

The Oak Leaf

October 2017

Annual Meeting

The MODA Board members invite all the neighbors, both new and old to join us at the Peninsula School Auditorium for the MODA Annual meeting.

This is the time to bring up any issues you think the Board should consider or to comment on our neighborhood. We have invited the San Mateo County Planning and Building Director, Steve Monowitz to speak to the recent changes in zoning regulations and upcoming ordinance changes to subdivisions and tree regulations. See agenda below.

We will be electing one or two new members to our Board. If you are interest in being on the MODA Board or would like to nominate someone and cannot make the meeting, please contact Remona Murray-Collyer (327-2806 or treasurer@menlo-oaks.org) or any other Board member.

Refreshments will be beverages and hors d' oeuvres. Please bring wine, beer, soda, cheese, crackers, cookies and such to share.

Meeting Agenda Items:

- Vote for New Board Members
- Update on MAHS Construction
- Parents for Safe Routes
- Treasurer Report
- MODA Successes for 2017
- Limited Parking on Menlo Oaks Dr
- Willow Road Construction
- Zoning & Ordinance Changes

Ministerial Process

A recent San Mateo County press release published this September (<http://planning.smcgov.org/press-release/second-unit-ordinance-update> see insert) caused some confusion. The California Government mandated changes to the country "Chapter 22.5 Second Units" zoning regulation, which the county approved in January, 2017. The changes to the second unit regulation include: minor changes that reduce maximum square footage, parking and setback requirements.

The significant change to the Ordinance (<http://planning.smcgov.org/sites/planning.smcgov.org/files/press-release/files/Chapter%2022%205%20%28Second%20Units%29.pdf>) is known as the "ministerial process", defined as: without public notice, public hearing, or discretionary review by neighbors, when no variance is required. The change removed the 1984 discretionary approvals and public comment periods from the permitting process.

The MODA Board has asked Director Steve Monowitz from Planning and Building and Board of Supervisor Don Horsley to join us at the annual meeting to discuss what building and planning permits fall under the "ministerial process". We have requested clarification on whether ministerial process will impact the review of permit applications for subdivision, grading, tree removal and other possible permits.

Specific Building Regulations based on location and lot sizes for Menlo Oaks District can be found in Chapter 20 of the newly published version of the San Mateo County Zoning Regulations in November 2016, see: <http://planning.smcgov.org/sites/planning.smcgov.org/files/ZoneRegs-Nov2016.pdf> and have not changed. In Chapter 22, Article 1, Section 6400 on page 517 explains the uses the county has set for general provisions and exceptions to our Residential "R" District. Please note: "The short term rental of rooms, for a period less than 30 consecutive days, and bed and breakfast

Calendar

Annual Meeting Nov 5

ins are not allowed in "R" Districts outside the Coastal Zone".

If you suspect a violation of the [Zoning Regulations](#), please identify the section of code that has been violated and complete the Code Violation Complaint Form <http://planning.smcgov.org/sites/planning.smcgov.org/files/documents/files/Code%20Violation%20Complaint%20Form.pdf>. A completed complaint form can be emailed to codecomplaint@smcgov.org or mailed to the attention of the Code Compliance Section, at address on form. A submitted complaint will result in the opening of a "VIO" violation or "SWN" stop work notice case. To reach a Code Compliance Officer, please call 650-363-4825 and leave a message or visit the planning and building department office. Our office hours are Monday-Friday, 7:30am-5pm

In This Issue

Annual Meeting	1
Ministerial Process	1
MOTA	2
CCM	2
Bulletin Board	2
M-AHS	3
Contacts	3
Halloween	3
Directory	4
SMC Press Release	ins.

Neighborhood News

We Live In Menlo Oaks; So, Plant An Oak Tree This Year

This is something we can all do to enhance our neighborhood and increase property values.

Walk through Menlo Oaks.

Look up, and you will see lots of blue sky—created by large holes in our tree canopy. While a few of the original neighborhood trees have been removed because they were sick or suffered damage during the drought, others were removed by developers or homeowners building new homes or remodeling older ones. <http://menlooaks-mota.org/> works with developers and home owners to see if healthy old-growth trees can be part of development plans as they add value to homes and provide many benefits to home owners and the community.

It pays to care for trees.

Trees provide benefits that far exceed the costs of planting and care over their lifetime. Environmental, economic and aesthetic benefits—such as shade and energy savings, storm water runoff reduction, cleaner air, and higher property values—add value consistently many times greater than tree care costs.

How often should I have an arborist look at my trees?

If you have large oaks or other older trees on your property, you should have an arborist evaluate your trees and prepare a tree care plan for each. Since many of us are on a budget, prioritize your tree care with the arborist. If you have 4 trees, take care of 2 of them each year. Trim them and feed them, but keep standing water away from oak tree roots. Also, remove any rocks or boulders pressing against tree trunks or tree roots. <http://menlooaks-mota.org/resources/arborists/>

Please consider planting one oak this year?

2

If you are planning to plant trees, or are replacing a tree, please consider planting oaks. These California natives are best suited for Menlo Oaks. They are natives here. They don't need lots of water after they are established; they are drought resistant. Planting a 24" box oak now or nurturing a few oak seedlings (that dropped from your oak) in a planter that could be transplanted in a year or two could greatly enhance Menlo Oaks. You see, because very few replacement oaks were planted in previous years, we don't have many middle-age trees—just the older trees and a few youngsters. It could take 10-20 years for a 24" box oak to reach a size to provide lots of shade, but planting them now helps all of us in the neighborhood, and it helps replace the many oaks we've lost. They will enhance your property for years to come. Just be sure to purchase your oak from a reputable nursery so that it's not root-bound or carrying diseases in the root ball.

Community Crisis Management

Introducing Menlo Fire's new organization Community Crisis Management (CCM), formally know as Community Emergency Response Teams (CERT) who want to help you Get Ready! Documentation is available via the weblink <https://sites.google.com/a/menlofirecert.com/cert/preparedness> under the folder at the bottom of the page. Interested in taking a class? Learn more at MODA annual meeting.

CCM is also developing a plan for neighborhoods to determine Menlo Fire District Emergency Assembly Points (EAP), pre-designated/identified meeting points where district CERTs are to report following a major disaster. MODA had designated only one EAP in the driveway at 500 Menlo Oaks some 25 years ago to be our neighborhood meeting location for residents to "check-in" and share information after a disaster. CCM is working with Menlo Fire to identify locations and install signs that would mark EAPs in its District to provide spots where mini command post

can be set up. Please contact Remona Murray, treasurer@menlo-oaks.org our Area Coordinator for District 30 if you have any questions about Disaster Preparedness plans or training for Menlo Oaks District.

CCM holds quarterly free CERT training classes and four drills a year to sharpen the skills and organization of volunteer CERT teams. Contact Michael Ralston, mralston@menlofire.org, 650-688-8400 for general questions, suggestions, or concerns regarding Menlo Fire District - Community Crisis Management or visit <https://sites.google.com/a/menlofirecert.com/cert/training/basic> for more information.

New Bulletin Board

moda-l@employees.org is moving

The new address will be

moda-list@menlo-oaks.org

If you are currently on the old bulletin board, you will be moved to the new one. When I move everyone over you will get an email that starts with:

Your address "<YOUR EMAIL ADDRESS>" has been invited to join the Moda-list mailing list at menlo-oaks.org by the Moda-list mailing list owner, the Menlo Oaks District Association. You may accept the invitation by simply replying to this message, keeping the Subject: header intact.

To post questions to the board, just email (from the address being used above) to moda-list@menlo-oaks.org

If you would like to join or be removed, please contact either the MODA Treasurer (treasurer@menlo-oaks.org) or WebMaster (webmaster@menlo-oaks.org).

Neighborhood News

The SERENADERS

One afternoon on the grounds of Peninsula School in the heart of our lovely neighborhood this summer MODA filled the field with a musical treat: The SERENADERS BAND

Originally formed in 1983, The Serenaders musical ensemble plays big band-style music, highlighting many hits made popular in the 1940's and 1950's. For our picnic, the band "dial it down" to provide background music while people enjoyed the food and conversation of over 105 souls.

The band is comprised of ten instrumentalists in three sections: reeds (alto sax, tenor sax, and baritone sax); brass (two trumpets and two trombones), and rhythm (piano, bass, and drums). Depending on the event, a vocalist sometimes joins the group. The music is perfect for ballroom dancers – as well as those who just like to sit back and enjoy the music.

The band plays for many types of events:

- Holidays including
 - Valentine's Day
 - Independence Day
 - Christmas
- Birthday, Anniversary, & Wedding
- Dinner Dances
- Concerts in the park and charity events (VA hospital)

And the band has played at many different venues:

- Clubs and hotels from Santa Cruz to San Francisco
- Community centers
- Retirement communities
- Parks and outdoor events

To book an event, contact the Serenaders Marketing Manager:

Cliff Smith, <https://www.serenaders.net/>, 650-493-4257, Mobile: 650-269-5286

Guidelines from M-AHS

One wants to give students the benefit of the doubt. They are just trying to get from home to school and back everyday. Most are polite and gracious, saying hi when they recognize me from neighborhood or when I taught them at Laurel School in the computer lab. Recently, M-AHS has given MODA guidelines for when to involve administrators vs. police

Disciplinary issue (e.g., rudeness, litter deposited beside a car, inconsiderate parking that blocks your mailbox or water meter) contact Dr. Brenda Bachechi, 650-322-5311, ext. 50123, bbachechi@seq.org at Menlo Atherton High School (M-AHS) and send her a photograph of vehicle's license plate and if possible snapshot of student. The staff at M-AHS will attempt to identify student or owner through their own permit vehicle process and they will be disciplined. Of course, for something like blocking your mailbox or water meter, a kind note under the windshield wiper might do the trick.

Illegal behavior (e.g., a fight, truancy, drug-related behaviors, threatening behaviors, blocking driveway), simply call 911 to reach the sheriff or use 363-4911. The sheriff can do more than the school in these instances and can dispatch someone quickly. In a recent conversation the Sheriff assured us that there is no risk of an undocumented immigrant being turned over to ICE and they do not detain people for ICE.

Note that students should NOT be returning to their cars during the day with the exception of some Seniors after 2:20 pm M-W, F and Th Block Days after 1:05 pm. M-AHS is a "closed campus" and the students are not supposed to leave...that would be truancy. So, if you see students wandering down our street during school hours, call the sheriff and/or get a photo for the school.

Contact Information

MAHS
Matthew Zito
SUHSD Chief Facilities Officer
mzito@seq.org
650 369-1411, ext. 22357

Simone Rick-Kennel
Principal
skennel@seq.org
650-322-5311, ext. 50110

Dr. Brenda Bachechi
Admin. Vice-Principal
bbachechi@seq.org
650-322-5311 ext. 50123

Noemy Menjivar
Admin for Behavior/Truancy & Parking
nmenjivar@seq.org,
650-322-5311 ext. 50131

Don Horseley
District 3 SMC Supervisor
dhorsley@smcgov.org
650-363-4569

Halloween

Halloween has become a signature holiday in Menlo Oaks thanks to our wonderful, creative and spirited neighbors! This year, Halloween falls on a Tuesday and continues as a community event.

Get Involved! Host a Pit Stop, Haunted House, Photo Booth or get creative. Let us know and we will provide signature and other support.

Stay Connected! Ideas? Questions? E-mail us at menloakshalloween@gmail.com. Updates will be posted to NextDoor. We plan to use the Trick-Or-Treat Map on NextDoor for real time updates. If you would like to receive an invitation to join NextDoor, send a message to menloakshalloween@gmail.com.

Happy Haunting!

Neighborhood News

A Menlo Oaks Neighborhood Directory will be published again in February 2018. Only MODA members who have requested to appear in the Directory will be included and will automatically receive a copy. If you were in the last Directory, you will be included in the next unless you drop a note to me at 441 Arlington Way requesting to be removed, treasurer@menlo-oaks.org.

Below are the street numbers of homes included in the last Directory. The requests I have received over the past year are also shown in this list. If your number is on the list and you want to be in the next Directory, you do not need to do anything. Please let me know if there are names, additional children, e-mail or phone number changes or errors to last year's Directory.

If you're not on the list and want to be included in the next Directory, please fill out and return the newsletter mailing list & directory additions/deletions & changes form inserted in the newsletter. The envelope included with this newsletter may be used for both the MODA information form and your 2017-2018 dues.

Arlington Way	281	411
125	298	441
151	300	443
199	301	470
200	320	480
220	381	490
221	382	
260	383	
280	390	

Bay Road	760	1070	360	830	660
414	766	1095	361	865	670
422	770		398	875	680
518	776	Coleman Ave	399	885	780
530	785	870	400	901	788
538	800	872	420	931	790
542	803	876	441	935	800
546	815	890	451	940	894
626	821	900	461	941	964
632	825	902	462	956	
	855	951	481	960	
Berkeley Ave	880	1001	482	995	
500	886	1021	500	999	
501	890	1051	501		
510	891	1099	507	Peninsula Way	
520	901		510	915	
524	902	Entrada Way	520	925	
528	903	521	530	935	
540	909		531	941	
544	915	Fredrick Court	549	945	
560	920	1	550	951	
561	930	2	551	955	
581	940	3	570	961	
590	950		573	990	
600	951	Menlo Oaks Dr	591		
620	961	210	601	Ringwood Ave	
622	980	220	621	200	
624	985	221	631	220	
626	990	240	651	300	
630	995	241	660	320	
660		245	670	400	
662	Colby Ave	280	698	410	
680	920	281	699	420	
700	930	298	700	440	
701	935	299	701	540	
710	940	300	740	550	
720	950	301	751	570	
740	981	330	800	572	
754	1060	331	807	590	

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ABOUT THE OAK LEAF:
The Oak Leaf is published by the Menlo Oaks District Association and is distributed to all homes in the Menlo Oaks neighborhood of unincorporated San Mateo County.

Menlo Oaks (www.menlo-oaks.org)

District Association

2017-2018

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Second Unit Ordinance Update

UPDATED Thursday, September 21, 2017

San Mateo County Second Unit Ordinance Update and Proposed Amendment to the Implementation Plan of the County's Local Coastal Program

On January 10, 2017, the San Mateo County Board of Supervisors adopted an update to the County's Second Unit Regulations, Chapter 22.5 of the Zoning Regulations. See the [new regulations](#) (also attached below).

Second units, also known as "accessory dwelling units," (or "granny units," "in-law units," and various other names) are smaller units built on the same property as, or attached to, an existing primary residence. The County of San Mateo regulates the production of second units in the unincorporated areas of the County only (those areas that are not in the jurisdiction of incorporated cities), and the adopted changes to the second unit regulations impact only second units created in those unincorporated areas.

The purpose of this update is twofold:

1. To make changes required by state law, specifically California Government Code 65852.2, as most recently amended by Senate Bill 1069 in 2016. State law requires local jurisdictions to amend their regulations regarding second units in specific ways, in order to facilitate the production of second units.
2. To pursue the intent and direction of the County Board of Supervisors, as expressed through the County Housing Element, the recently endorsed Housing White Paper, and other policy statements, to prioritize and facilitate production of second units as a valuable source of additional and often more affordable housing that can help address the County's housing affordability crisis.

Key changes to the ordinance include:

- Minor changes in the maximum allowed floor area of second units, from 1,500 to 1,200 square feet
- Slight reductions in required parking, and changes in how and where that parking may be provided
- Changes to the required setbacks for second units
- Limitations on the allowed height of second units

A variety of other minor changes intended to comply with the most recent amendments to the California Government Code

The most significant change, required by state law, is to formalize the review and approval of those second units which comply entirely with zoning regulations as a non-discretionary approval, meaning that if the unit complies with applicable regulations, it will not be reviewed at a public hearing, will not be appealable, and will be reviewed as a simple permit that the County will not have the ability to deny. This formalizes the County's current practice, which complies with these requirements.

A number of these changes are similarly formalizing policies and procedures that the County has been implementing, pursuant to the requirements of state law, but which had not previously been formally enacted.

The updated regulations were certified by the California Coastal Commission on September 14, 2017. The regulations are now in effect in every area of San Mateo County, including the County's Coastal Zone.

The updated regulations, adopting ordinance, resolution directing submittal to the California Coastal Commission, and accompanying staff report are available here: (see website listed before for additional information)

Copied from: <http://planning.smcgov.org/press-release/second-unit-ordinance-update>

MODA DUES

Annual MODA dues are collected each year starting the first of October. Dues are \$20.00 per household and are used to publish newsletters and the neighborhood directory, for the annual picnic and annual meeting, as well as occasional incidental neighborhood related expenses and flyer's.

Thanks to everyone who supported MODA with their dues last year. An addressed envelope is attached to this newsletter if you prefer to pay by mail, or bring your 2017-2018 dues of \$20.00 to the Annual Meeting.

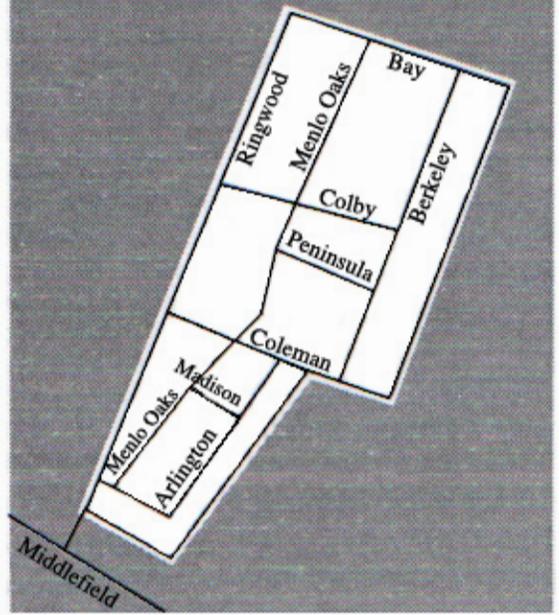
Make a check for \$20.00 payable to Menlo Oaks District Association

If you have any questions about dues, expenditures, etc., Contact Remona Murray, MODA Treasurer, at 327-2806 or treasurer@menlo-oaks.org.

Menlo Oaks District Association
441 Arlington Way
Menlo Park, CA 94025-2320

37°28'21", 122°10'28"

37°28'21", 122°09'33"



The Menlo Oaks Neighborhood Newsletter



The Oak Leaf



October 2017

**PLEASE PAY
"MODA" YOUR
ANNUAL DUES
OF \$20.00 PER
HOUSEHOLD**

www.menlo-oaks.org

**MARK YOUR
CALENDAR!**

**ANNUAL
Meeting
* Sunday *
Nov 5, 3-5 PM**

**PENINSULA
SCHOOL**