

From: [Lisa Costa Sanders](#)
To: [Anthony Suber](#)
Cc: [George Rodericks](#)
Subject: Fw: Menlo College Dorm
Date: Tuesday, June 16, 2020 2:04:42 PM

From: Jeff Hiller [REDACTED]
Sent: Tuesday, June 16, 2020 1:23 PM
To: Lisa Costa Sanders <lcostasanders@ci.atherton.ca.us>
Subject: Menlo College Dorm

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Lisa:

Following to be distributed...

Before you is a proposal that changes the basic school parameters that have long been established, including a cap on student enrollment. We can obviously debate the necessity to increase the on campus student population during these trying times, but creating an encompassing package that meets the needs of the school and the community should be at the forefront of your consideration.

Having lived in the community and seen all the original schools grow to the size they have and the encroachment that has been permitted, at some point, the Town has to be responsible to its citizens.

Have you travelled the streets during the morning and afternoon hours? Have you seen the daily parking along Park Lane? The illegal parking along Alejandra? Frankly, it's a colossal mess.

In consideration of placing a new structure on the College campus, please take the time to commit to limiting further growth at the schools and attempt to create a less burdened system for the residents of Atherton.

The College is a bit different from the schools as the students do live on campus. Your approval of the project should include your consideration of the ingress and egress for deliveries to the Commons, maintenance and staff access on Alejandra, the access by students and their vehicles to

Alejandra and access to the playing fields. The College needs to redesign the entry point of the campus limited to El Camino.

Again, please witness for yourself the Alejandra activity. Alejandra becomes a drag strip when students are late for school. Trucks use Brittany Meadows to as a staging point to back down the driveway on campus as there is no way to turn around when making deliveries to the Cafeteria. Students loiter on the streets smoking cannabis and activity on the fields does not meet the CUP requirements. It really is an unfortunate situation.

Approving the construction of a new dorm serves only to exacerbate an already unfortunate problem.

The community hopes you consider a cap on student enrollment and access redesign, with neighborhood approval, before making a decision with certain consequences as outlined above.

We appreciate your time.

Regards,

Jeff Hiller

Menlo college dorm

Mike Kerns [REDACTED]

Tue 6/16/2020 4:26 PM

To: Lisa Costa Sanders <lcostasanders@ci.atherton.ca.us>

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Lisa,

My name is mike kerns and my family and I live at 2 Brittany meadows.

We have lived here for over three years. We have a young family, and can't imagine living somewhere else in foreseeable future.

I write to ask that the Town of Atherton work limit the impact of the growth of Menlo College as exemplified by the new dorm.

The dorms currently regularly have noise issues, the street of Alejandra is incredibly busy in the mornings and afternoons, and we often have college kids walking/smoking, and parking on Brittany Meadows.

Given, We live closest to the college dorms we are most aware of current crowding, and worry about more students. This could be exacerbated With more living on campus.

We would ask that you consider a cap on student enrollment, and a new entrance way only permitted on el Camino to reduce car and foot traffic on Alejandra and Brittany meadows.

Thanks for your consideration.

Mike and Fiona kerns.

From: [Lisa Costa Sanders](#)
To: [Anthony Suber](#)
Subject: Fw: Student Body Caps Menlo + Cartan Status
Date: Tuesday, June 16, 2020 7:55:46 AM

From: Paul Getty <[REDACTED]>
Sent: Monday, June 15, 2020 6:15 PM
To: Lisa Costa Sanders <lcostasanders@ci.atherton.ca.us>
Subject: Student Body Caps Menlo + Cartan Status

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hi Lisa,

Questions that we would like answered at week's webinar hearing:

1. How do we establish student body caps at Menlo?
 - Does the city agree that it is unacceptable to allow Menlo to increase the size of the student body without limits? How will city officials establish acceptable limits consistent with balancing school and neighborhood interests?

Related to possible increased utilization of Cartan Field due to expanded student body as a result of the new dorm:

2. What structures and infrastructure has been added to Cartan field over the past two years? It appears that new structures have been added. If so, have these been added in conformance to the CUP and city regulations? If they have been added without proper approvals, what can done to remove them?
3. The schools have added screening on fences along Alejandra that block the ability of neighbors, police, and passers-by to see what is on the field. Is this permissible? Will the city enforce the right of neighbors to monitor the installation of new structures and infrastructure and ongoing activities on Cartan Field? Do city ordinances allow for the monitoring of possibly CUP violations by neighbors? We view the screens to be unsightly and an intrusion on neighbors' rights to monitor possible CUP violations by the schools and local building ordinances.

Paul Getty

Richard Thesing <[REDACTED]>
Tue 6/16/2020 2:23 PM

Lisa--I join in Jeff Hiller's comments.

I reside at 64 Alejandra, directly across the street from the soccer field. I have lived here since 1990. I obviously expected the field to be used at the time we built our house. However, the use of the field has geometrically expanded with resultant noise and disruption. Traffic on Alejandra has also geometrically increased. College students create an unsafe situation when they speed down the street. This geometric increase in the use of the field and traffic is due to the increase in enrollment.

I am concerned about the increased density that will be caused by the new Menlo College dormitory. I am also concerned that there is no cap on enrollment.

I do not understand why the College does not have a cap on enrollment, while the School and Sacred Heart do you have a cap. It appears as though the College has the most density, without the addition of the dormitory, and needs a cap. I urge the Town to consider an enrollment cap for the College to protect the character of the neighborhood.

June 16, 2020

VIA EMAIL (council@ci.atherton.ca.us)

Hon. Rick DeGolia, Mayor
and Members of the Town Council
Town of Atherton
150 Watkins Ave.
Atherton, CA 94027

Dear Mayor DeGolia and Members of the Town Council,

Thank you for this opportunity to address the CUP for the proposed new residence hall at Menlo College. I have been asked to represent myself as well as the King family who reside at 69 Alejandra.

I have lived at 1 Brittany Meadows since 1993. At that time there was no Middle School and the High School was much smaller. There was no artificial turf and minimal women's sports.

Since that time there has been explosive growth in field use (7 days a week), more games and the addition of sounds and loudspeakers on Wunderlich field. The speakers are only a few feet from the King's property line and diminish their enjoyment of their property as well as mine.

The traffic on Alejandra has grown significantly as well. There are many hours of the day the congestion particularly at Alejandra and El Camino is so bad that during certain times of the day neighbors have to avoid driving east towards El Camino. The absence of a traffic light there makes it impossible to turn either right or left safely during these hours when cars are backed up onto Alejandra. This little intersection was never intended to handle so much traffic.

In my opinion the addition of so many full-time students living on such a small campus will add more traffic and noise in a residential area. It could also lead to more underage drinking on campus and more loud nighttime dorm parties making it difficult for the immediate residents to sleep. Already an issue, I envision even more early morning loud truck deliveries on the access road to the cafeteria as well as a possible increase in garbage trucks.

I would note that I was invited to meet with Menlo College's President, Steven Weiner, to discuss my concerns about the proposed new dorm. I shared my concerns and offered what I thought were some relatively easy initial mitigations. I asked that underage drinking on campus be banned as it currently is at most colleges. I asked that rental of the sports fields (which is every day in the summer with the exception of a few Sundays) be disallowed on Memorial Day and July 4th. I asked that sports games on Wunderlich Field that require the use of loud speakers be moved to Cartan Field because currently they are within just a few feet of the King residence.

It would seem that a school within a residential neighborhood would show good will and attempt to create a peaceful and cooperative relationship with the neighbors. The answer from Mr. Weiner was that none of these requests would be considered. I ask that the Council impose all of these reasonable requests as conditions on the CUP.

Additionally, it is very important that an enrollment cap be imposed as a condition to this approval. Adding to the current student body numbers would further overwhelm an already impacted and overused site. There has already been precedent with capping the numbers of students allowed at Menlo School and Sacred Heart. I am asking the City Council to please consider capping the student body of Menlo College at its current enrollment of 875 students.

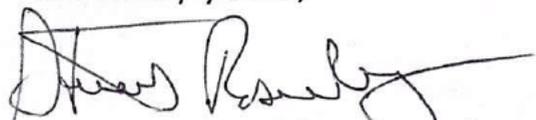
Hon. Rick DeGolia, Mayor
and Members of the Town Council
June 16, 2020
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Without a cap, the proposal would not validly be exempt from the California Environmental Quality Act because the traffic, noise, and other impacts associated with the project would not have been studied. The staff report says the project would not increase enrollment, but there is absolutely nothing in the proposed conditions ensuring that this will be the case.

I also believe that a cap is warranted because the project in its current form does not comply with the Density Bonus Law. Specifically, there are 17 additional units that are not authorized under the Density Bonus Law. This implicates the legitimacy of the height waiver being sought for the project.

Thank you for your consideration of my views on this important matter. Please do not hesitate to contact me at [REDACTED] [REDACTED] with any questions regarding this correspondence.

Sincerely yours,



Stuart and Debbie Rosenberg

[REDACTED]

cc (via email):

Mickey King
Lisa Costa Sanders
George Rodericks
Steven Weiner
Matt Francois, Esq., Rutan & Tucker, LLP

From: [Stuart Rosenberg](#)
To: [Lisa Costa Sanders](#); [Paul Getty](#); [Jeff Hiller](#); [Anthony Suber](#)
Subject: Please submit
Date: Wednesday, June 17, 2020 1:36:08 PM
Attachments: [Menlo College Ceqa exemption report pg 8-9.pdf](#)

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Lisa or Anthony- Please submit to the city council this Class 32 Ceqa exemption report pages 8 and 9. The foot print is 96 so with 20% low income housing they are entitled to a 35% density bonus which provides 130 rooms , The college is asking for 147 rooms or a 50% density bonus. Are they entitled to this?. Does this negate the CEQA exemption which I believe was only given for a 35% bonus?. Please share with the city council this email and pages 8 and 9 of the report prior to tonights meeting so they may review ahead of time.

--

Stuart Rosenberg

highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) *Hazardous Waste Sites.* A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) *Historical Resources.* A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The following analysis also presents substantial evidence that there are no exceptions that apply to the Project or its site, that the Project would not have a significant effect on the environment, and that the Class 32 exemption remains applicable.

CEQA Exemption Checklist

The following analysis provides substantial evidence to support a conclusion that the Project qualifies for an exemption under CEQA Guidelines Section 15332 as a Class 32 urban infill development.

Exemption Criterion §15332(a): General Plan & Zoning Consistency

Yes No

 The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

General Plan and Zoning

The proposed residence hall is located on lands designated for public, quasi-public, and educational uses under the Town of Atherton's General Plan. The Project is consistent with this general plan designation, which allows for schools and requires CUPs for new buildings on school campuses consistent with the school's master plan. The Project is consistent with the Menlo College Master Plan Update (July 2019), which includes a goal to develop "new or significantly improved residence hall(s)."

The Project is also consistent with Town zoning designations and regulations. Menlo College is located in the Public Facilities and Schools (PFS) District, which allows for the development of public and private schools, as well as the development of residential uses associated with the primary nonresidential use on the same property (§ 17.36.020). The Project is consistent with PFS District permitted uses.

Under the Public Facilities and Schools (PFS) zoning, there are no Floor Area Ratio or density standards. However, there is a height limit of 34 feet. At 34 feet, the height of the proposed residence hall would be limited to two stories, which would allow the construction of approximately 96 units of student housing in the proposed location. The Project proposes to provide 20% of the proposed "base case" student living units to lower income students as defined in Government Code section 65915(b)(1)(F) and, as such, would qualify as a state density bonus project. Under the state density bonus law, student housing projects that provide 20% of the units allowed under the zoning to lower income students qualify for a 35% density bonus under section 65915(e)(3)(C). Density bonus projects are also entitled to a waiver of development standards that would physically preclude construction of the project at the densities permitted under state law per section 65915(e)(1).

Because it is a density bonus project, the Project is entitled to 35% more units than could otherwise be built under the applicable zoning, which allows the construction of a total of 131 student living units. (96 x 0.35 = 34 units.) To accommodate the 130 units in the proposed location, the residence hall must be three stories (43 feet in height) and cannot physically "fit" in the proposed location with the height limit

of 34 feet. It is therefore entitled to a waiver of the 34-foot height requirement under Government Code section 65915(e). The applicant is proposing a full third floor to accommodate additional students, which would include an additional 17 units for a total of 147 units (45 units on the first floor, 51 units on the second floor and 51 units on the third floor.) As the Town does not have floor area or density limitations, and the only waiver requested is height, the additional 17 units may be permitted at this location.

Given the facts above, the Project adheres to the criteria of CEQA Guidelines §15332(a) as being consistent with the General Plan and applicable zoning regulations for the site.

Criterion §15332(b): Project Location, Size & Context

Yes No

- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses

The Project is located within the incorporated limits of the Town of Atherton and would disturb approximately 1.3 acres within the Menlo College campus. The Project site is within the Menlo College campus, surrounded by Menlo Campus development, which is itself surrounded by developed urban land uses and/or paved public streets within Atherton and Menlo Park (see **Figure 2**). The Project adheres to the criteria of CEQA Guidelines §15332(b) as a site of no more than five acres substantially surrounded by urban uses.

Criterion §15332(c): Endangered, Rare or Threatened Species

Yes No

- The project site has no value as habitat for endangered, rare or threatened species.

The Project site is in a courtyard area surrounded by existing Menlo College residence halls and consists of paving, managed landscaping, and a small pool and is under active use. Construction of the Project would involve removal of 29 trees but none of those trees would qualify as Heritage Trees under the Town's municipal code. As noted previously, the site is surrounded by urban uses and roadways. As an urban site under active use, the Project site is highly unlikely to support any species identified as a candidate, sensitive or special status species.¹ The Project site has no value as habitat for endangered, rare or threatened species and impacts would be *less than significant*. Therefore, the Project is consistent with Section 15332(c).

Criterion §15332(d): Transportation

Yes No

- Approval of the project would not result in any significant effects relating to traffic.

¹ Town of Atherton, April 2019. Initial Study/Mitigated Negative Declaration for the 2019 General Plan Update, p.13.