

**CITY COUNCIL & PLANNING COMMISSION
JOINT STUDY SESSION/COMMUNITY WORKSHOP
DRAFT MINUTES**

TOWN OF ATHERTON

Monday, June 19, 2023

6:00 pm

This meeting was held virtually and in-person.

1. ROLL CALL

CITY COUNCIL

PRESENT: Elizabeth Lewis
Rick DeGolia
Stacy Holland
Bill Widmer, Mayor

CITY COUNCIL

ABSENT: Diana Hawkins-Manuelian, Vice Mayor

PLANNING COMMISSION

PRESENT: Bob Polito

PLANNING COMMISSION

ABSENT: Nancy Lerner
Perry Narancic
Randy Lamb, Vice Chair
Eric Lane, Chair

Staff: City Manager George Rodericks, Deputy City Attorney Anthony Suber, Principal Planning Consultant Geoff Bradley, Senior Planner Radha Hayagreev, Associate Planner Sean Manalo, and Assistant Planner Christabel Soria-Mendoza were present.

2. CALL TO ORDER

Mayor Widmer called the meeting to order at 6:00pm and conducted opening remarks with an introduction of Geoff Bradley, Principal Planning Consultant (M-Group).

3. COMMUNITY WORKSHOP/PRESENTATION

Geoff Bradley, Principal Planning Consultant presented on various topics related to the Housing Element, Regional Housing Needs Allocation (RHNA), Needs Assessment, Standards related to Affirmatively Furthering Fair Housing (AFFH), Housing Programs to Address AFFH, and Site Selection Criteria for Multi-Family Housing. Geoff Bradley,

Principal Planning Consultant invited members of the public to address the Council and Commission during two community discussion periods in the presentation.

There were 26 members of the public who spoke on various issues related to the Town's increased RHNA allocation. Comments from members of the public are summarized below:

- Consider local efforts in other jurisdictions such as Los Angeles County and San Diego for the effect of non-compliant Housing Elements and possible challenges to State mandates related to housing.
- Research the possibility of acquiring legal counsel to challenge State mandates related to housing.
- Consider the possibility of working with neighboring jurisdictions (CCAG) and/or County to jointly address the housing concerns.
- What is the feasibility of multi-family housing development in the Town, and what happens if it is not developed?
- Consider the impacts to existing Heritage Tree Protection standards and ordinances from further development.
- What is the impact of SB-9 on the General Plan?
- What are the impacts to traffic on minor arterial, collector, and local streets, from additional development?
- What are the repercussions of adopting a housing element that is not compliant with State Law?
- More development will impact to neighborhood character,
- The Town should consider lowering the RHNA allocation with the formation of a subregion.
- Potential multi-family (overlay) development at 23 Oakwood does not comply with the State's basic criteria.
- What is the current approach to address HCD criteria for an approved Housing Element?
- Multi-family development will negatively impact property values and recreational facilities.
- Priority should be addressing increased crime and safety of the neighborhood.
- How is the Town's reliance on ADUs to meet RHNA impacted by the Grand Jury report from the San Mateo County,

Geoff Bradley, Principal Planning Consultant, George Rodericks, City Manager, and Town Council members present responded to comments and inquiries from the public.

4. ADJOURNMENT

Geoff Bradley, Principal Planning Consultant provided closing remarks. The meeting concluded at 8:05pm.