

From: [Brian Avery](#)
To: [Council](#)
Subject: Extremely concerned about September 18 Meeting re. Housing Element
Date: Tuesday, September 17, 2024 8:19:59 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Atherton City Council members,

I am writing because I am extremely concerned about the process surrounding the Housing Element and the proposed changes to the Atherton General Plan and municipal zoning code.

I was born in Atherton 67 years ago and have chosen to live in Atherton most of my life. I write this letter on my birthday because I am astonished to see that we are supposed to immediately read 1,727 pages of material online to NOT JUST read, but assimilate, ask questions, and respond to a City Council Meeting. We can not be ready for the September 18 meeting.

I have been in the housing industry for 46 years, with operations in 14 cities. I have never seen so many pages of information put forth in such a short time.....nothing close over 46 years in 14 cities!

On Sunday, September 15th, some residents received an email from Atherton Online informing us that the City Council will meet on Wednesday, September 18. If residents are not signed up to receive emails from the Town then they may not even be aware of the documents that the Staff wants you to vote on this Wednesday.

The City Council should postpone the first reading of the Housing Element and proposed amendments to the Atherton Municipal Code/zoning rules until after you hold a special meeting to explain the proposed changes in the zoning code. Residents deserve an explanation of the new zoning overlay districts: RM-10, RM-20, and RM-40. The significant proposed amendments to the municipal code require further analysis, public input, and modification.

The proposed zoning changes currently apply to eleven properties in the new RM-10 zoning overlay and several in the RM-20 and RM-40 overlays. It is crucial that Atherton residents are given adequate time to understand the implications of these proposals since they will apply to many more properties in the future.

We can have successful multi-family projects in Atherton but the proposed amendments to the municipal code leave me with concerns about the proposed building heights, vertical sidewall heights, FAR and how it is calculated, setbacks, parking, noise, requirements of the fire department and overall density. The proposed amendments would permit a project similar to the three-story development at 133 Encinal Avenue which is not what has been discussed in the past.

There are also many details in the proposed Housing Element, such as the mid-cycle review standards, that need further discussion. Staff is proposing significant changes in the latest draft of the Housing Element that have not been discussed in a public meeting.

Thank you for considering my request to have a special meeting of the City Council to provide Atherton residents with the necessary information and sufficient time to review and comment on the latest draft of the Housing Element and the proposed amendments to the Atherton Municipal Code which includes changes to our zoning rules.

As City Council members, please do not vote on all of this and then ask us to read it later.

Sincerely,

Brian Avery


A solid black rectangular redaction box covering the signature area.

From: [Connie Loarie](#)
To: [Council](#)
Subject: DELAY discussion
Date: Tuesday, September 17, 2024 10:48:40 AM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Kindly delay the meeting so Atherton residents have time to get informed on this critical issue.

**Thank you,
Connie Loarie**



From: [Darren Phelan](#)
To: [Council](#)
Cc: [Alicia Phelan](#)
Subject: Housing Element
Date: Tuesday, September 17, 2024 1:57:58 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Council-

We are writing as concerned citizens of the handling of the numerous changes made to the Housing Element.

We urge you to **postpone the first reading of the Housing Element and zoning code changes until after Atherton holds a special meeting to explain, in simple language, the proposed changes in the zoning code.**

Atherton residents cannot be expected to read 1,727 pages in just two days and comment to the Town.

Further, the staff has proposed many changes to the Housing Element that have not been discussed in a public meeting.

It also continues to appear that a very small section of the town (ECR corridor) is bearing most/almost all of the responsibility for the town solution.

Sincerely,

Darren and Alicia Phelan



Atherton CA

From: [Dave Burke](#)
To: [Council](#)
Subject: Proposed Meeting on Wednesday and proposed amendments
Date: Tuesday, September 17, 2024 4:23:47 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Atherton Council:

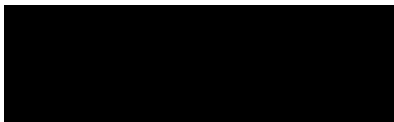
I've been doing my best as an engaged Atherton resident to keep up with these housing and zoning related changes, but this recent drop of 1700 pages and a three-day turn-around for the Wednesday meeting is just too extreme. I would urge you to slow down just a little bit, give residence fair notice and time, hold a hearing to summarize and present the most important provisions in those 1700 pages, and then schedule the discussion a week or two after that. I even tried to have AI summarize this huge document and it failed.

Thank you for your consideration.

Best,

Dave

David C. Burke



CONFIDENTIALITY NOTICE: This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

From: [Dennis Singleton](#)
To: [Council](#)
Cc: [Dennis Singleton](#)
Subject: Wednesday-September 19th Meeting
Date: Tuesday, September 17, 2024 1:46:39 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Members of the Atherton City Council,

I am writing to express my concern about the process surrounding the Housing Element and the proposed changes to the Atherton General Plan and municipal zoning code.

On Sunday, September 15th, residents could have received an email from Atherton Online informing us City Council will meet on Wednesday, September 18th to consider amendments to the Atherton General Plan, along with an introduction of municipal code amendments as part of the Housing Element Update.

If residents are not signed up to receive emails from the Town, then they may not even be aware of the agenda for the meeting.

Upon reviewing the information online, I found 1,727 pages of material to read before the City Council meeting on September 18th. It seems unreasonable to expect residents to thoroughly review this information and be prepared to provide informed comments at a meeting a few days later.

I strongly urge the City Council to postpone the first reading of the Housing Element and zoning code changes until after it holds a special meeting to explain the proposed changes in the zoning code, particularly regarding the new zoning overlay districts: RM-10, RM-20, and RM-40. The proposed municipal code changes require further analysis, public input, and modification.

The proposed zoning changes currently apply to eleven properties in the new RM-10 zoning overlay and several in the RM-20 and RM-40 overlays. Atherton residents must be given adequate time to understand the implications of these proposals, as they could potentially affect more properties in the future.

Many details in the proposed Housing Element need further discussion. Staff has proposed changes in the latest draft of the Housing Element that have not been discussed in a public meeting.

Thank you for considering my request to have a special meeting of the City Council to provide Atherton residents with the necessary information and sufficient time to review and comment on the proposed municipal zoning code changes.

Best regards,



From: [Elizabeth Kerrigan](#)
To: [Council](#)
Subject: Housing Element Review at 9/18/24 Council Meeting
Date: Tuesday, September 17, 2024 6:43:30 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Council Members,

I received an email on Sunday, September 15, 2024 indicating that several resolutions related to the Housing Element would be discussed--and possibly voted on? it's unclear--at the Council Meeting tomorrow, September 18, 2024. When I clicked on the agenda for the meeting, I was surprised to see the number of attachments and the breadth of changes/amendments slated for review.

I urge the Council to postpone review of these resolutions. Atherton residents, like me, need more than a few days notice to review these materials; we need a separate meeting where the resolutions and proposed zoning changes can be explained to the residents and objections, if any, thoughtfully considered.

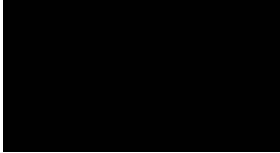
Thank you for your consideration.

Elizabeth Kerrigan

From: [Geri Nicholas](#)
To: [Council](#)
Subject: Please delay the Wednesday Meeting
Date: Tuesday, September 17, 2024 1:25:56 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Geri and Jim Nicholas



From: [Jeffrey Staley](#)
To: [Council](#)
Cc: [Jocelynn Staley](#)
Subject: Public Hearing related to the Housing Element
Date: Tuesday, September 17, 2024 3:04:11 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear City Council Members,

We are requesting the City Council postpone the first reading of the Housing Element and zoning code changes until after the Council holds a special meeting to explain the proposed changes in the zoning code.

Atherton residents cannot be expected to read 1,727 pages and provide comments to the town in just two days. Further, the staff has proposed many changes to the Housing Element that have not been discussed in a public meeting (it appears some of these changes might allow 3-story buildings in Atherton). Atherton residents should be afforded the appropriate time to get informed on this very important issue.

Thank you for your consideration.

Jeff & Jocelynn Staley



From: [Jennifer Vrionis](#)
To: [Council](#)
Subject: Request to postpone first reading of the housing element and zoning code changes
Date: Tuesday, September 17, 2024 2:44:31 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

I am writing to request that the City Council please postpone the first reading of the housing element and zoning code changes until after the special meeting is held to explain the proposed changes in the zoning code. We would like the town to delay the meeting so that Atherton residents have adequate time to be informed on these important changes.

Thank you for your consideration.
Jennifer and John Vrionis



Sent from my iPhone

From: [Laura Lauder](#)
To: [Council](#)
Subject: please delay
Date: Tuesday, September 17, 2024 2:38:36 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Town Council,

I urge you to postpone the first reading of the Housing Element and zoning code changes until after you hold a special meeting to explain the proposed changes in the zoning code. Atherton residents cannot be expected to read 1,727 pages in just two days and comment to the Town. Staff has proposed many changes to the Housing Element that have not been discussed in public meeting.

What is the possibility of that?

Thank you,

Laura Lauder

Atherton Resident

From: Mark.Douglass@morganstanleypwm.com
To: Council; [Diana Hawkins-Manuelian](#); [Elizabeth Lewis](#); [Rick DeGolia](#); [Bill Widmer](#); [Stacy Miles Holland](#); [George Rodericks](#)
Cc: [Brittany Bendix](#) [REDACTED]
Subject: FW: important Lindenwood issue
Date: Tuesday, September 17, 2024 1:04:47 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Nancy – thank you for sending and I AGREE with your position. Please count me in to participate in what financial / legal resources are needed.

Thank you, Mark

[REDACTED]

[REDACTED] **Advisors for 2023”**
“Team Named #1 for Forbes America’s Top Wealth Management Team Private Wealth in 2023”

[REDACTED]

Be carbon conscious. Please consider our environment before printing this email.

[REDACTED]

Begin forwarded message:

[REDACTED]

[REDACTED] issue

Dear Catalpa Drive neighbors,

Please take a moment to read this email as it concerns an important vote that the Atherton City Council will be making soon regarding the proposed inclusion of 999 Ringwood Avenue, 352 Bay Road, 318 Bay Road and 296 Bay Road in the 2023-2031 Atherton Housing Element.

The proposed changes will significantly impact the quality of life in Lindenwood, certainly for those on Fredrick Avenue, but also for the rest of our neighborhood.

The selection of these homes is arbitrary and capricious. The town undertook an extensive analysis of potential lots in Atherton that would meet the town's expressly stated Goals, Objectives and Policies. The diligent review by the responsible parties identified 17 such sites that would meet most if not all of the stated objectives. The four properties in question were not included as potential sites in the initial extensive review and selection because they do not meet the mandated criteria and in fact grossly violate most of the enumerated Goals, Objectives and Policies that set the standards for potential inclusion.

The 17 properties initially identified as best meeting the Objective Criteria for Multiple-Housing have been removed from consideration. Instead, last July the Atherton City Council identified the lots at 999 Ringwood Avenue, 352 Bay Road, 318 Bay Road and 296 Bay Road for zoning overlay to be turned into multi-family housing. The proposed zoning would allow 10-14 units per lot in structures up to 4 stories high with the back of the properties adjacent to the homes going down Frederick Avenue.

The additional traffic to the local streets, cross town driving and traffic patterns in the immediate and extended vicinity substantially impairs the safety of children riding their bikes or walking to school. This is a substantial increased hazard. Additionally, the vehicle traffic entering and exiting the properties, especially individuals that are trying to turn left onto Bay Road and/or Ringwood during morning or evening rush hours. Delays, accidents and conflicts are apparent on the face of this proposal. **This additional traffic would lead to more vehicles cutting through Lindenwood.** By the government's own standards, the properties are already in a High Vehicle Miles Traveled area, and these developments would only exacerbate the already problematic situation. There is no public transit system, no on-street parking, and no safe walking egress from these properties.

The noise arising from these proposed Multi-Dwelling units would reasonably be expected to create 9 to 13 times more noise than the single-family homes that currently set the standard for the Town's residential character. This offensive intrusion specifically violates the Town's directive to protect the peace and health of Atherton citizens from "...unreasonable noise produced by any Person (or Persons)." The noise generated by ten to fourteen families with their cars, recreation, pets and other daily activities will produce an intrusive level of sound and violates the current character of

Atherton.

The proposed Multi-Housing Units are not "...Visually harmonious and compatible with the neighborhood character", one of the Town's expressly stated Goals, Objectives and Policies. The average size home facing Bay Road for almost a mile in each direction are single family homes of 1,700 to 2,500 square feet and the properties on Fredrick Avenue abutting the selected properties are about 25% of the proposed Multi-Family units that would be approximately 20,000 square feet per lot. The potentially 40 feet tall Multi-Family structures proposed for the zoning of these properties would be intrusive, dominating, non-compatible, unharmonious and inconsistent with the neighborhood character.

The proposed Multi-Home zoning of the Properties also violates the Privacy rights of Atherton residents, which are repeatedly stated in the Town's Charter and are integral to the nature of Atherton. It is a gross violation to change the zoning of properties that are now 1-2 story single family homes to allow building large structures housing 10 to 14 families that will have a direct sight line from above, down into neighbors' homes behind them.

The Planning Commission at its August 28, 2024 meeting analyzed this situation and found it unacceptable to be re-zoned and voted to recommend the properties at 999 Ringwood Avenue, 352 Bay Road, 318 Bay Road and 296 Bay Road be deleted from the recommended proposed Housing Element Re-Zoning.

Now the City Council must vote on whether to accept the Planning Commission's recommendation or vote to keep these properties in the proposed Housing Element Rezoning plan. *We need to let the City Council know that Lindenwood does NOT want these properties rezoned for Multi-Family structures. If they do not hear from you, they will assume you acquiesce to the proposed zoning changes.* **Please attend the City Council Meeting on Wednesday, September 18, 2024 at 6pm-10pm to voice your objection.** You can attend virtually if you cannot make it in person.

Letters or emails sent to the below City Council members, City Manager, and Town Planner would also be helpful in potentially removing these homes from the Housing Element. Below are email addresses:

Atherton City Council - council@ci.atherton.ca.us

Members:

Diana Hawkins-Manuelian, Mayor - dhawkins-manuelian@ci.atherton.ca.us

Elizabeth Lewis, Vice Mayor - elewis@ci.atherton.ca.us

Email Rick DeGolia, Council Member - rdegolia@ci.atherton.ca.us

Bill Widmer, Councilmember - bwidmer@ci.atherton.ca.us

Stacy Holland, Council Member - sholland@ci.atherton.ca.us

City Manager:

George Rodericks - grodericks@ci.atherton.ca.us

Town Planner:

Brittany Bendix - bbendix@ci.atherton.ca.us

Thank you for reading and please pass this on to other Lindenwood neighbors.

-Nancy Kessler

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You may have certain rights regarding the information that Morgan Stanley collects about you. Please see our Privacy Pledge <https://www.morganstanley.com/privacy-pledge> for more information about your rights.

From: [Norm Fogelsong](#)
To: [Council](#)
Cc: [Norm Fogelsong](#)
Subject: please postpone
Date: Tuesday, September 17, 2024 1:43:16 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Hi,

Please postpone the reading of the report until we all have time to review the 1727 pages. Impossible to review all of that in just a few days.

Thank you,

Norm

Norman A. Fogelsong



Sent from my iPad


From: [pbriscoe](#)
To: [Council](#)
Subject: Please take a breath!
Date: Tuesday, September 17, 2024 1:22:42 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear City Council,

As a long time resident of Atherton, I urge you to postpone any decision making meetings until ALL Atherton residents are fully informed and made aware of the proposed zoning changes. The proposal needs to be fully explained to the residents of Atherton. I understand it is 1700++ pages. We need more time and perhaps a zoom meeting to fully explain.

Thank you.

Patricia Briscoe


Sent from my iPhone

From: [Polly Berquist](#)
To: [Council](#); [George Rodericks](#); [Brittany Bendix](#)
Subject: Proposed Housing Element Rezoning Plan Upcoming Vote
Date: Tuesday, September 17, 2024 4:16:06 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Date: September 17, 2024
To: Atherton City Council, City Manager, Town Planner
From: Polly & Tom Berquist
RE: Properties at 999 Ringwood, 352 Bay Road, 318 Bay Road, & 296 Bay Road Removal from the Proposed Housing Element Rezoning plan

Our property is located at [REDACTED] next door to Menlo Atherton High School and in close proximity to the Oak Grove Ave and Middlefield Ave intersection. We have 25 years of firsthand experience watching the traffic cut through Lindenwood, using Fredrick Ave, Edge Rd, or Toyon Rd to access Oak Grove Ave which takes them to Middlefield Rd or El Camino Real. Children use these roads to access 4 schools in the area: Laurel, Encinal, Menlo-Atherton, and Nativity. None of these roads have a bike lane or any shoulder to speak of and the roads are curvy with little visibility. Along with the current sheer volume of vehicles, there are illegal U-turns and illegal stopping on both sides of the road; both of which happen daily in my driveway and in front of my house. There are also frequent right turns on a red light without stopping. The police do what they can, and we thank them for it, but they can't be here every day at every start and dismissal time.

Adding multi-family housing to the above referenced lots will not only add vehicle traffic, but also more kids on bikes, scooters, and e-bikes. It's an accident waiting to happen. Please vote to accept the Planning Commission's recommendation and remove these properties from consideration.

Sincerely,

Polly & Tom Berquist

From: [Steve Stern](#)
To: [Council](#)
Subject: I am concerned
Date: Tuesday, September 17, 2024 3:17:26 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Members of the Atherton City Council,

I am writing to express my concern about the process surrounding the Housing Element and the proposed changes to the Atherton General Plan and municipal zoning code.

On Sunday, September 15th, some residents received an email from Atherton Online informing us that the City Council will meet on Wednesday, September 18th to consider amendments to the Atherton General Plan, along with an introduction of municipal code amendments as part of the Housing Element Update.

If residents are not signed up to receive emails from the Town then they may not even be aware of the documents that the Staff wants you to vote on this Wednesday.

I found 1,727 pages of complex material online to read and understand before the City Council meeting on September 18th. It seems unreasonable to expect residents to thoroughly and adequately review this information and be prepared to provide informed comments in just a few days.

The City Council should postpone the first reading of the Housing Element and proposed amendments to the Atherton Municipal Code/zoning rules until after you hold a special meeting to explain the proposed changes in the zoning code. Residents deserve an explanation of the new zoning overlay districts: RM-10, RM-20, and RM-40. The significant proposed amendments to the municipal code require further analysis, public input, and modification.

The proposed zoning changes currently apply to eleven properties in the new RM-10 zoning overlay and several in the RM-20 and RM-40 overlays. It is crucial that Atherton residents are given adequate time to understand the implications of these proposals since they will apply to many more properties in the future.

We can have successful multi-family projects in Atherton but the proposed amendments to the municipal code leave me with concerns about the proposed building heights, vertical sidewall heights, FAR and how it is calculated, setbacks, parking, noise, requirements of the fire department and overall density. The proposed amendments would permit a project

similar to the three-story development at 133 Encinal Avenue which is not what has been discussed in the past.

There are also many details in the proposed Housing Element, such as the mid-cycle review standards, that need further discussion. Staff is proposing significant changes in the latest draft of the Housing Element that have not been discussed in a public meeting.

Thank you for considering my request to have a special meeting of the City Council to provide Atherton residents with the necessary information and sufficient time to review and comment on the latest draft of the Housing Element and the proposed amendments to the Atherton Municipal Code which includes changes to our zoning rules.

As City Council members, please do not vote on all of this and then ask us to read it later.

Best wishes,

Steve Stern



From: [Woody Shackleton](#)
To: [Council](#)
Subject: Revised Housing Element zoning proposal
Date: Tuesday, September 17, 2024 6:26:16 PM

[The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.]

Dear Members of the Atherton City Council,

I am writing to express my concern about the process surrounding the Housing Element and the proposed changes to the Atherton General Plan and municipal zoning code.

On Sunday, September 15th, some residents received an email from Atherton Online informing us that the City Council will meet on Wednesday, September 18th to consider amendments to the Atherton General Plan, along with an introduction of municipal code amendments as part of the Housing Element Update.

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The City Council should postpone the first reading of the Housing Element and proposed amendments to the Atherton Municipal Code/zoning rules until after you hold a special meeting to explain the proposed changes in the zoning code. Residents deserve an explanation of the new zoning overlay districts: RM-10, RM-20, and RM-40. The significant proposed amendments to the municipal code require further analysis, public input, and modification.

The proposed zoning changes currently apply to eleven properties in the new RM-10 zoning overlay and several in the RM-20 and RM-40 overlays. It is crucial that Atherton residents are given adequate time to understand the implications of these proposals since they will apply to many more properties in the future.

We can have successful multi-family projects in Atherton but the proposed amendments to the municipal code leave me with concerns about the proposed building heights, vertical sidewall heights, FAR and how it is calculated, setbacks, parking, noise, requirements of the fire department and overall density. The proposed amendments would permit a project similar to the three-story development at 133 Encinal Avenue which is not what has been discussed in the past.

There are also many details in the proposed Housing Element, such as the mid-cycle review standards, that need further discussion. Staff is proposing significant changes in the latest

draft of the Housing Element that have not been discussed in a public meeting.

Thank you for considering my request to have a special meeting of the City Council to provide Atherton residents with the necessary information and sufficient time to review and comment on the latest draft of the Housing Element and the proposed amendments to the Atherton Municipal Code which includes changes to our zoning rules.

As City Council members, please do not vote on all of this and then ask us to read it later.

Sincerely,

Woody Shackleton

A large black rectangular redaction box covering the signature area.

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