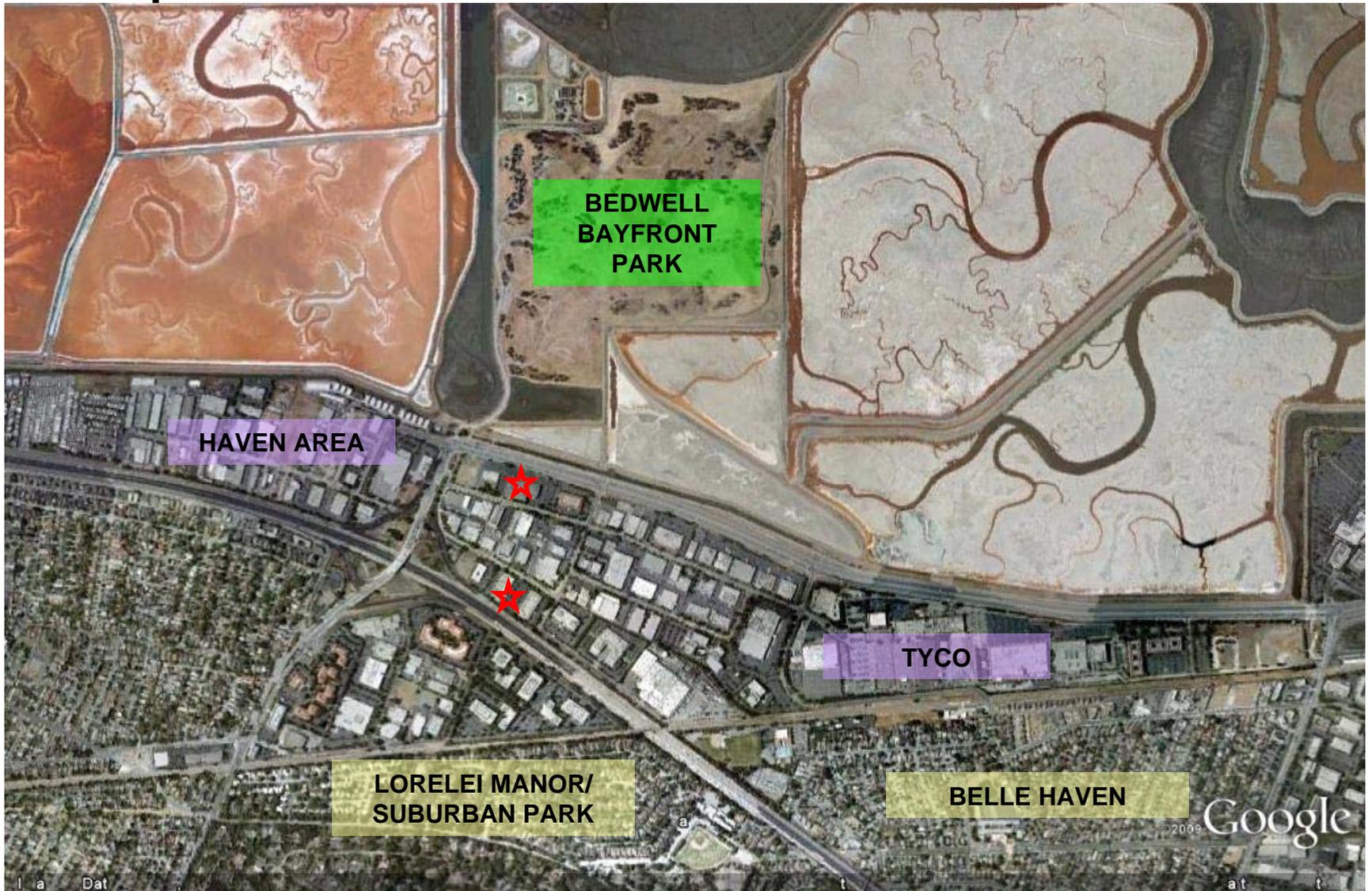
Staff Presentation
June 15, 2010



Presentation Overview

- Provide updates since the May 25 Council meeting
- Summarize policy decision and necessary actions

Context



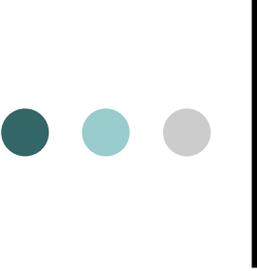
Area Plan



Constitution Site

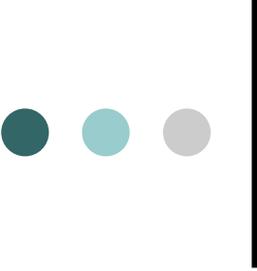
Independence Site





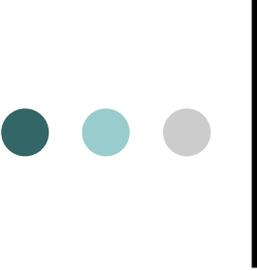
May 25 Council Direction

- Revenue Sharing
- **Ballot Measure Option**
- Additional 1% TOT for TDM or GHG Reductions
- Fire Impact Fee
- Bedwell Bayfront Park
- Wet Labs and Water Use
- City Manager Report and Consultation
- School District Boundaries
- **Landscape Plans**



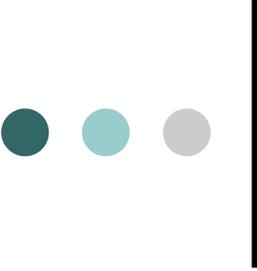
Additional Updates and Revisions in Staff Report

- Update Findings and Actions for Project Approvals
- Update of Project Benefits in CEQA Findings
- Conditional Development Permit Recordation
- Postal Service Drop
- Heritage Trees (Chrysler and Marsh)



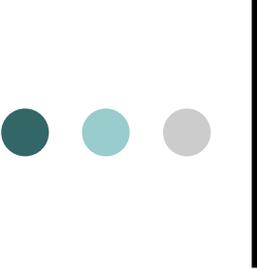
Ballot Measure Option

- Council directed staff to prepare documentation to place project on ballot in November 2010 as an option
- Option involves placing the General Plan Amendment (Text and Map) on ballot (Attachment F)
- Ordinances would need to be contingent upon voter approval of General Plan Amendment



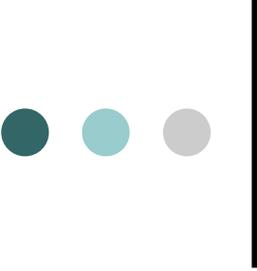
Ballot Measure Option: Additional Information

- Marginal Cost Estimates
 - November 2010 General Election = \$9,750 to \$11,000
 - November 2011 General Election = \$65,850
 - Stand-alone Election in 2011 = \$122,300 to \$159,920
- Timing of Potential Referendum
 - Signatures would need to be submitted within 30 days of adoption of Ordinances
 - County estimates 1 week turnaround to verify signatures with expedited processing
 - Council would need to act before August 6, 2010 to place referendum on the November 2, 2010 ballot



Landscape Plans

- Council directed staff to re-evaluate proposed plantings
- Condition of approval 8.15 was modified to reference the Don Edwards San Francisco Bay National Wildlife Refuge

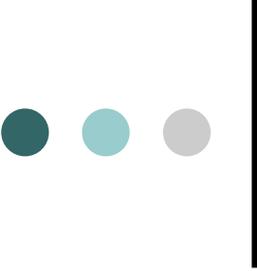


Landscape Plans: Additional Changes

- Applicant agreed to further landscaping enhancements off-site
- Changes are reflected in new Development Agreement section 5.3
- Condition of approval 8.15 revised to reference coordination with off-site landscaping

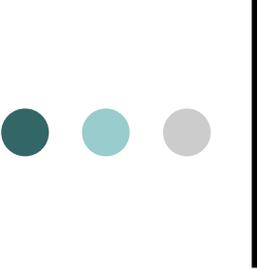
Off-Site Landscaping





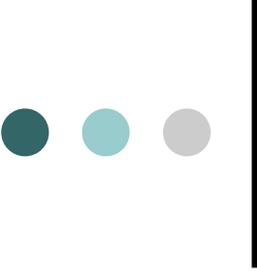
Additional Updates Since Staff Report

- Correspondence to CCIN
 - Jack O'Malley, received June 11, 2010
 - Joseph Guess, received June 13, 2010
 - Linda Guess, received June 13, 2010
 - Vince Bressler, received June 14, 2010
 - Pat White, received June 15, 2010
 - Charlie Bourne, received June 15, 2010
 - Elias Blawie, received June 15, 2010
 - Chuck Bernstein, received June 15, 2010
- Revisions to Conditions of Approval in CDP
 - Revised 8.1 to update the date and number of pages in the project plans
 - Revised 8.25, 8.26, and 8.77 to reflect the updated numbering of the Development Agreement with insertion of new 5.3



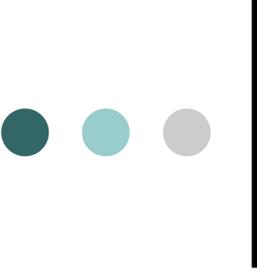
Council Policy Decision

- Should the Council amend the General Plan and Zoning Ordinance to allow the proposed project?
- On balance, do the benefits outweigh the impacts?



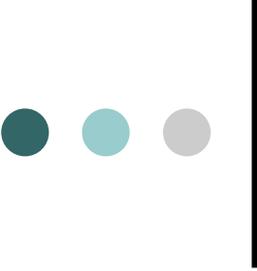
Draft Findings and Actions

- Attachment A of the Staff Report
- Necessary Actions
 - Environmental Impact Report (EIR) Certification
 - General Plan Text Amendment
 - General Plan Map Amendment
 - Zoning Ordinance Amendment
 - Rezoning
 - Development Agreement
 - Conditional Development Permit
 - Tentative Parcel Map
 - BMR Housing Agreement
 - Heritage Tree Removal Permits



Action Items: Step 1 Tonight

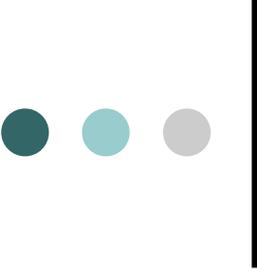
- EIR Certification
- General Plan Amendment Resolution
- Ordinances (introduction/1st reading)
 - Zoning Ordinance Amendment
 - Rezoning
 - Development Agreement
- Miscellaneous Actions
 - Conditional Development Permit
 - Tentative Parcel Maps
 - BMR Agreement
 - Heritage Tree Removal Permits



Action Items: Step 2 on 6/22

- **Consent Calendar Item to Finalize Action**

- Adoption (2nd reading) of Ordinances for
 - Zoning Ordinance Amendment
 - Rezoning
 - Development Agreement
- Adoption of Resolution Placing General Plan Amendment on Ballot (if applicable)



Remainder of Agenda Item

- Applicant remarks
- Public comment on new information presented since the May 25 Meeting
- Council questions of staff and applicant
- Council discussion
- Council action