



MINUTES
Town of Atherton – Joint Meeting
City Council & Planning Commission
JUNE 19, 2023
SPECIAL MEETING – STUDY SESSION
6:00 PM

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

ROLL CALL –

City Council: Holland, DeGolia, Lewis, Vice Mayor Hawkins-Manuelian (Absent), Mayor Widmer – Present

Planning Commission: Lerner (Absent), Narancic (Absent), Polito (Present), Lamb (Absent), Lane (Absent)

PUBLIC COMMENT – *None*
STUDY SESSION

1. HOUSING WORKSHOP

Mayor Widmer made opening remarks and shared a broad overview of the Town's housing element process to date. He described the public outreach conducted to date including the noticed Council meetings and workshops.

Geoff Bradley, President, and Principal with M-Group (Atherton's Contract Planners) presented an overview of the housing element process, Regional Housing Needs Allocation (RHNA), the required needs assessment, Affirmatively Furthering Fair Housing (AFFH requirements), and possible programs to address AFFH.

Bradley provided a variety of components that staff are continuing to evaluate to incorporate into the analysis for the housing element. Some of the data points Bradley reviewed included housing income categories, Town population growth in comparison to the County at large, types of housing units in Town, transit and school access in Town, and racial and ethnic ratios in Town.

Members from the community had an opportunity to make comments and ask questions of the Town staff.

Following a question-and-answer session Bradley continued with the presentation leading the group through a review of site selection for multi-family housing.

City Manager Rodericks commented on circulation and transit routes noting a concern is that the transit routes that exist on the Town's collector and arterial roads are primarily school routes with limited services.

Bradley presented tools the Town plans to utilize to aide in affordable housing development. The tools included an inclusionary housing ordinance, an affordable housing fee, State density bonus, SB 9, and SB 10. He later provided a brief review of three (3) strategies to meet State requirements that included creating multi-family overlay zone, rezoning sites to multi-family, and developing an SB 10 program.

Rodericks responded to public comments related to the Town's General Plan noting that the General Plan must comply with State law. He added that staff is currently considering revisions to the Town's Accessory Dwelling Unit Ordinance and Heritage Tree Ordinance to relax restrictions and encourage development.

Members from the community had an additional opportunity to make comments and ask questions of the Town staff.

Councilmember DeGolia made remarks indicating that Town staff and Councilmembers were fully committed to submitting a housing element that is compliant with State law. He noted that he has been evaluating the issue of what affordable housing needs exist within Town.

COUNCIL REPORTS/COMMENTS – *None*

ADJOURN

Mayor Widmer adjourned the meeting at 8:07 p.m.

Anthony Suber
City Clerk