



MINUTES
Town of Atherton
City Council
MAY 17, 2023
REGULAR MEETING
6:00 PM

REGULAR MEETING

CALL TO ORDER: Mayor Widmer called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL – Holland, DeGolia, Lewis, Vice Mayor Hawkins-Manuelian, Mayor Widmer – Present

PRESENTATIONS

- **MENTAL HEALTH AWARENESS MONTH 2023**

Mayor Widmer read the Proclamation and requested the staff distribute and share information and resources related to mental health via Town channels.

Sylvia Tang, San Mateo County Behavior Health was present to receive the proclamation and shared information related to resources.

PUBLIC COMMENTS - *None*

DISCLOSURE OF EX PARTE COMMUNICATIONS – City Council Members

Mayor Widmer, Vice Mayor Hawkins-Manuelian, Councilmembers DeGolia, Holland, and Lewis all disclosed ex-parte communications they had.

DEPARTMENTAL WRITTEN REPORT

Councilmember Lewis inquired about Building Department data and City Manager Rodericks responded.

REPORT OUT OF CLOSED SESSION presented by City Manager Rodericks

Council met in closed session to discuss four (4) items and Council provided direction, no action was taken.

Councilmember Lewis commented that the City Attorney had been doing a great job.

CONSENT AGENDA (Items 1 – 6)

- 1. APPROVAL OF MINUTES FROM APRIL 19 AND MAY 3, 2023**
- 2. APPROVAL OF BILLS AND CLAIMS FOR APRIL 2023 IN THE AMOUNT OF \$1,563,462.**
- 3. AUTHORIZE A MEMORANDUM OF UNDERSTANDING WITH COUNTY OF SAN MATEO TO JOIN A MULTIJURISDICTIONAL SAFETY ELEMENT PROJECT WITH THE MUNICIPALITIES OF ATHERTON, BELMONT, BURLINGAME, EAST PALO ALTO, HALF MOON BAY, SAN BRUNO, BRISBANE, AND PACIFICA AND SAN MATEO COUNTY AS AGENCY PARTICIPANTS AND AUTHORIZE THE CITY MANAGER TO APPROPRIATE \$105,169 OF FUNDING FOR THE PROJECT**
- 4. RECEIVE AND FILE THE 2023 CITY COUNCIL GOALS WORKSHOP REPORT**
- 5. ADOPTION OF RESOLUTION SETTING CITY COUNCIL MEETING START TIMES**
- 6. 2nd READING AND ADOPTION OF AN ORDINANCE AMENDING ATHERTON MUNICIPAL CODE CHAPTER 8.16 TO BAN GAS POWERED LEAF BLOWERS**

MOTION by Lewis, Second by Widmer to approve the Consent Calendar Items 1-6

AYES: Holland, DeGolia, Lewis, Vice Mayor Hawkins-Manuelian, Mayor Widmer

NOES:

ABSENT:

ABSTAIN:

PUBLIC HEARING (Items 7 – 7)

7. WAIVE FIRST READING AND INTRODUCE BY TITLE ONLY, AN ORDINANCE REPLACING ATHERTON MUNICIPAL CODE CHAPTER 2.04 RELATED TO MEETING LOCATIONS FOR THE CITY COUNCIL

City Manager Rodericks presented the item and noted the change was to make minor revisions to the meeting location with the Town Center new address.

MOTION by DeGolia, Second by Hawkins to waive the first reading and introduce by title only, an ordinance replacing Atherton Municipal Code Chapter 2.04 related to meeting locations for the City Council.

AYES: Holland, DeGolia, Lewis, Vice Mayor Hawkins-Manuelian, Mayor Widmer
NOES:
ABSENT:
ABSTAIN:

REGULAR AGENDA (Items 8 – 9)

8. CONSIDERATION OF CRITERIA FOR HOUSING OPPORTUNITY SITE SELECTION

City Manager Rodericks introduced the item and provided details regarding what impacts adopting the criteria would have at this time. The report articulated which properties would qualify as possible opportunity sites given the proposed criteria.

Public Comment:

- Pam Silvaroli
- Tom Giorgi and Stephanie Sergeant
- Zack Whitman

Council discussed each listed criteria and considered which lots / parcels in Town would qualify, how the criteria would impact a variety of Planning and or Building applications and processes and an apparent reliance on lot consolidations.

Mayor Widmer noted that the Town and Council have received considerable commentary for increased housing needs with a theme of concern related to where multi-family housing would be allowed in Town.

MOTION by Lewis, Second by Holland to reject the proposed set of criteria and defer the topic until additional needs are identified within the Housing Element process.

AYES: Holland, DeGolia, Lewis, Vice Mayor Hawkins-Manuelian, Mayor Widmer
NOES:
ABSENT:
ABSTAIN:

9. RECEIVE SUMMARY OF THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT'S (HCD) RESPONSE TO THE TOWN OF ATHERTON'S 2023-2031 HOUSING ELEMENT AND A REPORT ON NEXT STEPS TO RECEIVE CERTIFICATION

Town Planning and Housing Consultants Geoff Bradley, Principal and Brittany Bendix, Principal Planner led the introduction and presentation on the item. They discussed the HCD letter, prepared responses, and several key focus areas including affirmatively furthering fair housing (AFFH) item, site inventory and analysis, programmatic changes, multi-family and affordable housing, and general constraints.

Bendix responded to various council questions related to:

- Multi-Family Sites and the definitions for key terms
- Timelines for approval for housing element and/or municipal zoning code updates
- Programs related to meeting RHNA goals such as SB 9 Lot splits or ADU Program

Mayor Widmer articulated a need for residents to self-report any rental information related to an ADU to the Town.

Council discussed issues related to SB9, Unit Yield, ADU strategy, the ADU letter to the community, the time and process of the Housing Element Update. Council also discussed compliance items related to California Environmental Quality Act (CEQA) process and updates to the Town's General Plan, feasibility of multi-family housing for specific sites and additional community outreach and engagement plans.

Bradley provided reviewed data related to the Housing Element submitted including the ADU production over the last several years and the Town's projections over the next cycle. He also addressed how the "Inclusionary Housing Requirement" will impact RHNA and density levels.

FUTURE AGENDA ITEMS – *None*

ADJOURN

Mayor Widmer adjourned the meeting at 8:48 p.m.

Anthony Suber
City Clerk