



**Town of Atherton
Office of the City Manager
80 Fair Oaks Lane
Atherton, California 94027
Phone: (650) 752-0500**

January 20, 2023

The Town is currently finalizing its Draft Housing Element to address State housing mandates for the 2023–2031 Housing Cycle. The Housing Element is one of the nine required elements in the General Plan. However, the Housing Element is the only element that must be revised every eight (8) years. The State mandates require that the Town provide and plan for land use housing opportunities that meet very- low, low, moderate and above moderate, income levels.

The Town must plan for 348 new housing units distributed across these affordability categories, which includes 148 new housing units at the very-low and low income categories. While the Housing Element must be adopted on or before January 31, 2023, any actual development would occur over the next eight (8) plus years.

As part of this process, the Town must also identify properties that are allowed, by law, to be developed as multi-family units and at sufficient densities to satisfy the State's mandate. The Planning Commission, at its January 19, 2023 meeting, reviewed the revised Draft Housing Element and recommends the City Council approve it with the following changes:

- Remove the proposed up zoning of the 17 properties along El Camino Real and replace with a new multifamily "overlay zone" that would allow both existing single family residential and multifamily developments to be developed, up to a density of 20 units per acre. The overlay would apply to properties along all of El Camino Real, one parcel deep on both sides. This would apply to 88 lots. The new overlay zones do not discontinue the current property's use. The overlay zone provides an option for property owners to develop at a higher density. The new zoning will include height limits, setbacks, parking regulations, landscape screening and other objective design standards that the projects would be required to comply with to ensure development occurs in harmony with the surrounding neighborhood
- Add an additional overlay zone allowing R-10 along Valparaiso Avenue. This would apply to 22 lots.
- For lots of 1 acre in size or more, remove any residency requirement for subdivisions that are made pursuant to Senate Bill 9 (SB 9 allows for up to four units to be built in the same lot area typically used for a single-family home, by right).
- Identify incentives for consolidation of lots within the overlay zone that are 0.5

The new overlay zone does not discontinue the current property's use. The overlay zone provides an option for property owners to develop at a higher density. The new zoning will include height limits, setbacks, parking regulations, landscape screening and objective design standards that the projects would be required to comply with.

The City Council is scheduled to consider the Planning Commission's recommendation and adopt the Housing Element at a Special Meeting on January 31, 2023 at 2:00pm. See attached notice for meeting details.

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Town of Atherton

Town Administrative Offices
80 Fair Oaks Lane
Atherton, California 94027
650-752-0500

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Atherton City Council will hold a special meeting to hold a public hearing to consider adopting an Amendment to the General Plan for the 2023-2031 Housing Element, pursuant to Atherton Municipal Code Section 17.23.

Description: The Housing Element has been prepared in accordance with State Law, Government Code Sections 65580 et seq., to provide housing programs that include the Town's Regional Housing Needs Allocation (RHNA) of 348 new housing units during the planning period of 2023-2031 (the "Project").

The Draft Housing Element is available on the Town's website:

<https://www.ci.atherton.ca.us/627/Housing-Element-Update>

The consideration and adoption of the Town's initiated Housing Element (6th Cycle) is not a project pursuant to the California Environmental Quality Act (CEQA). The consideration and adoption of the Housing Element is alternatively exempt from CEQA pursuant to CEQA Guidelines Section 15002 as the adoption of the Housing Element is a planning study and will not have any impacts to the environment. Further, to the extent the Regional Housing Needs determinations are made, the Project is further exempt from CEQA pursuant to Section 15283, which provides, "CEQA does not apply to regional housing needs determinations made by the Department of Housing and Community Development, a council of governments, or a city or county pursuant to Section 65584 of the Government Code. Conditions have not changed, and the amendments proposed do not change the City's determination. A CEQA analysis will be conducted for any future zoning code amendments and/or development of specific projects when those are considered

Planning Commission Recommendation: The Planning Commission, at a special meeting held on January 19, 2023 voted 3 in favor (Lane, Narancic, Lerner) with 2 absent (Lamb and Konce) to recommend that the City Council adopt the Housing Element with the following changes:

- Remove the proposed up zoning of the 17 properties along El Camino Real and replace with a new multifamily "overlay zone" that would allow both existing single family residential and multifamily developments to be developed, up to a density of 20 units per acre. The overlay would apply to properties along all of El Camino Real, one parcel deep on both sides. This would apply to 88 lots. The new overlay zones do not discontinue the current property's use. The overlay zone provides an option for property owners to develop at a higher density. The new zoning will include height limits, setbacks, parking regulations, landscape screening and other

objective design standards that the projects would be required to comply with to ensure development occurs in harmony with the surrounding neighborhood

- Add an additional overlay zone allowing R-10 along Valparaiso Avenue. This would apply to 22 lots.
- For lots of 1 acre in size or more, remove any residency requirement for subdivisions that are made pursuant to Senate Bill 9 (SB 9 allows for up to four units to be built in the same lot area typically used for a single-family home, by right).
- Identify incentives for consolidation of lots within the overlay zone that are 0.5 acres or smaller, while minimizing impacts to neighbors.

Applicant: Town initiated, pursuant to State Housing laws.

Location: Townwide.

Teleconference Information:

Dial: 1-669-900-6833 US

Meeting ID: 506 897 786

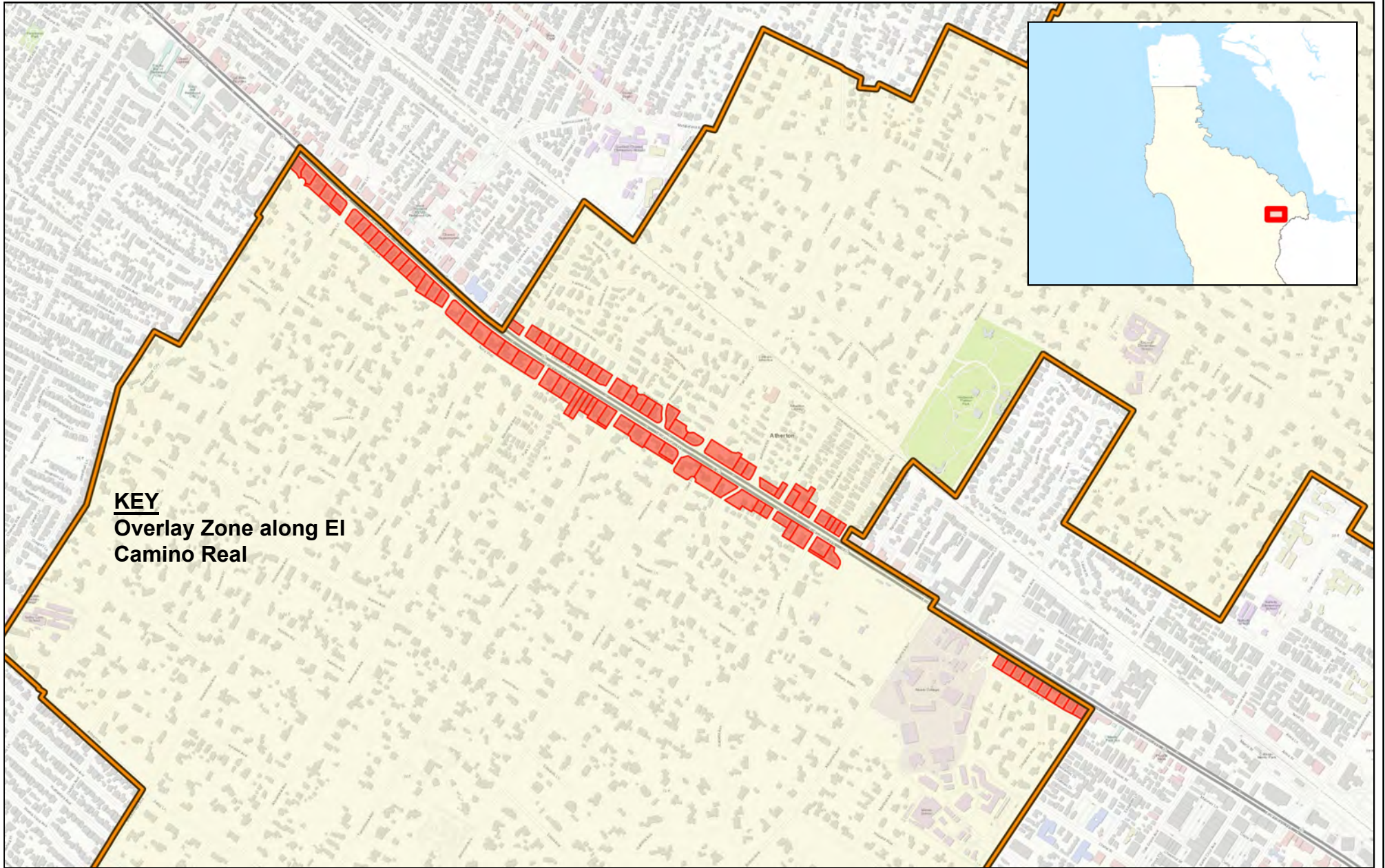
Weblink: <https://zoom.us/j/506897786>

NOTICE IS FURTHER GIVEN that the public hearing is set for the City Council meeting on **January 31, 2023 at 2:00 PM** in person at 80 Fair Oaks Lane, Atherton, CA 94027 – Council Chambers and via teleconference accessible through the above-described information, at which time and place all persons interested may participate and show cause, if they have any, why the Housing Element, should or should not be adopted.

IF YOU CHALLENGE the Housing Element in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, close of the public hearing.

If you have any questions on the item please contact Lisa Costa Sanders, Consulting Planner, at lcostasanders@ci.atherton.ca.us or 650-333-0248. Any attendee who wishes accommodation for a disability should contact the City Clerk at (650) 752-0529 at least 48 hours prior to the meeting.

Date Posted: January 20, 2023



KEY
Overlay Zone along El Camino Real

0.57 0 0.28 0.57 Miles

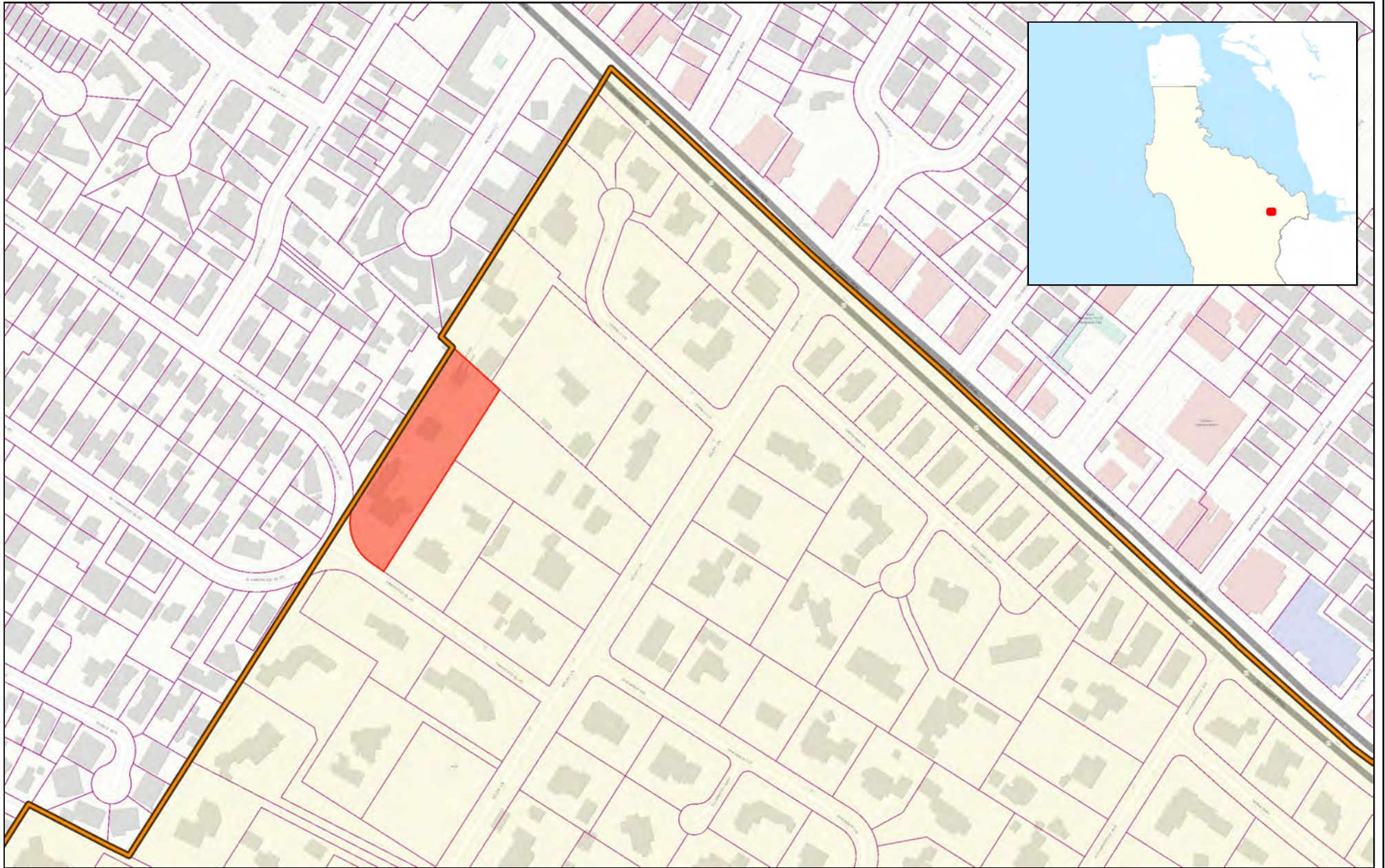
WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 18,056



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0.14 0 0.07 0.14 Miles

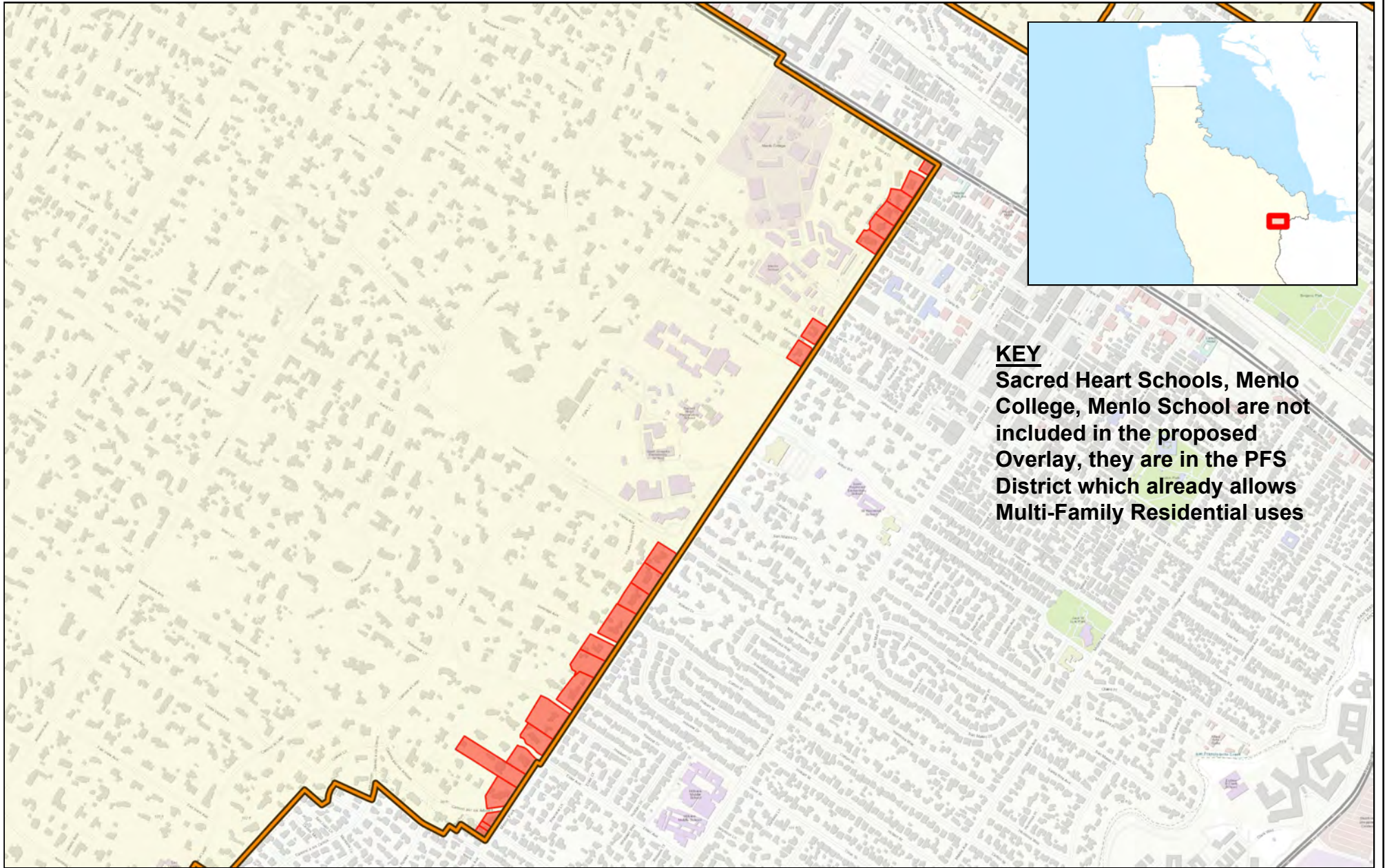
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1:4,514



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KEY
 Sacred Heart Schools, Menlo College, Menlo School are not included in the proposed Overlay, they are in the PFS District which already allows Multi-Family Residential uses

0.57 0 0.28 0.57 Miles

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1: 18,056



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