



MONTHLY MATTERS

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COVID Status

**Town Meetings - Hybrid
Masks - Optional Indoors**

June 2022 Agenda Topics

**Study Session - June 1 (@4)
Regular Meeting - June 15 (@6)**

Tentative Agenda Topics -

- Public Hearings
 - 25 Isabella
 - FY 2022/23 Full Budget Review/Approval
 - 1st Reading - Ordinance Regarding Landscape Screening
 - Annual Fee Resolution
 - Street Vacation @ 71 De Bell
 - 1st Reading - Ordinance for Military Equipment
- Appointments to Town Committees/Commission

On The Horizon

- **Town Center Grand Opening Celebration featuring Ribbon Cutting for the new Atherton Library - June 4, 2022 12 pm to 3 pm**
- **Special Meeting - Approval of Draft Housing Element and Submission to State**

Draft Housing Element

At the May 18 Regular Meeting and a subsequent Special Meeting on May 24, the City Council discussed the housing strategies that are incorporated into the Draft Housing Element. The Town is required to develop land use strategies that allow for the development of specific categories of housing units over the next 8 years.

- 94 Housing Units at the Very Low Income Level
- 54 Housing Units at the Low Income Level
- 56 Housing Units at the Moderate Income Level
- 144 Housing Units at the Above Moderate Income Level

While the Town does not have to physically construct the housing, the Town must zone for the housing and actively encourage it to be produced. To meet this mandate, the Town is relying on the construction and rental of accessory dwelling units, development of vacant lots, development of teacher and faculty housing at local schools, lot splits under SB 9, and the limited use of multi-family overlays.

As most residents know, the State recently enacted a law (SB 9) that allows virtually any single-family property to be subdivided into two lots. State law allows each of those lots to be owned independently and allows them to develop with a main residence and an accessory dwelling unit on each. The State prescribed that a detached accessory dwelling unit may be located 4-feet from any side or rear property line. The law applies to all properties in Atherton and essentially turned every Atherton-acre property into a density of 4 units per acre. The Town has already had 6-7 inquiries by local property owners seeking to develop under SB 9.

Town Center Grand Opening - Featuring Atherton Library Ribbon Cutting

The Town and the San Mateo County Libraries are thrilled to welcome you to the Grand Opening of the Town Center, featuring the ribbon cutting for the new Atherton Library on **Saturday, June 4 from 12 pm to 3 pm.**

The celebration will begin at noon on Saturday, June 4, with remarks from distinguished speakers in front of the library located at 2 Dinkelspiel Station Lane. The event will include food, speakers, *Under the Oaks* book signing, and sustainability tours of the entire Town Center.

The much-anticipated 10,000-square-foot facility will be open immediately afterward for a day of discovery and exploration.

Attendees will be able to enjoy refreshments on the new library's front patio, listen to live music before heading inside for storytime, demos in the makerspace and more.

We highly encourage walking, biking or carpooling to the event. Additional parking is also available at Holbrook-Palmer Park a half-mile from the library.

While some of the Town's housing mandate will be met with SB 9 housing and accessory units, the new State law is not enough to allow the Town to fully comply - additional strategies are necessary. The May 18 and May 24 meetings focused on specific properties identified as potentials for multi-family zoning overlay. A multi-family zoning overlay does not change the underlying single-family zoning for the property. Nor does the overlay change the standards for development of the property when being developed as single-family. The overlay provides the property owner the *opportunity* to develop the property at a higher housing density than single-family subject to design and land use standards established by the Town.

The multi-family overlay zoning provides specific properties with the opportunity for higher density but also gives the Town more control over setbacks and design standards. There were 9 properties ultimately selected for the limited overlay application. There were 5 properties that front along Bay Road that are being considered as part of the overlay zoning. The density for these properties, just under 1 acre each, was set at 6 units per acre. The property at 23 Oakwood, approximately 1.52 acres, was set at 16 units per acre. The property at 97 Santiago, approximately 1.42 acres, was set at 6 units per acre. The property at 170 Atherton Avenue, approximately 4 acres, was set at 8 units per acre. The property at 290 Polhemus, approximately 5 acres, was set at 8 units per acre.

The Town is aware of property owner interest to propose higher density development at 170 Atherton Avenue and 23 Oakwood. The remaining property owners have not expressed any interest in creating higher density development at this time; but, the overlay provides the opportunity for it to occur at some future date.

The Town's Housing Element must be reviewed and certified by the State by January 2023. The [February 2022 Monthly Matters](#) focused on Housing Matters and provided some high-level details, but the [Town's website](#) now goes into even further detail. The Housing Element will be released for its initial 30-day review period shortly and will be posted on the Town's website.

For more information, you can access the [specifics here via the Town's website](#).