



# MONTHLY MATTERS

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## December 2023 Agenda Topics

**Study Session - Dec 6**  
**Regular Meeting - Dec 20**

### Tentative Agenda Topics -

- Proclamation to Betsy Glikbarg (Dec 6)
- Request from Mademoiselle Colette for Lease Revision (Dec 6)
- Review of Town Cost Allocation Plan - Fee Study (Dec 6)
- City Council Reorganization - Mayor / Vice Mayor (Dec 20)
- 170/178 Atherton Avenue Subdivision - Tentative Parcel Map (Dec 20)
- 1st Reading Animal Control Ordinance Updates (Dec 20)

### On The Horizon

- Consideration of Recommendations from CAFE Standing Committee & Task Force (Jan 10)
- Continued 1st Reading of ADU Ordinance Revisions (Jan 17)
- Adoption of Fee Resolution from Fee Study and Cost Allocation Plan (Jan 17)

## Holiday Activity and December Closures



In collaboration with the Atherton Library and Friends of the Atherton Library, the Town is hosting its Annual Tree Lighting and Holiday event on **Thursday, December 7 from 3 pm to 6 pm** at the Town Center. Come and join us for a delightful family-friendly evening filled with photo opportunities with Santa, warm beverages, refreshments, and fun holiday activities.

In December, City Hall will be CLOSED from Monday, December 25 through and including Monday, January 1. The closure will not affect public safety or emergency services. Construction activity is allowed during the closure but is prohibited on December 25 and January 1. Building inspections are limited to critical path inspections that will be scheduled for December 27.

Regular Town services will resume on January 2, 2024.

## Objective Design Standards

**O**n November 27, in a continuation of a meeting from November 1, the City Council and Planning Commission provided staff with further





## UPCOMING HOUSING ISSUES

There are a number of housing items making their way through internal and external processes. Internally, staff is working to draft the initial version of the Town's Objective Design Standards, complete the initial draft of an Inclusionary Study and Ordinance, and complete the California Environmental Quality Act ("CEQA") review of the Town's Housing Element.

The City Council reviewed the 1st Reading of an Ordinance with recommendations for amendment to the Town's Accessory Dwelling Unit Ordinance (mostly bringing the ordinance into compliance with State law) and there will be a continued Public Hearing on January 17, 2024.

***There are no planned meetings on housing scheduled for the Council in December 2023.***

Email Brittany Bendix [bbendix@ci.atherton.ca.us](mailto:bbendix@ci.atherton.ca.us) for more information or visit the Town's [Housing Element Website](#).

direction and priorities with respect to creating Objective Design Standards for multifamily development. Objective design standards are a broad set of standards that are codified by local government to regulate development. They are often called "objective zoning standards" or "objective subdivision standards" or "objective design review standards" - the key word in each of them is "objective". Objective standards are the only basis a local agency may use to deny or reduce the density of certain eligible projects.

Objective design standards are intended to make the requirements that apply to certain types of eligible residential projects more predictable and easier to interpret for all stakeholders. The standards must be verifiable and measurable so that applicants know beforehand what requirements apply to a proposed development to better enable that applicant to design a project that meets those requirements.

Objective Design Standards address issues (not an exhaustive list) such as height, setbacks, building mass, building articulation, fences, walls, landscaping, screening, buffering, parking, parking structures, ingress/egress, site lighting, trees, upper floor privacy impacts, lot coverage, floor area, windows, porches, eaves, rooflines, pedestrian entry, gates, courtyards, shared amenities, loading zones, refuse collection...and more. The standards developed for each of these and other criteria must be verifiable and measurable and cannot be subjective.

The State also requires that local regulations cannot be constraints to the development of affordable housing opportunities (multi-family). The standards developed by the Town can and must be very specific but cannot be so onerous that they become the constraint to multi-family development opportunities.

With the final direction provided on November 27, staff will begin creating the standards in Ordinance format to return to the Planning Commission and City Council for consideration in January 2024.

Please stay engaged on these and other housing issues as they make their way through the various public processes over the coming months.