



Town of Atherton

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April 2, 2018

The Honorable Scott Wiener
California State Senate State
Capitol Building, Room 4066 Sacramento, CA 95814

**RE: SB 827 (Wiener) Planning and Zoning
Notice of Opposition (as amended 3/1/18)**

Dear Senator Wiener,

The Town of Atherton strongly objects to proposed SB 827, which would exempt certain housing projects from locally developed and adopted height limitations, densities, parking requirements, and design review standards. Please also consider this letter in support of the notice of opposition submitted by the League of California Cities, dated January 23, 2018.

The Town of Atherton, located in San Mateo County, is a bucolic residential jurisdiction 6 square miles in area with a population of approximately 7,000 individuals and 2,500 homes. The Town is distinctly unique in its existing land use pattern as it is predominantly single family residential, with no multi-family, mixed-use, or industrial land uses. While the Town has consistently worked to increase housing availability, it is the community's longstanding general vision to continue to maintain its scenic, rural, and thickly wooded character through the enforcement of height limits, tree protection ordinances, and other development considerations.

Our close proximity to Silicon Valley and San Francisco makes us uniquely aware of the dire shortage of housing in this area. Yet while we share the State's goal of increasing housing options, we vigorously disagree with the overly broad approach taken by this proposed bill. SB 827, applying with the same force to small towns as large industrial cities, would wreak havoc in a residential community like ours and wholly undermine our General Plan and Housing Elements. Indeed, this bill would introduce land uses and densities that have never been considered anywhere within the Town's adopted boundaries since its incorporation in 1923. Furthermore, given the location of Caltrain and bus routes through the center of our small geographic area, these drastically expanded uses and densities would apply to a significant percentage of our Town.

SB 827 would be disproportionately and unjustly catastrophic to the residential character of our town, and we implore you to allow time to gauge the impact of the 15-bill housing package that only took effect January 1st of this year before moving ahead with this draconian approach.

Respectfully,

Cary Wiest, Mayor
Town of Atherton