

**From:** [Brittany Bendix](#)  
**To:** [Radha Hayagreev](#)  
**Cc:** [Sean Manalo](#)  
**Subject:** PC - Housing Update  
**Date:** 27 September, 2023 4:55:50 PM

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Hi Radha,

Here is an update that you can provide to the Planning Commission. Please let them know that I'm under the weather and apologize for not being able to present this myself:

There was a City Council meeting last week on September 20 to discuss additional sites for inclusion in the Project Description for CEQA analysis. Specifically, three sites on 175, 185, and 197 Ringwood and the Public Open Space sites: the Menlo Circus Club, the Bear Gulch Reservoir Site, and two specific locations at Holbrook Palmer Park, the Gilmore House and Knox Pre-School. Staff's recommendation was to include all sites for CEQA analysis at a density of 20 dwelling units per acre.

After public comment and discussion the Council approved a motion to study the sites at a density of 10 dwelling units per acre, additionally, Knox Pre-School was removed for consideration. The Council also directed staff to study sites that were identified on Bay Road, at their July meeting, to be studied under CEQA at 10 dwelling units per acre, instead of 20-30 dwelling units per acre.

This was an important step for us because it helps refine the Project Description for CEQA so we can proceed with the environmental review.

Next steps will be advancing the discussion of objective design standards, which was a topic of interest we heard from speakers at the Council meeting. This would related to building height, scale, setbacks, parking requirements, etc. We will be setting the dates for workshops on those topics and providing notice to the public very soon.

There was a second item that related to the Housing Element at the Council meeting; this involved three additional scopes of work:

The first was to add a feasibility analysis to the inclusionary housing study that is currently underway. The Council opted to NOT proceed with this analysis. Their concern being that the information could support housing at densities greater than the Council currently will consider.

The second scope was to engage a marketing specialist to assist with public information relating to the Housing Element. And the third was to engage a lobbyist, on retainer, who could present the unique case of Atherton to California legislators while the Housing Element

continues to be under review by the State. The Council directed staff to pursue both options and we are currently in the process of getting those efforts underway.

Again, please extend my apologies for being unable to attend and reaffirm that I'm available to discuss these items further with the Commissioners or any concerned members of the public. I'm also open to making the Housing Element update a regular topic at Planning Commission, at the interest of the Commissioners.

Thank you,

Brittany

**Brittany Bendix**

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***Please fill out the following surveys to help the Town with the Housing Element update.***

ADU survey - [Existing Accessory Dwelling Unit Survey \(surveymonkey.com\)](#)