



OFFICE OF
**ASSESSOR-COUNTY CLERK-
RECORDER & ELECTIONS**

COUNTY OF SAN MATEO

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AUG 11 2026

MARK CHURCH
CHIEF ELECTIONS OFFICER &
ASSESSOR-COUNTY CLERK-RECORDER

City of Menlo Park

City Clerk's Office

Ballot Measure Primary Argument Submission Form

A ballot argument will not be accepted unless accompanied by this completed **typed** form, which shall contain the printed name(s) and signature(s) of the person(s) submitting it or, if submitted on behalf of a bona fide association of citizens, the name of the association and the printed name and signature of at least one of its principal officers.

Please make sure you are using proper format before submitting to the Elections Office.

Word count limit for Primary Arguments = 300 words

Ballot Measure _____ for the General Election to be held on November 3, 2026

☒ Primary Argument in Favor of ☐ Primary Argument Against

This argument is submitted by (check ONLY ONE):

☐	The County of San Mateo Board of Supervisors or the Governing Body of a School District or Special District Name of Governing Body: Contact Person's Printed Name: Phone: _____ Email: _____
☐	Member(s) of the County of San Mateo Board of Supervisors or the Governing Body of a School District or Special District Name of Governing Body: Contact Person's Printed Name: Phone: _____ Email: _____
☐	Bona Fide Association of Citizens If this argument is filed by a bona fide association of citizens, the signers of the argument must be affiliated with the association and be authorized to sign the argument on its behalf. Provide the printed name and signature of at least one principal officer of the association. Name of Association: Contact Person's Printed Name: Phone: _____ Email: _____
☒	Individual Voters Eligible to Vote on the Measure Contact Person's Printed Name: Alex Beltramo Phone: _____ Email: _____
☐	Combination of Voters and Associations Contact Person's Printed Name: Phone: _____ Email: _____

Arguments will be emailed to the contact person listed here for review before they are printed in the Sample Ballot & Official Voter Information Pamphlets.

Please complete the reverse side of this form.

40 Tower Road, San Mateo, CA 94402

P 650.312.5222 F 650.312.5348 email registrar@smcacre.gov web www.smcacre.gov

ARGUMENT IN FAVOR OF MEASURE __

Vote YES! on Measure __ to give voters a say before the City Council can permanently convert downtown parking plazas into high-rise developments.

A FLAWED PLAN

Over 3,000 Menlo Park residents signed the Measure X petition because they don't believe Council's plan is an effective way to provide the low-income housing we need.

Council presumed that developers, who'd get the plazas for \$1/year, could pay to replace 556 spaces. But the developer proposals tell a different story, and Menlo Park could be on the hook for tens of millions to build public garages. Furthermore, the City's done insufficient analysis on economic impact, traffic, parking, overcrowded classrooms, or fire safety.

Already, 135 downtown businesses publicly oppose the Council's plan, as they'd be unlikely to survive years of high-rise construction followed by a permanent loss of convenient parking.

A SMARTER WAY FORWARD

Most residents aren't aware, but Menlo Park is proving it can deliver housing without this plan. Menlo Park's own July 2026 housing update reported that housing capacity exceeds state requirements by 30%. Since 2010, Menlo Park has added more than 1,400 homes, nearly 30% more growth than the county average.

And 1,750 more homes are on the way, near downtown, at the former SRI and USGS sites. The problem is that not enough of them are affordable to local workers. We can remedy that by incentivizing the developers to shift units to the very-low-income category. The City's cost to do that would be far less than giving away public land, building expensive garages, and undermining local businesses.

Menlo Park has many ways to meet its housing goals. The greatest risk is Council pushing forward, **without community consent**, with a flawed, unfunded plan that could fail us all.

Vote YES! on Measure __. It ensures our voices are heard.

Primary Argument Signers Form				Author	Verified
No more than five signatures shall appear with any argument. If more than five signatures are submitted, the first five listed shall be printed. Names and titles listed will be printed in the order that they are listed below. Place a checkmark in the author column if the signer is the author of the argument. A signer can only list one title. Honorifics such as M.D., Dr., Esquire, etc. with a name are not accepted. If the signers are part of a bona fide association, there is no requirement that they be eligible to vote on the measure. However, for each such signing individual, the title under the signer's name must list the name of that bona fide association and may include their position within that association. By signing below, the undersigned state that they have read the argument and believe it not to be false or misleading. Type information clearly.				Check if the signer is the author of the argument. Authors must be signers.	(FOR OFFICIAL USE ONLY) Staff check once the eligibility of the signer is verified.
2 ✓ 1.	Name: Henry L. Riggs	Title: former chair, planning comm.		☒	☒
	Phone: [REDACTED]	Email: [REDACTED]			
	Address: [REDACTED]		Pronouns:		
	Signature: [REDACTED]	Date: 11 August '26	He/His: ☒	She/Her: ☐	They/Them: ☐
1 2.	Name: Catherine Carlton	Title: Former Mayor of Menlo Park		☐	☒
	Phone: [REDACTED]	Email: [REDACTED]			
	Address: [REDACTED]		Pronouns:		
	Signature: [REDACTED]	Date: 11 August, '26	He/His: ☐	She/Her: ☒	They/Them: ☐
3 3.	Name: ROBERT McNAMARA	Title: FORMER MAYOR MENLO PARK		☐	☒
	Phone: [REDACTED]	Email: [REDACTED]			
	Address: [REDACTED]		Pronouns:		
	Signature: [REDACTED]	Date: 8/11/26	He/His: ☒	She/Her: ☐	They/Them: ☐
4.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐	She/Her: ☐	They/Them: ☐
5.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐	She/Her: ☐	They/Them: ☐

Submit a second form (this side only) for alternate signers attached to this form and the argument.

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1.	Name: Ben Eiref	Title: Former Chair Menlo Park Planning Commission		☐	☒
	Phone: [REDACTED]	Email: [REDACTED]			
	Address: [REDACTED]		Pronouns:		
	Signature: [REDACTED]	Date: 8/11/26	He/His: ☒ She/Her: ☐ They/Them: ☐		
2.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐ She/Her: ☐ They/Them: ☐		
3.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐ She/Her: ☐ They/Them: ☐		
4.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐ She/Her: ☐ They/Them: ☐		
5.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐ She/Her: ☐ They/Them: ☐		

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1.	Name: ANTHONY DRAEGER	Title: DOWNTOWN BUSINESS OWNER		☐	☒
	Phone: [REDACTED]	Email: [REDACTED]			
	Address: [REDACTED]		Pronouns:		
	Signature: [REDACTED]	Date: 8-11-26	He/His: ☒		
			She/Her: ☐		
			They/Them: ☐		
2.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐		
			She/Her: ☐		
			They/Them: ☐		
3.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐		
			She/Her: ☐		
			They/Them: ☐		
4.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐		
			She/Her: ☐		
			They/Them: ☐		
5.	Name:	Title:		☐	☐
	Phone:	Email:			
	Address:		Pronouns:		
	Signature:	Date:	He/His: ☐		
			She/Her: ☐		
			They/Them: ☐		

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