



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

January 12, 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. Properties highlighted on the attached map are being considered by the City Council for inclusion in the housing element as properties that could be *upzoned* to allow for the development of multi-family affordable units. As part of the process, the Town would develop specific development standards for those properties to ensure harmony in surrounding land uses and protect the interests of adjacent properties. These standards could include, for example: fence height requirements, landscape screening, setback requirements, parking requirements, and height restrictions.

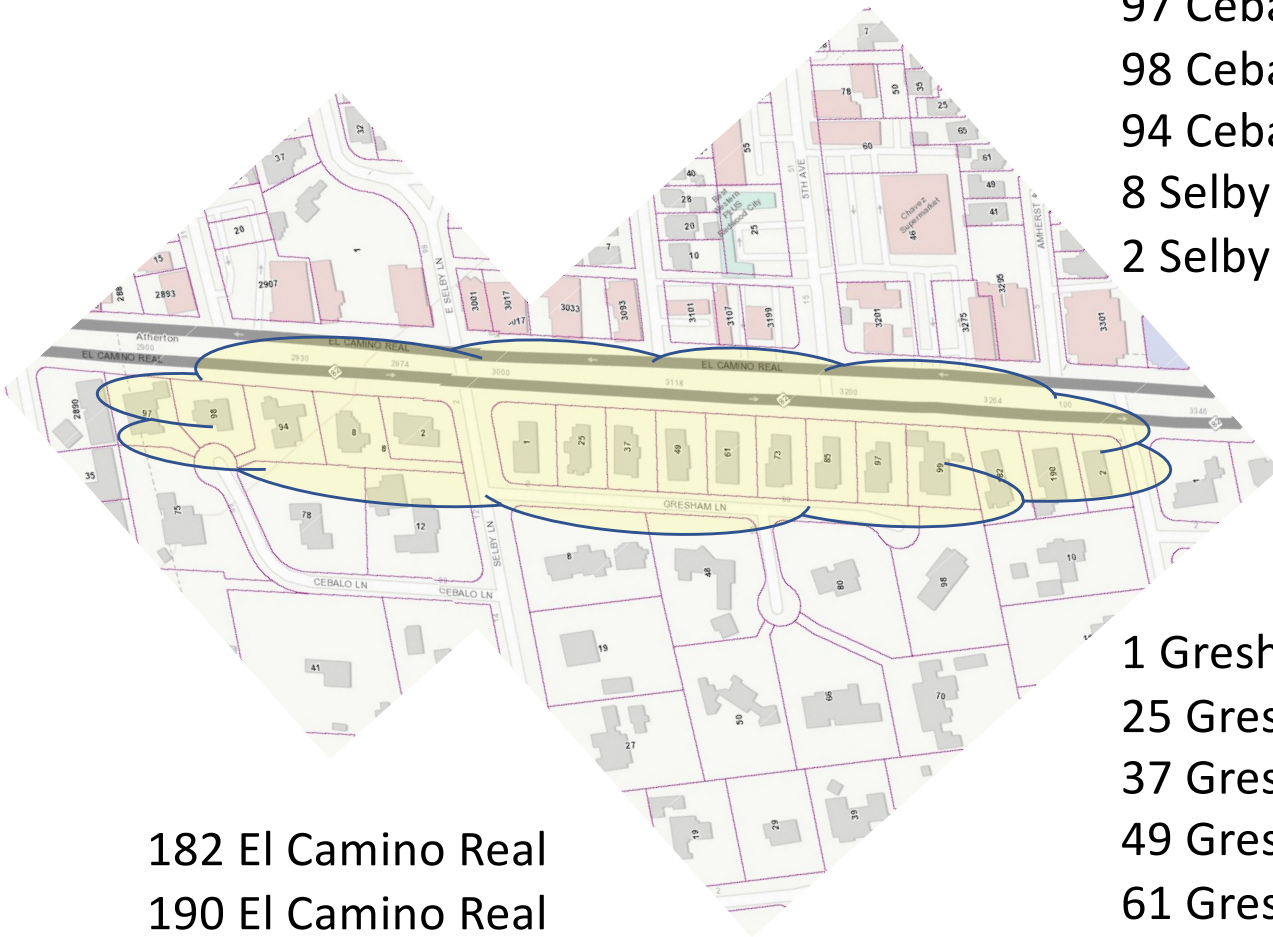
Upzoning of a property does not discontinue the current property's use. Upzoning provides that, if or when a property is to re-develop in its entirety, it would be required to conform to the new zoning.

Over the next couple of weeks, there are a few public meetings on the plan.

Public meeting dates and times can be found on the Town's website at www.ci.atherton.ca.us. You may also send public comment to council@ci.atherton.ca.us. The Council will take public comment on the Housing Element on January 18, 2023 (6 pm). The Planning Commission will be reviewing the Housing Element for recommendation to the City Council on January 19, 2023 (6 pm). The City Council will conduct a final review and adopt the Housing Element on January 31, 2023 (2 pm).

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97 Cebalo Lane
98 Cebalo Lane
94 Cebalo Lane
8 Selby Lane
2 Selby Lane



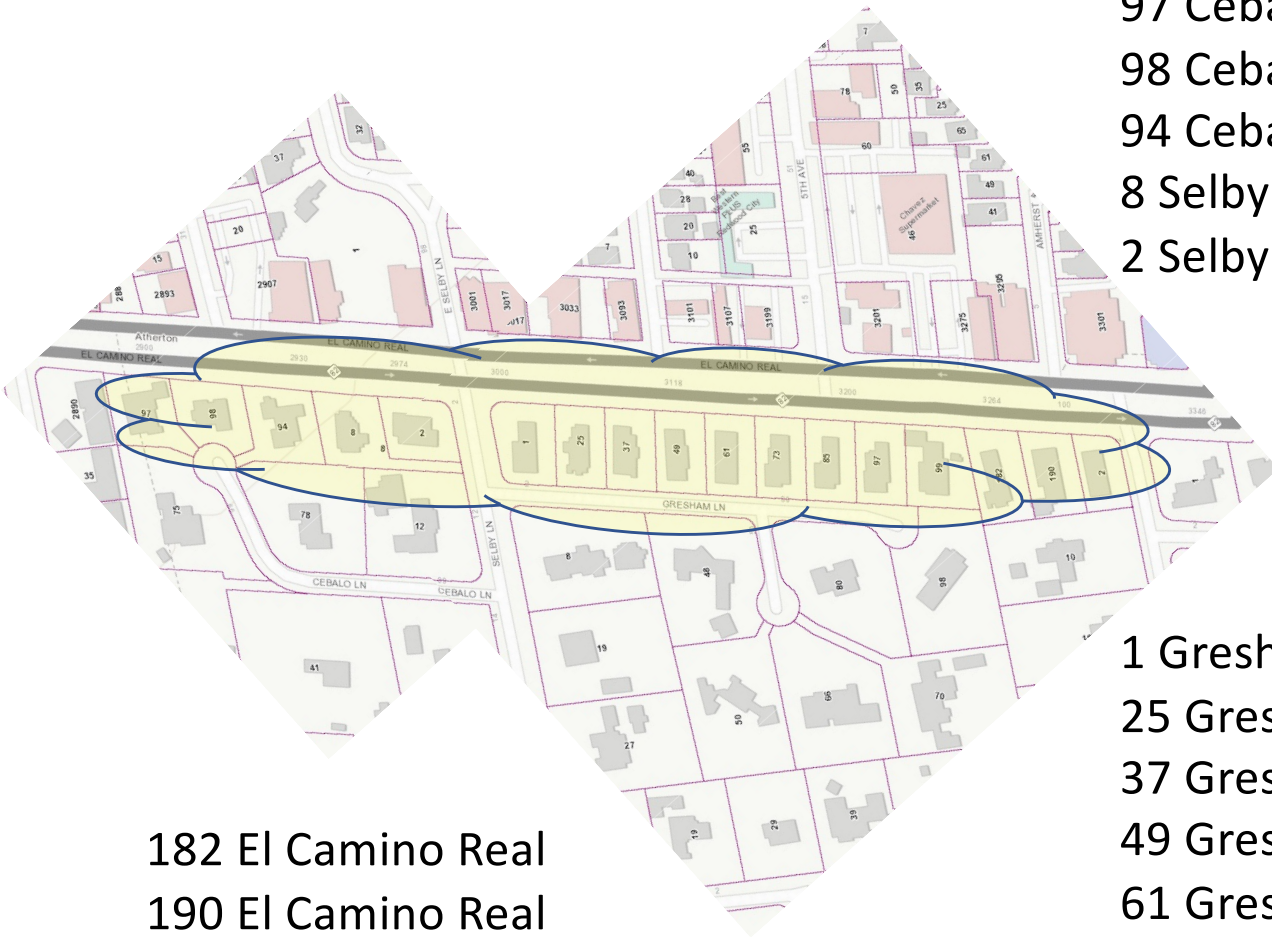
182 El Camino Real
190 El Camino Real
2 Stockbridge Ave

1 Gresham Lane
25 Gresham Lane
37 Gresham Lane
49 Gresham Lane
61 Gresham Lane
73 Gresham Lane
85 Gresham Lane
97 Gresham Lane
99 Gresham Lane

23 Oakwood Blvd



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